



# Revelstoke Board of Education

## Surplus Schools Update

#27 – March 14<sup>th</sup>, 2018



### Big Eddy Elementary School

We are providing this update regarding the disposition of the Big Eddy Elementary school site as we have now received Preliminary Layout Approval from the city. We appreciate the patience of all those who have expressed an interest in the property.

#### Subdivision Approval

We received Preliminary Layout Approval (PLA) on February 23, 2018 for our subdivision application and are now working on meeting the conditions outlined by the city.

There are a number of conditions that will require further clarification, analysis and supplementary cost estimates and the Board has engaged the services of a civil engineer to assist with this work. Creation of fee simple lots will add value for the School District, minimize risk, and widen the market for potential purchasers. 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.

The property was successfully rezoned to R2A Special Low Density Residential (requiring a minimum lot area of 1,700 square metres and lot width of 25 metres). This zoning 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.

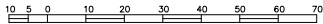
We have now updated the major milestones for this project, Items in green have been completed while tasks in orange represent the next work to be undertaken by the school district.

Big Eddy Elementary School		
Task		Completion/Target Date
1.	Obtain Minister of Education approval of the disposition	Received February 15 <sup>th</sup> 2012
2.	Provide an update to the City Planning Department	June 2012
3.	Engage a structural engineer to inspect the facility	October 2012
4.	Hold Public Info Meeting	March 13 <sup>th</sup> 2013
5.	Tender & Award hazmat removal and demolition of buildings	May - July 2013
6.	Survey & prepare for subdivision	July 2013
7.	File rezoning application	September 3 <sup>rd</sup> 2013
8.	File subdivision application for 7 lots	September 3 <sup>rd</sup> 2013
9.	Respond to water issues	During 13/14 school year
10.	Approval of rezoning application by City	May 9, 2017
11.	Resubmit the subdivision application	June 2017
12.	Commission a re-appraisal of the property	December 2017
13.	Obtain Preliminary Layout Approval	February 2018
14.	Determine disposition approach	March 2018
15.	Engage a civil engineer to provide a site servicing agreement	March 2018
16.	Assess and respond to PLA conditions	March/April 2018
17.	Service and complete subdivision	Late Spring/Summer 2018
18.	Proceed with disposition of lots	Early Fall 2018

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

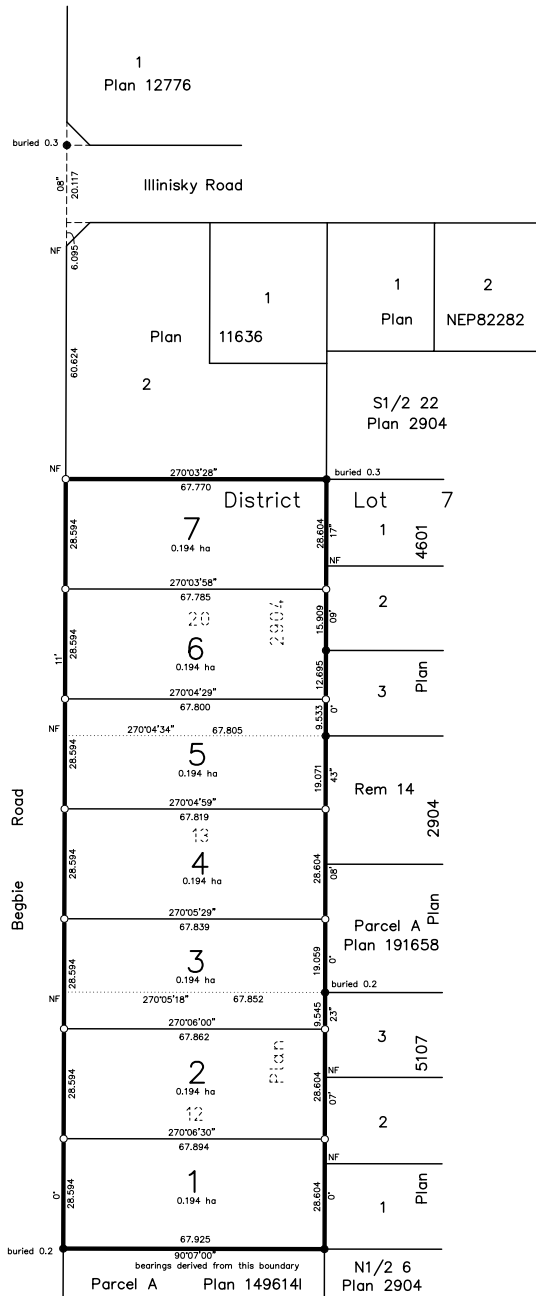
PLAN EPP32732

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

Mike Hooker, Superintendent of Schools

[acooper@sd19.bc.ca](mailto:acooper@sd19.bc.ca)

250-814-4807

[mhooker@sd19.bc.ca](mailto:mhooker@sd19.bc.ca)

250-837-2101