



## Revelstoke Board of Education Surplus Schools Update

#9 – January 11<sup>th</sup>, 2014



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### Why is the Board Disposing of Surplus School Sites ?

- The Project Agreement between the Board of Education and the Minister of Education set out the funding plan for the Revelstoke Schools Project.
- The funding plan identified a local contribution of \$2.4 Million, to be raised through the disposition of surplus schools.
- The Board of Education now has the responsibility of raising \$2.4 Million from the sale of surplus assets.
- The School District is moving forward with the disposition of the surplus assets in order to fulfill the obligations contained in the Project Agreement.
- Surplus sites identified for disposition are:
  - ✓ Big Eddy Elementary School site
  - ✓ Mountain View Elementary School site
  - ✓ Mt. Begbie View Elementary School site
- We believe that the Farwell Elementary School site and improvements should be retained indefinitely, as the site may be a suitable location for an additional elementary school if elementary enrolments in Revelstoke increase significantly in the long term. Currently, the lease arrangements with the tenants cover the operating costs incurred by the school district.

### What is Happening and When?


#### ***Big Eddy Elementary School Site***

The Board filed the request for subdivision on Friday September 6<sup>th</sup>, 2013 and referrals to the appropriate agencies regarding our application were sent on October 23<sup>rd</sup>, 2013.

To support our rezoning and subdivision applications, we have commissioned a water supply study. The majority of work is completed, and the study will be submitted to the City shortly. We believe that this study will fulfill the additional information requested by the City and hopefully allow our applications for both rezoning and subdivision to proceed. We will update our project schedules for the disposition of the property, with February being a new target for next steps to undertake discussions regarding the sale of the lots.

## ***Mountain View Elementary School Site***

Open House November 16<sup>th</sup>, 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]

We had a very successful Open House, with approximately 180 citizens in attendance. Attendance was steady from 10:00 am to 4:00 pm, clearly indicating that there is strong public interest in the redevelopment of this site.

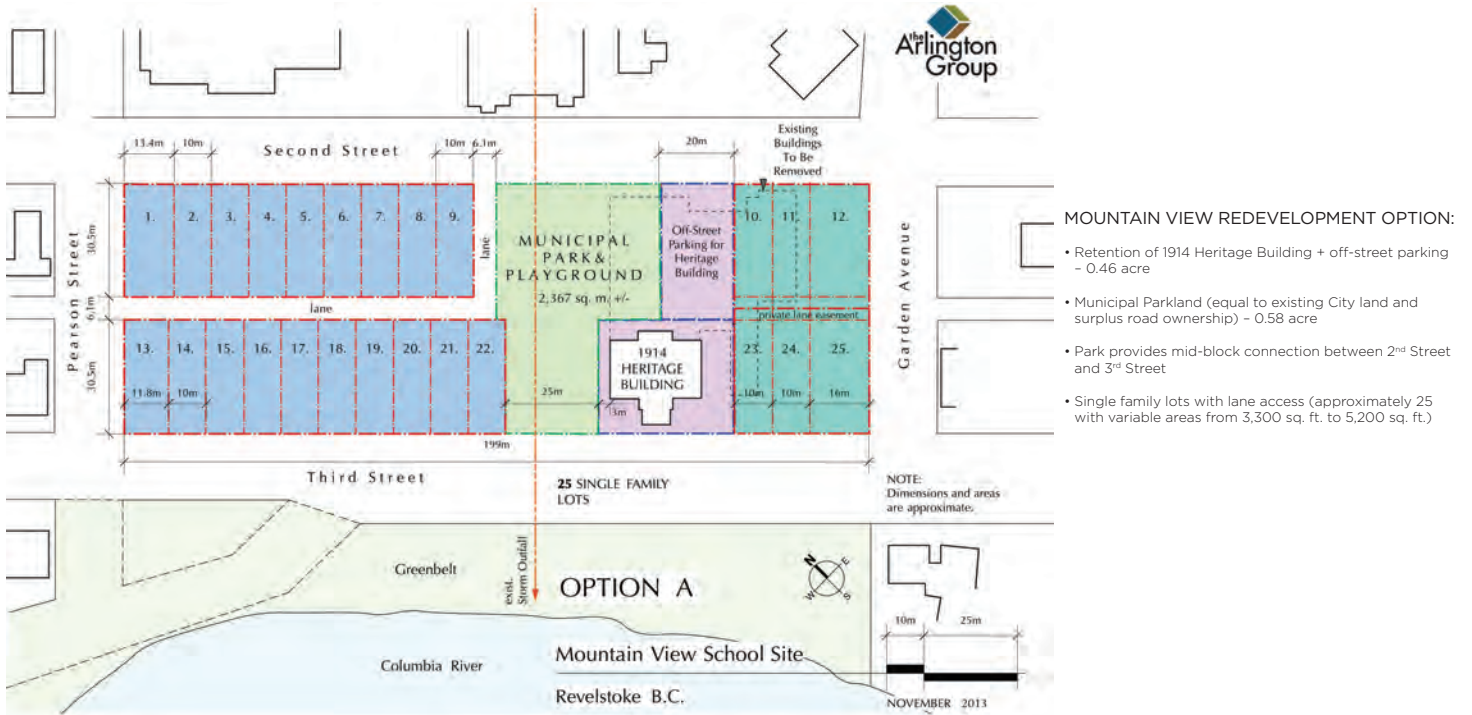
We have summarized the specific comments from 104 comment sheets returned either at the Open House or submitted to Board Office subsequently. In addition, a few respondents wished to meet to share their impressions in person, and we accommodated those individuals. This indicates a strong level of engagement. Many attendees stayed for a lengthy period and wanted to discuss the presentation materials with those at the information stations. The feedback from the Open House is now being reviewed by our consultants.

### **Key feedback included:**

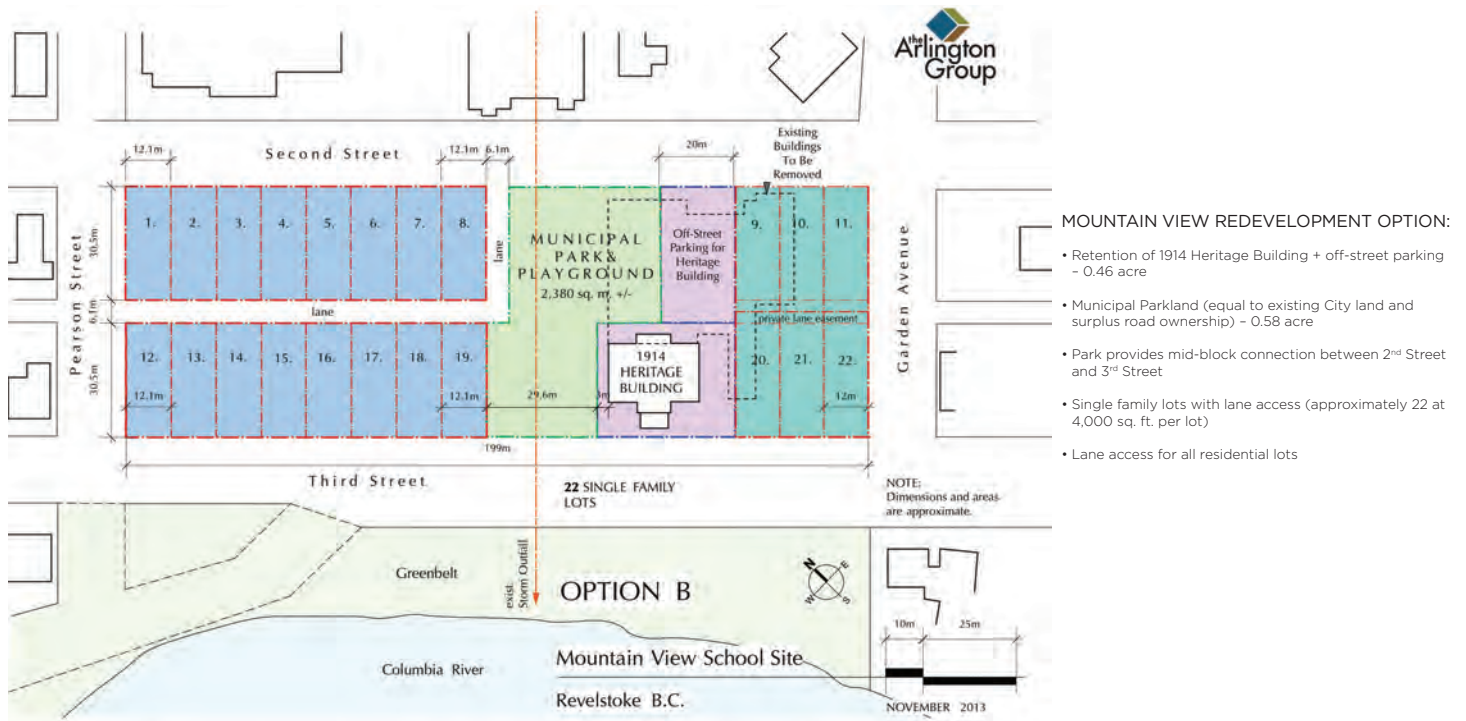
- Almost all supported retention of the 1914 building but were willing to see the other buildings removed.
- There was universal support for park or green space on the site. Opinion was evenly divided between those who supported a park in the middle of the site and those who felt the best location for a park would be between the 1914 building and Garden Avenue to the southeast. Arguments in favour of a mid-block location included: proximity to residents of the new development, proximity to the Moberly apartments, enhancement of the mini park on the east side of Second Street and better safety for children. Arguments in favour of the end block park location were: better passive surveillance from surrounding streets, excellent longer distance views of the 1914 building and retention of parkland where the existing playground equipment is located. Fourteen comments specified that the park needs to be larger.
- Most comments on the residential component indicated a preference for larger lots compared to smaller lots. This was reflected in individual comments as well as a comparison of the options. Option B was preferred by 27 persons compared to 18 who favoured Option A. Both have a similar layout with a park in the middle. Option B lots have 12 metre frontages compared to 10 metre frontages on Option A. Similarly Option D was preferred by 27 persons compared to 9 who favoured Option C. Both options have a park southeast of the school. Option D lots have typical frontages of 15.5 metres while Option C frontages are predominately 10 metres.

The four options presented for initial discussion are reproduced on the next pages.

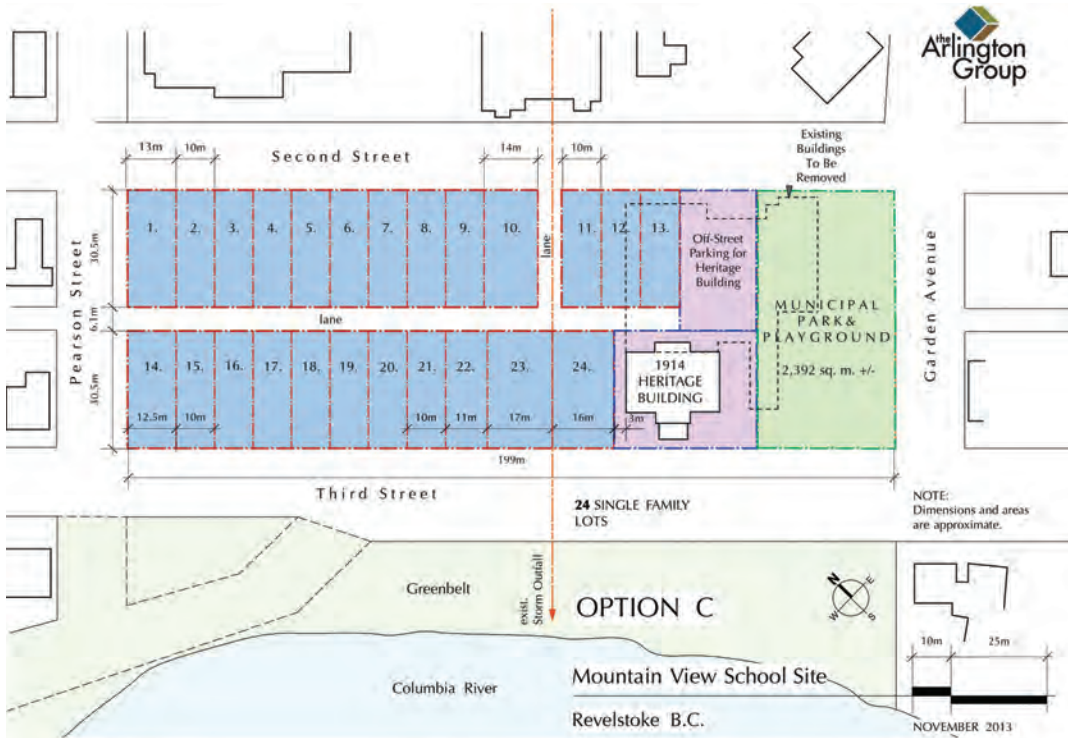
# MOUNTAIN VIEW SCHOOL SITE: REDEVELOPMENT OPTIONS 8



# MOUNTAIN VIEW SCHOOL SITE: REDEVELOPMENT OPTIONS 9



# MOUNTAIN VIEW SCHOOL SITE: REDEVELOPMENT OPTIONS 10



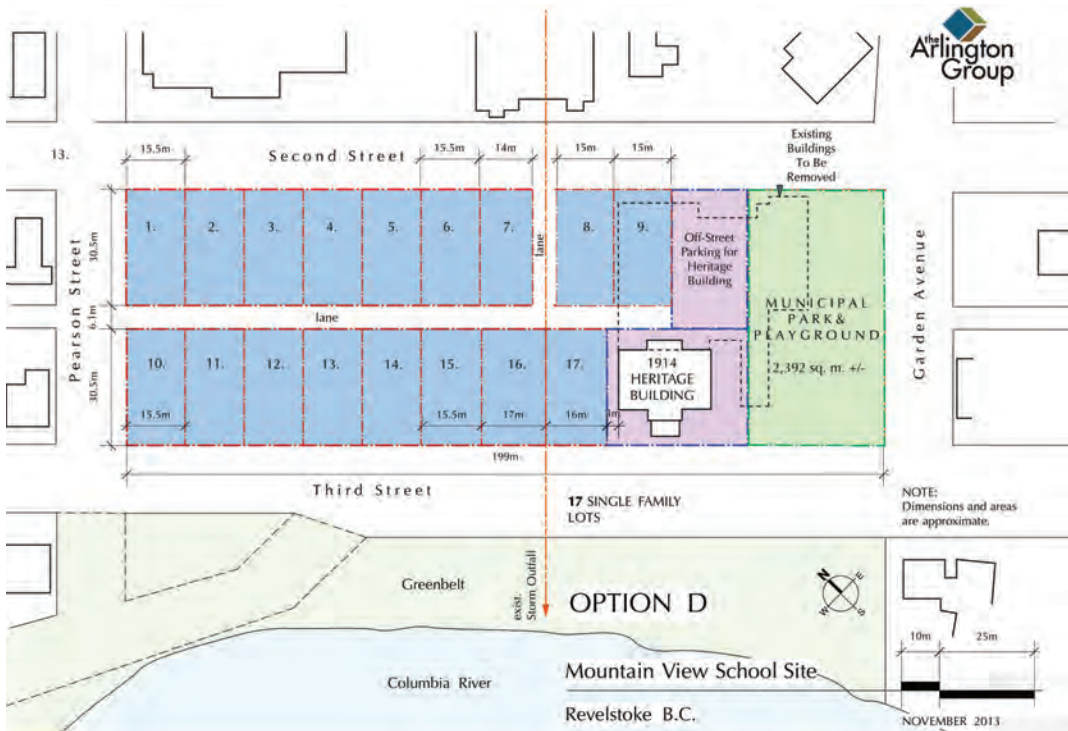
## MOUNTAIN VIEW REDEVELOPMENT OPTION:

- Retention of 1914 Heritage Building + off-street parking - 0.46 acre
- Municipal Parkland in southeast part of site (equal to existing City land and surplus road ownership) - 0.59 acre
- Single family lots with lane access (approximately 24 at variable areas from 3,300 sq. ft. to 5,200 sq. ft. per lot)
- Lane access for all residential lots

NOTE: Dimensions and areas are approximate.

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# MOUNTAIN VIEW SCHOOL SITE: REDEVELOPMENT OPTIONS 11



## MOUNTAIN VIEW REDEVELOPMENT OPTION:

- Retention of 1914 Heritage Building + off-street parking - 0.46 acre
- Municipal Parkland in southeast part of site (equal to existing City land and surplus road ownership) - 0.59 acre
- Single family lots (approximately 17 at 5,000 sq. ft. per lot)
- Lane access for all residential lots

NOTE: Dimensions and areas are approximate.

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- Very few persons related the proposal for smaller lots to facilitate more affordable housing; however several indicated support for higher density or townhouses on the site for varying reasons (e.g. greater affordability, aging demographic with less ability to maintain a large lot).
- A number of people commented on possible future uses of the 1914 building. Most of those comments were in support for community or cultural uses. Possible Uses suggested for the 1914 Building:
  - Condos – one for each classroom (4) plus possible use of basement space and other smaller rooms
  - Abbeyfield House – This is a form of family style living for independent seniors (see [www.Abbeyfield.ca/](http://www.Abbeyfield.ca/)). There are approximately 14 Abbeyfield houses in B.C. including Kelowna, Armstrong, Vernon and Golden. Abbeyfield houses have up to 10 rooms and are operated by non-profit societies, some with charitable status.
  - Private health clinic or medical practice for doctor and other health professionals
  - Office uses
  - Restaurant
  - Micro-brewery
  - Specialized retail use
- Other comments concerned a desire for residential design guidelines to complement the 1914 heritage building, development concepts for the park, landscaping and other site features.
- A considerable number of comments indicated support for the public consultation process that we are undertaking. Thank you for those kind comments.

A number of participants provided insightful and specific feedback verbally to those hosting the information stations. We include highlights of that feedback below:

- ✓ Central School Foundation Debris – when the school was demolished, the site foundations were covered in and remain on the site underneath the playfield. The amount of, and nature of the fill was raised as a concern by residents familiar with the site. Removal of the foundation and any debris could be undertaken in conjunction with the demolition of the additions to the 1914 building.
- ✓ Garbage Management – The bank between the Columbia River and Third Street is a wildlife corridor used by bears. The implication for the Mountain View site redevelopment would be to ensure any public garbage containers were secure.
- ✓ Snow Loads – Narrow lots with small side yard setbacks can pose a problem. Consideration will need to be given to roof designs and where snow shedding will occur.

- ✓ 1914 School Side Yard Setback – depending on the adjacent use, the indicated 3 metre setback from the building may need to be increased. This will not affect Options A and B which face a park but may need to be reviewed for adjacent single family development northwest of the 1914 school facing Third Street. The issue concerns the BC Building Code and affects the distance between buildings and the nature of construction materials and combustible openings for the 15 windows facing the playfield.
  
- ✓ Columbia River access – off site improvement and bank stabilization was proposed with stairs dropping down the bank leading to a canoe launch. The riverbank platform would need to have a variable elevation due to changing river levels by BC Hydro.

***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

A sincere thank you is extended to all those who have contributed feedback at our two Open House events and separately by phone and email. We continue to look forward to your comments and concerns as our project unfolds.

**Questions / Concerns**

Please direct comments/feedback to:

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