

Building Assessment

There are 75 buildings on the Riverview Lands. The condition of 43 buildings was recently assessed by BC Housing.



Hazardous Materials

Assessment of hazardous materials was not part of this building conditions assessment. Hazardous materials – such as asbestos, lead paint and other materials – are a concern when working with older buildings, like ones on the Riverview Lands. When buildings containing hazardous material are renovated or demolished, special procedures must be followed to reduce health risks. The removal or management of the hazardous material will occur as the renewal of Riverview proceeds.

About the Assessment

Who: The building assessment was completed by BC Housing’s Capital Planning-Asset Strategy Department, which is responsible for all BC Housing buildings.

What: 43 buildings on the Riverview Lands were assessed.

When: BC Housing staff commenced their review of the buildings in April 2013 and completed their draft report in September 2013. The report was finalized in December 2013.

How: By using information about each building’s components such as the foundation, windows, plumbing and electrical infrastructure, the team created a model of each building which was then confirmed on-site. A renewal cost was determined and a rating was assigned.

* Not included in this assessment are costs related to the following: seismic upgrades, HAZMAT abatement, Building Code Upgrades, Environmental Decontamination, Sprinklers / Fire Safety Systems Upgrades.

About the Results

The assessment demonstrates the state of disrepair found in many buildings on the property and indicates the costs associated with building renewal. Out of 43 assessed buildings, two are categorized as “poor” and 41 as “critical”.

*Technical report available upon request

Building Assessment

This chart is a summary of the *Riverview Building Assessment Reports* completed in December 2013. The assessments were completed by BC Housing's Capital Planning - Asset Strategies department. Please note that the renewal costs do NOT include any of the following: seismic upgrades, HAZMAT abatement, building code upgrades, environmental decontamination, sprinklers/fire safety system upgrades. Please note that all costs are in 2012 dollars.

Building	Construction Date	Original Use	Floors Above Ground	Size (feet / meters)	Date Closed	Building Condition	Renewal Cost
C1A - West Lawn	1913	Hospital	4	170,371ft / 15,828m	1983	Poor	\$7,288,472.00
C1B - Centre Lawn	1924	Hospital	4	118,989ft / 11,054m		Critical	\$13,633,665.00
C1C - East Lawn	1930		5	361,034ft / 33,541m		Critical	\$20,065,692.00
C2 - Nurses Residence #1 (aka Adm)	1928	Admin Office	3	18,457ft		Critical	\$911,898.00
C2 - Nurses Residence #2 (aka Fernwood)	1937	Admin Office	2	16,507ft / 1,533.5m	Occupied	Critical	\$568,915.00
C3 - North Lawn	1955		3	123,196ft / 11,445m	2008	Critical	\$23,100,182.00
C3a - Fern Terrace (Violet Way) Cottage 103	1924	Cottage	2	3,509ft / 326m	Occupied	Critical	\$316,500.00
C3a - Fern Terrace (Violet Way) Cottage 104	1930	Cottage	2	2,264ft / 210.34m	Occupied	Critical	\$235,500.00
C3a - Fern Terrace (Violet Way) Cottage 105	1926	Cottage	2	2,360ft / 219.26m	Occupied	Critical	\$247,982.00
C3b - Holly Drive Cottage 106	1918	Cottage	1	3,087ft / 286.88m	Occupied	Critical	\$312,200.00
C3b - Holly Drive Cottage 107	1920	Cottage	2	3,600ft / 334.44m	Occupied	Critical	\$352,200.00
C3b - Holly Drive Cottage 108	1927	Cottage	2	2,367ft / 219.89m	Occupied	Critical	\$229,900.00
C3b - Holly Drive Cottage 109	1915	Cottage	2	3,714ft / 345.03m	Occupied	Critical	\$277,500.00
C3b - Holly Drive Cottage 110	1922	Cottage	2	2,630ft / 244.30m	Occupied	Critical	\$215,500.00
C3b - Holly Drive Cottage 111	1922	Cottage	2	1,426ft / 132.48m	Occupied	Critical	\$149,789.00
C3b - Holly Drive Cottage 112	1922	Cottage	2	1,720ft / 159.85m	Occupied	Critical	\$177,041.00
C3b - Holly Drive Cottage 113	1922	Cottage	2	2,501ft / 232.40m	Occupied	Critical	\$212,750.00
C3b - Holly Drive Cottage 114	1850	Cottage	2	2,546ft / 234.54m	Occupied	Critical	\$214,100.00
C3b - Holly Drive Cottage 118	1920	Cottage	1	1,080ft / 100.34m	Vacant	Critical	\$162,000.00
C3c - Oak Terrace Cottage 115	1920	Cottage	1	2,838ft / 263.66m		Critical	\$277,300.00
C3c - Oak Terrace Cottage 116	1920	Cottage	1	1,090ft / 101.26m	Vacant	Critical	\$157,600.00
C3c - Oak Terrace Cottage 119	1920	Cottage	1	1,080ft / 100.34m	Vacant	Critical	\$165,380.00
C3c - Oak Terrace Cottage 120	1920	Cottage	1	1,049ft / 97.46m	Vacant	Critical	\$161,250.00
C3c - Oak Terrace Cottage 121	1920	Cottage	1	2,553ft / 237.18m	Vacant	Critical	\$245,703.00
C4a - Boys Industrial School - Valleyview Lodge	1922	Senior Living	2	7,815ft / 726m	1991	Critical	\$1,033,016.00
C4b - Boys Industrial School - Cottage 1	1922	Senior Living	2	8,999ft / 836m	1991	Critical	\$1,009,866.00
C4b - Boys Industrial School - Cottage 2	1922	Senior Living	2	11,424ft / 1,061m	1991	Critical	\$1,405,994.00
C4b - Boys Industrial School - Cottage 3	1922	Senior Living	2	11,424ft / 1,061m	1991	Critical	\$1,449,000.00
C5 - Crease Unit	1930	Hospital	4	90,992ft		Critical	\$8,467,056.00
C6 - Crease Cafeteria	1940	Kitchen	2	16,653ft / 1,547.20m	In Use	Critical	\$1,664,779.00
C7 - Henry Esson Young Building	1959	Hospital	5	80,505ft / 7,479m		Poor	\$6,189,819.00
D6 - Tuck Shop	1955	Tuck Shop/Bus Stop/Retail	1	3,880ft / 361m		Critical	\$839,840.00
D7 - Pennington Hall	1951	Social Club	2	33,826ft / 3,143m	2010 - fire	Critical	\$2,286,000.00
E7a - Brookside	1948	Medical Office	2	19,851ft / 1,844.20m	2011	Critical	\$2,717,243.00
E7a - Leaside	1948	Medical Office	2	19,037ft / 1768.60m		Critical	\$608,266.00
E7a - Roadside	1948	Medical Office	2	20,986ft / 1,949.62m	Occupied	Critical	\$2,923,542.00
E7b - Hillside	1948	Hillside Residenc	2	11,738ft / 1,091m	Recently Vacated	Critical	\$1,345,940.00
E7c - Unit 5 (Medical Office)	1946	Medical Office	2	21,864ft / 1,887m	Occupied	Critical	\$318,313.00
E7c - Unit 6	1945	Medical Office	2	21,410ft / 1,989m	Occupied	Critical	\$2,222,622.00
E7c - Unit 8	1952	Medical Office	2	23,675ft / 2,199m	Vacant	Critical	\$2,333,500.00
E8 - Cottage 122 (Ambulance Station)	1923		1	1,049ft / 97.5m	Occupied	Critical	\$140,500.00
F4a - Old Fire Hall	1924	Fire Station	2	11,206ft / 1,042m	Half Occupied	Critical	\$417,423.00
F4b - Dogwood Credit Union	1955	Credit Union	2	4,320ft / 401.4m		Critical	\$548,969.00