

May 30, 1996

SUBJECT: FRASERVIEW GOLF COURSE AND CLUBHOUSE

RECOMMENDATIONS:

- A. THAT the Board approve the plan for Frasersview Golf Course prepared by Thomas McBroom Associates to be presented at the Board meeting.
- B. THAT the Board approve Option 1 for the clubhouse location and approve the redevelopment of the existing Frasersview Clubhouse.

BOARD POLICY:

The Board at its meeting of March 11, 1996, passed the following motions:

- A. THAT the Board retain Thomas McBroom Associates to provide consulting services for the Frasersview Golf Course redevelopment subject to a contract being approved by the General Manager.
- B. THAT no rights shall arise hereby, and none shall arise until execution of the contemplated contract. The Board may rescind this resolution at any time up to the execution of the contemplated contract.
- C. THAT the architect be requested to look at making the golf course and adjacent facilities accessible to the physically challenged and to include this in his report to the Board in terms of future development of the course.
- D. THAT the golf course architects be asked to minimize the loss of trees in their design and,

THAT the golf course should be designed keeping in mind that the Board may choose to retain the existing clubhouse.

DISCUSSION

GOLF COURSE PLAN

The golf course architect met with staff on site several times to review the original concept plan and its changes to accommodate the Board's requests to make the golf course accessible, to minimize the loss of trees in the design, and to explore the possibility of retaining the existing clubhouse.

The architect also revised the concept plan to improve playability and allow the possible use of groundwater for irrigation.

In terms of disabled access, the architect examined guidelines from the new Americans with Disabilities Act (A.D.A.), reviewed existing courses with access, and spoke with representatives of the P.G.A. and interest

groups. The architect then applied those guidelines to the plan. An accessible route through the course is now included using cartpaths, reduced grade changes at one tee per hole and every green, and access to the proshop, cafe, and driving range. Staff, therefore, recommend approval of the architect's plan for access for the physically challenged.

The second issue identified by the Board was to minimize tree loss in the design of the course. The architect revised his original plan in order to reduce the loss of trees. An inventory was made by Park Board arborists of the trees that would have been removed in the original plan versus the trees to be removed in the revised plan. In the original plan, 358 deciduous and 223 coniferous trees were to be removed. In the revised plan, 279 deciduous and 118 coniferous trees are proposed for removal. The trees proposed to be removed are too large and their roots too intertwined to be transplanted.

#### CLUBHOUSE OPTIONS

The third issue reviewed was the possible retention of the existing clubhouse. Related to the clubhouse retention is the issue of the best location for the clubhouse. The four clubhouse location options are summarized as follows:

1. Move the clubhouse location 150' to the northwest;
2. Leave the clubhouse location where it is;
3. Move the clubhouse location 150' to the northwest and retain the old clubhouse in its present location;
4. Move the clubhouse location 150' to the northwest and move the old clubhouse to a location north of the parking lot.

The building siting options are illustrated in Appendix 1. The preferred option, noted as Option 1, is 150' northwest of the present building. It creates a more dramatic and longer 18th hole, bigger practice greens, better access and views from the clubhouse to #1 and #10 tees and #9 and #18 greens. The new location also provides better pedestrian access from Vivian Drive to the clubhouse facilities and most significantly, improved movement for golfers from the #9 hole to the #10 hole. The current building location encourages players to detour through the parking lot, past the garbage area and then onto the 10th tee.

As a result of an inquiry by Parks staff, the Heritage Advisory Committee has investigated the existing clubhouse building and considers it to be a B category structure, as much for its history as architectural merit. Paralleling this enquiry, an architectural study was commissioned by staff to compare the cost and feasibility of the following three options:

1. Renovate and add to the existing clubhouse in its present location;

2. Renovate and add to the existing clubhouse, but move it to the desired location;
3. Build a new clubhouse in the desired location;

An extract is included as Appendix 2 while the complete study report is on file and available for Commissioners' perusal. The report finds that the costs of the three alternatives are extremely close to each other. The cost of moving and upgrading the old clubhouse would be approximately \$55,000 less construction cost than building a new building; however, increased consultant fees would reduce this by half..

Incidental to this, the Board has received a request from a local resident to permit an arts and cultural centre to occupy the old clubhouse. Ms. Caroline Moore's interests have been addressed by staff of the Recreation Division who recommended to her that she work with the redevelopment of the Killarney Community Centre to include arts interests as opposed to having a stand alone arts facility. Staff feel that this direction is suggested by the Board's Arts Policy.

To retain the existing clubhouse for other than golf purposes would have the following impacts:

1. In its current location, it would not only perpetuate a poor golfer circulation system across the area between the 9th and 10th holes but exacerbate the situation by adding extra parking demand and additional unrelated cross traffic.

In addition to the cost of a new clubhouse, the Board, in spite of possible current promises of a user group, would probably inherit a major maintenance bill in excess of \$200,000 over the next ten years.

2. In a new location in the immediate area, the new use of the old clubhouse would not only add to parking and circulation difficulties, but also would cost some organization in excess of \$ 0.5 million in building upgrades. It is a reasonable guess that the Board might later be expected to pay for a large portion of this cost as well as the new clubhouse building.

Therefore, in summation of this item, staff recommend that the existing clubhouse be saved, relocated, upgraded, added to, and become the new golf clubhouse for Fraserview.

#### OPEN HOUSE

The concept plan with the clubhouse options was presented at an open house on May 25, 1996. The golf course architect and staff attended to explain the plan and obtain comments and suggestions from the public. Also Ms. Caroline Moore had a table set up in front of the display to solicit interest in her efforts to use the existing building as an arts and cultural centre. The open house was well attended. General comments were that the plan was good and that the relocation of the clubhouse

was preferred and that redevelopment of the existing building seemed desirable. Option 1 (new clubhouse siting) was preferred by 26 attendees.

Ten others stated Option 3 as preferred, and an additional six commented that the existing clubhouse be reused as an arts centre. Nine commented favourably for Option 4 to retain the existing building and build a new clubhouse.

On another topic, eleven comments requested a perimeter pathway as shown on the original McBroom master plan. Some comments about retaining a few specimen trees on the course can be accommodated in the detailed design of the course.

## CONCLUSION

On the basis of the feasibility study and comments received at the Open House, staff recommend moving the existing clubhouse to the preferred location and doing the required additions and renovations to meet the design program for a new clubhouse.

The revised concept plan to be presented at the Board meeting addresses the board's requests for access for the physically challenged, retention of as many trees as possible, and the potential to retain the existing clubhouse. In addition, the revised concept plan meets the requirements of the terms of reference in amending the original plan to allow a 6800 yard length course generally within the existing hole layouts. The detailed design of the course may include a perimeter walkway on the west and north sides of the course if demand warrants and a cost sharing agreement with the Greenways Program can be pursued. Staff recommend approval of the revised concept plan with the possible addition of a perimeter path.

Prepared by: Planning & Development Division  
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NM:hw

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