



Revelstoke Board of Education



Surplus Schools Update

#23 – February 4th, 2016

We are anticipating a busy spring related to the disposition of surplus schools at each of our three sites. As it has been quite some time since we have provided an update of the overall Surplus Schools Disposition Project, we are providing this overview.

Big Eddy Elementary School

Considering the uncertainty with Big Eddy Water Works, we still have no projected dates for approval of the rezoning application or anticipated disposition of the property.

The timelines related to the disposition of Big Eddy are outlined below, with timing for our next steps being dependent upon the status of the water petition and the city's approval of our rezoning application. Big Eddy residents have until February 5, 2016 to sign a petition that allows the City of Revelstoke to take over the neighborhood's water utility and move forward with the estimated \$5.7 million infrastructure upgrade project that meets Interior Health and federal regulations. Should the petition succeed, we will move quickly to submit our subdivision application so we can move forward with disposition of lots.

Items in green have been completed while items in grey rest with the city. Tasks in orange represent the next work to be undertaken by the school district.

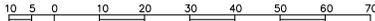
Big Eddy Elementary School		
	Task	Completion/Target Date
1.	Obtain Minister of Education approval of the disposition	<i>Received February 15th 2012</i>
2.	Prepare initial site options for discussion with Board	<i>June 2012</i>
3.	Provide an update to the City Planning Department	<i>Initially done in June 2012</i>
4.	Engage a structural engineer to inspect the facility	<i>October 2012</i>
5.	Hold Public Info Meeting	<i>March 13, 2013</i>
6.	Tender & Award hazmat assessment	<i>May 2013</i>
7.	Hold Public Info Meeting	<i>March 13, 2013</i>
8.	Survey & prepare for subdivision	<i>July 2013</i>
9.	File rezoning application	<i>September 3, 2013</i>
10.	Respond to water issues	<i>Throughout 13/14 school year</i>
11.	Big Eddy water petition approval	February 5, 2016
12.	File subdivision application	Early Spring 2016
13.	City statutory approval process	
14.	Obtain Preliminary Layout Approval	
15.	Determine whether to sell lots with PLA or service and complete subdivision.	

The subdivision plan is provided overleaf.

Subdivision Plan of Lots 12, 13 and 20, District Lot 7, Kootenay District, Plan 2904

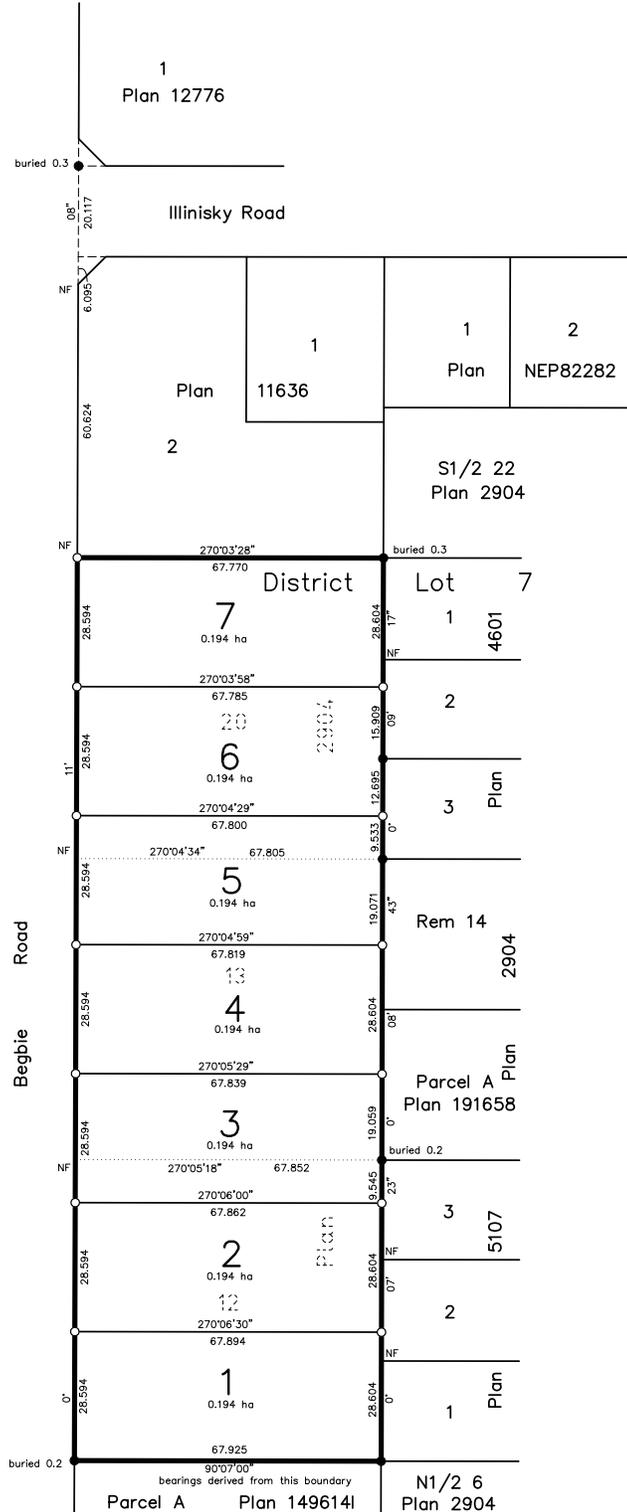
PLAN EPP32732

BCGS 82L.099



All distances are in metres.

The intended plot size of this plan is 432mm in width by 560mm in height (C size) when plotted at a scale of 1:750



LEGEND

Bearings are astronomic and are derived from Plan 2904

- Standard Iron Post Found
- Standard Iron Post Placed

This plan lies within the jurisdiction of the Approving Officer for the City of Revelstoke

This plan lies within the Columbia Shuswap Regional District.

The field survey represented by this plan was completed on the 5th day of July, 2013
Joseph Charles Johnson, BCLS 604

BROWNE JOHNSON LAND SURVEYORS
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File: 165-13 Fb.516 p.66
165-13.raw

Mountain View Elementary School

As many may be aware, the entire site is currently zoned P3 – Institutional, which reflects its previous use as a school. To reflect the changes in land use, reduce uncertainty concerning its future use and enhance the prospects of its disposition, the school district is now proceeding with a rezoning application to the City of Revelstoke.

The general objectives of our rezoning application are to:

1. Create a viable site plan consistent with the City’s Official Community Plan and the Revelstoke Integrated Community Sustainability Action Plan.
2. Create a specific site for the school building, which received a heritage designation last year. Within that site, an additional area will be established to accommodate on-site parking. Leaving the existing P3 zoning of the school site unchanged will enable the City to work with a future purchaser in determining the most appropriate adaptive reuse of this heritage building. The P3 zone permits public or quasi-public uses of an institutional nature, cultural and recreational facilities, public service and utility buildings. These uses may be suitable to a future owner and, if not, they can be addressed through a heritage revitalization agreement.
3. Define and zone a site for a park, not less than the area of existing surplus rights of way, and convey that site to the City of Revelstoke. The park site to be conveyed to the City will be rezoned P-1 Parks and Public Use District, which provides for public parks and playgrounds.
4. Define and zone the remaining areas for ground oriented residential development compatible with the surrounding neighbourhood. Lot sizes could vary depending on a purchaser’s assessment of market conditions and both fee simple tenure and strata ownership to accommodate detached patio homes or attached townhouses may be suitable. We believe the School District needs some flexibility in the future redevelopment of this area but within a narrow scope. Non-residential uses or apartments are not proposed.

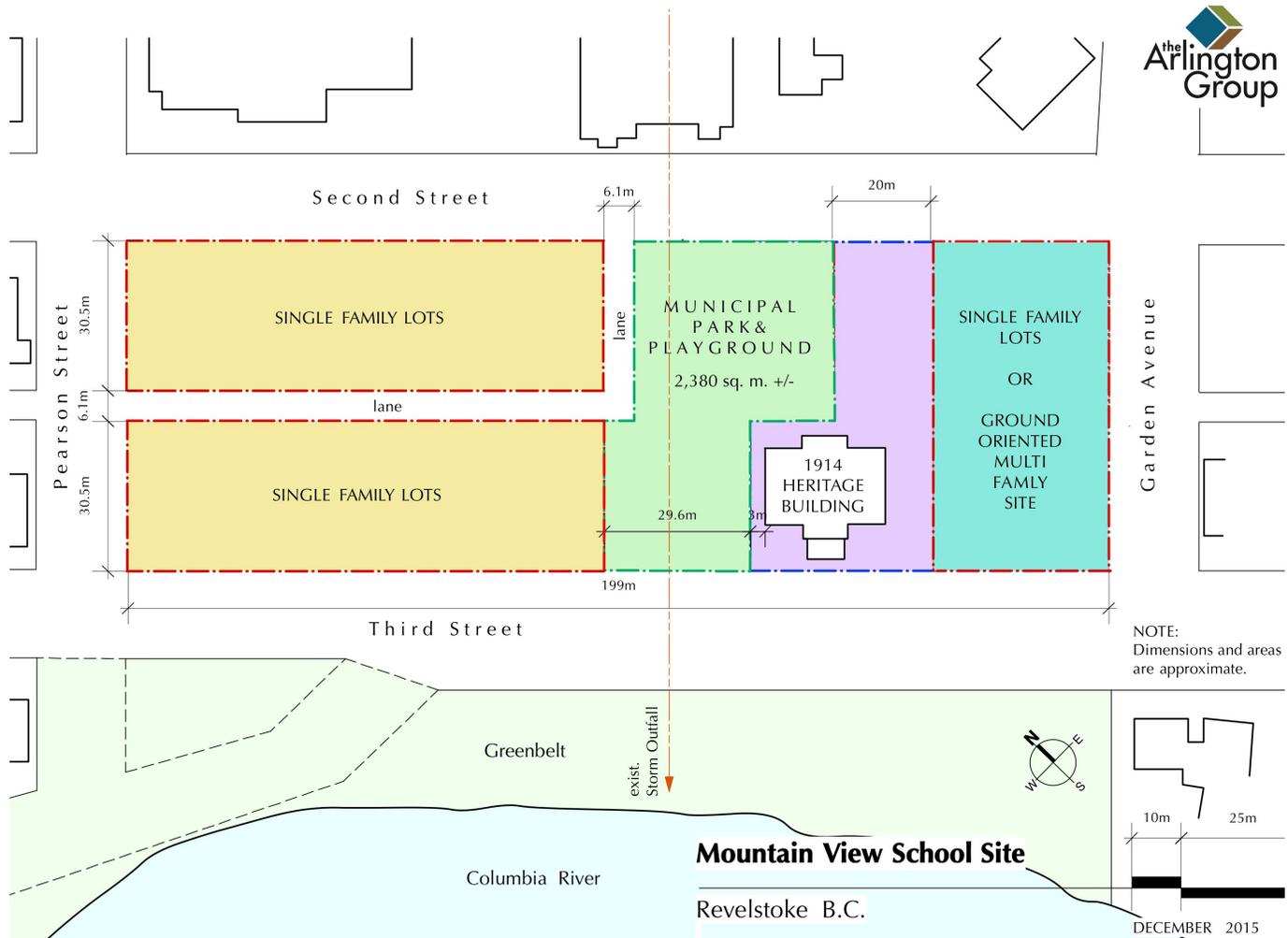
In order to meet the School District’s objectives and meet the needs of the City, rezoning the surplus land areas to a Comprehensive Zone is contemplated. We are proposing that the area facing Garden Avenue is zoned for ground oriented residential use, either detached or attached, to provide considerable opportunity for a developer but at a scale compatible with the neighbourhood. For the remaining areas between the park and Pearson Street we are proposing zoning for single-family dwellings with variable size lots; providing flexibility to a developer at a comparable neighbourhood scale.

The timelines related to the disposition of Mountain View are outlined below. Items in green have been completed while items in grey rest with the city. Tasks in orange represent the next work to be undertaken by the school district.

Mountain View Elementary School	
Task	Completion/Target Date
1. Obtain Minister of Education approval of the disposition	<i>Received February 15th 2012</i>
2. Provide an update to the City Planning Department	<i>Initially done in June 2012</i>
3. Engage with special interest groups	<i>Heritage Commission and</i>

		<i>Citizens June 11th, 2013</i>
4.	Obtain pre-demolition hazmat assessment for demolition tender	<i>October 23rd, 2013</i>
5.	Provide an update to the City Planning Department	<i>September 23rd, 2013</i>
6.	Prepare a Statement of Significance for 1914 Building.	<i>October 29th, 2013</i>
7.	Assess the Significance of the 1938 Building.	<i>October 29th, 2013</i>
8.	Convene a public information meeting for the redevelopment of the Mountain View Elementary site	<i>November 16th, 2013</i>
9.	Draft a RFP to determine interest in all or portions of the property, or ownership of the 1914 building	<i>December - February 2013</i>
10.	Post RFP to on BC Bid	<i>March 2014</i>
11.	Respond to proponent's interest in the RFP	<i>April 2014</i>
12.	Update the redevelopment plan based on the input received from the public consultation process	<i>May - August 2014</i>
13.	Prepare and post an RFQ for the Hazardous Materials Removal/Selective Demolition of buildings/central school foundation	<i>July 2014</i>
14.	Prepare and provide the RFT to proponents	<i>August 2014</i>
15.	Award contract(s) and proceed with hazmat removal and selective demolition of building structures	<i>September - December 2014</i>
16.	Apply to City for heritage designation of 1914 school	<i>September 2014</i>
17.	Update the redevelopment plan based on the input received from the public consultation process	<i>January 2015</i>
18.	Finalize a second RFP to determine interest in all or portions of the property, including ownership of the 1914 building	<i>December – early February 2015</i>
19.	City of Revelstoke Heritage Designation Bylaw	<i>April 24, 2015</i>
20.	Respond to proponent's interest in the RFP	<i>April 27, 2015</i>
21.	Remove foundation, fill and level site	<i>May 1, 2015</i>
22.	Reassess market conditions and timelines for disposition of the site	<i>September 2015</i>
23.	Assess sub-surface conditions on the site and obtain geotechnical report	<i>November 2015</i>
24.	Engage a civil engineer to provide a site servicing agreement	<i>December 2015</i>
25.	Prepare and submit initial rezoning presentation to the City.	<i>January 2016</i>
26.	Determine best options to determine interest in all or portions of the property, including ownership of the 1914 building	<i>February 2016</i>
27.	Consideration of initial rezoning submission by the City of Revelstoke	<i>January - February 2016</i>
28.	Revise rezoning submission and prepare final rezoning application	<i>February 2016</i>
29.	Implement options for disposition	<i>Early Spring 2016</i>
30.	Survey Sites	
31.	New/Prospective Owner to Initiate Heritage Revitalization Agreement for 1914 building	
32.	New/Prospective Owner to Initiate Heritage Revitalization Agreement for 1914 building	
33.	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>)	
34.	Complete the divestiture of a portion of the site and the heritage building to another public agency or not-for-profit	
35.	Proceed with disposition of remainder of the site through exclusive real estate listing, open real estate listing, or advertisements.	

The site plan we are currently working with is illustrated overleaf. This reflects land uses resulting from extensive consultation undertaken by the School District, including: with the City, the heritage community, the former school community and the general public. No change in the City's Official Community Plan is proposed.



Mt. Begbie Elementary School

We are at the very preliminary stages of considering options for the Mt. Begbie site. We have provided an extensive information package to the city, with a number of options for redevelopment. Once the city responds regarding our preliminary redevelopment plan, we will revise as necessary and then begin preparations for a public information meeting to present options for the redevelopment of the Mount Begbie Elementary School Site.

The timelines related to the disposition of Mount Begbie are outlined below. The green tasks are completed, while items in grey are currently resting with the city. The item in orange represents the next work to be undertaken.

Mount Begbie Elementary School		
Task		Completion/Target Date
1.	Obtain Minister of Education approval of the disposition	Received February 15 th 2012
2.	Provide an update to the City Planning Department	Initially done in June 2012
3.	Obtain hazmat assessment	October 23 rd , 2013
4.	Prepare initial site options for discussion with Board of Education	September 1 st , 2015
5.	Provide an update to the City Planning Department	September 1 st , 2015

6.	Modify the initial redevelopment plan, as appropriate, based on the input received from the Trustees	October 2015
7.	Discuss revised options with Trustees	November 3 rd 2015
8.	Prepare an preliminary redevelopment plan and submit to the City	December 5 th 2015
9.	Revise preliminary redevelopment plan based on City feedback	Early Spring 2016
10.	Invite the community to attend a public information meeting to present plans for the redevelopment of the Mount Begbie Elementary site.	Before conclusion of 2015/ 2016 school year
11.	Prepare a Selective/Full Demolition Request for Qualifications and pre-qualify applicants prior to tender	
12.	Prepare a Request for Proposals for hazmat removal and demolition	
13.	Award contract(s) and proceed with hazmat removal and demolition	
14.	Complete demolition and restore site	
15.	Prepare applications for rezoning and subdivision as necessary	
16.	Present draft applications to City Planning at pre-application review meeting	
17.	Submit applications for rezoning and subdivision to the City of Revelstoke	
18.	Survey & prepare for subdivision	
19.	Subject to receiving approvals as requested, subdivide parcels in accordance with City approvals (<i>public hearing required</i>)	
20.	Complete the divestiture of the site	
21.	Proceed with disposition of remainder of the site through exclusive real estate listing, open real estate listing, or advertisements	

We have advised the Ministry that the resolve to dispose of these three surplus sites remains a priority for the Board and district staff. We appreciate their understanding regarding the context that is impacting the disposition of these sites.

Questions / Concerns

Please direct comments/feedback to:

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