

ITEM	13
MANAGER'S REPORT NO.	14
COUNCIL MEETING	88/02/22

RE: DESIGN OF GOLF COURSE AT THE RIVERWAY GOLF COURSE SITE

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation as contained in the report from the Director Recreation & Cultural Services be adopted.

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1988 FEBRUARY 16

TO : MUNICIPAL MANAGER

FROM: DIRECTOR RECREATION & CULTURAL SERVICES

RE : DESIGN OF GOLF COURSE AT THE RIVERWAY GOLF COURSE SITE

RECOMMENDATION:

1. THAT prior approval be given to the expenditure of \$20,000 from the 1988 Annual Capital Budget for the retention of a golf course architect to design Riverway Golf Course with funding from the Riverway Land Development Reserve.

REPORT

1.0 BACKGROUND

For some years the Parks & Recreation Commission has had tentative plans to develop a golf course on the site shown on Attachment #1.

At its meeting of 1988 February 17 the Commission received a detailed staff report on this subject recommending that an architect be retained to design a quality 18 hole golf course with the following ancillary services:

- An 18 hole regulation golf course of 6,000+ yards
- A driving range with 30 tees, covered and lighted
- A pro shop with club repair area and club storage
- Restaurant and banquet facilities
- Maintenance area and equipment storage
- Cart storage
- Parking for 200 cars
- Practice areas (putting, pitching)
- Traffic patterns (access/egress)

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- Water and irrigation
- Drainage
- Utilities
- Horticulture
- Tree planting
- Any other items suggested by a professional golf course architect.

2.0 TIMING OF CONSTRUCTION

Construction of the facility would not be considered until Marmax Construction Company has completed its contract with the Corporation for peat mining and backfilling on the site. This contract expires in 1993 October.

3.0 ADVANTAGES OF COMPLETING DESIGN NOW

There are advantages to proceeding with some basic work during the six years that the peat contract is in place. Much of the payment to the Corporation from the peat contract will be in top soil stored on site. With a design from which to work, the contractor is prepared to grade the fill to our specifications to match the grades called for by a golf course design, readying it for top soil which is already on the site.

The use of the contractor's major equipment such as bulldozers through a contract negotiated through our Purchasing Department, could also mean substantial savings for the grading of the top soil because the equipment is already on site.

Thirdly, the contractor has a requirement to build roads through the site in order to harvest the peat. He would be prepared to build these roads at elevations and/or locations identified on any golf course design and thus leave them behind as a legacy for the golf course construction. We have already negotiated as part of the contract for a vehicular bridge to be constructed across Nelson Creek, which is an expense that the Corporation would have had to incur at some future date to join the two sides of the golf course, east and west, which are split by the creek.

If grades can be struck in this manner, a further advantage to the Corporation, which is independent of the peat contract, would be the opportunity to plant trees in the designated places at an early date, thus ensuring some tree cover when the golf course opens several years in the future.

4.0 FUNDING

Our reserve policy states that revenues received prior to 1986 December 31 from the peat removal and from dumping fees at the Riverway land development are to be used to administer the contract and fund the preliminary design of the golf course. The Riverway Land Development Reserve had \$133,000 of uncommitted funds as of 1987 December 31.

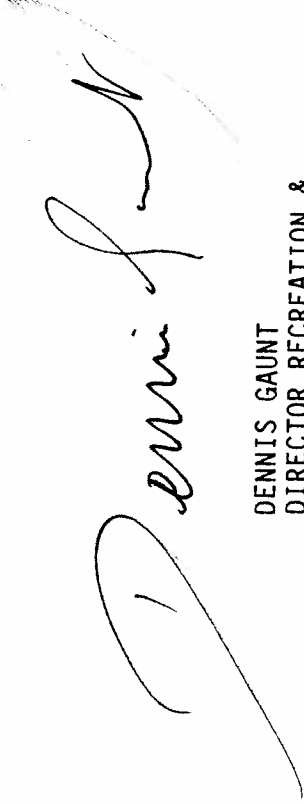
The proposed \$20,000 for the architect's fees will be included in the 1988 Capital Budget and the source of funding will be from the Riverway Land Development Reserve. Authorization is requested to commit this expenditure prior to approval of the 1988 Capital Budget.

5.0 COUNCIL AUTHORITY FOR PRIOR APPROVAL

The Parks & Recreation Commission approved the following recommendations of the staff report and respectfully requests Council's prior approval to expend \$20,000 from the 1988 Annual Capital Budget to retain a golf course architect:

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- "1. THAT the Riverway site shown on Attachment #1 (#OP23-3-6sa) be designated for the construction of a quality 18 hole golf course with all necessary ancillary facilities.
2. THAT the process for the retention of a golf course architect to design this course be commenced immediately.
3. THAT \$20,000 be approved for the payment of the golf course architect's fees and this amount be included in the 1988 Capital Budget to be funded from the Riverway Land Development Reserve.
4. THAT Council be requested to approve the expenditure of \$20,000 for this purpose prior to the approval of the 1988 Capital Budget.



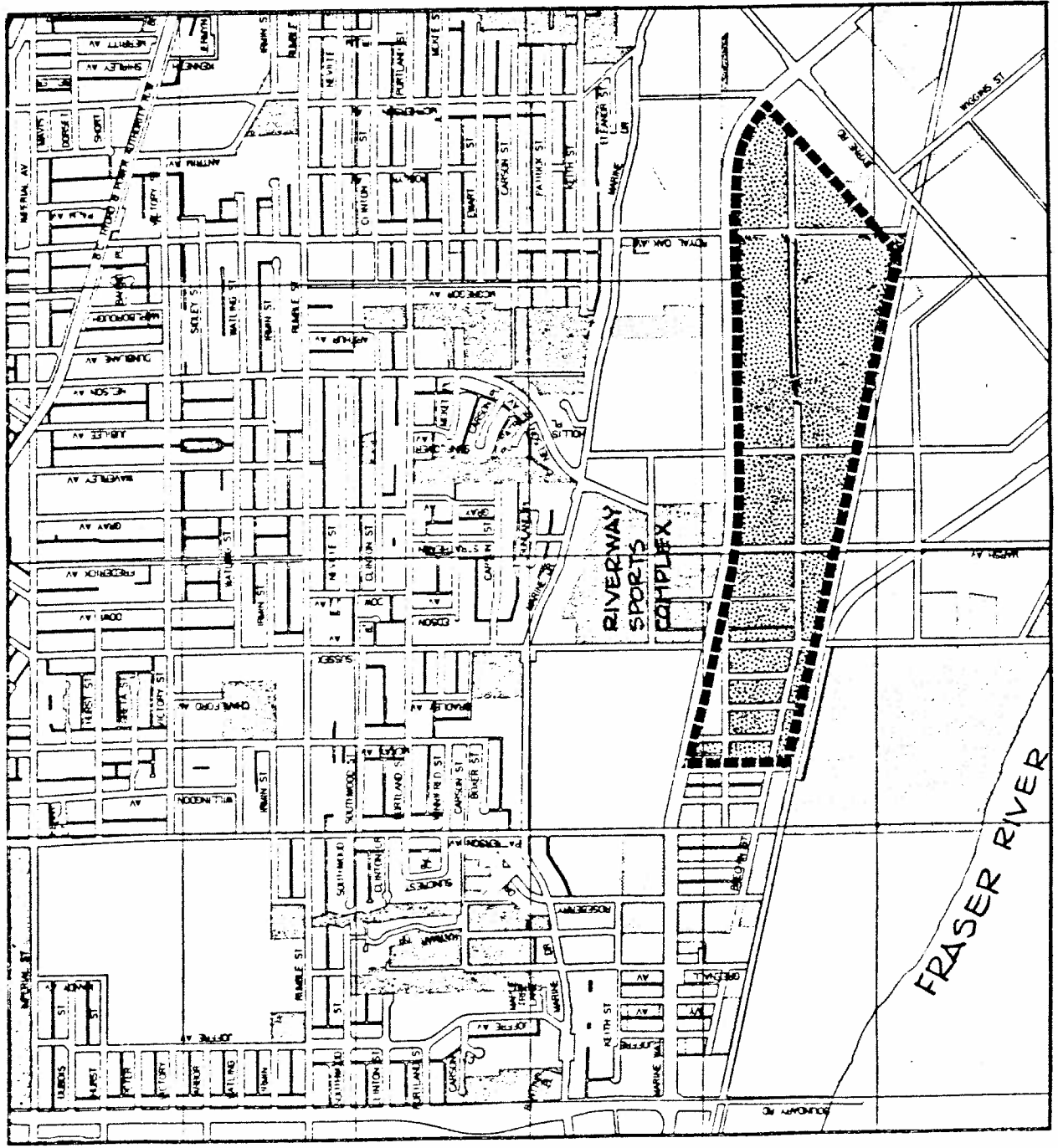
DENNIS GAUNT
DIRECTOR RECREATION &
CULTURAL SERVICES

PAL:ps
Attach.

ITEM 10
 DIRECTOR'S REPORT NO. 4
 COMMISSION MEETING 88 02 17

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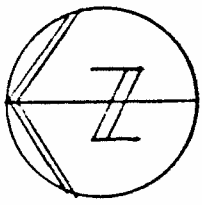
ATTACHMENT #1 143



LEGEND

----- PROPOSED RIVERWAY GOLF COURSE BOUNDARY

▒ ACQUIRED PROPERTIES



PROJECT
**PROPOSED
 RIVERWAY
 GOLF COURSE
 SITE**

DESIGNED BY
 DRAWN BY AL
 CHECKED BY
 DATE 85/01
 SCALENTS

BURNABY
 parks & recreation
 department

DRAWING No.
OP. 23-3-65a

REV.