



Revelstoke Board of Education Surplus Schools Update

#8 – October 28th, 2013



What is Happening ?

Big Eddy Elementary School Site

We filed our request for subdivision, on Friday September 6th, 2013. We are hopeful that referrals to appropriate agencies, a city requirement as part of the approval process, were sent during the week of October 21st, 2013.

We have requested city staff to complete our rezoning application, as we believe we have now fulfilled all requirements for rezoning.

Based on our outstanding rezoning application, and the timelines for our subdivision application, we have updated our project schedules for the disposition of the property. We do not anticipate being able to address next steps with respect to actual disposition of the property until December. We are fielding a number of inquiries regarding the sale of the lots.

Mountain View Elementary School Site

Revelstoke's Integrated Community Sustainability Plan

Both Cindy Pearce, Mountain Labyrinths Inc. and consultant for the development the Integrated Community Sustainability Plan (ICSP), and Jill Zacharias, Social Development Coordinator for the City of Revelstoke and have provided information regarding the implications of the ICSP on the redevelopment of the Mountain View site. The plan can be found on the City of Revelstoke website at [City of Revelstoke - Integrated Community Sustainability Plan](#).

We have now reviewed the Mountain View site redevelopment in light of Revelstoke's Integrated Community Sustainability Plan.

The Sustainability Action Plan identifies four necessary conditions for a sustainable society – not as isolated priorities, but as interconnected essentials:

- a vibrant, healthy and inclusive community,
- a healthy environment,
- a responsible and innovative economy, and
- a strong leadership collaboration in government and the community (at all levels).

Seven high or very high priorities in the Action Plan pertain to the Mountain View school site and/or buildings:

- Pursue opportunities for parks/green space associated with schools, including school ground greening programs. (Integrating Strategy: Healthy Ecosystems and Linked Open spaces)

- Require any development of the surplus school lands to include affordable housing. (Integrating Strategy: Strong Community Capacity)
- Seek community input about incorporating community uses in decisions about repurposing the surplus school facilities. (Integrating Strategy: Strong Community Capacity)
- Explore heritage conservation area designation for appropriate portions of the community including the downtown commercial core. (Integrating Strategy: Vibrant Culture)
- Re-assess the feasibility of repurposing historic Mountain View school as a community cultural/interdisciplinary arts center. (Integrating Strategy: Vibrant Culture)
- Develop a better understanding of the built assets that could be repurposed (e.g., hospital grounds, old schools, older downtown buildings). (Integrating Strategy: Dynamic and Local Community Economy)
- Consider the opportunity of historic Mountain View School as arts center and conference center, and/or a condo conversion. (Integrating Strategy: Dynamic and Local Community Economy)

Heritage Considerations

The following photo shows a view of MVE in the 1930s prior to the 1937 addition. The photo was taken from Third Street looking north.



Mountain View School, circa 1930s
[Revelstoke Museum & Archives #159]

Mountain View demonstrates community heritage significance for a number of reasons:

- Long-term use as an educational institution
- Connections to the Revelstoke community
- Outstanding example of institutional architecture
- Last remaining example of a large early masonry school in Revelstoke
- Visual and community landmark

As the last remaining large-scale early school in Revelstoke, MVE is considered one of the most significant heritage buildings in the city. Despite its recognized heritage value, Mountain View has not been placed on the Revelstoke Heritage Register and has no legal protection. A Statement of Significance has never been prepared, which would document the heritage value of the school. Based on feedback to date, we have instructed Don Luxton of the Arlington Group, to prepare a Statement of Significance for the 1914 building. The site should receive

heritage designation so that it will be retained in perpetuity. Heritage designation will enable any future changes to the site to be managed through the municipal planning process.

We are currently gathering information on an addition to the original building, which was made in 1938, to assess the best approach to that building in the redevelopment of the site.

Potential Scope of Rehabilitation / Restoration Work

The historic portion of the building consists of a two-story structure plus a full basement. It comprises a gross floor area of 4,250 square feet per floor on three floors, for a total area of 12,750 square feet. The concrete walls are 20" to 21" thick with an exterior brick veneer. Later additions were attached to the southeast and to the northeast (at the rear). An unsightly concrete block stair tower has been added to the front façade.

The potential restoration costs of MVE could be in the range of \$1,500,000 to \$2,500,000, depending on the proposed use, the extent to which interior demising and finishing is required, and life safety requirements. A more precise cost estimate would depend on the nature of the adaptive reuse of the building. The School District will not incur these costs but they are outlays a future owner will incur for the adaptive reuse of the building.

Options for Redevelopment

Options for redevelopment of the site are being prepared to be shared at an Open House on Saturday November 16, 2013.



Mark your Calendars!

Open House

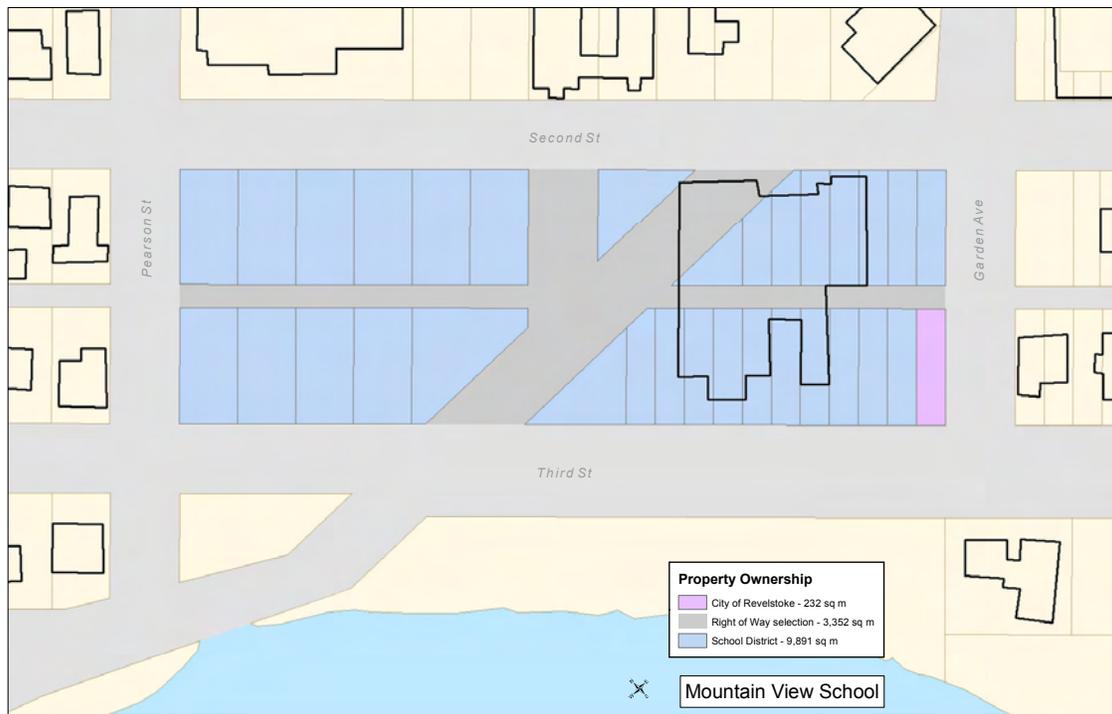
regarding redevelopment of the
Mountain View Elementary School site on

Saturday, November 16th, 2013
from 10 a.m. to 5 p.m.
in the MacPherson Room at the
Revelstoke Community Centre, 600 Campbell Avenue.



Mountain View School, circa 1930s [Revelstoke Museum & Archives #159]

The property owned by the school district is highlighted below in blue.



The grey areas designated on this property map are not titled to our school district, and 1 lot is still with city ownership (pink). A calculation has been done for the grey and pink areas, save for the municipal lane area, which will be a part of our redevelopment plans. This area is 2367 m².

Options are being developed regarding site planning possibilities and lot sizes. Common to each option is heritage retention of the 1914 school and an area at the rear of the building to meet parking requirements for the adaptive reuse of the heritage building. Each option will contain a provision for a City park and playground.

In order to secure the funds committed to the capital project, it is clear that we have a significant number of elements to consider in the redevelopment of the Mountain View site.

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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