

# Riverview Horticultural Centre Society

Founded in 1992 Our Mission is;

**"To preserve and protect the Lands and Trees of the Riverview Hospital Site as a community oriented, financially viable centre for horticultural, educational and therapeutic activities."**

## **2014 OUR VISION FOR THE RIVERVIEW LANDS**



**An Arboretum is often *described as a living museum.***

*Certainly, the human reponse to a mature tree encompasses a sense of history and a connection to past generations. As our population becomes more concentrated in large urban centres, mature trees on private property will be found less frequently and the collection on the Riverview Hospital site will continue to increase in value and importance. The significance of an arbortetum depends on its age, history, and setting as well as the health and variety of its plant collection.<sup>1</sup>*

*Presented by the Riverview Horticultural Centre Society  
June 20, 2014*



## **Summary of Land Use Vision Submission:**

### **1. Principles - page 3**

- the unique character of the space should be preserved
- the entire site should remain publicly owned

### **2. Potential Uses for Land and Buildings - page 4-6**

- Eleven (11) categories: **Horticulture, Mental Health & Wellness, Heritage & Culture, Recreation, Visual & Performing Arts, Education, Conference & Tourism, Health, Accommodation, Commercial, Building**
- Rated in alphabetical order as '**Preferred**', '**Acceptable**' or '**Unacceptable**'

### **3. Our Vision for the Site - page 7-12**

- a description of each VISION by category
- Horticulture, Mental Health & Wellness, Heritage & Culture, Recreation, Visual & Performing Arts, Education, Conference & Tourism, Health, Accommodation, Commercial, Building

### **4. Summary - page 13**

- SUMMARY-Our Vision for the Riverview Lands 2014
- ADDENDUM - page 14

### **5. RHCS Society Printed Material - INCLUDED**

- 2011 - Heritage Sheet
- 2006 - RHCS Brochure - 'Riverview Arboretum'
- 2003 - The Riverview Lands, A Future World Class Arboretum, by Sue Habberger

### **6. NOT INCLUDED in package but for 'Consideration' as background & history of the site**

#### **ONLINE:** (please click the links)

- 2006 The Riverview Lands Tree Collection Vision - SSBC;  
[http://www.accommodationandrealstate.gov.bc.ca/Major\\_Property\\_Updates/Riverview/riverviewtreevisionoverview-Brochure.pdf](http://www.accommodationandrealstate.gov.bc.ca/Major_Property_Updates/Riverview/riverviewtreevisionoverview-Brochure.pdf)
- 2010 RIVERVIEW HOSPITAL A Legacy of Care & Compassion  
<http://www.ebrochure.com/media/36078/riverview.pdf>
- 2005 Tree Inventory;  
[http://www.accommodationandrealstate.gov.bc.ca/Major\\_Property\\_Updates/Riverview/Riverview\\_Tree\\_Inventory.pdf](http://www.accommodationandrealstate.gov.bc.ca/Major_Property_Updates/Riverview/Riverview_Tree_Inventory.pdf)
- 2004 BMN document; <http://www.bmn.bc.ca/assets/bmn/doc/Riverview2004.pdf>

#### **NOT ONLINE:**

- 2003 'Dunster- Best Management Practices for Trees at the Riverview Lands' - available from SSBC
- 1994 The Riverview Lands 'Canada's First Botanical Garden' published in 1994 by RHCS - available at Coquitlam Library

# Riverview Arboretum

## 244 Acres Remaining



## The Entire Riverview Hospital Site & Arboretum

Over 100 years ago, the Riverview Lands were set aside for two purposes:

- a sanctuary and residential treatment facility for the mentally ill,
- a site for a provincial botanical garden

The surrounding community has always respected this legacy. The needs of the mentally ill and the protection of the botanical tree collection and outstanding heritage landscapes and buildings must direct the decisions that determine future land use.

**The unique character of the Riverview Lands is defined by its heritage trees, historic buildings, and landscapes as well as its streams and wildlife habitat. These features MUST be protected and enhanced in order for the lands to reach maximum potential. Demolishing intrinsic and authentic architecture or compromising in any way the health of the mature trees means losing what is special and unique about the Riverview site.**

It is also important to establish careful planning guidelines for the entire property in order to maintain its existing sanctuary nature. The property belongs to present and future citizens of British Columbia and must remain publicly owned and accessible.

***"We have here a unique and beautiful creation that is the legacy and gift of previous generations. We want to take this botanical creation and use it for education, for therapy, and for the mental health of the people of British Columbia and Canada. This is our vision."***

- Bill Browne, Horticulturalist and Founding President, Riverview Horticultural Centre Society

Economically viable initiatives can be undertaken on the Riverview Lands without altering the unique character of the historic place. Some of these initiatives have the potential to generate revenue toward developing the site into a major attraction for local, national and international visitors.

<b>*1 - Preferred</b>	<b>*2 - Acceptable</b>	<b>*3 - NOT Acceptable</b>
Best enhance our vision for the lands. They should be encouraged, solicited, and, if necessary, subsidized. They may be self-supporting or revenue positive in the long run.	Are cost-effective and have a neutral impact on the lands. These opportunities should be advertised and proposals evaluated on their potential for revenue and their fit with the preferred uses.	May be similar in nature to acceptable uses but because of their size or requirement for private ownership, they would have an irreversible negative impact on the lands.

## **HORTICULTURE**

Preferred Uses	Acceptable Uses	Not Acceptable Uses
<ul style="list-style-type: none"> <li>• Arboretum</li> <li>• Botanical Garden</li> <li>• Demonstration Areas</li> <li>• Garden space for Horticultural Societies</li> <li>• Finnies Garden</li> <li>• Heritage seed depository</li> <li>• Heritage Nursery Horticulture Visitor &amp; Interpretive Centre</li> <li>• Naturescape Garden</li> <li>• Original Orchard</li> <li>• Research Facilities</li> <li>• Serenity Garden</li> <li>• Student plant &amp; tree I.D.</li> <li>• Training Facilities</li> <li>• TreeFest</li> <li>• Tree Tours</li> </ul>	<ul style="list-style-type: none"> <li>• Farmer's Market</li> <li>• Garden Shop</li> <li>• Indoor Exotic Display</li> <li>• Library</li> <li>• Provincial Experimental Orchard</li> <li>• Small Greenhouses</li> </ul>	<ul style="list-style-type: none"> <li>• Allotments to individuals</li> </ul>

## **MENTAL HEALTH & WELLNESS**

Preferred Uses	Acceptable Uses	Not Acceptable Uses
<ul style="list-style-type: none"> <li>• Centre of Excellence</li> <li>• Hospital for Mental Illness</li> <li>• Long Term Mental Health Care</li> <li>• Sanctuary Area</li> <li>• Support community</li> <li>• Treatment Facility-Mental Health</li> <li>• Therapeutic Garden</li> <li>• Workshops for independence</li> </ul>	<ul style="list-style-type: none"> <li>• Alternate Care Services</li> <li>• Health Support Services</li> <li>• Library</li> <li>• Shelter-Mental Health</li> </ul>	<ul style="list-style-type: none"> <li>• Large Commercial Business</li> </ul>

<b>*1 - Preferred</b>	<b>*2 - Acceptable</b>	<b>*3 - NOT Acceptable</b>
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### **HERITAGE & CULTURE**

Preferred Uses	Acceptable Uses	Not Acceptable Uses
<ul style="list-style-type: none"> <li>• Adaptive Re-Use of Heritage Buildings</li> <li>• Archives</li> <li>• Heritage Path -cross Canada trees (Bill Browne vision)</li> <li>• Museums; RV Historical, SPARC etc.</li> <li>• Trans-Canada Trail connection</li> </ul>		

### **RECREATION**

Preferred Uses	Acceptable Uses	Not Acceptable Uses
<ul style="list-style-type: none"> <li>• Arboretum Tours</li> <li>• Bird watching</li> <li>• Field trips</li> <li>• Greenbelt/Greenspace</li> <li>• Heritage Tree &amp; Building Tours</li> <li>• Passive Park</li> <li>• Tree &amp; Plant I.D.</li> <li>• Walking</li> <li>• Wildlife Corridor</li> </ul>	<ul style="list-style-type: none"> <li>• Indoor sports facilities (Penn Hall)</li> <li>• Jogging &amp; Cycling</li> <li>• Picnic area</li> </ul>	<ul style="list-style-type: none"> <li>• Community Park</li> <li>• Community Outdoor Sports: baseball, soccer</li> <li>• Playground</li> </ul>

### **VISUAL & PERFORMING ARTS**

Preferred Uses	Acceptable Uses	Not Acceptable Uses
<ul style="list-style-type: none"> <li>• Galleries</li> <li>• Outdoor amphitheatre</li> <li>• Performance space</li> <li>• Rehearsal space</li> <li>• Studios</li> <li>• Theatre</li> <li>• Teaching Facilities</li> </ul>	<ul style="list-style-type: none"> <li>• Gift shop</li> <li>• Indoor film locations</li> <li>• Outdoor film location</li> <li>• Recording studios</li> </ul>	

### **EDUCATION**

Preferred Uses	Acceptable Uses	Not Acceptable Uses
<ul style="list-style-type: none"> <li>• In-service training facility</li> <li>• Library</li> <li>• Training for Trades (I.D. Building)</li> </ul>	<ul style="list-style-type: none"> <li>• Academic Institution</li> </ul>	



*1 - Preferred	*2 - Acceptable	*3 - NOT Acceptable
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### CONFERENCE & TOURISM

Preferred Uses	Acceptable Uses	Not Acceptable Uses
<ul style="list-style-type: none"> <li>• Catering services</li> <li>• Exhibit space</li> <li>• Lecture theatres</li> <li>• Meeting rooms</li> <li>• Outdoor Festival space</li> <li>• Space for private functions</li> </ul>	<ul style="list-style-type: none"> <li>• Banquet facilities</li> <li>• Café (small)</li> <li>• Chapel for weddings</li> <li>• Convenience store</li> <li>• Fine Dining</li> <li>• Souvenir shop</li> <li>• Trade show space</li> </ul>	<ul style="list-style-type: none"> <li>• Cabaret</li> <li>• Casino</li> </ul>

### HEALTH

Preferred Uses	Acceptable Uses	Not Acceptable Uses
<ul style="list-style-type: none"> <li>• Centre of Excellence</li> <li>• Therapeutic Garden</li> <li>• Sanctuary Area</li> </ul>	<ul style="list-style-type: none"> <li>• Long Term Care Treatment Facility</li> <li>• Health Support Services</li> <li>• Alternate Care Services</li> </ul>	<ul style="list-style-type: none"> <li>• Large Commercial Business</li> </ul>

### ACCOMMODATION

Preferred Uses	Acceptable Uses in EXISTING BUILDINGS	Not Acceptable Uses
<ul style="list-style-type: none"> <li>• Assisted living- for Mental Health (100 year history)</li> <li>• Supportive Accommodation- for Mental Health</li> </ul>	<ul style="list-style-type: none"> <li>• Bed and Breakfast</li> <li>• Conference Accommodation</li> <li>• Shelter-Mental Health</li> <li>• Student dormitories</li> <li>• Transition Accommodation</li> </ul>	<ul style="list-style-type: none"> <li>• Affordable Housing</li> <li>• Homeless Shelter</li> <li>• HOUSING</li> <li>• Hotel</li> <li>• Supportive Housing</li> <li>• Market Housing</li> <li>• Private Ownership</li> <li>• Rental Housing</li> <li>• Social Housing</li> <li>• Subsidized Housing</li> </ul>

### COMMERCIAL

Preferred Uses	Acceptable Uses	Not Acceptable Uses
<ul style="list-style-type: none"> <li>• Non-profit Society office space</li> </ul>	<ul style="list-style-type: none"> <li>• Café (small)/Coffee Shop (for residents/staff)</li> <li>• Daycare</li> <li>• Government office space</li> <li>• Required Support services</li> </ul>	<ul style="list-style-type: none"> <li>• Large Retail Businesses</li> </ul>

### BUILDING

Preferred Uses	Acceptable Uses	Not Acceptable Uses
<ul style="list-style-type: none"> <li>• Use 'Dunster-Best Management Practices for Trees at the Riverview Lands' for all construction &amp; renovations.</li> <li>• <b>Re-use</b> of current Existing buildings</li> </ul>	<ul style="list-style-type: none"> <li>• Build on Building Footprints &amp; 'brown' spaces only</li> </ul>	<ul style="list-style-type: none"> <li>• Building in any green space</li> </ul>

## THE VISION - HORTICULTURAL CENTRE

The mature trees situated throughout the lands should be well maintained as a living museum for visiting professionals and tourists. There could be numerous volunteer and work experience opportunities for local residents.

The site could house education and training facilities for programs in nursery trades, landscape architecture, arboriculture, forestry, and agriculture (in conjunction with Colony Farm, the Riverview Forest and Mundy Park). The arboretum and entire site could continue to be used by students for plant & tree I.D.. A botanical research centre could collect, propagate and market heritage seeds and plants. The original Orchard needs to be restored and protected and used as a gene pool.

A Visitor & Interpretive Centre could highlight the Heritage, Nursery and Horticulture of the site in conjunction with Tree Tours and the annual Treefest event.

Horticultural Societies and Garden Clubs (rose society, alpine garden club, water gardens, rhododendron society, etc.) could maintain plots for demonstrations and displays. Buildings could offer locations for flower shows and other horticultural exhibitions or conferences.

Finnie's garden could be the site of an internationally recognized naturescape garden, propagating and marketing indigenous B.C. plants similar to those John Davidson collected a century ago.

An educational display running the length of the property could exhibit the Natural History of Canada from coast to coast. There could be indoor exotic displays (butterfly garden, tropical flora and fauna, or an attraction modeled on the Eden Project in the UK).

The Arboretum covers trees on the entire site and MUST stay INTACT, UNDISTURBED and totally PROTECTED. The trees and green spaces MUST REMAIN for ALL to experience and enjoy. Riverview belongs to the citizens of British Columbia.

Heritage trees have been growing undisturbed throughout the 244 acres for the past 100 years. The slightest change in the water table brought on by land disturbance of any kind could cause them to falter and DECLINE. Zero development anywhere Heritage trees are established throughout the entire site.

***"This collection of mature trees ... should be preserved as a future source of propagation material, taxonomic study, and definitely a gene pool."*** - William Snowden, Director Emeritus, the Niagara Parks Commission

Preferred Uses	Acceptable Uses	Not Acceptable Uses
<ul style="list-style-type: none"> <li>• Arboretum</li> <li>• Botanical Garden</li> <li>• Demonstration Areas</li> <li>• Garden space for Horticultural Societies</li> <li>• Finnie's Garden</li> <li>• Heritage seed depository</li> <li>• Heritage Nursery Horticulture Visitor &amp; Interpretive Centre</li> <li>• Naturescape Garden</li> <li>• Original Orchard</li> <li>• Research Facilities</li> <li>• Serenity Garden</li> <li>• Student plant &amp; tree I.D.</li> <li>• Training Facilities</li> <li>• TreeFest</li> <li>• Tree Tours</li> </ul>	<ul style="list-style-type: none"> <li>• Farmer's Market</li> <li>• Garden Shop</li> <li>• Indoor Exotic Display</li> <li>• Library</li> <li>• Provincial Experimental Orchard</li> <li>• Small Greenhouses</li> </ul>	<ul style="list-style-type: none"> <li>• Allotments to individuals</li> </ul>

## THE VISION - MENTAL HEALTH & WELLNESS CENTRE

The use of the Lands as a sanctuary and treatment centre for mental health remains a top priority. After the closure of the Hospital buildings, the need for mental health care facilities has become extensive, urgent, and tragic. The profound need for Mental Health and Wellness facilities is effectively explained in the 2014 City of Coquitlam report "Into the Future: the Coquitlam Health Campus.

A centre for Excellence including a Hospital for Mental Illness and a Mental Health Treatment facility. Other Long Term Mental Health care and rehabilitation programs with workshops for independence could be located here.

A major horticulture therapy program could operate in conjunction with the mental health centre. Clients could have opportunities for employment in gardening and working with the public.

Geriatric patients suffering from dementia or Alzheimer's requiring daycare or residential care are accommodated.

***"There is a good argument for a school of therapeutic gardening which would put B.C. in the forefront in this area of growing interest."***

- Val Adolph, editor of "The Riverview Lands

Preferred Uses	Acceptable Uses	Not Acceptable Uses
<ul style="list-style-type: none"> <li>• Centre of Excellence</li> <li>• Hospital for Mental Illness</li> <li>• Long Term Mental Health Care</li> <li>• Sanctuary Area</li> <li>• Support community</li> <li>• Treatment Facility-Mental Health</li> <li>• Therapeutic Garden</li> <li>• Workshops for independence</li> </ul>	<ul style="list-style-type: none"> <li>• Alternate Care Services</li> <li>• Health Support Services</li> <li>• Library</li> <li>• Mental Health Shelter</li> </ul>	<ul style="list-style-type: none"> <li>• Large Commercial Business</li> </ul>

## THE VISION - HERITAGE & CULTURE CENTRE

HERITAGE BUILDINGS - All Heritage buildings on the site should be Restored and Maintained. Too many have already been lost due to neglect and a pervasive attitude that new is better. Let us save some History in our province for a change. Every decade of the 20th century is represented in this collection of buildings. The government has already stated historical significance, In 2012 The Heritage Canada Foundation (HCF) released its Top Ten Endangered Places List drawing attention to architectural and heritage sites in Canada threatened with demolition, Riverview was at the top of that list.

In 1995 Consultants conducted an evaluation of the buildings for BCBC (Riverview – Heritage Evaluation, 1995). Their report recommended that at least five buildings be added to BCBC's Heritage Inventory. The study recorded 64 buildings on site, of which five were closed at the time. Since then, more buildings have closed. Studies indicate that keeping a group of buildings intact on a site significantly enhances their heritage value.

With the help of federal funding, several of Riverview's impressive heritage buildings could be restored and dedicated to new uses. Their historic character provides a link to the past and helps establish a sense of community on the site. The patient-built rock walls and terraced landscapes frame a heritage pathway with sculptures designed for contemplation and reflection.

Behind the restored façade of the West Lawn building could be a National Museum of Medicine, with interactive and virtual displays that enlighten thousands of visitors each year. Its collection could include artifacts from the early days of Riverview Hospital depicting the history of mental illness and its treatment.

Our Founder Bill Browne envisioned, along a roadway near finnies garden, a historic Path of heritage trees representative of a stroll across all the provinces of Canada.

***"Riverview has been the site of a provincial mental health and teaching facility since its establishment in 1904 and the surviving buildings represent a rich and varied architectural legacy."***

- Donald Luxton, Heritage Consultant and Advocate

Preferred Uses	Acceptable Uses	Not Acceptable Uses
<ul style="list-style-type: none"> <li>• Adaptive Re-Use of Heritage Buildings</li> <li>• Archives</li> <li>• Heritage Path -cross Canada trees (Bill Browne vision)</li> <li>• Museums; RV Historical, SPARC etc.</li> <li>• Trans-Canada Trail connection</li> </ul>		



## THE VISION - RECREATION CENTRE

The Riverview Lands should continue to be used for passive recreation such as walking, arboretum tours, field trips, heritage building & tree tours, bird & wildlife observation and photography. The lands should **NOT** become just another community Park with playgrounds and outdoor sports. The tree collection is too valuable to jeopardize the site with indiscriminate uses. Develop the full potential of the arboretum as a major tourist attraction for Coquitlam.

Preserve and enhance natural habitat areas and streams. Consider development of more formal links with nearby greenspaces (eg. Riverview Forest Park and Colony Farm Regional park) for public use and wildlife movement, greenbelt. The wildlife corridor joining Burrard inlet to the Fraser River through the Riverview Land and wood lot area must be left **UNDISTURBED TO ENSURE THE WILDLIFE CORRIDOR HABITAT REMAINS.**

With attractive signage and embedded information, the lands could be in high demand for school field trips, offering both natural and social history education.

The site could offer meeting and activity space for community groups, particularly floor space for fitness, dog obedience, martial arts, dance, and gymnastics. Buildings could be remodelled and rented for indoor racquet sports, volleyball, and basketball.

***"It is very important for people, especially children, who live in cities to have an opportunity to experience nature. That is what makes the Riverview Lands so important."***

- Dr. David Suzuki

Preferred Uses	Acceptable Uses	Not Acceptable Uses
<ul style="list-style-type: none"> <li>• Arboretum Tours</li> <li>• Bird watching</li> <li>• Field trips</li> <li>• Greenbelt/Greenspace</li> <li>• Heritage Tree &amp; Building Tours</li> <li>• Passive Park</li> <li>• Tree &amp; Plant I.D.</li> <li>• Walking</li> <li>• Wildlife Corridor</li> </ul>	<ul style="list-style-type: none"> <li>• Indoor sports facilities (Penn Hall)</li> <li>• Jogging route</li> <li>• Picnic area</li> </ul>	<ul style="list-style-type: none"> <li>• Activity that could Damage Tree Roots</li> <li>• Community Park</li> <li>• Community Outdoor Sports: baseball, soccer</li> <li>• Playground</li> </ul>

## THE VISION - VISUAL & PERFORMING ARTS CENTRE

Visual and performing arts could flourish in many renovated cottages and heritage buildings, with popular summertime performances staged at an outdoor amphitheatre on the hill in front of North Lawn. An Arts Precinct's varied teaching and recital spaces could help meet the growing demand in the region. Local arts and cultural groups could enjoy the synergy of having Riverview as their home base as they collaborate on many projects.

Artists could welcome the public to visit their studios, to see firsthand the creative spirit at work and to participate in the wide variety of hands on workshops. Several galleries could feature fine art and crafts created both at Riverview and by other artists throughout BC, and an Artist Markets held throughout the summer could be legendary.

Riverview's longstanding reputation as a premiere film location would continue to attract film production companies, with unique buildings adapted for their use.

An administration centre, housed in a restored heritage building, could be the hub of an Arts Precinct, and serve as an information and resource centre for the arts community at Riverview as well as the many visitors to the site.

***"Imagine that Stanley Park had not been set aside for the millions of Vancouverites and visitors who use it. Imagine that Fort Langley had not been preserved, nor Emily Carr's paintings collected and displayed. In 100 years, citizens will have such gratitude that the planners and politicians of today had the vision to keep Riverview intact, with facilities and programs to make it accessible."***

- Paddy Wales, International garden photographer and writer

Preferred Uses	Acceptable Uses	Not Acceptable Uses
<ul style="list-style-type: none"> <li>• Galleries</li> <li>• Outdoor amphitheatre</li> <li>• Performance space</li> <li>• Rehearsal space</li> <li>• Studios</li> <li>• Theatre</li> <li>• Teaching Facilities</li> </ul>	<ul style="list-style-type: none"> <li>• Gift shop</li> <li>• Indoor film locations</li> <li>• Outdoor film location</li> <li>• Recording studios</li> </ul>	

## THE VISION - EDUCATION CENTRE

The campus-like setting of the heritage lawn buildings is ideally suited to an academic educational institution, and a residential international college could be opened. Creating well-paid professional employment for local residents.

Other buildings could house other types of specialized training such as a film and acting school, music academy, writing and journalism institution, and a private liberal arts college.

Buildings at Riverview could provide classroom space and housing to complement a possible Federal organic agriculture-training program at Colony Farm.

***"These trees in this magnificent park like setting are invaluable as teaching tools to all levels and ages of students."***

- David Tarrant, Horticulturalist, Author, and Broadcaster

Preferred Uses	Acceptable Uses	Not Acceptable Uses
<ul style="list-style-type: none"> <li>• Library</li> <li>• In-service training facility</li> </ul>	<ul style="list-style-type: none"> <li>• Academic Institution</li> </ul>	

## THE VISION - CONFERENCE AND TOURISM CENTRE

Accommodation, meeting rooms, lecture theatres, and display areas could be offered for conferences and retreats. A good number of local jobs could exist in catering, management, and communication services.

The site, with its excellent photo locations, is particularly suitable for weddings and a picturesque chapel could be relocated there. Banquet space could also be available for other functions. Cultural and leisure opportunities such as small cafes, gift shops and galleries, fit with the landscape and enhance the offerings of the conference centre.

Although a large hotel project is not appropriate for the site, some bed and breakfast accommodation and tasteful dining facilities could complement the conference centre.

The large buildings and existing parking facilities could accommodate trade shows. Secure space in a permanent facility is leased to local businesses wishing to advertise and demonstrate new products and innovations.

Other heritage buildings could house a 'museum of museums' with a wide range of popular displays including the SPARC antique radio museum, the Riverview Hospital Museum, the transportation museum, a Museum of Natural History, and a film industry museum with a classic film theatre. This could be a major attraction and employer for Coquitlam.

***"This (Botanical Garden) would give visitors from all parts of the world an opportunity of seeing at a glance the enormous variety of beautiful, curious, and useful plants indigenous to British Columbia."***

- John Davidson, Provincial Botanist, 1913

Preferred Uses	Acceptable Uses	Not Acceptable Uses
<ul style="list-style-type: none"> <li>• Catering services</li> <li>• Exhibit space</li> <li>• Lecture theatres</li> <li>• Meeting rooms</li> <li>• Outdoor Festival space</li> <li>• Space for private functions</li> </ul>	<ul style="list-style-type: none"> <li>• Banquet facilities</li> <li>• Café</li> <li>• Chapel for weddings</li> <li>• Convenience store</li> <li>• Fine Dining</li> <li>• Souvenir shop</li> <li>• Trade show space</li> </ul>	<ul style="list-style-type: none"> <li>• Cabaret</li> <li>• Casino</li> </ul>

## THE VISION - HEALTH CENTRE

In conjunction with the Mental Health Centre of Excellence Health support and alternate care services such as massage, physiotherapy, acupuncture, nutrition, and herbal medicine could be offered as well as training for practitioners in alternate medicine.

A Treatment facility, Support services and alternate care services for Geriatrics could blend with the Mental Health uses above.

Preferred Uses	Acceptable Uses	Not Acceptable Uses
<ul style="list-style-type: none"> <li>• Centre of Excellence</li> <li>• Therapeutic Garden</li> <li>• Sanctuary Area</li> </ul>	<ul style="list-style-type: none"> <li>• Long Term Care Treatment Facility</li> <li>• Health Support Services</li> <li>• Alternate Care Services</li> </ul>	<ul style="list-style-type: none"> <li>• Large Commercial Business</li> </ul>

## THE VISION - ACCOMMODATION

Riverview has always provided accommodation and care for the mentally ill. It could continue to provide assisted living and supportive accommodation for mentally ill, and also for elderly citizens who require some degree of care.

The site could also fill a need for temporary emergency shelter and transition housing, primarily for those with mental health issues.

The word HOUSING has been intentionally removed from any acceptable use. Only ACCOMMODATION or RESIDENTIAL CARE for the mentally ill should be considered. This position is important for several reasons. First, although different types of social housing need to be provided in British Columbia, the extensive and urgent needs for mental health care should take priority at this location. Second, social housing should be located within an integrated, blended neighbourhood that has a diversity of incomes and residents, as well as a range commercial services such as grocery stores. Third, social housing is usually subsidized by market rents and leases of newly constructed buildings. These last two reasons indicate that new housing on the Riverview Lands will lead to a substantial loss of both space for mental health services and the natural habitat and heritage arboretum.

Re-use of existing buildings should come first before any new construction. **No HOUSING** should be allowed ie. **NO** Affordable Housing, Homeless Shelter, Hotel, Supportive Housing, Market Housing, Private Ownership, Rental Housing, Social Housing, Subsidized Housing.

***"We reflect with humility that these people, rejected by the society of the day...are the ones who have given us this treasure."***

- Brenda Guild Gillespie, Author and Journalist

Preferred Uses	Acceptable Uses IN EXISTING BUILDINGS	Not Acceptable Uses
<ul style="list-style-type: none"> <li>• Assisted living -for Mental Health (100 year history)</li> <li>• Supportive Accommodation -for Mental Health</li> </ul>	<ul style="list-style-type: none"> <li>• Bed and Breakfast</li> <li>• Conference Accommodation</li> <li>• Mental Health Shelter</li> <li>• Student dormitories</li> <li>• Transition Accommodation</li> </ul>	<ul style="list-style-type: none"> <li>• Affordable Housing</li> <li>• Homeless Shelter</li> <li>• HOUSING</li> <li>• Hotel</li> <li>• Supportive Housing</li> <li>• Market Housing</li> <li>• Private Ownership</li> <li>• Rental Housing</li> <li>• Social Housing</li> <li>• Subsidized Housing</li> </ul>

## THE VISION - COMMERCIAL SERVICES

Existing building space could be used for Government office space and/or Non-profit Society office space.

The activities and initiatives undertaken on the lands, require support services. Office space for administration, small retail outlets, and professional and communication services could be made available.

Any commercial uses that are considered should remain small and be supportive of other uses above.

Preferred Uses	Acceptable Uses	Not Acceptable Uses
<ul style="list-style-type: none"> <li>Non-profit Society office space</li> </ul>	<ul style="list-style-type: none"> <li>Café (small)/Coffee Shop (for residents/ staff)</li> <li>Daycare</li> <li>Government office space</li> <li>Required Support services</li> </ul>	<ul style="list-style-type: none"> <li>Large Retail Businesses</li> </ul>

## THE VISION - BUILDINGS

Heritage buildings should be reused for as many of the above uses as possible. A commitment to building restoration should be made for the new uses before any new construction is considered.

Where new construction is absolutely necessary it must be built on building Footprints of demolished buildings or on 'brown' spaces (eg. paved or gravelled areas) only. And any construction or renovations must follow the 'Dunster'- Best Management Practices for Trees at the Riverview Lands', to ensure continuity of landscaping and to avoid impacts on the tree collection and natural areas.

With the help of federal funding many of Riverviews impressive heritage buildings can be restored over time. Much the same as in other historically protected locations such as Barkerville where the heritage buildings have been restored over many decades as funding has allowed. The buildings on the Riverview site are much too valuable in the documentation of change that has occurred throughout its 100 year history to erase any portion of the historical flavor still present today.

No building on current green space. All uses of the site must avoid damaging the root systems of the heritage trees.

Preferred Uses	Acceptable Uses	Not Acceptable Uses
<ul style="list-style-type: none"> <li>Use <b>'Dunster-Best Management Practices for Trees at the Riverview Lands' for all construction &amp; renovations.</b></li> <li><b>Re-use</b> of current Existing buildings</li> </ul>	<ul style="list-style-type: none"> <li>Build on Building Footprints &amp; 'brown' spaces only</li> </ul>	<ul style="list-style-type: none"> <li>Building in any green space</li> </ul>

# Riverview Horticultural Centre Society

## SUMMARY

### OUR VISION

### FOR THE RIVERVIEW LANDS

## 2014

Riverview has great potential to continue to meet mental health care needs in this community as well as support compatible uses and provide a place of quiet refuge open to all who wish to enjoy its beautiful trees and tranquil landscapes. Much has been made of the magnificent exotic species of trees planted years ago by John Davidson, first provincial botanist, which now stand tall and magnificent. However, the entire site, the streams, the ravines, including the native trees and the old field habitat of the former orchard is essential also, to keep and protect the ecological integrity.

What should be taken into consideration in planning for the future at Riverview is that any uses that take place will be on land that already belongs to the citizens of British Columbia. This is a very important factor to consider as the cost of purchasing land has increased so much in this Province and especially in the Lower Mainland. This land is already ours!

The importance of visioning the Coquitlam, Port Coquitlam, Port Moody region 50 to 100 years from now is without a doubt the defining priority in the value of preserving the entire natural and historical Riverview site today. Without that vision and the compassion and courage to ensure it is realized, we will continue to accept the deterioration of our natural world and our mental and physical health will continue to deteriorate along with it. Think! In 1985, Westwood Plateau was a pristine rain forest without a single house within that forest. Johnson street was 99% pristine forest, Heritage Mountain was pristine rain forest. Canyon Springs was pristine rain forest. Thirty short years later all of that rain forest is gone and only houses are seen. We are in a race against time caught in the pulse of a rapidly increasing metropolis. Riverview is one small step at ensuring "all" is not lost to our children and their children.

As early as 1995 the public has overwhelmingly endorsed the stand that the Riverview Lands, should remain intact, dedicated in perpetuity to mental health.

**The entire remaining 244 acres of the Riverview Land Site must be preserved without compromise!  
There is no other way!**



Vision for the Riverview Lands 2014 by the Riverview Horticultural Centre Society

The concepts contained in this document have been reviewed and approved by representatives of the;  
Riverview Horticultural Centre Society.

#### References:

- 1 - The Riverview Lands, A Future World Class Arboretum, by Sue Habeger, 2003
- 2 - Land Use Position Paper (2003) - RHCS
- 3 - A Community Vision for the Riverview Lands March 2004 - RHCS



## **ADDENDUM**

June 26, 2014

A few very small additions, corrections or clarifications were added after the initial presentation of this document to BC HOUSING on June 20, 2014.

These are located in;

THE VISION - MENTAL HEALTH & WELLNESS CENTRE  
THE VISION - ACCOMMODATION  
& SUMMARY

# THIS LAND IS YOUR LAND - IT SHOULD BE A NATIONAL HISTORIC SITE

**Act now to save Coquitlam's Riverview Hospital Lands!**

The legacy of Western Canada's first botanical garden - an arboretum featuring over 1800 mature significant trees from the temperate world.



Five large brick-faced reinforced concrete buildings in a campus-like setting - architecturally designed and rated excellent heritage value.



Wood-frame Tudor cottages with solid hardwood floors and trim representing staff residences in the village of Essondale.



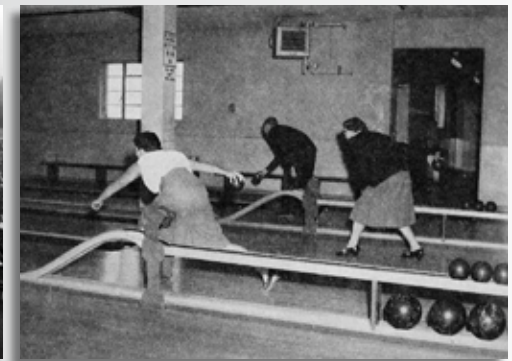


# Are you aware of the historical significance of Coquitlam's Riverview Hospital Lands?



A century ago, eminent British Columbians such as Provincial Secretary Henry Esson Young, Professor John Davidson ("Botany John"), and Dr. Arthur Crease together realized a vision of a community where the mentally ill could live purposeful lives in their own sanctuary.

A vital part of the therapy included horticultural and food production at adjacent Colony Farm. Patients were also encouraged to work in cottage industries such as upholstery, bakery, and carpentry for the self-sufficient village of Essondale whose population reached 5,500 in 1956.



[trees@rhcs.org](mailto:trees@rhcs.org)



The Riverview  
Horticultural Centre Society

P.O. Box 64616, RPO Como Lake, Coquitlam, BC, V3J 7V7  
604-290-9910

[www.rhcs.org](http://www.rhcs.org)

## Guiding Principles

The position the Society (RHCS) holds is that the needs of the **mentally ill** and the protection of the **tree collection** and **heritage landscapes** must guide future land use decisions.

If land & buildings become surplus to mental health requirements, other initiatives could be undertaken on the Riverview Lands without altering the unique character of the space.

Some of these initiatives have the potential to generate revenue & turn the site into an international tourist attraction.

### **RHCS recommends that any future land use must:**

- ✿ Retain the site under public ownership & public access.
- ✿ Give priority to the needs of people with mental health issues.
- ✿ Encourage the use of existing buildings in a financially responsible manner in harmony with mental health needs & the ecology of the site.
- ✿ Protect the Riverview trees & root systems.
- ✿ Preserve the heritage buildings & landscapes.
- ✿ Preserve & enhance the green space, wildlife habitat & biodiversity.
- ✿ Formally recognize the arboretum & restore the botanical garden.

### **Other appropriate land uses include:**

- ✿ A heritage tree interpretive centre.
- ✿ A horticultural training & research facility.
- ✿ An arts centre encompassing galleries, studios, performance venues.
- ✿ A "museum of museums".
- ✿ Community passive recreation & continuing education site.
- ✿ Facilities for retreats, meetings, banquets & conferences.

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tm

## Riverview Horticultural Centre Society

**Founded in 1992 Our Mission is;**

**"To preserve and protect the Lands and Trees of the Riverview Hospital Site as a community oriented, financially viable centre for horticultural, educational and therapeutic activities."**



"We have here a unique and beautiful creation that is the legacy and gift of previous generations. We want to take this botanical creation and use it for education, for therapy, and for the mental health of the people of British Columbia and Canada. This is our vision."

**Bill Browne, Founding President RHCS**

### **For info & volunteer opportunities:**

**The Riverview Horticultural  
Centre Society**

P.O. Box 64616, 1942 Como Lake Ave.  
Coquitlam, B.C. V3J 7V7

**(604) 290-9910**  
**trees@rhcs.org**

**www.rhcs.org**

For more on the natural values of the Lands visit:  
'Burke Mountain Naturalists': [www.bmn.bc.ca](http://www.bmn.bc.ca)

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**RIVERVIEW  
ARBORETUM**  
**244 ACRES**

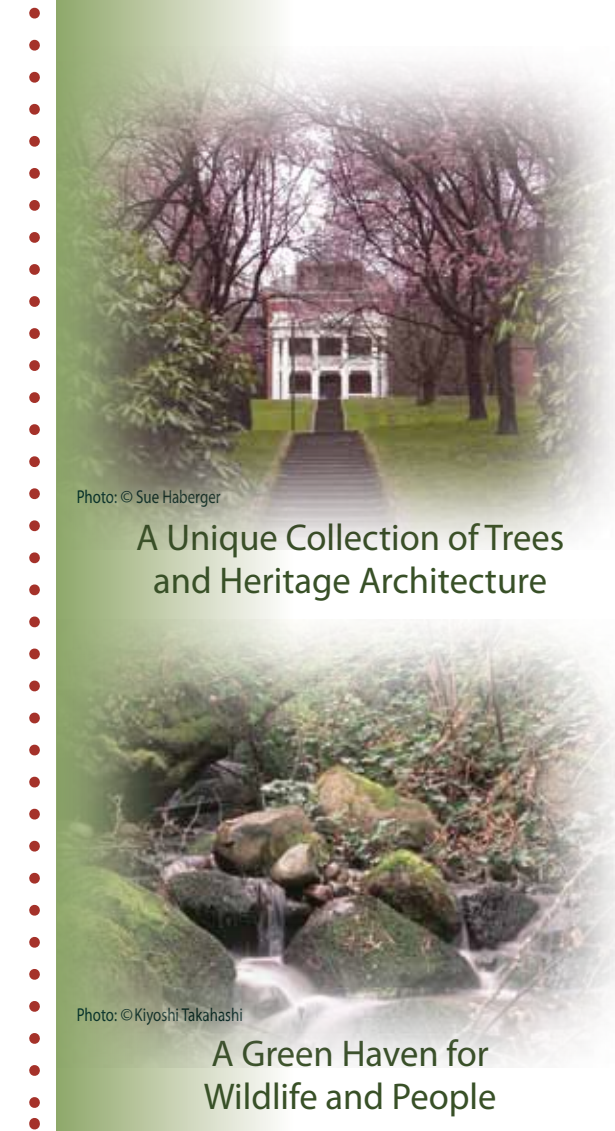


Photo: © Sue Habeger

**A Unique Collection of Trees  
and Heritage Architecture**

Photo: © Kiyoshi Takahashi

**A Green Haven for  
Wildlife and People**



## The Riverview Lands

The **\*Riverview Hospital** Lands are situated in Coquitlam B.C. (originally called **\*Essondale**)

- ✦ In 1904, 1000 acres of land were set aside for two purposes:
  - ✦ A sanctuary and residential treatment facility for the mentally ill, *and*
  - ✦ A site for a B.C. Provincial Botanical Garden.
- ✦ By the 1950's Essondale had grown into a self-sufficient community with 4300 patients, plus employees.
- ✦ In the early 1980's over 200 acres were lost to housing development.
- ✦ In 1995 approximately 600 low-lying acres became Colony Farm Regional Park.
- ✦ As part of the Riverview Hospital Redevelopment Project patients are currently being transferred to facilities run by regional health authorities, leaving some of the buildings under-utilized or vacated.
- ✦ The plan is to close the hospital, although Fraser Health Authority will care for some patients on site in lodge style buildings.
- ✦ The remaining 244 acres of Riverview contain heritage buildings, gardens & landscapes, a magnificent tree collection, streams and wildlife habitat.

## FREE GUIDED WALKING TOURS

Visit [www.rhcs.org](http://www.rhcs.org) for schedule



Photo: ©Christina Symons

"Examples of trees such as are found on this ground are priceless in terms of their aesthetic, educational, and scientific values. This site will be world renowned if it becomes a preserve or education centre"

International Society of Municipal Arborists



## The Tree Collection

A Nationally significant collection of trees from around the world, together with areas of native vegetation it creates a restful haven and attractive destination for botanists, arborists, tourists and the local community.

- ✦ Starting in 1911 Provincial Botanist, John Davidson created a botanical garden at Riverview. Davidson and subsequent gardeners collected and planted specimens from all over the world, drawing their inspiration from Kew Gardens.
- ✦ In 1925 the botanical gardens were moved to UBC, but a nursery remained at Riverview for the next 40 years, supplying trees and shrubs for boulevards and government properties throughout BC.
- ✦ In 1951 Art Finnie began a horticultural therapy program and together with patients built Finnie's Garden.
- ✦ Today **over 1900** significant trees have been identified and tagged in the **Riverview Heritage Tree Inventory**. Our society RHCS conducts regular guided tree tours of the Arboretum.
- ✦ Apart from their aesthetic importance, the trees form a valuable gene pool and source of seeds.

**Many citizens fear that the lands will be further divided for development. This would lead to removal of heritage trees and damage to their root systems by indiscriminate activities around the trees.**

## The Natural Environment

Naturalized areas of native trees, shrubs and old-field habitat attract diverse wildlife to the grounds. Over 80 bird species have been recorded at Riverview.

- ✦ The property forms a vital link in a greenbelt corridor connecting the Fraser River to Burrard Inlet and the mountains beyond.
- ✦ Five major stream systems traverse the lands and flow into the Coquitlam River, contributing to its salmon rearing capacity.
- ✦ Acres of meadows, ravines, wetlands and rock walls add interest, sustenance and habitat. The site comprises a sanctuary of tranquility and regeneration that is enjoyed by all.

"It is very important for people, especially children, who live in cities to have an opportunity to experience nature. That is what makes the Riverview Lands so important. I hope that it will be seen as already fully developed and left for people to experience."

Dr. David Suzuki

## The Heritage Buildings

The collection represents a rich architectural legacy ranging from large 1913 Victorian buildings to unique 1920's cottages.

- ✦ Five buildings with very high *heritage status* are clustered in a campus-like setting, amidst the distinctive treed landscape forming this **irreplaceable resource**.
- ✦ Twenty-three other heritage buildings are scattered throughout the site.
- ✦ Facilities include classrooms, lecture theatres, living quarters, meeting rooms, banquet rooms, a library, gymnasium, auditoriums, industrial workshops and office space.

**Individually these resources are noteworthy, but as a grouping they are of even greater importance.**



## **The Riverview Lands A Future World Class Arboretum**

by: Sue Habberger, Director  
Riverview Horticultural Centre Society

An arboretum is often described as a living museum. Certainly, the human response to a mature tree encompasses a sense of history and a connection to past generations. As our population becomes more concentrated in large urban centres, mature trees on private property will be found less frequently and the collection on the Riverview Hospital site will continue to increase in value and importance. The significance of an arboretum depends on its age, history, and setting as well as the health and variety of its plant collection. This paper describes the Riverview site based on these categories and compares it to other arboreta in Canada, North America and the world.

The trees at Riverview are the legacy of a project begun in 1911 by Dr. Henry Esson Young, a man who believed passionately in the therapeutic benefits of nature for mental health. As Provincial Secretary, Dr. Young was in charge of building a new provincial hospital for the insane at Coquitlam. He saw an opportunity to establish a significant botanical garden on the land surrounding the hospital and he knew just the man for the job. John Davidson, a young Scotsman, was an avid naturalist and an expert in botany, photography and entomology. Davidson, who later established both the University of British Columbia Botany Department and the Vancouver Natural History Society, collected thousands of B.C. native plants for display. In addition, contacts in California and at Kew Gardens in England shipped him exotic species. The resulting botanical garden was the third planted in Canada and it set the standard for later gardens in Hamilton and Montreal. Most of the plants were moved to the new UBC location in 1916 but the tree collection was left behind for over 80 years to grow undisturbed into a living tribute to two of B.C.'s men of vision.

This vision could never have been realized were it not for the labour of the patients who called the hospital home. Patients used horses to clear the land, blasted stumps, built rock walls by hand, leveled the terraces, and erected the buildings. They demonstrated great skill in planting the lawns and the trees and tending the gardens. These people were society's cast-offs for whom there was no alternative treatment. They lived, worked and died at Riverview, and many are buried in its cemetery. As well, the hospital employed thousands of local residents and played a significant role in the development of the community. Part of the heritage significance of the site lies in its being a memorial to these people and a symbol of an important era in the history of the province and the treatment of mental illness.

There are over 1800 tagged and identified trees located throughout the site. According to the standards set by the International Society of Arborists, the total value of these trees taken as individual specimens is over \$50 million. However, the age, variety and condition of the collection as a whole, make it worth much more. Davidson collected unusual trees from Europe, China, and the Middle East as well as from North America (a list of the scientific names of some of the significant species is included in appendix 1). Using England's Kew Gardens as a model, the trees were well spaced in complementary groupings and cared for with minimal interference until today when many are nearing 100 years old. Both expert and non-expert visitors to the site marvel at the giant horse chestnuts, the graceful Chinese spruce, and the unusual Tasmanian cedar. The Ginkgo and Dawn Redwood trees are some of the first grown in North America after they were re-discovered in China but it is the fortress-like trees that really catch the eye and fire the imagination - the superb silver maples, massive tulip trees and majestic oaks and elms. It can be magical to walk under the cascading branches of a giant weeping European beech or the Camperdown elm to the heart of the tree and look up at the magnificent branch structure hidden underneath. The elm collection, which is not affected by the Dutch Elm Disease that has devastated this species in Europe and

Eastern North America, is of particular importance. Apart from their aesthetic importance, the Riverview trees form a valuable gene pool and an important source of seeds. Despite severe economic limitations, dedicated employees and volunteers have tended and enhanced the collection and today, the potential of the site as an arboretum and future botanical garden seems unlimited.

The trees grow on large expanses of lawn and alongside buildings and roadways on a 100-hectare hillside. The site has a southeast exposure, overlooking the junction of the Coquitlam and Fraser rivers. Although the location was remote when chosen for the hospital, it now lies in the centre of the Greater Vancouver Regional District where it will undoubtedly be surrounded in the future by a huge metropolitan urban area. In addition to the tagged specimen trees, the site contains five year-round streams and stands of native deciduous trees and undergrowth important for wildlife and birds. A wide variety of soil types, including wetlands, occur naturally there and Davidson was able to successfully grow plants from the arid interior of the province alongside alpine or coastal species in his botanical garden. The property is adjacent to the old-field habitat and dikes of Colony Farm Park and is also near the mature native coniferous forests in Mundy Park and the Riverview Forest reserve. It is hard to imagine a more ideal setting for a botanical garden.

The buildings on site were originally constructed to house the patients and the staff needed to care for them. In a 1996 report by F. G. Consultants, twenty-eight of the structures are considered to have heritage significance with five rated as excellent. At present, several buildings not required for the hospital stand empty. If a botanical garden, arboretum and cultural centre were developed at Riverview, these buildings could house the administrative offices, display areas, and conference or research facilities. The Henry Esson Young building alone has lecture theatres, classrooms, seminar rooms, offices, a library, and 100 dormitory rooms for overnight accommodation. The cottages provide potential for ancillary functions such as galleries, studios, shops, cafes, and banquet space. The preservation of the whole site would allow space for future expansion - for example, an indoor tropical display, a major museum or an educational institution.

If one considers the historical significance of the Riverview Lands together with the age, variety, and setting of its mature tree collection, its potential as a horticultural centre compares favorably with any existing arboretum. Significant displays that could serve as models for a future development at Riverview include the Barnes Foundation in Pennsylvania, the Arnold Arboretum at Harvard University, the US National Arboretum in Washington D. C., Kew Gardens, the Bodenheim Arboretum, Wisley Gardens, and the Gardens of Heligan in England, the Washington Park Arboretum near Seattle, and the Ellis Island Immigration Museum in New York City. These centres, which are described briefly in appendix 2, attract visitors from all over the world and provide considerable economic and cultural benefits to their communities. With some foresight, dedication, and long-term planning, the Riverview Lands could do the same for British Columbia.

#### References:

1. Val Adolph and Brenda Guild Gillespie (editors). The Riverview Lands: Western Canada's First Botanical Garden, 1994, The Riverview Horticultural Centre Society
2. Valda Vidners and Donald Luxton F. G. Architectural and Planning Consultants. Riverview Heritage Evaluation (1995) Commissioned by the B. C. Buildings Corporation.
3. Compleat Botanica Map of World Wide Web Resources. [www.crescentbloom.com/II/www\\_map.htm](http://www.crescentbloom.com/II/www_map.htm)