

ITEM 4  
MANAGER'S REPORT NO. 37  
COUNCIL MEETING 1983 05 24

RE: CENTRAL VALLEY SPORTS COMPLEX LAND ASSEMBLY AREA  
PORTION OF LOT 40, D.L. 79, PLAN 47720  
6540 THOMAS STREET, NORWEGIAN SEAMEN'S CENTRE  
(ITEM 3, MANAGER'S REPORT NO. 31, 1983 APRIL 25)

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation as contained in the report of the Director Recreation & Cultural Services be adopted.

\* \* \* \* \*

1983 MAY 16

TO : MUNICIPAL MANAGER  
FROM: DIRECTOR RECREATION & CULTURAL SERVICES  
RE : CENTRAL VALLEY SPORTS COMPLEX LAND ASSEMBLY AREA  
Portion of Lot 40, D.L. 79, Plan 47720  
Norwegian Seamen's Centre, 6540 Thomas Street  
Item 3, Municipal Manager's In-Camera Report No. 31, 1983 April 25

RECOMMENDATION:

1. THAT Council be advised that 6540 Thomas Street (Norwegian Seamen's Centre property) is not required for public recreational purposes for the reasons outlined in this report.

REPORT

Council, at its In-Camera meeting of 1983 April 25, received the subject report and referred the matter to the Parks & Recreation Commission for its consideration.

The Commission, at its In-Camera meeting of 1983 May 18, received the Council report together with the attached staff report and adopted the following recommendation:

- a) THAT the Commission advise Council that 6540 Thomas Street (Norwegian Seamen's Centre property) is not required for public recreational purposes for the reasons outlined in this report.

ps  
Attach.

cc: Director Planning & Bldg. Insp.  
Director Admin. & Comm. Services  
Municipal Solicitor

for:   
DENNIS GAUNT  
DIRECTOR RECREATION &  
CULTURAL SERVICES

RE: CENTRAL VALLEY SPORTS COMPLEX LAND ASSEMBLY AREA  
Portion of Lot 40, D.L. 79, Plan 47720  
Norwegian Seamen's Centre, 6540 Thomas Street  
Item 3, Municipal Manager's In-Camera Report No. 31, 1983 April 25

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RECOMMENDATION:

1. THAT the Commission advise Council that 6540 Thomas Street (Norwegian Seamen's Centre property) is not required for public recreational purposes for the reasons outlined in this report.

REPORT

Attached is a memo from the Deputy Municipal Clerk, dated 1983 May 03, on the above subject.

Background to Council referral:

As indicated by the report of the Director Administrative and Community Services, dated 1983 April 21, Council had authorized the Municipal Solicitor to pursue discussions with Mr. J.J. Volrich who is acting on behalf of the Norwegian Government.

Discussions regarding a Municipal purchase of all or part of the Roald Amundsen Center at 6540 Thomas Street have been proceeding since February and Mr. Volrich appeared as a delegation at the Council meeting of 1983 April 25 in order to bring to Council's attention his feeling that an impasse has been reached in negotiations with staff. Mr. Volrich hoped that following his discussion with Council it would be possible for Council to provide staff with specific direction relating to purchase.

The basis of negotiations between the Municipality and Mr. Volrich has been that the property could be purchased and held by the Municipality in keeping with the Central Area Land Assembly Program as adopted on 1969 June 23. Future development would be expected to be in accordance with the approved development plan as part of the core area for privately funded recreation/sports facility use.

However, in discussing the Municipal need for the property, some members of Council suggested that the Parks & Recreation Commission might wish to purchase the site for public recreational use. It was as a result of this suggestion that the Commission has been asked to consider this matter.

Previous actions of Commission relating to 6540 Thomas Street:

Over the past few years the Municipality has been approached on several occasions to consider the use of a portion of the Norwegian Seamen's property for public purposes. In 1980 the Centre expressed an interest in leasing or selling.

The Commission considered this matter at an In-Camera meeting on 1980 May 21 and determined that there were no direct public uses to justify acquisition. The Commission suggested that the site could well be used for private or commercial recreation activities.

Approach by Mr. Volrich in December 1982:

In December 1982 the Mayor was again approached by Mr. Volrich and the Municipal Manager requested the Director Recreation & Cultural Services to advise him of the Commission's past actions and to determine whether there was any change in circumstances since 1980.

The Director reviewed the need for acquisition and advised the Manager that there had been no change that indicated a requirement for the property.

Current situation:

For the information of the Commission following are the criteria used in the past to determine the need for the property:

- Site location

The Norwegian Seamen's Centre is located in the Central Valley area. For Parks Planning purposes the area has been established as the site for major Municipal facilities. This is due to the central location of the area and the fact that it is isolated from residents by the Trans-Canada Highway on the south and by Winston Street on the north.

- Facilities now provided in the area

The following Municipal facilities are located in the Central Valley:

- C.G. Brown Pool
- Burnaby Lake Rink
- 9 Playing fields: 4 soccer, 4 grass hockey and 1 rugby
- 11 Tennis courts and tennis clubhouse
- Rugby clubhouse and fieldhouse
- Rowing course
- Burnaby Lake Pavilion
- Fitness circuit
- Trails.

- Future plans

The Burnaby Lake Sports Complex Development Plan designates an area of land on the west side of Kensington between Darnley and the Railway as Park to be used for the long term future expansion of recreation functions. These existing Municipal lands will provide adequate space for additional playing fields and also for a Minor League baseball spectator facility if required.

- Requirement for Norwegian Seamen's property

a) Land use

As stated, the existing Municipal land in the area is sufficient for future public recreational needs. There is no public recreational requirement for additional acreage.

b) Building

The existing building would lend itself to group recreational uses. However, as previously indicated the facility is located in an area with no residential component and therefore no neighbourhood meeting space is required.

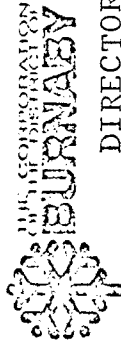
At this time the Department does not have a requirement for indoor recreational space to accommodate groups organized on a Municipal wide basis.

Conclusion

The site is not required for public use but would be suitable for development of private or commercial recreational activities. Either of these uses would be in keeping with the Burnaby Lake Sports Complex Development Plan.

PAL:ps  
Attach.

cc: Director Planning & Bldg. Inspection  
Director Administrative & Community Services



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COUNCIL MEETING 1983 05 24

INTER-OFFICE COMMUNICATION

DIRECTOR RECREATION &  
CULTURAL SERVICES

DEPARTMENT:

DATE: 83/05/03

FROM: MUNICIPAL CLERK

DEPARTMENT:

OUR FILE #: 2058

SUBJECT: RE: LETTER FROM J.J. VOLRICH, LAW OFFICES  
902 - 865 HORNBY STREET, VANCOUVER, B.C. V6Z 2G3  
CENTRAL VALLEY SPORTS COMPLEX LAND ASSEMBLY AREA

YOUR FILE #  
**109**

PORTION OF LOT 40, D.L. 79, PLAN 47720  
NORWEGIAN SEAMEN'S CENTER, 6540 THOMAS STREET  
ITEM 3 MUNICIPAL MANAGER'S "IN-CAMERA" REPORT  
NO. 31, 1983 APRIL 25

This is to advise that Council, at the Caucus meeting "In-Camera" held on 1983 April 25, received the attached report and adopted the following recommendation contained therein:

1. THAT this report be received for information purposes.

I would further advise that arising out of Council's consideration of this matter the following motion was adopted:

"THAT this matter be referred to the Parks and Recreation Commission for its consideration."

Please ensure that this matter is placed before the Parks and Recreation Commission at the earliest convenient time.

C.A. Turpin,  
DEPUTY MUNICIPAL CLERK

CAT/blp  
attach.

cc: Director Administrative and Community Services  
Director Planning and Building Inspection  
Municipal Solicitor