

ITEM 17  
MANAGER'S REPORT NO. 35  
COUNCIL MEETING 85/05/21

RE: LETTER FROM MRS. E.A. RASMUSON WHICH APPEARED ON THE AGENDA FOR THE  
1985 MAY 13TH MEETING OF COUNCIL (Item 5 j)  
METROTOWN AREA 7

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1985 May 15

FROM: DIRECTOR PLANNING & BUILDING INSPECTION Our File: 15.312.1

SUBJECT: LETTER OF INQUIRY  
6575 MCKAY AVENUE (RASMUSON)  
METROTOWN AREA 7

RECOMMENDATION:

1. THAT a copy of this report be sent to Mrs. E.A. Rasmuson, 6575 McKay Avenue, Burnaby, B.C., V5H 2W8.

REPORT

This department has been requested to submit a report with respect to a letter addressed to the Mayor and Council, dated 1985 May 07, from Mrs. E.A. Rasmuson of 6575 McKay Avenue (see attached sketch 1). Mrs. Rasmuson indicates that due to failing health she is forced to sell her home at 6575 McKay Avenue but does not appear to have any buyers. She indicates that this situation has created a hardship for her and asks that the Corporation of Burnaby buy her property.

As background, the subject property at 6575 McKay Avenue was included in a locked-in lot report submitted to Council on 1970 January 30 (see attached sketch 2). At that time, it was noted that the subject property had no potential for RM3 development under the 1965 Zoning By-Law but could possibly be developed for parking or open space for one of the adjacent existing apartment developments. A further option recommended was that properties in the area as outlined on Sketch #2 including the subject property be eventually consolidated to accommodate an RM4 development.

The overall area in which the subject property is located is zoned RM3 and known as the Maywood Apartment Area. The subject property is surrounded by existing small 2-storey apartments built in 1955, 1962 and 1963, which appear to be in neat and stable condition. Also an innovative frame apartment was constructed in 1981 on a consolidated site composed of properties marked 13, 14 and 15 on sketch 2, in accordance with a Comprehensive Development rezoning proposal (RZ #107/80) as noted on sketch 1.

PLANNING & BUILDING INSPECTION DEPARTMENT  
6575 McKay Avenue  
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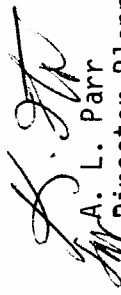
The property marked 11 on sketch 2 at 6519 McKay Avenue currently accommodates an older standard-sized dwelling on a large lot, and an application to redevelop this property in the near future would not be unexpected. It is also acknowledged that the subject property at 6575 McKay Avenue measuring 32 ft. by 66.4 ft., with an area of 2,120 sq.ft. and accommodating a small dwelling is extremely small and could not on its own be redeveloped for higher intensity uses. The lot was created by registry in the Land Title Office in 1913, and the situation which presently exists predated 1963.

Under the circumstances and the existing context, it is considered that the development options related to the subject property are as follows:

- a) Continued use of the existing dwelling either by the present owner or by a new owner.
- b) Acquisition of the property for parking or open space purposes by one of the existing adjacent apartments.
- c) Eventual consolidation with other properties to the north such as property at 6555 and 6519 McKay Avenue for a higher intensity innovative frame apartment Comprehensive Development proposal.

The possibility of proceeding with options b) or c) do not appear likely in the near future. The Municipal acquisition of the subject property is not recommended as there is no Municipal purpose supporting acquisition.

In summary, the continued use of the existing dwelling as such either by the present owner or by a new owner is considered appropriate.

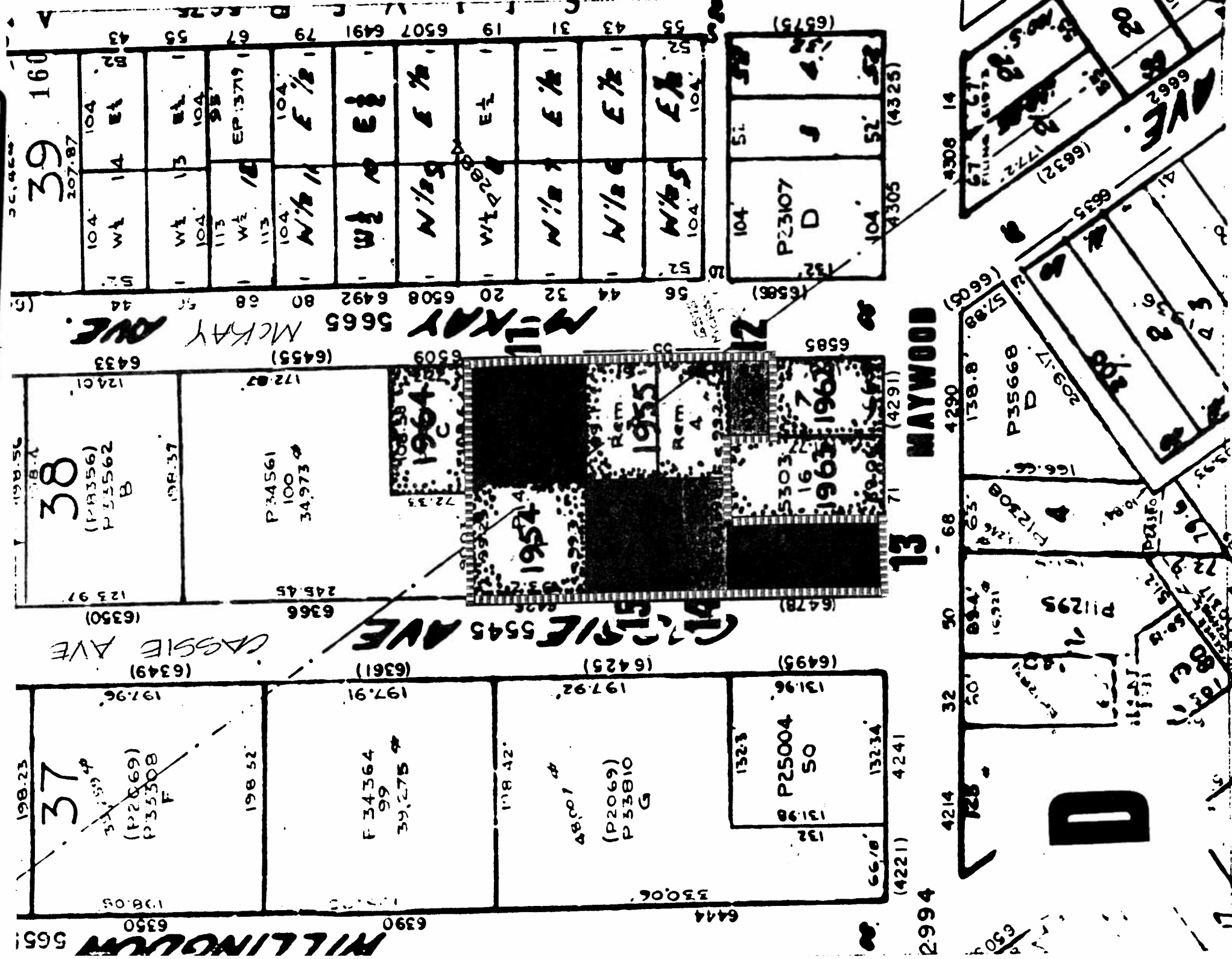
  
Mr. A. L. Parr  
Director Planning &  
Building Inspection

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Attachments



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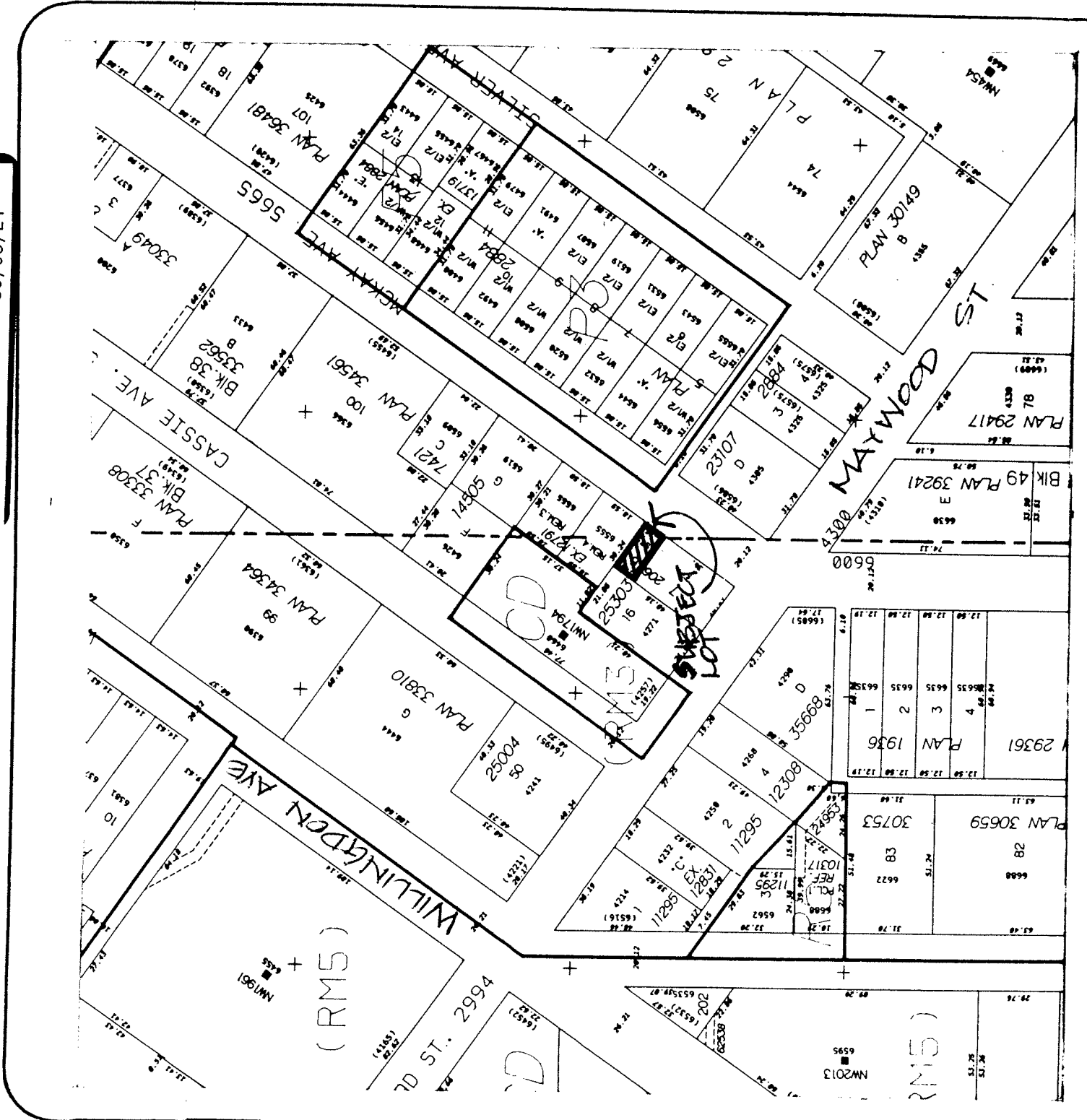


SKETCH FROM  
 REPORT ON "LOCKED-IN" LOTS  
 DATED: 1970 JAN. 30.

POSSIBLE RMA  
 CONSOLIDATION  
 OPTIC

SKETCH 2

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Burnaby Planning Department

Date 02 MAY.

Scale 1:2000

Drawn By

PROPERTY AT 6575 MCKAY AVE  
 9.74m x 20.24m (31.9ft x 66.4ft) 197m<sup>2</sup>(2119.8  
 LOT 7 N32ft, B1k38, P.L. 151/3, Plan 206E  
 METROTOWN - AREA 7

SKETCH 1

