



Revelstoke Board of Education Surplus Schools Update

#10 – March 19th, 2014



Big Eddy Elementary School Site

Chronology of events related to our applications....

Those interested in the BEE redevelopment will recall that we filed our rezoning application on February 19th, 2013, over one year ago.

We convened an Open House, in Big Eddy, on March 13th, 2013. The feedback from our rezoning plan was unanimously positive and we sent that information to the City immediately following the Open House, to append to our rezoning application.

First and second reading of the rezoning application, by the City, took place on May 14th, 2013.

During the rezoning referral process, Interior Health raised queries regarding water supply and sewage percolation. We engaged two consultants to address the IHA issues raised during the rezoning application on the basis that if we were to provide the required information, we could regain some time on our initial schedule.

We filed our request for subdivision on Friday September 6th, 2013 and city referrals to the appropriate agencies regarding that application were sent on October 23rd, 2013.

Interior Health Issue Identified in January 2014

In the second week of January 2014, City staff notified us that the City had been advised by Interior Health of problems with water supply that may impact the development in the Big Eddy. We contacted both the Environmental Health Officer: Healthy Built Environment - Health Protection and the Specialist Environmental Health Officer for further information.

The Environmental Health Officer sent us a copy of the Interior Health Inspection Report that had been sent to the city in the third week of December 2013. The Specialist Environmental Health Officer provided detail summarizing the issues outlined below.

Big Eddy Water District (BEWD) Requirements

What is BEWD required to do:

1. A study of the groundwater source and how it is impacted by surface water.
2. Provide plans showing the pipe replacements that have been done.
3. Over the longer term, BEWD must develop a plan for improvements that will

need to be done on aging wells, reservoir and the distribution system – and the funds to undertake these improvements.

These issues related to Big Eddy Water District will delay our subdivision plans, for a significant time, perhaps at least 2 years. Considering this development, we have updated our timelines to show no projection for approval of the subdivision, or anticipated approach to disposition of the lots. We will re-schedule this project with activities occurring, potentially, in 2015 and 2016.

BIG EDDY REDEVELOPMENT PROJECT																	
Updated Schedule																	
	2013												2014				
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M
Obtain Minister's Approval																	
Tender & Award Hazmat and Demolition Contract																	
Hold Public Info Meeting																	
Complete rezoning application																	
Undertake Hazmat removal & demolition																	
Statutory approval process																	
Survey & prepare for subdivision																	
File subdivision application																	
Obtain requisite studies for water and septic systems																	
Obtain Preliminary Layout Approval - Determine next steps for disposition																	

Should circumstances change, we will advise.

Mountain View Elementary School Site

We are pleased to advise that we are adhering to the timelines we determined last fall. We have finalized and posted a Request for Proposals (RFP) described in item nine on BC bid. The intent of the RFP is to garner formal interest in aspects of the redevelopment of the site, as we have received a number of queries from interested parties.

Key elements of the RFP include:

- Redevelopment of the Mountain View site is expected to result in a site retaining the 1914 Mountain View School building, a significant park dedication and reconfiguration and residential redevelopment. The specific requirements for the park to be dedicated or conveyed to the City (including the size and location of such park) are unknown. It will be the responsibility of the successful proponent to negotiate an arrangement acceptable to the School District and the City in this regard.

- Through a separate tender, the School District will be undertaking an abatement of hazardous materials on the site. It is intended that all building additions to the 1914 Mountain View School building will be demolished as part of that tender, leaving the original school as a freestanding structure.
- A key objective of this RFP is to secure a new owner for the 1914 Mountain View School building and site. The successful proponent will recognize the historical importance of the 1914 Mountain View School building and must be prepared to commit the necessary rehabilitation costs for adaptive reuse.
- Through this RFP, the School District is prepared to dispose of its interest in the Mountain View site through a single sale of the entire site or two or more partial sales. A proponent may submit a proposal to acquire the 1914 Mountain View School building only, part or all of the lands available for redevelopment, or the entire site (excluding land to be conveyed or dedicated to the City as parkland).

Task		Explanatory Notes
1.	Obtain Minister of Education approval for the disposition	Received February 15 th 2012
2.	Provide an update to the City Planning Department	Provided in June 2012
3.	Engage with citizens regarding the historical 1914 school	Meeting with Heritage Commission and interested citizens June 11 th , 2013
4.	Obtain hazmat assessment for demolition tender	Received October 23 rd , 2013
5.	Provide an update to the City Planning Department	September 23 rd , 2013
6.	Prepare a Statement of Significance for 1914 Building	October 29 th , 2013
7.	Assess the Significance of the 1938 Building	October 29 th , 2013
8.	Invite the community to attend a public information meeting to present plans for the redevelopment of the Mountain View Elementary site	November 16 th , 2013
9.	Determine interest in all or portions of the property, or ownership of the 1914 building through an RFP Process	December - April 2014

Mount Begbie Elementary School

Potential uses of the Mount Begbie site will be assessed once the outcomes of Big Eddy and Mountain View dispositions are known

Questions / Concerns

Please direct comments/feedback to:

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