

ITEM 8  
MANAGER'S REPORT NO. 19  
COUNCIL MEETING 90/03/12

RE: RIVERWAY GOLF COURSE CLUBHOUSE, PRO SHOP AND DRIVING RANGE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

\* \* \* \* \*

1990 MARCH 06

TO : MUNICIPAL MANAGER  
FROM : DIRECTOR RECREATION AND CULTURAL SERVICES  
RE : **RIVERWAY GOLF COURSE CLUBHOUSE, PRO SHOP AND DRIVING RANGE**

PURPOSE: To request Council's concurrence in bringing forward a Capital Reserve Fund expenditure bylaw to continue development of the above facilities.

RECOMMENDATIONS:

1. THAT the development program in this report be approved.
2. THAT an expenditure of \$881,000 be approved to continue with the development of the first 9 holes and ancillary facilities in 1990.
3. THAT a capital reserve fund expenditure bylaw in the amount of \$881,000 be brought forward to fund this development.

REPORT

At its meeting of 1990 March 07, the Parks and Recreation Commission received the attached report Attachment A on the above subject and adopted the four recommendations contained therein.

Council's concurrence is sought in bringing forward a capital reserve fund expenditure bylaw in the amount of \$881,000 to fund this development. A plan of the site is attached, Attachment B.



DENNIS GAUNT  
DIRECTOR RECREATION &  
CULTURAL SERVICES

PAL:ad  
Attach.

cc: Director Finance

**RE: RIVERWAY GOLF COURSE CLUBHOUSE, PRO SHOP AND DRIVING RANGE****RECOMMENDATIONS:**

ATTACHMENT A

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1. THAT the development program in this report be approved.
2. THAT an expenditure of \$881,000 be approved to continue with the development of the first 9 holes and ancillary facilities in 1990.
3. THAT a capital reserve fund expenditure bylaw in the amount of \$881,000 be brought forward to fund this development.
4. THAT Council be asked to concur.

**119****REPORT****BACKGROUND:**

The Commission is presently constructing the first 9 holes of an approved 18 hole layout at Riverway Golf Course.

In the south-east corner of this layout adjacent to the intersection of Byrne Road and Royal Oak Avenue, a site of 3.37 acres has been identified to accommodate the clubhouse and other ancillary facilities plus a seven acre site for the driving range. The purpose of this report is to recommend a program and process for the development of these sites which will be illustrated on a plan to be posted at the Commission meeting.

**OPTIONS:**

The Commission received a report on 1989 September 06 outlining a preliminary approach to the development of these facilities. The following options were suggested:

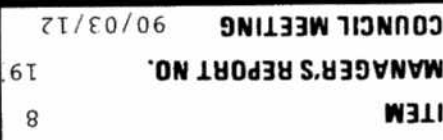
1. Tender call to build the clubhouse/restaurant complex. Build our Pro Shop separately.
2. Tender call to build the complex incorporating the Pro Shop into the concept.
3. The Corporation to build the complex with Pro Shop and lease out the restaurant operation to the private sector.

In subsequent discussions, the Commission has indicated a preference for No.3. This option would speed up the process, guarantee a better building from a public design point of view in the sense of the integration of the Pro Shop with the commercial facilities and provide tighter control by the Corporation of both the design of the buildings, and their future operation, ensuring that the maximum public good is served.

**THE FACILITIES:**

It is anticipated that the following will be included in the project.

1.
  - Restaurant - 100 seats
  - Coffee Shop - 40 seats
  - Banquet Room - 250 seats
  - Kitchen
  - Circulation and storage
2.
  - Pro Shop
  - Office
  - Retail area
  - Club repair and storage
  - Circulation
3.
  - Washrooms
  - Lockers
  - Meeting space
4.
  - Driving Range 2 covered levels - 30 up and 30 down
  - heated ball machine and cart storage enclosure
  - Lighting
  - Fencing
5.
  - Parking for 300 cars
6.
  - 4,300 sq.ft. works area



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**PARKING:**

Analysis of the parking use at Burnaby Mountain Golf Course indicates that the new Riverway Golf Course should have parking for approximately 300 cars. Parking at Burnaby Mountain Golf Course is currently 210 with parking around the perimeter and down the road increasing this to approximately 250 to 260. On days when the restaurant has a banquet or the weather is good, parking is a problem. The Burnaby Mountain banquet hall seats 125.

The initial proposal for Riverway had been for a banquet facility for 450. This is now recommended to be reduced to 250. The following formula would provide adequate parking based on banquet facilities for 250 persons and taking into consideration the needs of the golfers.

- a) 6 parking spaces for each tee - 108 spaces
- b) 1 parking space for each bay at the driving range  
- total 60 plus 10 spaces for overlap of patrons - 70 spaces
- c) parking for food, beverage and banquet facilities  
(1 parking space for every 5 seats)  
- banquet 250 seats - 50 spaces  
- restaurant 100 seats - 20 spaces  
- Coffe Shop - 40 seats - 8 spaces
- d) Staff - 78 spaces

TOTAL 266 spaces

=====

It is estimated that at peak times there would be a requirement for at least another 30 plus spaces based on our experience at the Burnaby Mountain Golf Course giving us a rounded out total of 300 spaces. The scaled down banquet seating is probably more appropriate for functions generated through the golf course and would also serve general public functions to that same level.

**LEASING OF RESTAURANT:**

Our experiences at Burnaby Mountain, Hart House and Burnaby Mountain Golf Course indicates that a high degree of success can be attained when the public and private sectors cooperate through the leasing of public restaurant facilities to the private sector.

In the case of Riverway Golf Course, it is proposed that the restaurant, banquet room and coffee shop would all be put out for proposals to the private sector for management purposes. The successful bidder would be provided with finished walls and would be responsible for all set up costs.

We would also propose to hire a food consultant at the beginning of this process to provide advice on the food service aspects of this development.

**DETAILED SUMMARY OF FACILITIES:**

Attachment #1 is a spread sheet which itemizes all the components of the 3.37 acre area occupied by the buildings and ancillary facilities plus the adjacent 7 acres occupied by the Driving Range. The spread sheet shows a comparison between the initial proposal and the current proposal recommended for approval in this report.

**TOTAL GOLF COURSE TIMING AND COSTS:**

Attachment #2 shows the components of the total golf course and their estimated costs laid out in the 6 year program (1988-1993).

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To complete the proposed 1990 portion of the development program, funding of \$881,000 from Capital Reserves will be required. This expenditure will be included in the 1990-1994 Capital Budget.

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**APPLICATION TO THE AGRICULTURAL LAND COMMISSION:**

If Commission and Council approve the program and estimates recommended in this report, the next step will be an application to the Agricultural Land Commission for approval of the building sizes and their general location on the golf course site.

At this time, the Corporation has all the approvals necessary to build a golf course which is a permitted use within the Agricultural Land Reserve. The only mandate still to be exercised by the Agricultural Land Commission is to comment on and approve the size and general location of buildings and ancillary facilities. Such approval would also probably include the registration of a covenant limiting the use of the site to a golf course or agricultural purposes and the submission of a drainage plan which we already have had prepared for Commission and Council.

The Corporation has worked closely with the Land Commission staff over the past few years and everything proposed in this report fits with our understanding of their terms of reference and therefore no problem is anticipated with the application.

**CONCLUSION AND RECOMMENDATION:**

Staff would therefore conclude and recommend that the Corporation hire an architect to design the Clubhouse/Banquet/Restaurant facility, Pro Shop and Driving Range; that they be constructed under contract via a tender call and that subsequently the restaurant/banquet/coffee shop be leased out to the private sector for operation and that a golf professional system of management be invoked by the Corporation similar to the system in place at Burnaby Mountain Golf Course. Further, that Municipal forces design and construct the Works Yard and facilities.

DG:hh  
Attach.

1990 February 26

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RIVERWAY GOLF COURSE  
BUILDINGS AND ANCILLARY FACILITIES

	INITIAL PROPOSAL - SEPT. 1989			CURRENT PROPOSAL - FEB. 1990		
	Seating	Sq. Footage	Amount	Seating	Sq. Footage	Amount
1. Restaurant	100 seats	1,200		100 seats	1,200	
2. Coffee Shop	40 seats	500		40 seats	500	
3. Banquet Room	450 seats	5,400		250 seats	3,000	
4. Kitchen		2,000		1,500	1,500	
5. Circulation		3,000		1,860	1,860	
		<u>12,100</u>	<u>1,200,000</u>	<u>8,060</u>	<u>8,060</u>	<u>\$967,200</u>
		=====		=====		
6. Pro Shop - Office		250		250	250	
- Retail Area		2,000		1,900	1,900	
- Club repair & storage		1,000		875	875	
- Circulation		975		975	975	
		<u>4,225</u>		<u>4,000</u>	<u>4,000</u>	
		=====		=====		
7. Lockers		Not		800	800	
Washrooms		Yet		300	300	
Meeting space		Calculated		400	400	
		<u>-</u>	<u>-</u>	<u>1,500</u>	<u>1,500</u>	
		=====		=====		
	Sub. Total	4,225	500,000	Sub. Total	5,500	\$660,000
		=====	=====		=====	
8. Driving Range						
2 levels (covered) 10' x 20' ]						
30 up, 30 down ]						
lighting ]						
ball machine room ]						
cart storage ]						
Fencing ]						
			500,000			\$565,880
			=====			=====
9. Contingency		10%	210,000		10%	219,308
			<u>\$2,410,000</u>			<u>\$2,193,080</u>
			=====			=====
	Sub-total of buildings to be architect designed					
10. Design Fees			180,000			174,038
11. Works Area	4,300		100,000		4,300	105,962
12. Parking	Not yet Calculated		90,000	300 spaces (base construction only)		150,000

ATTACHMENT #2

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TOTAL GOLF COURSE TIMING AND COST

The following is the complete financing program for the Riverway Golf Course:

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1988 - Administration of peat construct	\$10,000	
- Golf Course architect	<u>20,000</u>	\$ 30,000
(Funded from the Riverway Reserve)		
1989 - Purchase of pump sand		
(funded from the Capital Reserve)	\$150,000	
- Continued development first 9 holes	<u>290,000</u>	\$440,000
(Funded from the Capital Reserve)		
1990 - Golf Course architect supervision		
7 months X \$9,000	\$ 63,000	
- Practice putting green	50,000	
- Tees and greens - 9 holes X \$32,000	288,000	
- Irrigation 9 holes	200,000	
- Architect design fees	96,720	
- Clubhouse - \$967,200 @ 10%		
- Pro Shop, washrooms, locker and meeting space	66,000	
\$660,000 @ 10%	11,318	
- Driving Range - \$565,880 @ 2%		
- Works area construction	<u>105,962</u>	
(Own forces)		
		TOTAL
		\$881,000
1991 - Start-up equipment grounds maintenance	\$489,000	
- Complete fairways	100,000	
- Tree and shrub planting	90,000	
- Fencing	50,000	
- Benches and signage	10,000	
- Ball washers	2,200	
- Washrooms on course	10,000	
- Drainage	200,000	
- Construct:		
- Clubhouse	967,200	
- Pro Shop/washrooms/meeting space	660,000	
- Driving Range	565,000	
- Contingency 10%	219,220	
- Parking lot - lighted and landscaped	<u>150,000</u>	
		TOTAL
		\$3,512,620
		0
1992 -		
1993 - Complete second 9 holes	<u>\$1,000,000</u>	
		TOTAL 1988 - 1993
		\$5,863,620
		ORIGINAL ESTIMATE
		<u>5,652,200</u>
		+
		\$ 211,420

It is estimated paved parking for 300 with lighting and landscaping would cost: \$800.00 per space X 300 = \$240,000. As the lot should settle before paving, other treatment will be used.

The difference is accounted for in the sand purchase in 1989, \$150,000. The use will be spread over the full 18 holes, which should see reductions in the cost of fairways in 1990 and 1991. Increased parking and landscaping as well as increased Driving Range costs account for the rest.

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RIVERWAY GOLF COURSE  
BURNABY, B.C.  
PRELIMINARY CONCEPT B

