

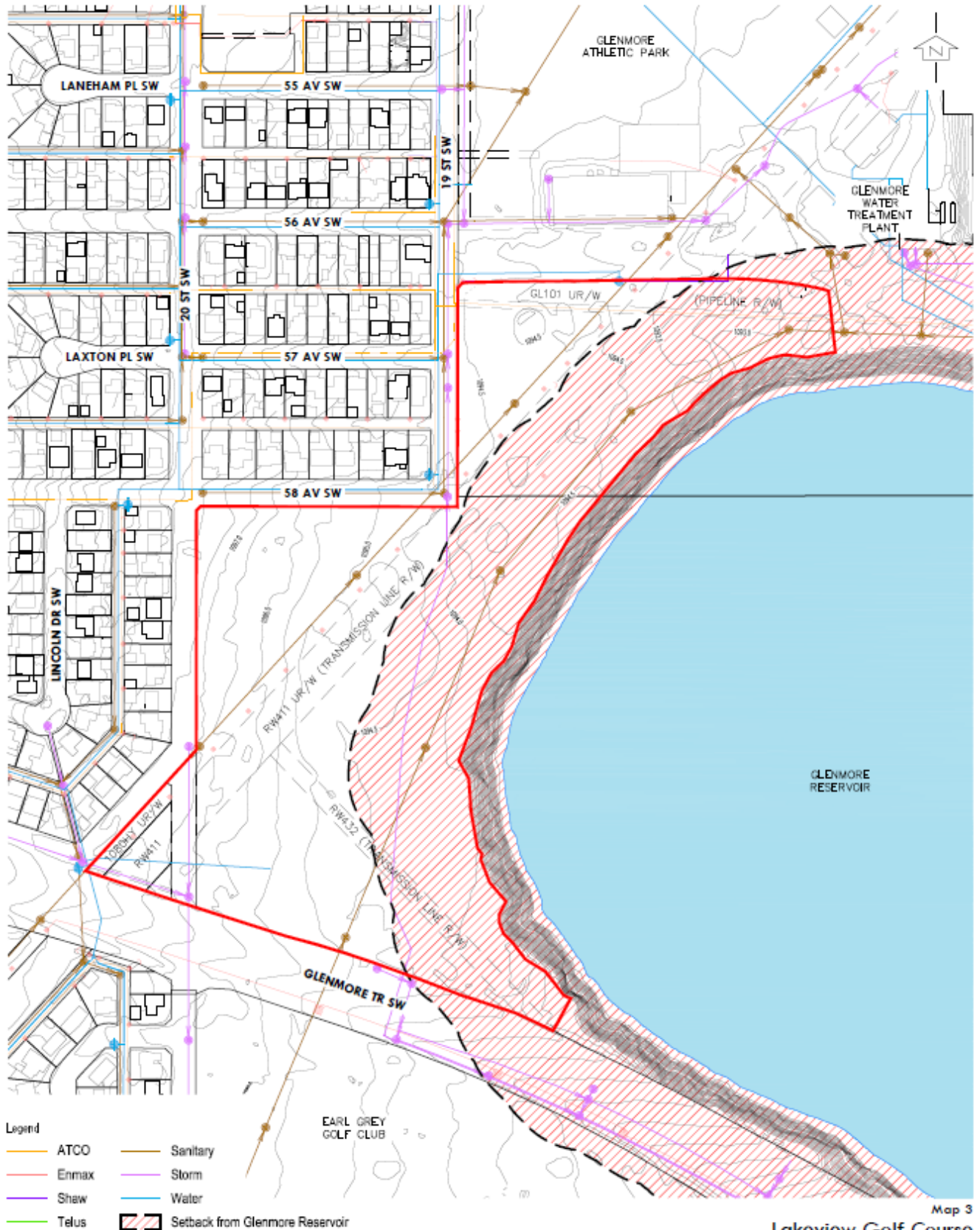
STAGE 1 - LAKEVIEW GOLF COURSE

i. EXECUTIVE SUMMARY

The results of the Stage 1 feasibility analysis indicate that the land at Lakeview Golf Course (LVGC) should not be decommissioned, divested of, or repurposed by the Corporation. The following reasons led administration to this conclusion:

- There is a significant ER buffer (map below) around the top edge of the reservoir which eliminates a majority of redevelopment opportunities. We note the ER buffer is meant to protect the reservoir from pollution runoff and vegetation habitat;
- Critical storm and sanitary mains traverse and bisect the course entirely;
- A significant embankment down to the reservoir frames the eastern edge of the course. This slope should not be encroached upon by urban development due to the possibility of slope stability issues;
- LVGC is already in a confined location with limited transportation options to access the site. Increasing density or uses on the site may trigger additional access and transportation upgrades;
- LVGC contains approximately 1000 mature trees valued at over \$5M. The urban canopy should be maintained in this City quadrant;
- A large electrical transmission line crosses the golf course. This infrastructure would be very expensive to relocate and should not be undertaken;
- Other utility infrastructure running through the site...
- The golf course is part of a larger recreation hub in north Glenmore. It fits contextually with the surrounding uses and should be preserved as a recreation hub;
- The community of North Glenmore is under dedicated with MR. The golf course lands also provide passive recreation opportunities in the non-golfing season that should be maintained;
- With the closure of Richmond Green Golf Course (RGGC) it is expected that a large percentage of those golfers will now play LVGC. We note that the two courses are only 4km apart; and
- Publicly owned land adjacent to a superior amenity like the Glenmore Reservoir should be preserved. Contemplation of repurposing to something other than open space may eliminate the public's opportunity to access this location.

In summary, Real Estate and Development Services (RE&DS) recommends that no further work be undertaken on LVGC for Stage 2 of the analysis for the above noted reasons.



Lakeview Golf Course
Environmental & Development Encumbrances

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