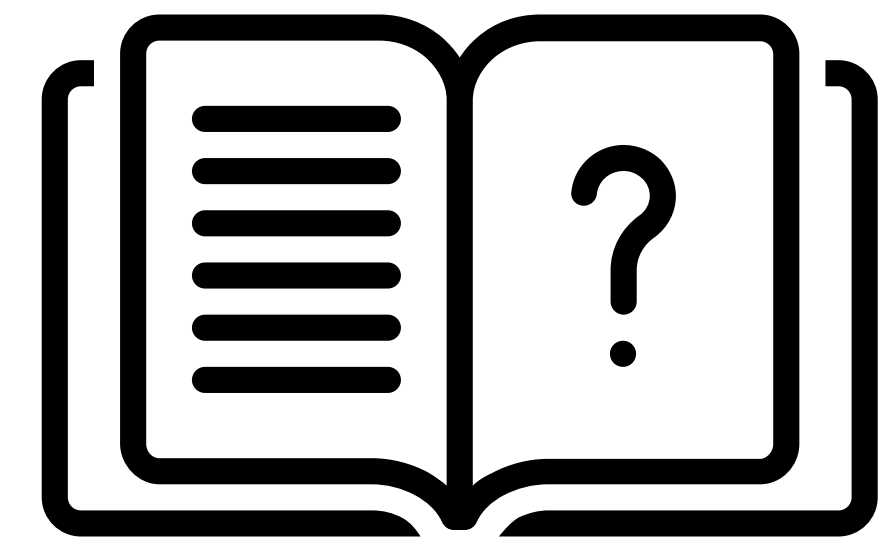
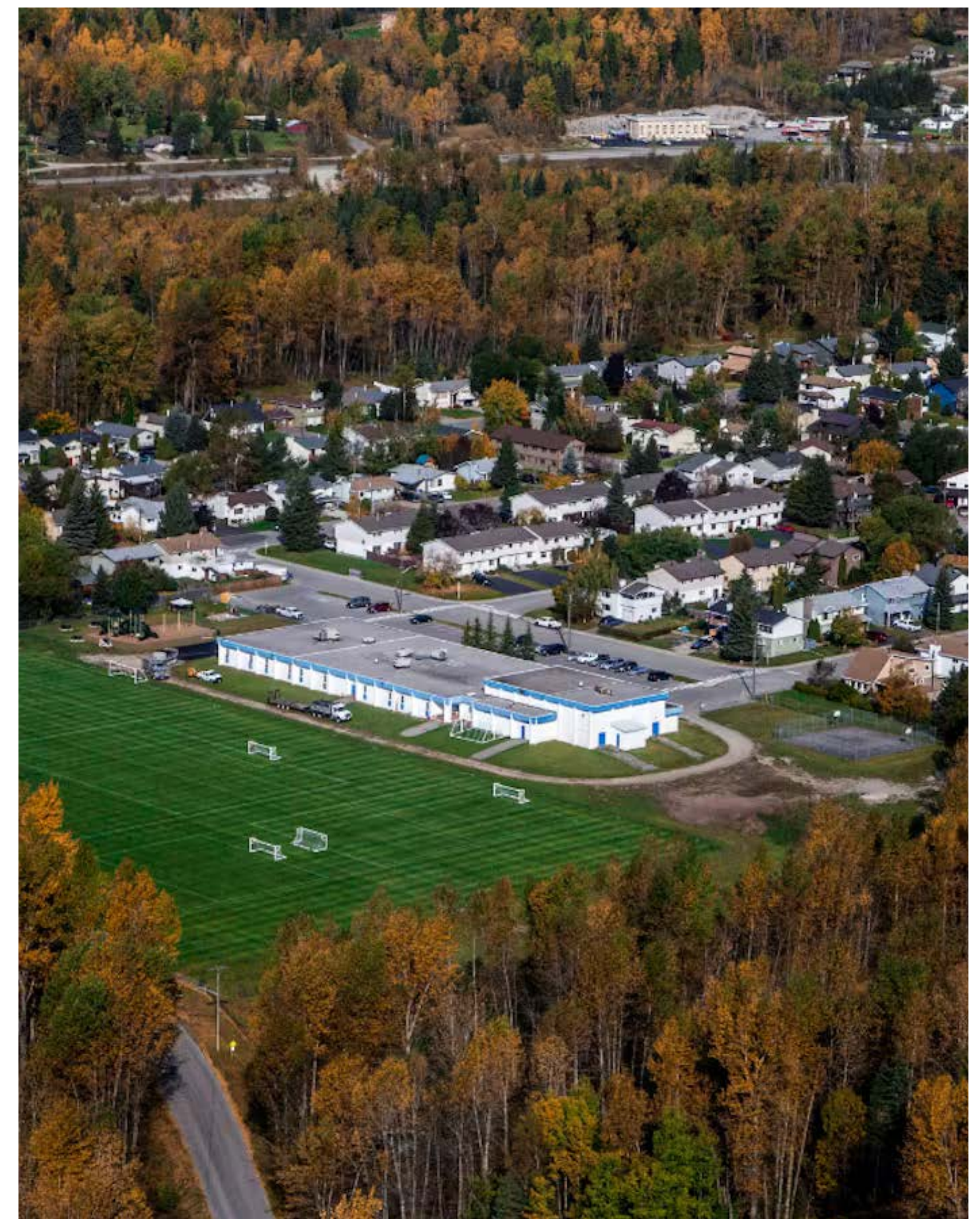


ABOUT THE PROPOSED SALE OF MAX TURYSK COMMUNITY CENTRE



BACKGROUND

The City purchased the former elementary school in the Mountview neighbourhood from School District 5 in 2008 and began operating it as Max Turyk Community Centre, leasing out classroom space, and renting the gymnasium to community groups and the public. In 2014 the Max Turyk Community Sports Fields were opened behind the facility, and in subsequent years a playground and pickleball courts were added on the site.



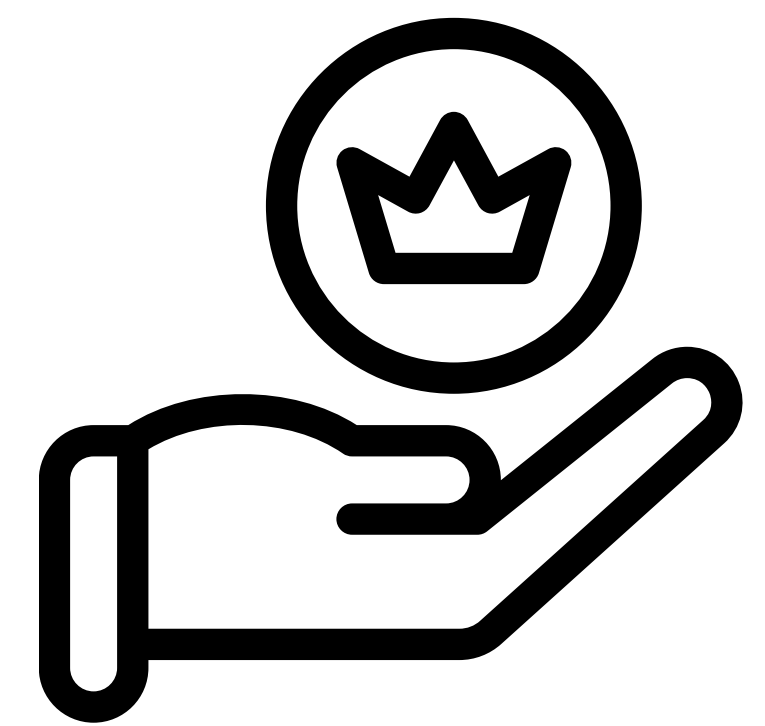
WHAT WOULD THE SALE INCLUDE?

The proposed sale would include the former elementary school facility, **8.5 acres of land** and the associated outdoor amenities; the **sports fields, pickleball courts, playground, play enclosures**, and **parking lot**. As a condition of the sale, the City would subdivide and **retain 1.5 acres of land** to be used for future affordable housing or childcare opportunities.

DID YOU KNOW?

While the City has been operating the facility as a community centre, its core function has been as a school and as leased space for childcare and preschool providers.

ABOUT THE PROPOSED SALE OF MAX TURYSK COMMUNITY CENTRE



WHAT ARE THE BENEFITS?

- A deposit into reserves of the approximately \$3.4 million sale price
- Reduced potential liability to the City and taxpayers from owning this aging facility.
- Annual savings in operating and maintenance costs for the facility, and the outdoor recreation amenities.
- Opportunity to re-allocate existing staff time to increase the level of service at other City facilities.
- Continued enjoyment of recreation amenities through a joint use agreement without being responsible for the ongoing maintenance and upkeep of the facility.
- An opportunity to support the continued success of École Sophie-Morigeau, and francophone education in Fernie.
- The City would retain 1.5 acres of land to be used for future affordable housing or childcare opportunities.

ABOUT THE CONSEIL SCOLAIRE FRANCOPHONE (CSF)

The CSF is a province-wide, public French-language school board that offers K to 12 education in French to over 6200 students in 47 schools. The CSF's ongoing goal is to provide high-quality French-language education, throughout the province, to as many students as possible.



MAX TURYK COMMUNITY CENTRE – BY THE NUMBERS



The proposed sale of the Max Turyk Community Centre would result in a deposit into our reserves of the approximately \$3.4 million sale price, and reduce the asset liability to the City and taxpayers from owning this aging facility.

WHAT WOULD THE MONEY BE USED FOR?

The sale price would be deposited into the Land Sale Reserve Fund. It's purpose is to accumulate proceeds from the sale of municipal land and improvements for the purpose of: Paying any debt remaining in relation to the property; or For acquiring land, improvements and other assets of a capital nature.

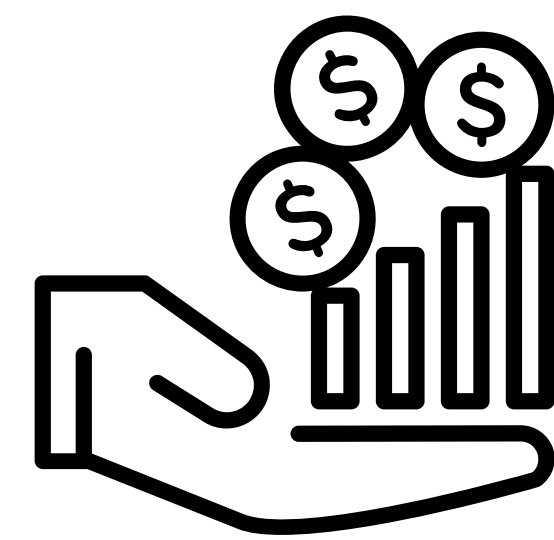
Snapshot of Facility Operating Costs

Operating Costs	Amount	Fixed / Variable
Salaries	\$ 24,358.97	Fixed
Benefits & Paid Leave	11,420.51	Fixed
Equipment Cost	13,500.00	Variable
Administration Cost	2,638.00	Fixed
Safety Allocation	500.00	Fixed
Telephone & Internet	1,885.70	Variable
Utilities	34,376.36	Variable
Insurance	29,000.00	Variable
Building Repair Materials	2,500.00	Variable
External Contracts	6,000.00	Variable
Operating Supplies	2,500.00	Variable
Lost revenue from lessee rentals	(66,300.00)	Variable
Total Max Turyk operating budget	\$ 62,379.53	
Total variable costs	23,462.05	
Variable costs as a function of taxation %		0.27%

DID YOU KNOW?

The approximately \$3.4 million is market value based on independent appraisals of the property and take into account facility condition, zoning, and lease rates.

MAX TURYK COMMUNITY CENTRE – BY THE NUMBERS



2008 – City purchased the former Max Turyk Elementary School from SD5 for \$801,632

2014 – City opened the Max Turyk Community Sports Fields \$799,261 (funded through Provincial grant and private donation) and added new playground \$74,000

2016–2019 – Facility remediation and upgrades including a new roof and HVAC upgrades, as recommended by the City's Facilities Masterplan \$661,115

2018 – Pickleball Courts created \$32,000 (CBT grant and community fundraising)

2020 – Miscellaneous upgrades and remediation work from 2018 flooding \$39,831

2021–2022 – Facility remediation \$36,454

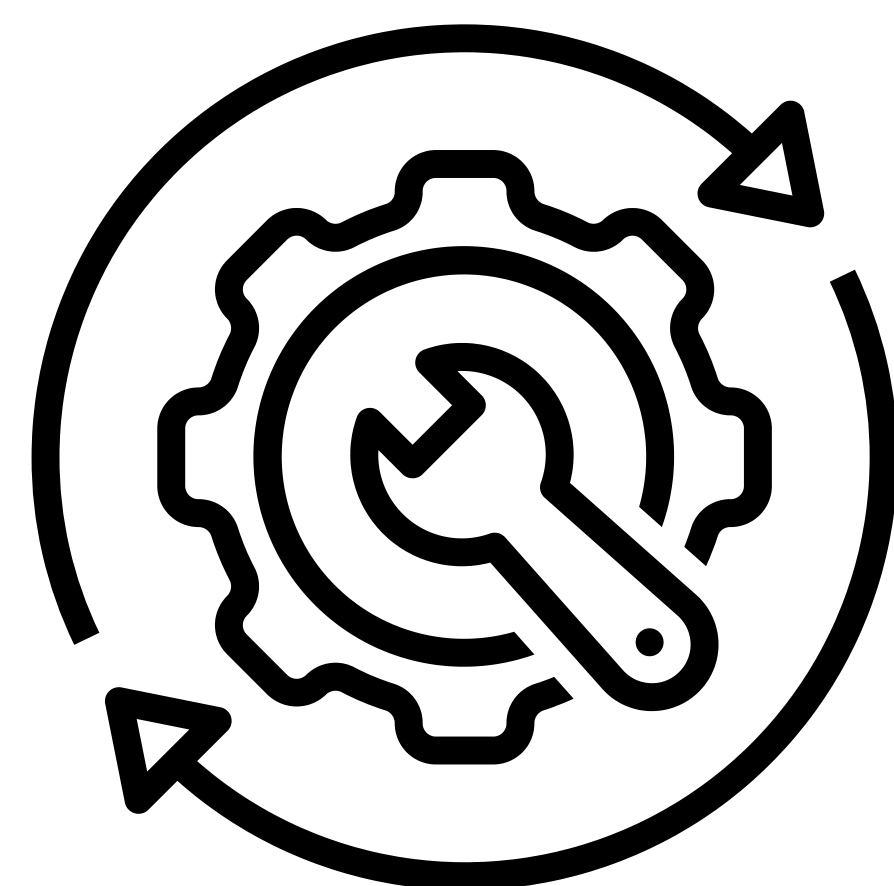
Total Capital Investment \$2.5 million



On average the City has invested \$150,000 in Capital improvements to the Max Turyk Community Centre each year.

MANAGING OUR INFRASTRUCTURE DEFICIT

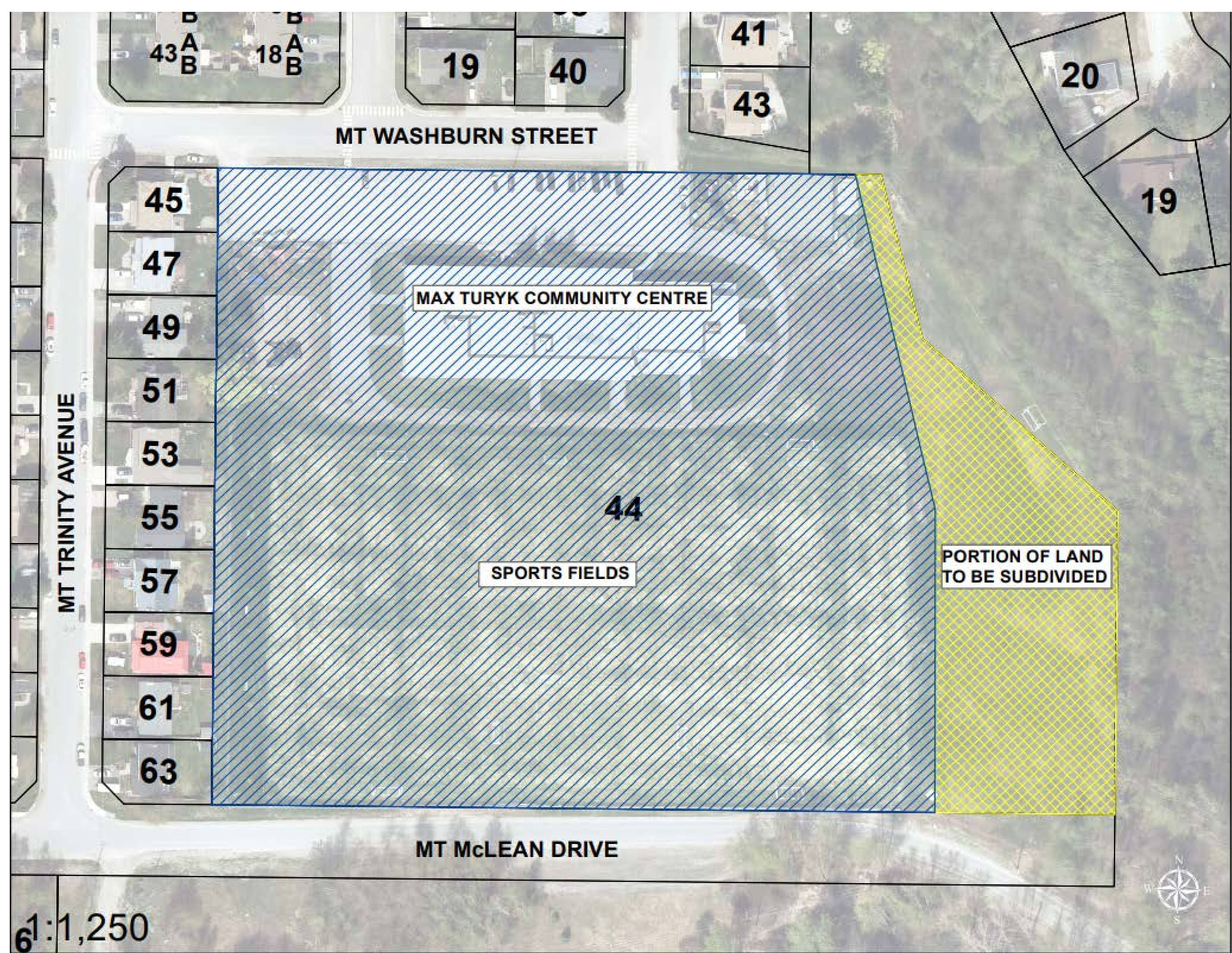
Based on the 2018 Infrastructure Asset Management Investment Plan our overall infrastructure deficit (the replacement cost of existing infrastructure that is operating beyond its standard service life) is \$67 million. City owned buildings account for 30% of our infrastructure deficit.



SUBDIVISION - FUTURE POSSIBILITIES



As a condition of sale, the City would subdivide and retain a 1.5-acre piece of property on the site. The property selected would not impact any current recreation amenities.



POTENTIAL FOR DEVELOPMENT

The City would look for opportunities to advance affordable housing and childcare initiatives on the 1.5 acre parcel, bringing it forward to the province and BC Housing as an opportunity.

ZONING

The property is currently zoned P1 Public Institution, before any development on the site it would need to be rezoned. R4 High Density Residential would allow a maximum of 45 dwelling units, R5-R Multi Family Residential Rental would allow a maximum of 75 dwelling units.



In 2022, the City adopted a Municipal Lands Acquisition and Disposition Policy that will guide future considerations for this land.

OUTDOOR RECREATION – ENSURING CONTINUED ENJOYMENT



SPORTS FIELDS – JOINT USE AGREEMENT

As a condition of sale, the City would have a joint use agreement (JUA) in place to ensure continued access to the sports fields. The JUA would be in place for 10 years (2 five year terms) and is designed to ensure that service levels for the fields remain consistent.

MAINTENANCE – WHO DOES WHAT?

The sports field seasonal maintenance and line painting would remain as the responsibility of the City of Fernie, while the day-to-day maintenance like mowing would be conducted by the CSF. Service levels and schedules would follow the standards of CSF and be evaluated over the course of the joint use agreement.

BOOKINGS, FEES AND HOURS OF USE

The booking of the sports fields would continue to be handled by the City. Generally the school would reserve access during school hours. Fees charged by the CSF, would take into consideration the applicable rates and fees established by the City's current User Fees Bylaw.

OUTDOOR RECREATION – ENSURING CONTINUED ENJOYMENT



PICKLEBALL COURTS

Since 2018, the City has owned and operated two pickleball courts on the Max Turyk grounds. These courts are open to the public from May – September (weather permitting). As a condition of sale, the City would have a joint use agreement (JUA) in place to ensure continued access to the pickleball courts for 10 years.

BOOKINGS AND HOURS OF USE

The booking of the pickleball courts would continue to be handled by the City. Drop-in use of the courts would be limited to outside school hours, however advance bookings between 8am–5pm would be permitted.

PLAYGROUND

The playground at the facility would be reserved for use by CSF while school was in session. Similar to the IDES playground, the public would continue to have access outside of regular school hours and when school is not in session.

WASHROOMS

Washrooms would be available outside of school hours for paid bookings. They would not be available to drop-in facility users. The City is exploring options for an alternate solution.

INDOOR RECREATION – ENSURING ONGOING ENJOYMENT



Regular users of the Max Turyk Gymnasium would continue to have access to that space for their activities.



JOINT USE AGREEMENT

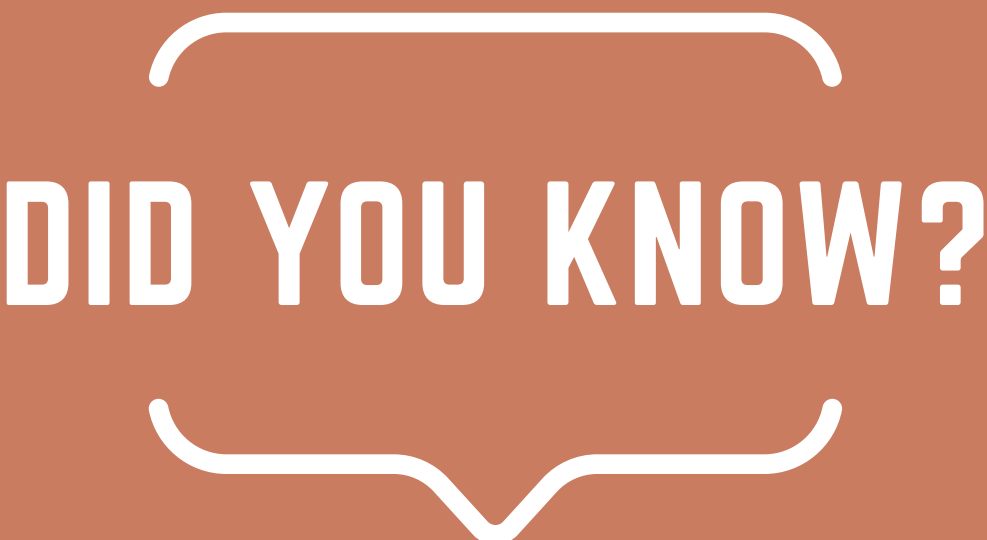
The City would have a joint-use agreement (JUA) in place to ensure the community still has access to the gym space. The JUA would ensure continued access outside of school hours .

NEW BOOKING PROCESS

The gym space would be booked through the CSF, but the process would stay very similar, with minor adjustments to time availability (5pm-10pm). Spot bookings for the gym for birthday parties and other functions would still be possible.

FEES

Fees charged by the CSF, would take into consideration the applicable rates and fees established by the City’s current User Fees Bylaw. There would be potential updates to custodial fees, to reflect true costs of rentals.



The City is developing a new joint-use agreement with SD5 for community use of gym space at IDES and FSS.

WHAT WOULD THE SALE MEAN FOR TENANTS?

CURRENT LEASEHOLDERS

The City currently leases 16 classrooms in the Max Turyk Community Centre to the following groups:

- École Sophie-Morigeau
- Fernie Childcare Society
- Fernie School Aged Care
- Fernie Forest School/Creative Minds



PROTECTING CHILDCARE SPACES

As a condition of the sale, the City has committed to extending leases with the existing tenants until July 2025. As a public organization with a core mission of caring for children and families, the CSF has indicated they would work to find an ongoing solution.

RENEWING LEASES

Current leaseholders have the option to renew leases for three-year terms. With leases currently expired, negotiations are taking place directly with tenants for leases that would extend through July 2025. Leases were previously set at \$10 per square foot. The City is working to ensure rates remain affordable for tenants.

SERVICES AND SHARED SPACES MAINTAINED

Tenants would continue to enjoy the same services currently provided by the City and have continued use of the gym and outdoor play areas.



The City is actively working with the Province to add childcare capacity and prioritized affordable housing opportunities to help meet our community's needs.

QUESTIONS AND ANSWERS: YOU ASKED, WE ANSWERED



HERE ARE SOME OTHER FREQUENTLY ASKED QUESTIONS:

Q: What guarantees and timeframes come with this joint user agreement? If the French school expands, what happens to the other groups?

A: Joint Use Agreements guaranteeing continued access to recreation amenities would be in place for 10 years. Leases would be renewed until July 2025 and following that CSF would work on an ongoing solution with existing tenants.

Q: The entirety of the subdivided land you have proposed for affordable housing floods every spring and after heavy rainfall. How is that appropriate to build on?

A: There are upgrades being made to drainage and flood protection, and the property would need to be raised to meet flood construction levels for development.

Q: Is 3.4 million the actual sale price for the land and building? Is this sale price based on a true market value for the land and building?

A: The approximately \$3.4 million is market value based on independent appraisals of the property and take into account facility condition, zoning, and lease rates.

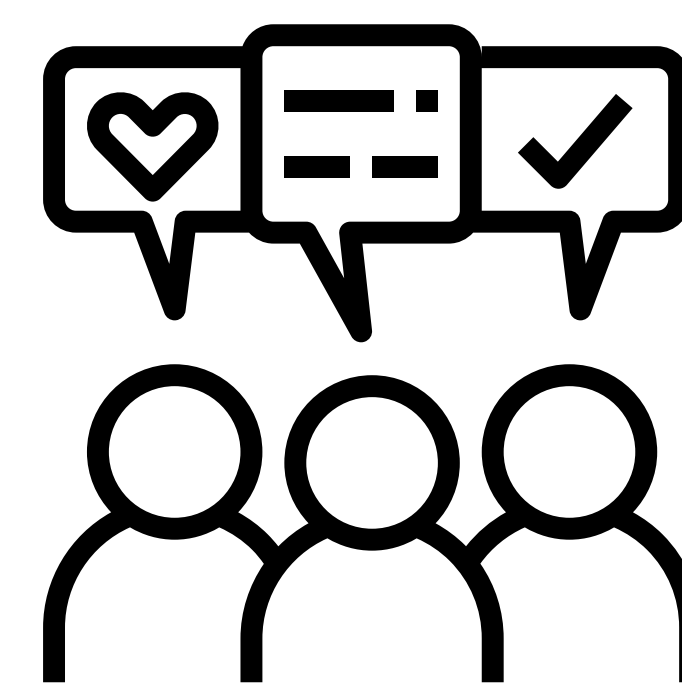
Q: What would happen to the school if the demand for francophone education decreased to the point where the school was no longer viable and CSF wanted to sell the facility and land?

A: The Province has requirements for how school properties are permitted to be disposed of: If a Board of Education no longer requires property for educational purposes, the Board must seek the approval of the Minister prior to disposing of the property by sale and transfer or by a lease of 10 years or more, unless the Board is selling or leasing land or buildings to another board or independent school for educational purposes.

Q: Have you offered SD5 the same? Maybe Max Turyk could be an elementary school again, IDES a middle school.

A: The City was approached by the CSF and has worked directly with this public school board. SD5 currently owns a piece of property they are advancing with the Ministry, and we look forward to working closely to support their projects.

TELL US WHAT YOU THINK ABOUT THE PROPOSED SALE OF MAX TURYSK COMMUNITY CENTRE



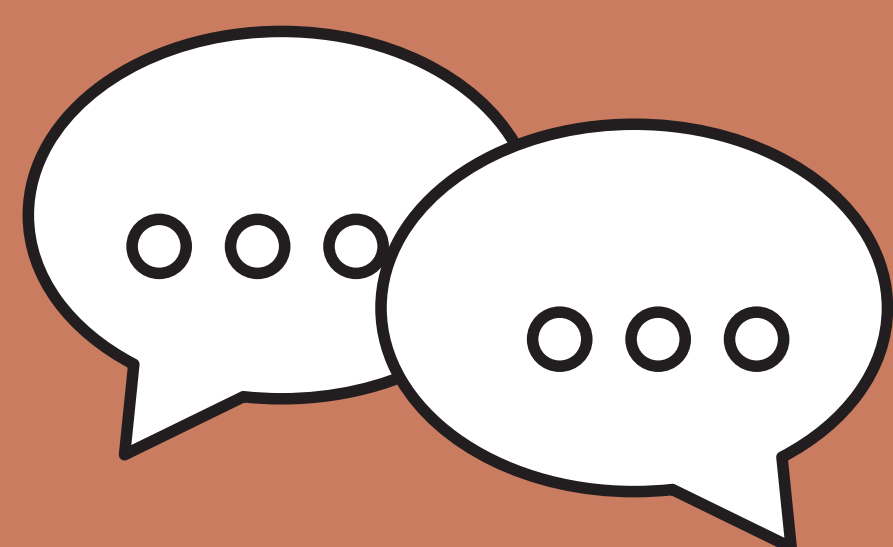
HAVE MORE QUESTIONS OR FEEDBACK?

If you have any further questions about the proposed sale, ask them tonight or submit a question using the online Q&A tool on Let's Talk Fernie and we'll publicly answer them. You can also provide feedback by using the feedback form on Let's Talk Fernie.

WHAT'S NEXT?

Feedback gathered through the online and in-person public engagement up to June 14, 2023 will be consolidated and provided to Council on June 20 for their consideration.

THANK YOU!



Go to letstalk.fernien.ca/max-turysk-community-centre-proposed-sale and fill out the feedback form by June 14, 2023

Scan the QR code here

Other ways to submit feedback:

- Send an email to letstalk@fernien.ca with the subject line "MT Proposed Sale"
- Drop off at City Hall, 501 3rd Avenue, Box 190, Fernie, BC V0B 1M0

