

SUBJECT: FRASERVIEW GOLF CLUBHOUSE

RECOMMENDATION:

THAT the Board approve the design for the redevelopment of the Fraserview Golf Clubhouse.

BACKGROUND

The Board has previously approved the master plan to redevelop all three golf courses. Fraserview Golf Course is the last of the three to be redeveloped.

At its meeting of June 10, 1996 the Board considered various options for the redevelopment of the clubhouse, and approved Option 1, which moved the clubhouse location approximately 150 feet to the northwest. The Board also approved the re-use of the existing clubhouse structure as part of the redeveloped facility.

At its meeting of July 29, 1996 the Board approved the appointment of Matsuzaki Wright Architects Inc. as architects for the Fraserview clubhouse.

DISCUSSION

The architects have worked with staff to develop a schematic design for the redeveloped clubhouse. The Vancouver Heritage Commission appointed one of its members to liaise with staff during the design process. The architects' challenge was, firstly, to meet the Board's design program for the facility, and secondly, to maintain the exterior character of the old clubhouse.

The proposed schematic design has the appearance of a main building with two smaller flanking buildings. The original clubhouse will accommodate the cafe and servery. The addition to the north will house the food service functions, and the one to the south, the proshop and changerooms. The total floor area of the facility will be similar to that of the new McCleery clubhouse. The cafe will have a clear view of the dramatic new 18th green and fairway, traversed by Vivian Creek.

Parking for 200 cars will be provided. Since the clubhouse is being moved somewhat closer to Vivian Drive, the parking area will likewise be slightly closer. No car will be closer than 24 feet from the property line, which is the front yard setback in the RS-1 zone.

Every effort has been made to save existing trees in laying out the clubhouse

and parking lot.

The schematic design has been approved by staff, and has also been reviewed by the Heritage Advisory Commission, who passed the following resolution:

- A. "THAT the Vancouver Heritage Commission expresses appreciation to the architect, to the Park Board, and the VHC' s representative on the design team, for their work and on its progress;
- B. AND THAT the Vancouver Heritage Commission supports the proposed renovation as presented today, provided the proposal:
 - a. further distinguishes the heritage building from the two additions by the use of materials and colors; and
 - b. further studies the use of landscaping as a buffer between the heritage building and the additions, and between the parking lot and the heritage building;
- C. FURTHER THAT the Vancouver Heritage Commission would like an opportunity to review the proposal when the development application is submitted."

Assuming approval of the design, the architects will continue developing the design, followed by working drawings. The project is expected to be ready for tender call in early March, with construction completion scheduled for April 1998.

A coloured rendering and floor plan of the clubhouse will be presented at the Board' s meeting.

Prepared by:
Planning & Development Division
Board of Parks and Recreation
City of Vancouver
RR:ad