

TO: CITY MANAGER **DATE:** 2001 10 04
FROM: DIRECTOR ENGINEERING **FILE:** 80-01-03
SUBJECT: BUILDING DEMOLITION
(A) 7456 BRITTON STREET, PARCEL "G" AND "E" AND LOT 7
(B) 3875 NORFOLK STREET, LOT B

PURPOSE: To obtain Council 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
 - (a) 7456 Britton Street
 - (b) 3875 Norfolk Street

REPORT

1.0 BACKGROUND

The property at 7456 Britton Street (Figure 1) was acquired by the City in September, 2001. It comprises of three legal lots and contains only one dwelling. The property is located in the Edmonds Town Center Plan area and was acquired as part of a land assembly plan.

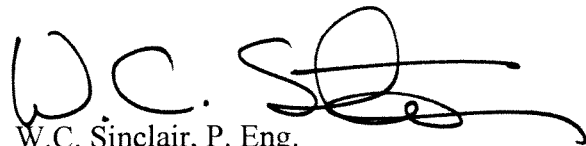
The property at 3875 Norfolk Street (Figure 2) was acquired in November, 2000 for future redevelopment.

2.0 DISCUSSION

Both properties contain an older two storey wood frame structures. The two buildings are in poor condition and extensive repairs would have to be undertaken to meet current City rental standards. The Finance Department had prepared a financial analysis and concluded that it is not economically feasible to renovate the buildings for rental purposes. The buildings have no heritage value and their present condition warrants demolition.

3.0 CONCLUSION

Having assessed the subject dwellings with respect to potential investment return, building condition and heritage value, it is recommended that the structure and all outbuildings at the above properties be removed and/or demolished.


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

LSC;jh
Attach.

cc: Director Finance
Director Planning & Building
Chief Building Inspector
City Solicitor
Purchasing Agent

SUBJECT PROPERTY

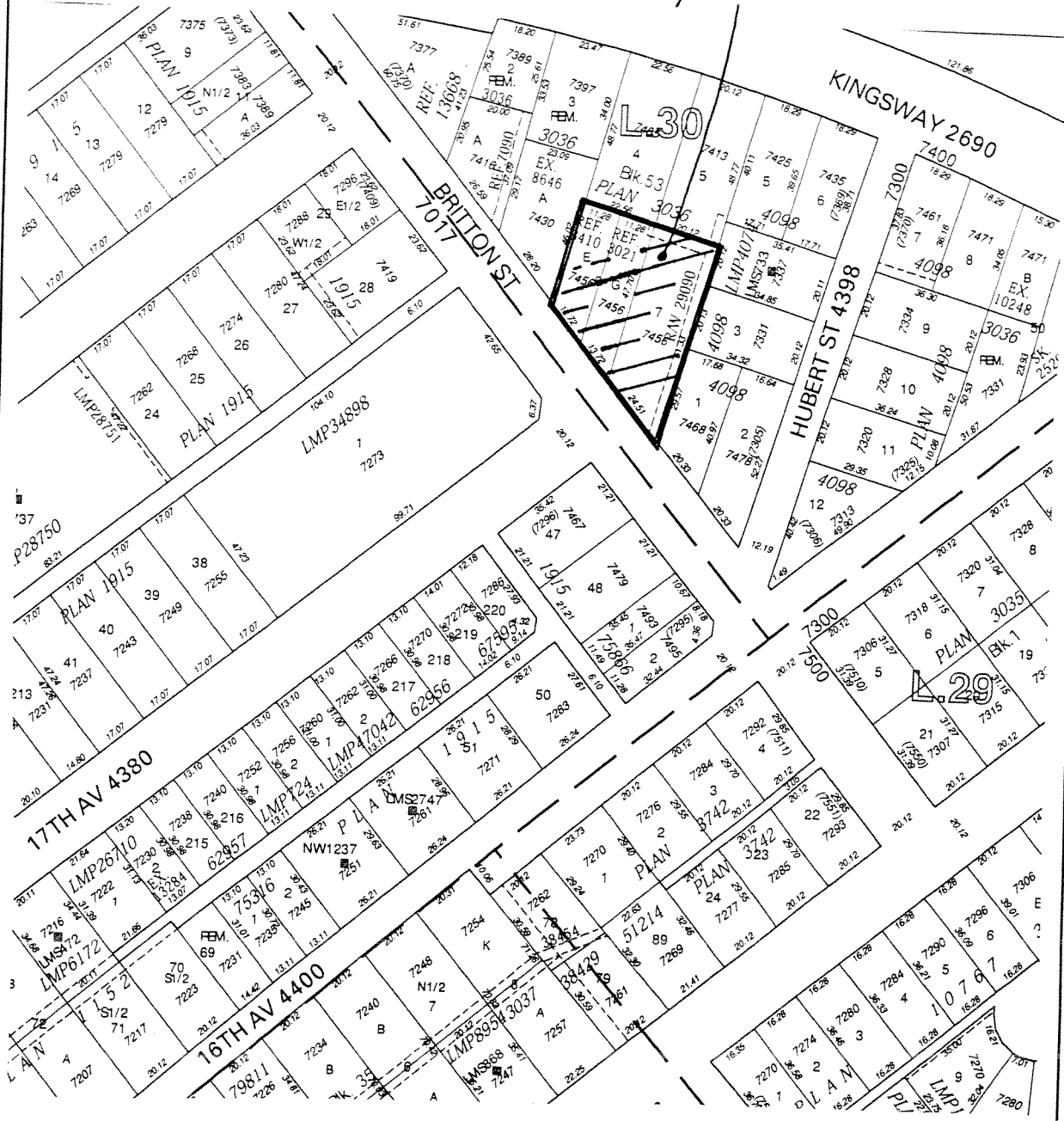


FIGURE 1 - 7456 BRITTON STREET

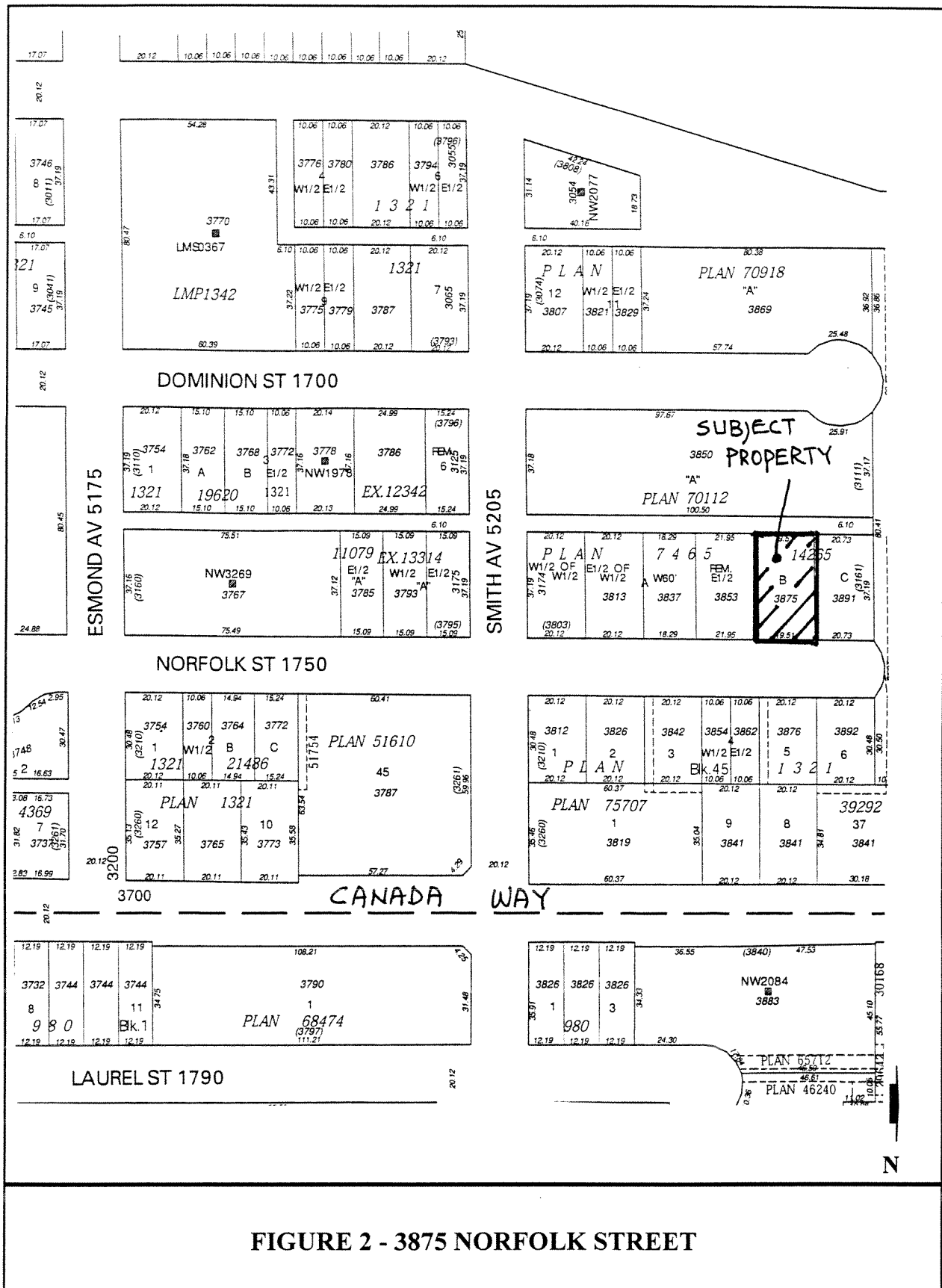


FIGURE 2 - 3875 NORFOLK STREET