



## Revelstoke Board of Education Surplus Schools Update

#19 – February 25<sup>th</sup>, 2015



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### Mountain View Elementary School Site

#### 1914 Heritage Building

The selective demolition is now complete, save for the removal of foundations and levelling to grade scheduled for completion this spring. The construction fence will remain in place to ensure that the public does not have access to the site.



There was less damage to the front facade than anticipated. The photo shows the exterior staircase addition to the right of the front stairway removed, leaving the surrounding brick facade largely intact.

The rear connection where the elementary school addition was removed also has resulted in a need for less restoration than was expected prior to the selective demolition.



The next phase of our work is detailed in the chart below. The first eighteen tasks related to the project have been archived.

The blue highlighting shows tasks that have been recently completed. The orange highlighting shows tasks that are underway.

Task	Explanatory Notes
16. Update the redevelopment plan based on the input received from the public consultation process	January 2015
17. Finalize a second RFP to determine interest in all or portions of the property, including ownership of the 1914 building	December – early February 2015
18. Post RFP on BC Bid, Major advertisers, provide to interested parties	February 18, 2015
19. Respond to proponent's interest in the RFP	February to April 16, 2015
20. City of Revelstoke Heritage Designation Bylaw	April 24, 2015
21. Remove foundation, fill and level site	Spring 2015
22. Prepare and submit applications to City for OCP amendment, rezoning and subdivision as necessary	To be determined*
23. New/Prospective Owner to Initiate Heritage Revitalization Agreement for 1914 building	To be determined*
24. Determine options for sub-surface conditions on the site	Late Spring 2015
25. Subject to receiving approvals as requested, consolidate the parcels comprising the site as necessary and subdivide parcels in accordance with City approvals ( <i>public hearing required</i> )	To be determined*
26. Complete the divestiture of a portion of the site and the 1914 building	To be determined*
27. Proceed with disposition of remainder of the site	To be determined*

\*Timing subject to other factors

#### Heritage Designation Update

We submitted our application to the city for Heritage Designation for the 1914 structure, in accordance with the Local Government Act. We are most pleased that the City is proceeding with the Bylaw, and have confirmed the timelines below.

- First and Second Readings      Feb 10, 2015
- Public Hearing                      Mar 10, 2015
- Third Reading                      Mar 24, 2015
- Adoption                              Apr 14, 2015
- File on title                            Apr 24, 2015

#### Request For Proposals (RFP) - second RFP for disposition of the site

The first RFP for the disposition of the Mountain View Elementary School site was issued in the spring of 2014. The RFP was structured so that a variety of proposals to acquire the site could be entertained (i.e. the entire site, the 1914 building plus associated parking, lots for residential development). Despite the flexibility offered in the RFP, no bids were received when the RFP closed on April 24<sup>th</sup> 2014.

The completion of the selective demolition has removed a risk factor for bidders. The site is much more open and its redevelopment potential is more readily apparent. This should be of benefit in the issuance of a second RFP.

The second RFP will enable the Board of Education to respond to specific proposals such as separate disposition of the 1914 Mountain View Elementary School, disposition of parcels to several bidders or complete disposition to one bidder (with the exception of an area to be conveyed to the City of Revelstoke as parkland). The RFP was posted on BC Bid on February 18, 2015 and will close on April 16, 2015.

Advertisements have been sent to all major publications such as Heritage BC, the Western Investor and Urban Development Institute. Further distribution has also included direct email correspondence with parties who have made specific inquires regarding the site.

**PRIME LAND DEVELOPMENT OPPORTUNITY AND/OR  
ADAPTIVE REUSE OF HERITAGE BUILDING**

**2.5 ACRE SITE – REVELSTOKE, BC**



The School District is seeking a single sale of the entire site or two or more partial sales. Through a Request For Proposals (RFP), a proponent may submit a proposal to acquire the 1914 Mountain View School building only, part or all of the redevelopment lands, or the entire site (excluding required parkland).

The RFP may be viewed on BC Bid ([www.bcbid.gov.bc.ca](http://www.bcbid.gov.bc.ca)). The RFP closes on April 16, 2015.

The contact Person for the RFP is:

Ms. Anne Cooper, Superintendent (ret.)  
Project Coordinator, Disposition of Mountain View Site  
Board of Education of School District No. 19 (Revelstoke)

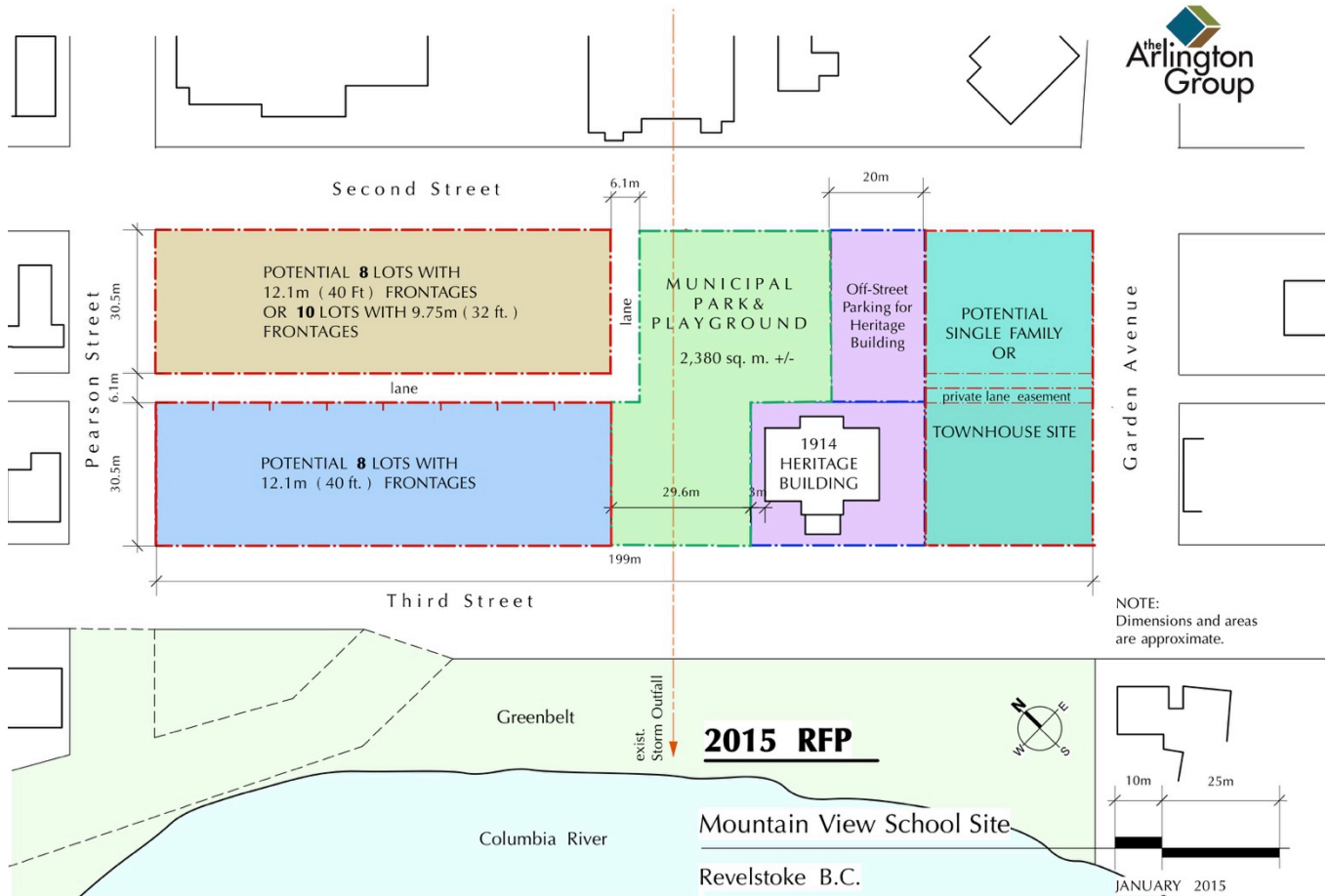
Phone: 250-814-4807  
Email: [acooper@sd19.bc.ca](mailto:acooper@sd19.bc.ca)

A key objective of this second RFP is to secure a new owner for the 1914 Mountain View School building and site. A 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.

The second RFP identifies specific areas including the following options:

1. disposition of the entire site to a single bidder (except municipal park and playground site to be conveyed to the City of Revelstoke, area coloured light green on the concept plan - approximately 2,380 square metres or 0.59 acre);

2. disposition of the 1914 heritage building and associated parking areas for setbacks and on-site parking (area coloured purple on the concept plan);
3. disposition of single family lots fronting onto Third Avenue overlooking the Columbia River (coloured blue on the concept plan – total of 8 lots with 12.1 metre (40 foot) frontages);
4. disposition of single family lots or a townhouse site between Garden Avenue and the 1914 heritage building (coloured aquamarine on the concept plan); and
5. disposition of single family lots fronting onto Second Avenue (coloured orange on the concept plan – total of 8 lots with 12.1 metre (40 foot) frontages or 10 lots with 9.75m (32 foot) frontages).



### Big Eddy Elementary School Site

There is no change in status regarding the timelines for disposition of the Big Eddy Elementary Site. The City is currently addressing options related to the water system, and based on recent discussions with city staff we do not anticipate changes to enable our subdivision approval to move ahead this school year.

### Mount Begbie Elementary School

Potential uses of the Mount Begbie site will be assessed later this school year.

#### Questions / Concerns

Please direct comments/feedback to:

Anne Cooper, Project Coordinator

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250-814-4807