

TO: CITY MANAGER

DATE: 1999 11 19

FROM: DIRECTOR ENGINEERING

FILE: 80-01-03

SUBJECT: HOUSE DEMOLITIONS AT:

- (i) 7284 - 14th Avenue
- (ii) 6557 - 12th Avenue

PURPOSE: To obtain Council's approval to remove and/or demolish two City owned buildings.

RECOMMENDATION:

1. **THAT** Council authorize the sale for moving or salvage or demolition of the structures including all outbuildings at:
 - (i) 7284 - 14th Avenue
 - (ii) 6557 - 12th Avenue

R E P O R T

I. 7284 - 14TH AVENUE

The subject property (Figure 1 attached) was acquired in 1999 June as part of a land acquisition program for the future expansion of Ernie Winch Park.

Situated on the property is a vacant older one storey, two bedroom house. The house is in very poor condition and extensive repairs would be required to bring it up to current City rental standards. The Finance Department indicated that the estimated cost of repairs will exceed the potential rent collected over the next five year period and therefore it is not cost effective to improve the property for rental purposes.

Staff have assessed the dwelling and concluded that there is no heritage value associated with the building. Based on the assessment and rental analysis, demolition of the building is recommended. The Parks and Recreation Commission at its meeting of 1999 November 17 approved the proposed demolition, and Council approval of same is requested.

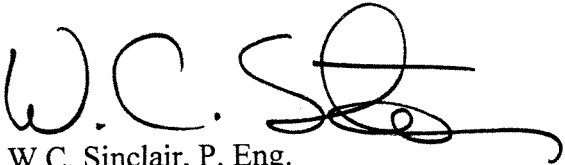
II. 6557 - 12TH AVENUE

The subject property (Figure 2 attached) was acquired in 1999 July as part of the land assembly program. The property is to the east of 14th Avenue and Ravine Park and is immediately adjacent to the Edmonds Town Centre Plan Area.

Situated on the property is an older one and a half storey, two bedroom house, with an unfinished basement. The dwelling is in very poor condition and has had many renovations started over the years by the previous owner but never completed. Extensive repairs would have to be undertaken in order to complete the renovations and bring the dwelling to current City rental standards. The Finance Department concurred that the condition of the building warrants its demolition.

Staff have assessed the dwelling and concluded that there is no heritage value associated with the building.

It is recommended that the structure and all outbuildings be removed and/or demolished.


W.C. Sinclair, P. Eng.
DIRECTOR ENGINEERING

LSC:jb
Attach.

cc: Director Finance
Director Planning & Building
Director Parks, Recreation & Cultural Services
City Solicitor
Chief Building Inspector
Purchasing Agent

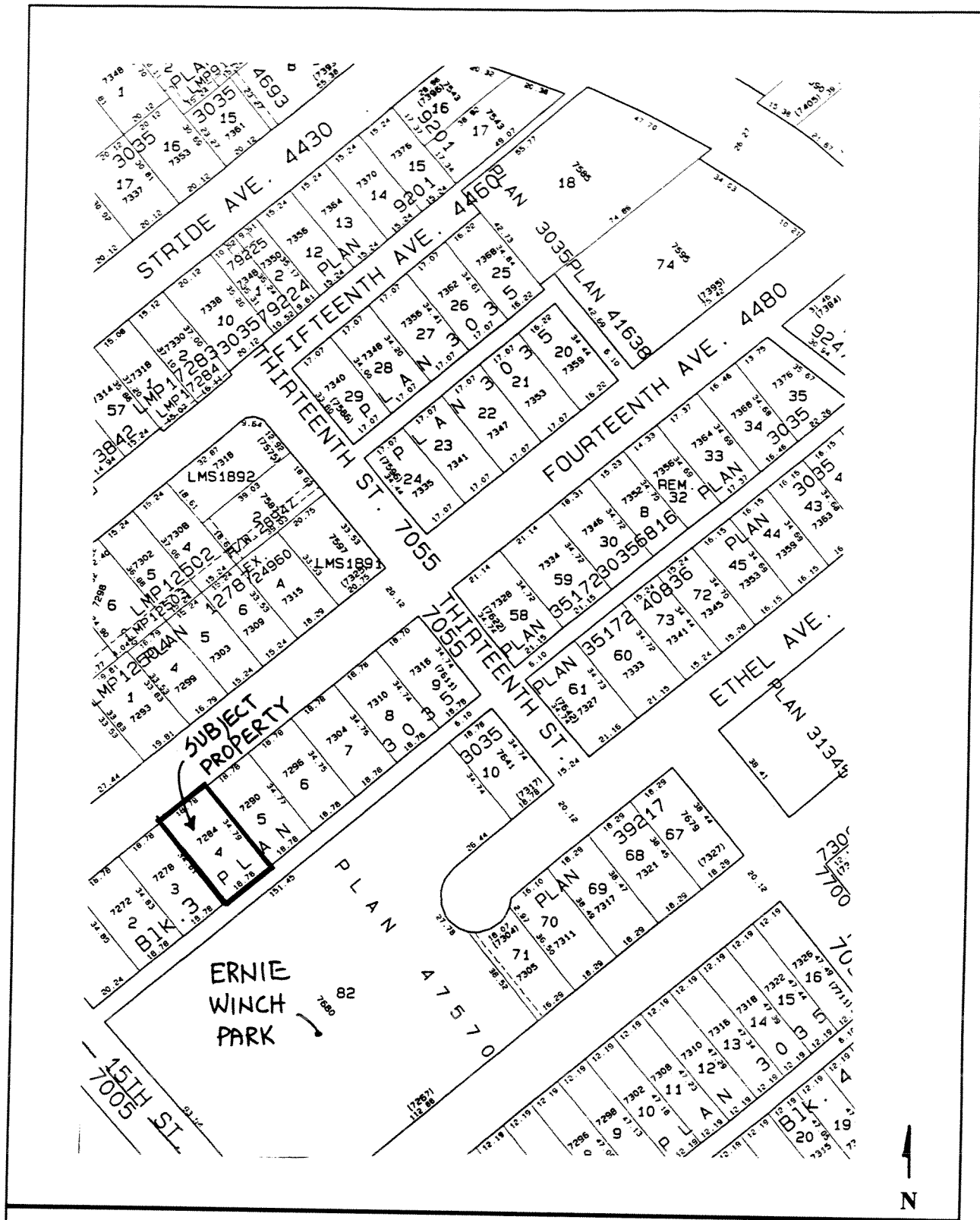


FIGURE 1 - 7284 - 14TH AVENUE

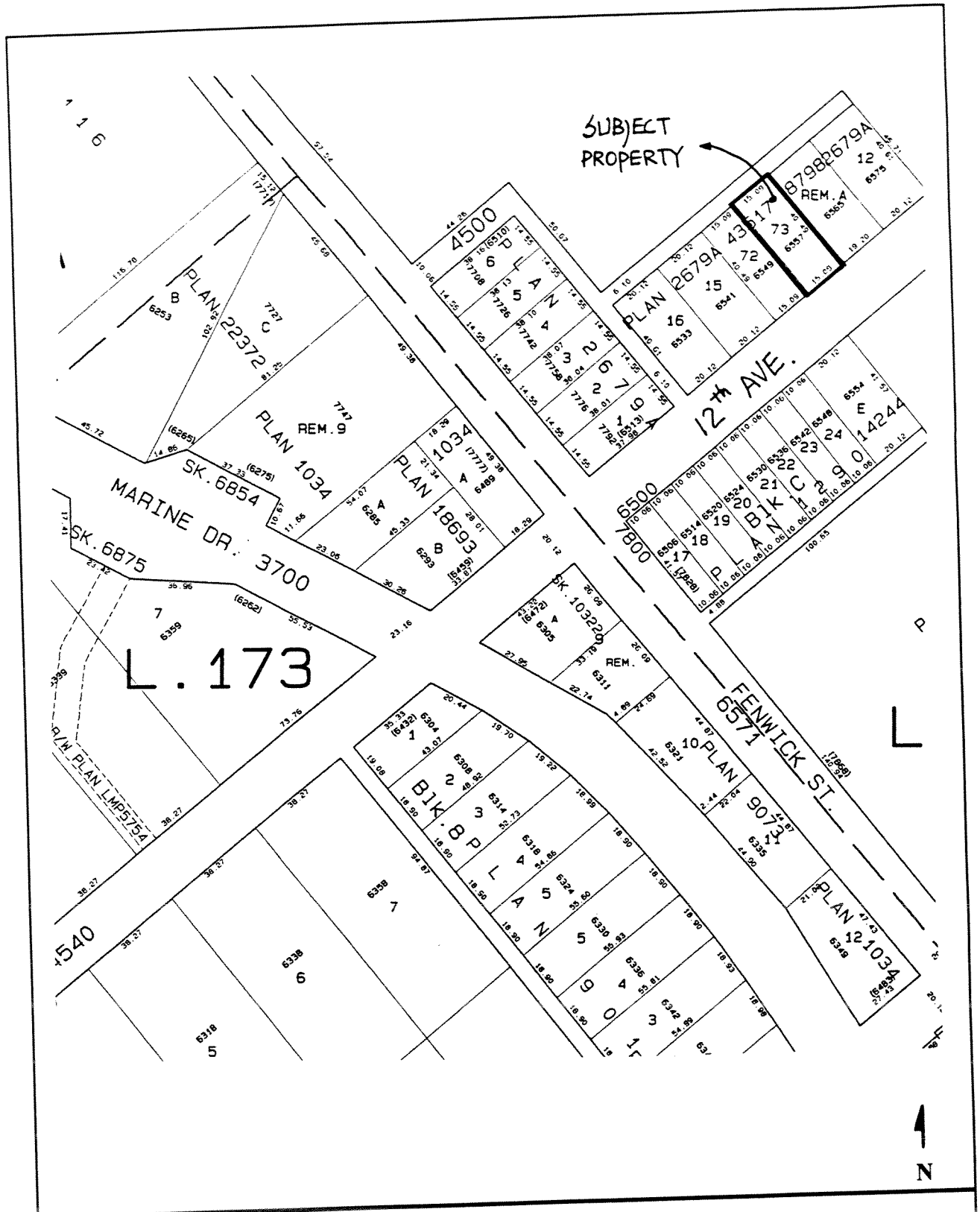


FIGURE 2 - 6557 - 12th AVENUE