

## STAGE 1 - CONFEDERATION GOLF COURSE

### i. EXECUTIVE SUMMARY

The results of the Stage 1 feasibility analysis at Confederation Golf Course indicate that the land should not be decommissioned, divested of, or repurposed by the Corporation. The reason for this recommendation is based mostly on the stormwater issues that pertain to Confederation Creek, the lower Confederation Trunk, and the Confederation Valley. As detailed in the *Confederation Creek Drainage Study* ('The Study') which was done in response to the proposed Highland Park mixed-use redevelopment, there is significant issues with overland flooding in this region. The Study completed by The City and its consultant (Associated Engineering) determined that Option 4 was the best stormwater mitigation strategy for this area. Option 4 includes storing a significant amount of water at Confederation Golf Course. Please see the map below for the inundation area at our site.

With the amount of water being stored at Confederation, there is a significant risk to the Corporation if it attempts to "carve off" or sell parcels of land that may not necessarily be required for water storage but do reside adjacent to land that is required for stormwater storage. Due to the macro analysis of The Study, including the uncertainty of where water levels will ultimately reside, there is too much risk to The City in recommending any land for disposition at this time.

Should Option 4 be implemented and should a weather event trigger the amount of water shown in the map below to be stored at Confederation Golf Course, The City can revisit the real estate potential at the course at that time. Additionally, should something change in the future regarding the Highland Park Golf course redevelopment, The City can revisit the extent of water storage needed at Confederation and determine later if there is any real estate potential available at the course.

Two additional items that were uncovered during the Stage 1 analysis include:

- The entire golf course lands are designated as Reserve on the Certificate of Title. Any disposition of land will require payment to the Joint Use Reserve Fund at market value. This is a requirement under the Joint Use Agreement (JUA) and may negate the ability to provide any sale proceeds of land back to Recreation to sustain golf operations (as was the direction from Council for this work); and
- There is a Roads maintenance yard located in the SE corner of the golf course which environmental investigations have indicated the presence of salt previously stored on site and used for road maintenance. The salinity extends beyond the maintenance yard and into the golf course. Further study is needed to determine the extent of the salt.

The Stage 1 findings have led Administration to the conclusion that golf should continue to operate at this location and Real Estate and Development Services (RE&DS) is not recommending a Stage 2 work plan be undertaken.

