

## The Future of Riverstone

### **What is happening at Riverstone Golf and Country Club?**

At the Council meeting on December 13, 2017, Brampton City Council authorized staff to proceed with the purchase of the Riverstone Golf Club, including the clubhouse building and surrounding valley lands.

The clubhouse, located at Don Minaker Drive and Ebenezer Road, will be converted to a new recreation centre to serve the City's east side.

The valley lands (former golf course) will become recreational nature trails with intent to re-naturalize and restore much of the ecological function of the pre-existing conditions.

### **What amenities will the new community centre offer?**

The new community centre will be a 34,000-square-foot recreation facility including:

- An updated pool area, including a therapeutic pool
- Expanded change rooms and fitness rooms
- Several multi-purpose rooms

While the facility is intended to serve residents of all ages, there will be an emphasis on programming to meet the needs of older adults. The centre is expected to offer options similar to the Flower City Seniors Recreation Centre, with the additional benefit of aquatics and fitness facilities on site.

### **Why did the City purchase this property?**

The population in the east end of Brampton is growing rapidly, while recreational facilities in the vicinity are limited. The addition of this new aquatics and fitness facility will help improve access to these services, while encouraging a healthy, active lifestyle for local residents.

Brampton's Parks and Recreation Master Plan recommended adding seniors' recreation opportunities on the east side of the city and this new community centre will fill that need. The development of nature trails is also recommended in the Master Plan, and will provide new connections to surrounding parks and open spaces.

### **Was the public consulted about this purchase?**

The purchase of the Riverstone clubhouse and surrounding lands was based on extensive consultation with Brampton residents, community groups, and businesses during the development of the Parks and Recreation Master Plan.

### **How much is the City spending on this new community centre?**

The price in the Agreement of Purchase and Sale is \$9 million plus a \$2.6 million contribution for capital improvements. The purchase price includes the clubhouse building, land around the building (to be used as over flow parking), and surrounding parcels of land. The capital improvement contribution will enable the seller to do the work necessary to convert the clubhouse to a public recreation centre.

The vast majority of the funds will come from development charges (paid by developers), with only approximately \$500,000 in tax dollars required to complete the purchase.

## **What is going to happen to the golf course?**

The valley lands (formerly the golf course) will be re-naturalized by the City in partnership with the Toronto and Region Conservation Authority, and feature recreational walking trails. This will provide habitat for local wildlife and restore the important ecological function of the valley to help clean our air and improve natural drainage, while providing beautiful public trails to encourage active living and a healthy well-being in Brampton's neighbourhoods.

## **Who negotiated this deal?**

Council directed staff to evaluate the property's potential and negotiate a deal if the purchase was found to be a good value for taxpayers, and of long-term benefit to residents. Staff was able to negotiate a great purchase price for this new facility – roughly half of what it would cost to build a new community centre.

## **When will the new community centre open to the public?**

The new recreation centre is expected to open to the public in late 2019, after the seller has completed the necessary renovations. By purchasing an existing facility, the City will be able to provide this much-needed community centre five to seven years earlier than if it built new.

## **When will the new recreational trails be open to the public?**

The property vendor is required to clear all change of use requirements which includes testing, review and sign off by the Ministry of the Environment, Conservation and Parks prior to the closing of the acquisition of the property and the facility by the City. The property vendor is following the procedure and protocols as established by the Ministry. Re-naturalization and trail development work cannot progress until this is achieved. Timelines for re-naturalization work are not yet scheduled and will not delay the opening of the recreation centre.

## **How will this purchase benefit the city?**

The purchase of the Riverstone property will benefit the city in many ways:

- Expanded recreation opportunities for residents on the east side of Brampton.
- Providing valuable new amenities for our growing senior population, including a therapeutic pool.
- By renovating an existing facility instead of building new, the City will save millions of dollars and years of construction time.
- Recreational opportunities at the centre and on the public trails will help to encourage an active lifestyle, which is important for the long-term health of our community. City staff are exploring opportunities for outdoor fitness equipment in areas along the recreational trails, as well as informal seating areas for rest stops along the way.
- The multi-purpose recreation trails will provide new connections with surrounding parks, including nearby Claireville Conservation Area and beyond. This will provide important new options for active transportation on the east side of the City.
- Re-naturalizing of the golf course lands comes with significant benefit to the natural system as well as the local community. By restoring the natural function of the valley lands, nature will flourish, improving air quality and natural drainage, while creating a healthy home for local wildlife, including the reddsidedace, an endangered species of fish.