



Revelstoke Board of Education

Surplus Schools Update

#26 – January 2nd, 2018



We are providing this update regarding the disposition of Big Eddy Elementary school site as the timelines have changed substantially over the past eight months. We appreciate the patience of all those who have expressed an interest in the property.

Big Eddy Elementary School

Rezoning Complete

Rezoning to R2A Special Low Density Residential (requiring a minimum lot area of 1,700 square metres and lot width of 25 metres) has been completed, and will facilitate uses including single or two-family dwellings as well as home occupations, accessory buildings and bed & breakfast businesses. Each of the seven lots proposed will have an area of 1,940 square metres with 28.59 metres of frontage along Begbie Road. The subdivision plan is attached.

Subdivision Approval

We have yet to receive Preliminary Layout Approval (PLA) for our subdivision application.

Timelines related to our request are outlined below:

- Original subdivision application was sent September 3, 2013 and was impacted by the water issues in Big Eddy.
- Preliminary Layout Approval was requested on May 11th, 2017. At that time, we were advised of a two-month backlog in requests, and were hopeful to have approval by the end of June.
- During the week of June 5th, a new subdivision application form was requested by city staff and completed immediately. The application fees were submitted and we were advised of a further two month waiting period. We were hopeful to have approval by the end of summer.
- An inquiry to City staff at the start of this school year confirmed another two-month time period, and we anticipated approval in October.
- A call mid fall to City staff indicated a further two months, and we were targeting the end of December for approval.
- **City staff confirmed on December 12, 2017 that the PLA is not imminent, and potentially will not be approved until spring.**

Once Preliminary Layout Approval has been granted, next steps will include confirmation of servicing costs, which we believe to be limited. The city will clarify servicing costs with the PLA approval. Creation of fee simple lots will add value for the School District, minimize risk, and widen the market for potential purchasers.

We are getting regular inquiries regarding the sale of the lots, sometimes two or three within a single week, which is encouraging, considering the delays we have been experiencing. At this time, we are still anticipating disposition of the seven (7) lots by the Board, rather than sale of the property to a developer.

For an overall summary of major milestones for this project, see the chart below. Items in green have been completed while items in grey rest with the city.

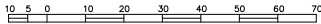
Big Eddy Elementary School

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	<i>September 3rd 2013</i>
9.	File subdivision application for 7 lots	<i>September 3rd 2013</i>
10.	Respond to water issues	<i>Throughout 13/14 school year</i>
11.	Big Eddy water petition approval	<i>February 5th 2016</i>
12.	Approval of rezoning application by City	<i>May 9, 2017</i>
13.	Resubmit the subdivision application	<i>June 2017</i>
14.	Commission re-appraisals of the property	<i>December 2017</i>
15.	Obtain Preliminary Layout Approval	<i>Spring 2018</i>
16.	Service and complete subdivision.	To be determined in 2018
17.	Determine disposition approach	To be determined in 2018
18.	Proceed with disposition of lots	To be determined in 2018

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

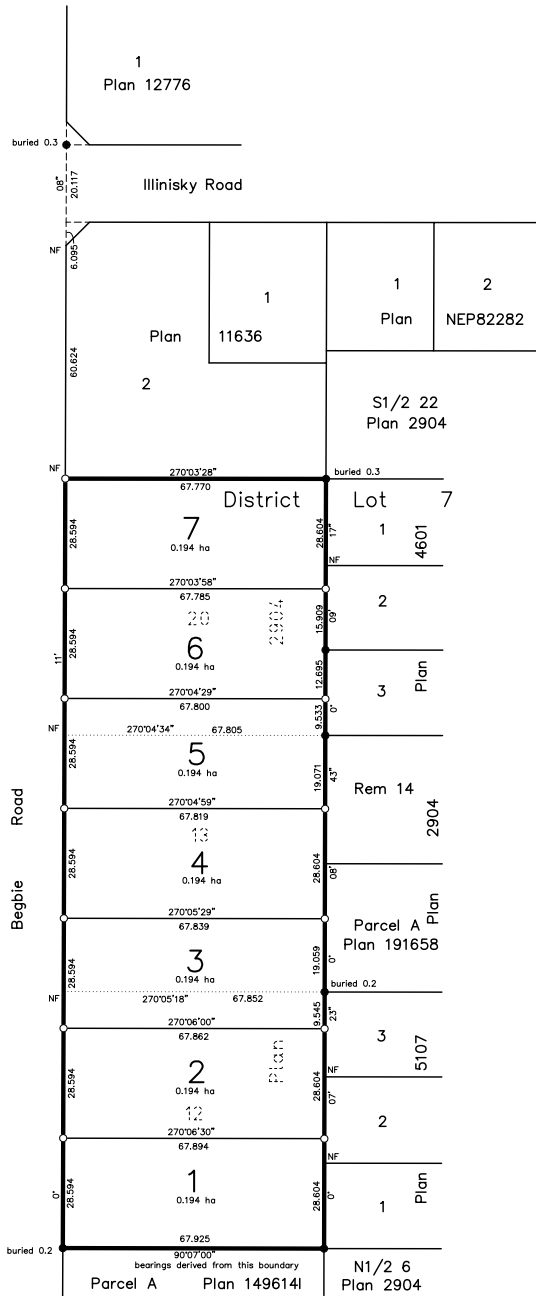
PLAN EPP32732

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
B.C. AND CANADA LANDS
SALMON ARM, B.C. Ph.250-832-9701
File: 165-13 Fb.516 p.66
165-13.raw

Questions / Feedback / Concerns

Please direct comments/feedback to:

Anne Cooper, Project Coordinator

acooper@sd19.bc.ca
250-814-4807

Mike Hooker, Superintendent of Schools

mhooker@sd19.bc.ca
250-837-2101