

ITEM 7
MANAGER'S REPORT NO. 58
COUNCIL MEETING 89/09/18

RE: RIVERWAY GOLF COURSE - CONTINUATION OF CONSTRUCTION
MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Recreation & Cultural Services be adopted.

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1989 SEPTEMBER 05

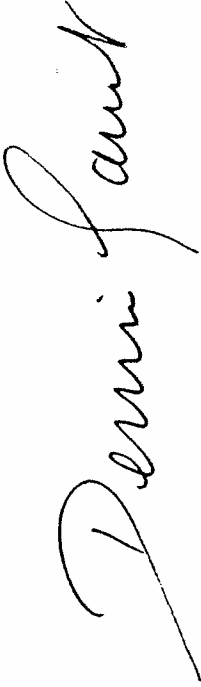
TO : MUNICIPAL MANAGER
FROM : DIRECTOR RECREATION & CULTURAL SERVICES
RE : **RIVERWAY GOLF COURSE - CONTINUATION OF CONSTRUCTION**
PURPOSE: To obtain Council authority to bring forward a Capital Reserve Fund Expenditure Bylaw for \$290,000 to continue work on the development of the Riverway Golf Course.

RECOMMENDATION:

1. THAT a Capital Reserve Fund Expenditure Bylaw in the amount of \$290,000 be brought forward to allow continuation of development of the Riverway Golf Course.

REPORT

At its meeting of 1989 September 06 the Parks & Recreation Commission received the attached report on the above subject. The Commission adopted the three recommendations contained therein.



DENNIS GAUNT
DIRECTOR RECREATION &
CULTURAL SERVICES

PAL:jel
Attach.

cc: Director Finance
Director Engineering
Director Planning & Building Inspection
Chief Health Inspector

RE: RIVERWAY GOLF COURSE - CONTINUATION OF CONSTRUCTION

RECOMMENDATIONS:

1. THAT the expenditure of \$290,000 to proceed with the development of the first 9 holes and ancillary facilities at the Riverway Golf Course, as outlined in this report be approved.
2. THAT a Capital Reserve Fund Expenditure Bylaw in the amount of \$290,000 be brought forward in order to fund this development.
3. THAT Council be asked to concur.

REPORT

BACKGROUND:

In February of 1989, the Commission (February 01) and Council (February 06) received and approved a development process for the Riverway Golf Course including an expenditure of \$90,000 for works to be carried out in the early part of 1989.

The report dealt mainly with the landscape development of the course and stated that in the Fall of 1989, a further report would be brought back for the Commission with recommendations on the building complex (Clubhouse, Pro Shop, etc.).

The purpose of this report is: 1) to request approval for a further step in the course landscape development; and (2) to provide the stated information on the building complex.

COURSE LANDSCAPING:

The peat removal and filling of the eastern portion of the subject site has progressed to a point where construction could start. It is anticipated that Marmax will have moved their processing operation to the west side of the site by September 1990. This move will leave the entire area required for the construction of the complete first 9 holes ready for full scale development.

In light of Council and Commission's request to have the completed first 9 holes ready for use by the summer of 1992 (Centennial), it would seem prudent to get a start on lake, creek and fairway construction at this time, as most of this type of work is dependent upon weather conditions. A Corporation employee is now on site monitoring settlement, setting grades, assisting with the selecting and sorting of loads of materials as they arrive to be dumped, to best utilize it towards the final construction of the course.

Assuming no unforeseen failures or soil settlements occur, the first part of this work along with initial fairway shaping will be completed for \$270,000 by summer of 1990 (includes 6 fairways). It would be intended the Commission would receive quarterly progress reports.

ANCILLARY FACILITIES - CLUBHOUSE/PRO SHOP, ETC.

It is proposed that:

- a) the Corporation take the initiative to design and construct the Pro Shop, Driving Range, Parking lot and Works Yard; and
- b) proposal calls be made to the private sector for parties interested in the construction and operation of a Clubhouse/Restaurant/Banquet Facility.

In the case of the Pro Shop/Driving Range/Parking Lot/Works Yard, the search for a design consultant would be completed by the Fall of 1990; the design completed by the Spring of 1991 and construction take place between Spring 1991 and Spring 1992.

In the case of the Clubhouse/Restaurant/Banquet Facility, the proposal call would be made in the Fall of 1989 followed by negotiations leading to the appointment of the successful applicant by the Fall of 1990. Construction would then take place between Fall 1990/Spring 1991 and the Spring of 1992.

In order to expedite this building program, it is necessary that site plan preparation be carried out in the Fall of 1989 by municipal staff with soils engineering studies by a consultant in the Spring of 1990 at an estimated cost of \$20,000.

Attachment #1 is a chart which illustrates the foregoing chronology.

FISHERY ENHANCEMENT:

Provincial and Federal Fisheries Departments have for some time been aware of our intent to construct a golf course in the Big Bend area. As you are aware, their involvement is required in as much as we are diverting creeks. They have shown a considerable interest in our golf course plan, specifically one or two of the proposed lakes. It has been suggested with the introduction of artesian water, assuming its temperature, flow and quality are acceptable, that these new water courses could serve as valuable fish spawning and rearing areas, with the possibility of introducing a small hatchery. Our Geotechnical Engineer advises that sufficient artesian water should be reached at a depth of approximately 700 feet. Staff are pursuing this possibility within the golf course design, as it would be a natural follow-up to the Byrne Creek Salmonoid Enhancement Program.

Incumbent upon making this project a success would be the enhancement of water courses north of the golf course and south of the golf course as they empty into the Fraser River. Side mounted back water flaps, water edge planting and the like are the type of enhancements that have been discussed for these areas. Details and costs are not presently available. The Director Engineering has indicated a desire to be involved in this project, and that will be done.

At a recent meeting with Fisheries Department, staff suggested that Fisheries consider contributing to the project; assuming a suitable design and source of water. Fisheries have replied favourably without an absolute commitment. Contact with Fisheries staff is being maintained in this regard.

FINANCING

At this time, it is suggested that the following funds be made available to continue with the orderly development of the golf course.

1.	Lake, Creek and Fairway construction	-	\$270,000
2.	Soils engineering studies for the building site plan	-	\$ 20,000
	TOTAL		<u>\$290,000</u>
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The 1989 - 1993 Capital Budget includes \$2,294,000 in 1990 for the construction of the first 9 holes of the golf course and \$2,040,000 in 1991 for the construction of the Clubhouse.

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This report proposes to advance the timing of a portion of the construction funding in order to meet the 1992 opening date. An expenditure of \$150,000 was approved on 1989 June 05 to purchase sand for topsoil preparations. Approval for an expenditure of \$290,000 is requested at this time to advance the development of the first 9 holes of the Riverway Golf Course and ancillary facilities. The 1989 Recast Capital Budget will reflect this adjustment.

Approval in principle to appropriate the construction funding required for the Golf Course from Capital Reserves, subject to a full review of the Corporation's Capital priorities, was obtained 1989 February 06. It is recommended that a Capital Reserve Fund Expenditure Bylaw be brought forward in the amount of \$290,000 to fund the above described portions of work at the Riverway Golf Course.

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Attach.

C.C.
Director Finance
Director Engineering
Director Planning & Building Inspection