



Revelstoke Board of Education

Surplus Schools Update

#25 – May 11th, 2017



We are pleased to provide an update regarding the disposition of our surplus sites. Recently the number of inquiries from individuals unfamiliar with the disposition of the three surplus properties in the school district has increased. The following information contains historical detail and background in addition to the timelines and current activities regarding each of the sites.

Big Eddy Elementary School

A rezoning application to create seven (7) large residential sites consistent with the Official Community Plan was submitted to City in September 2013. The application was put on hold by the City in response to concerns from Interior Health about the Big Eddy water system. With the transfer of the waterworks to the City, the City advised that rezoning could proceed this spring, prior to the water improvements being made and reactivated our application in March.

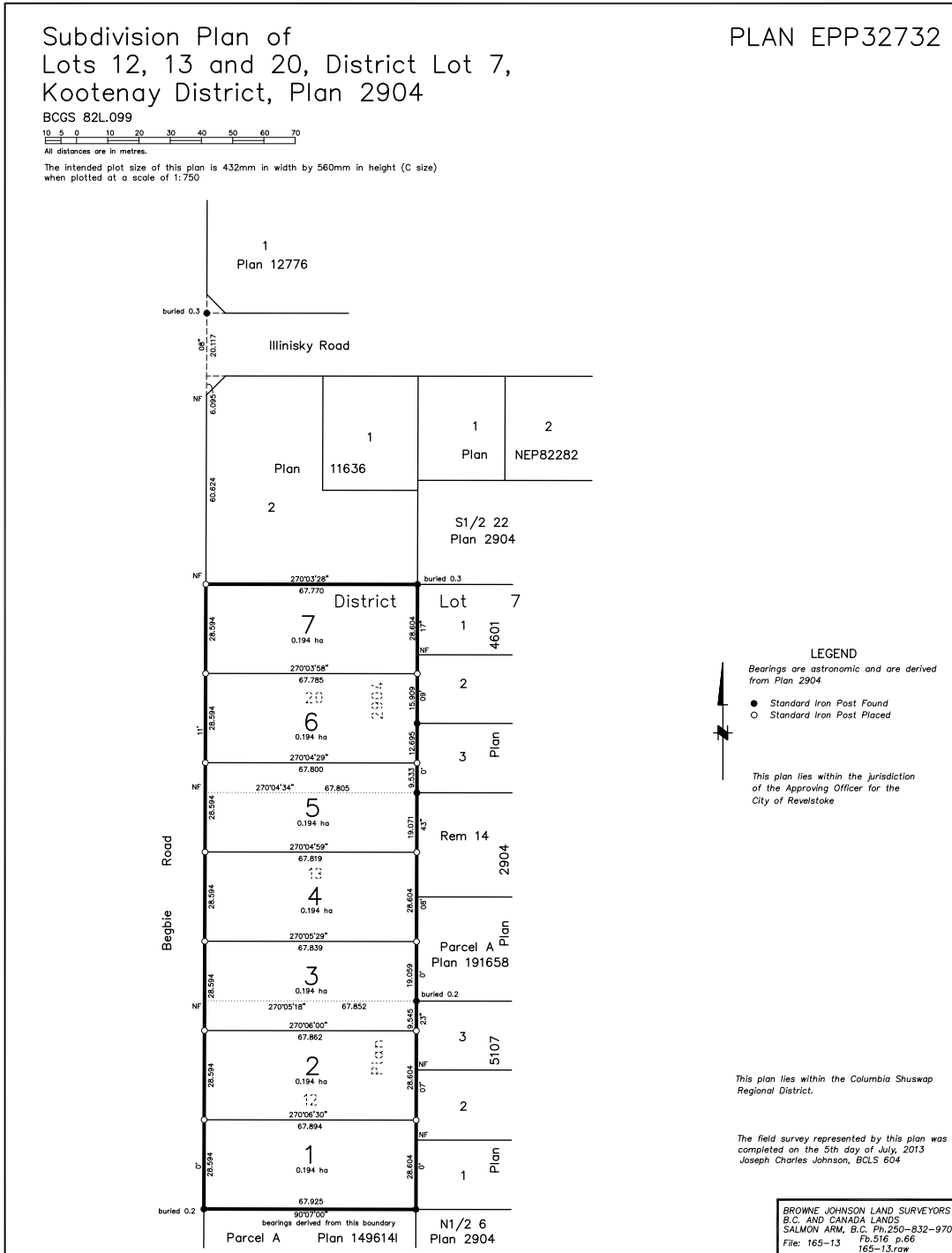
In accordance with the City's statutory approval process, consideration by the City of rezoning necessitates a public hearing, which was held on April 25th, 2017. We were not anticipating issues arising from the public hearing and there were none. Council gave final adoption to the rezoning application on May 9, 2017.

The rezoning to R2A Special Low Density Residential requires a minimum lot area of 1,700 square metres and lot width of 25 metres. Each of the seven lots proposed will have an area of 1,940 square metres with 28.59 metres of frontage along Begbie Road. This zone allows single or two family dwellings as well as home occupations, accessory buildings and bed & breakfast businesses.

With the rezoning now finalized, the subdivision application will be resubmitted to facilitate the sale of the lots this summer. An overview of timelines is detailed below. Green items are completed and orange items represent tasks currently in progress by the 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>June 2012</i>
4.	Engage a structural engineer to inspect the facility	<i>October 2012</i>
5.	Hold Public Info Meeting	<i>March 13th 2013</i>
6.	Tender & Award hazmat removal and demolition of buildings	<i>May - July 2013</i>
7.	Survey & prepare for subdivision	<i>July 2013</i>
8.	File rezoning application for 7 lots	<i>September 3rd 2013</i>
9.	Respond to water issues	<i>Throughout 13/14 school year</i>
10.	Big Eddy water petition approval	<i>February 5th 2016</i>
11.	Approval of rezoning application by City	<i>May 9, 2017</i>
12.	Resubmit the subdivision application and update as necessary	<i>May/June 2017</i>
13.	Determine disposition approach through exclusive real estate listing, open real estate listing, or advertisements	<i>June 2017</i>
14.	Obtain Preliminary Layout Approval	<i>June 2017</i>
15.	Service and complete subdivision.	<i>Early Summer 2017</i>
16.	Proceed with disposition of lots	<i>Late Summer 2017</i>

The subdivision plan is provided below.



Mt. Begbie Elementary School

With interest being expressed in the property, the Board is updating the appraisal for the site. Previous appraisals were completed in 2003 and 2007.

An overview of timelines is detailed overleaf, with the green tasks being completed. The items in orange represent the work currently underway.

Mount Begbie 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>June 2012</i>
3.	Obtain hazmat assessment	<i>October 23rd 2013</i>
4.	Prepare initial site options for discussion with Board	<i>September 1st 2015</i>
5.	Provide an update to the City Planning Department	<i>September 1st 2015</i>
6.	Modify the initial redevelopment plan, as appropriate, based on the input received from the Trustees	<i>October 2015</i>
7.	Discuss revised options with Trustees	<i>November 3rd 2015</i>
8.	Prepare a preliminary plan with redevelopment options and submit to the City	<i>December 5th 2015</i>
8.	Revise preliminary redevelopment plans based on feedback from the City and Trustees	<i>May 2016</i>
9.	Convene a public information meeting to present plans for the redevelopment of the Mount Begbie Elementary site	<i>June 21st 2016</i>
12.	Prepare a Request for Proposals for Demolition	<i>Summer 2016</i>
13.	Proceed with demolition and restore site	<i>Fall 2016</i>
14.	Modify the preliminary redevelopment plan as appropriate, based on the input received from the public	<i>Winter 2017</i>
15.	Commission re-appraisals of the property	<i>May 2017</i>
16.	Consider options for disposition	<i>June 2017</i>

Mountain View Elementary School

With interest also being expressed in the property, the Board is updating the appraisal for the site. Previous appraisals were completed in 2003 and 2007.

The district is working with the City to establish the status and ownership of the closed lanes and roadways on the site.

An overview of timelines is detailed overleaf, with the green tasks being completed. The items in orange represent the work currently underway.

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>June 2012</i>
3.	Engage with special interest groups	<i>Heritage Commission and Citizens June 11th 2013</i>
4.	Obtain pre-demolition hazmat assessment	<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.	Post a Request for Proposals (RFP) to determine interest in all or portions of the property, or ownership of the 1914 building RFP on BC Bid	<i>March 2014</i>
10.	Respond to proponent's interest in the RFP	<i>April 2014</i>
11.	Update the redevelopment plan based on the input received from the public consultation process	<i>May - August 2014</i>
12.	Award contract(s) and proceed with hazmat removal and selective demolition of building structures	<i>September - December 2014</i>

13.	Apply to City for heritage designation of 1914 school	<i>September 2014</i>
14.	Update the redevelopment plan based on the input received	<i>January 2015</i>
15.	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>
16.	City of Revelstoke Heritage Designation Bylaw adopted	<i>April 24th 2015</i>
17.	Respond to proponent's interest in the RFP	<i>April 27th 2015</i>
18.	Remove foundation, fill and level site	<i>May 1st 2015</i>
19.	Reassess market conditions and timelines for disposition of the site	<i>September 2015</i>
20.	Assess sub-surface conditions on the site and obtain geotechnical report	<i>November 2015</i>
28.	Determine best options to determine interest in all or portions of the property, including ownership of the 1914 building	<i>February 2016</i>
29.	Review feedback from the City regarding rezoning	<i>February 2016</i>
30.	Survey Heritage Building location and complete an interior lot line cancellation and establish one parcel of land for the Heritage Building	<i>March 2016</i>
31.	Issue an RFP for the Heritage Building	<i>April 2016</i>
32.	Conduct ownership searches of undeveloped lanes and roads	<i>May 2016 – May 2017</i>
33.	Conclude RFP regarding the sale of Heritage Building	<i>Summer 2016</i>
34.	New Owner secures a Heritage Revitalization Agreement for 1914 building	<i>Fall 2016</i>
35.	Complete sale of Heritage Building	<i>December 2016</i>
17.	Commission re-appraisals of the property	<i>May 2017</i>
36.	Engage with the City regarding land uses of remainder of site.	<i>June 2017</i>

Questions / Feedback / Concerns

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