

2005 MARCH 17

**TO:** CITY MANAGER  
**FROM:** DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES  
**SUBJECT:** ERNIE WINCH PARK - DEMOLITION OF CITY STRUCTURES AT  
7272, 7296 & 7316 FOURTEENTH AVENUE

**PURPOSE:** To request Council's approval for the sale for moving or salvage or demolition of the structures and all outbuildings at 7272, 7296 and 7316 Fourteenth Avenue.

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**RECOMMENDATION:**

1. THAT authorization be given for the sale for moving or salvage or demolition of the structures and all outbuildings at 7272, 7296 and 7316 Fourteenth Avenue.

**REPORT**

At its meeting of 2005 March 16, the Parks, Recreation and Culture Commission received the above noted report and adopted the recommendation contained therein.



Kate Friars  
DIRECTOR PARKS, RECREATION  
AND CULTURAL SERVICES

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Attachment

P:\DATA\COUNCIL\PK-ERNIE WINCH PARK - DEMOLITION OF CITY STRUCTURES

- cc: City Solicitor  
Director Engineering  
Director Finance  
Director Planning & Building

**SUBJECT: ERNIE WINCH PARK - DEMOLITION OF CITY STRUCTURES AT  
7272, 7296 & 7316 FOURTEENTH AVENUE**

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**RECOMMENDATION:**

1. THAT Council be requested to authorize the sale for moving or salvage or demolition of the structures and all outbuildings at 7272, 7296 and 7316 Fourteenth Avenue .

**REPORT**

**CURRENT SITUATION**

Ernie Winch Neighbourhood Park is to be expanded and enhanced for continued use by the Stride Avenue community. Funds have been included in the 2005-2009 Capital Program for park development and a public input process to assist the production of a concept design to guide park development has commenced. In order to proceed with planned development at Ernie Winch Park, vacant possession and demolition of the three City rental houses at 7272, 7296 and 7316 Fourteenth Avenue is required. The location of the subject properties is illustrated in the attached sketch (Attachment #1).

**SUBJECT PROPERTIES**

**7272 Fourteenth Avenue**

This property was purchased by the City for inclusion in Ernie Winch Park in March 1995. The residential dwelling on the subject property is a tenanted two bedroom one-storey house with unfinished basement built in 1946. Although the building is in fair condition, it is now required to be removed to make way for planned expansion and re-development of Ernie Winch Park.

**7296 Fourteenth Avenue**

The property at 7296 Fourteenth Avenue was purchased by the City for inclusion in Ernie Winch Park in March 1994. The residential dwelling on the subject property is a tenanted two bedroom one-storey house with partially finished basement built in 1954. Although the building is in fair condition, it is now required to be removed to make way for planned expansion and re-development of Ernie Winch Park.

### **7316 Fourteenth Avenue**

The property at 7316 Fourteenth Avenue was purchased for inclusion in Ernie Winch Park in August 2004. The residential dwelling on the subject property is a tenanted six bedroom one-storey house with finished basement built in 1978. Although the building is in fair condition, it is now required to be removed to make way for planned expansion and re-development of Ernie Winch Park.

### **NOTICE TO VACATE**

All three city houses are currently tenanted. In order to proceed with the demolition or removal of the houses it is necessary to give the tenants notice to vacate. Under the Residential Tenancy Act a two month notice period is required.

### **CONCLUSION**

As noted above, the tenanted City rental properties at 7272, 7296 and 7316 Fourteenth Avenue are required for re-development of an expanded Ernie Winch Park. It is recommended that notice to vacate be given to the tenants of the three rental houses at this time to allow work at the site to commence upon completion and adoption by Commission of a concept design plan for the park currently under development with the assistance of the community.

Finance and Building Department staff have been consulted and support the proposed demolition of the subject structures and Heritage Planning staff have assessed the dwellings and confirm that there is no heritage value associated with the buildings. For these reasons it is recommended that Commission request Council to authorize the sale for moving or salvage or demolition of the structures at 7272, 7296 and 7316 Fourteenth Avenue and that notice to vacate be given to the tenants.

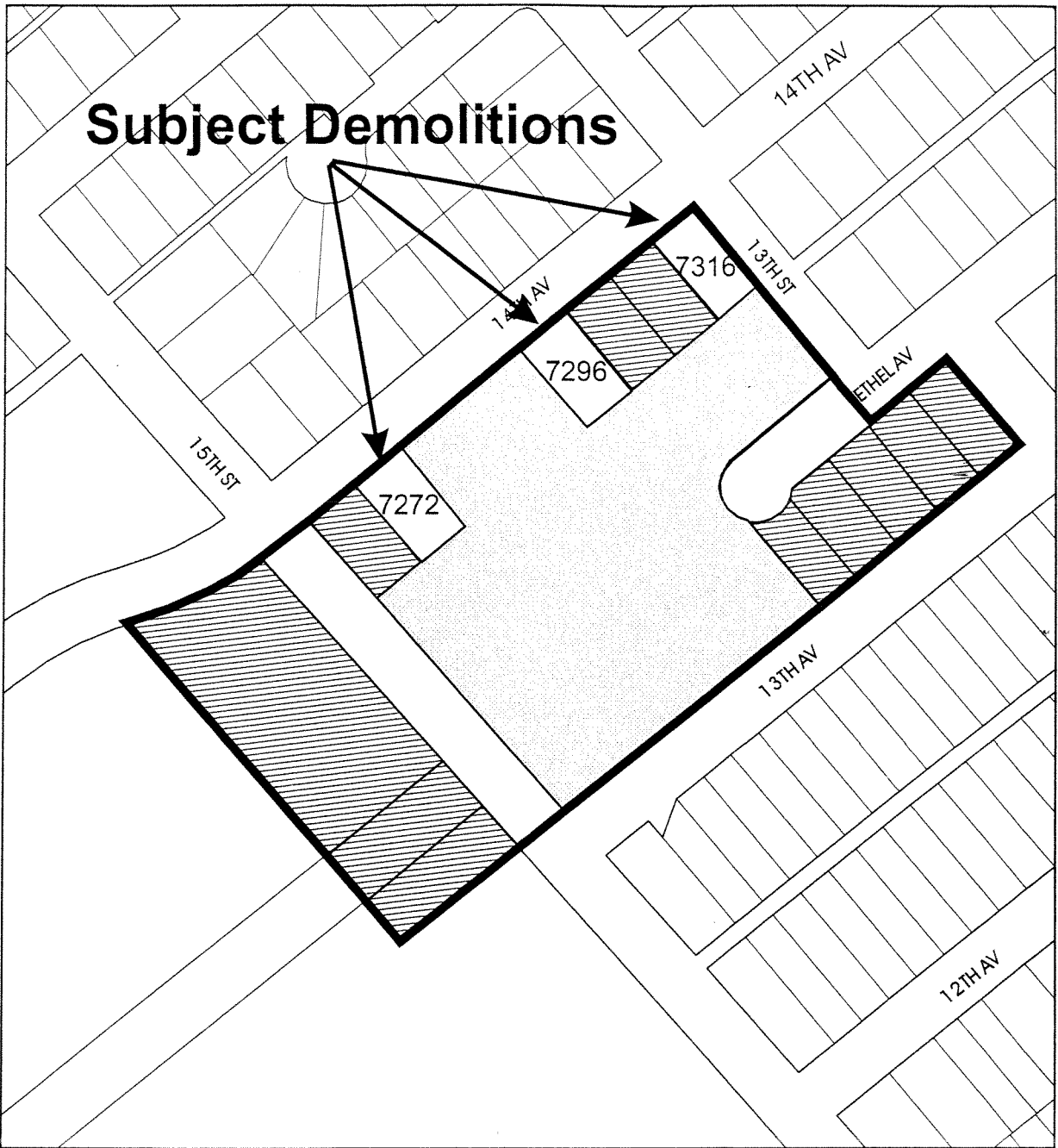
JK

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Attachment

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cc: City Solicitor  
Director Engineering  
Director Finance  
Director Planning & Building







# Ernie Winch Park

Proposed Demolitions: 7272, 7296 & 7316 Fourteenth Avenue

**NOTE:** Park boundary adopted by Commission 1980/03/02. Revised 2001/07/09 via amendment to Edmonds Town Centre Plan and again in 2004/08/09 via Commission and Council adoption of expanded acquisition program for the park.



**LEGEND :**

- |   |                         |   |                          |
|---|-------------------------|---|--------------------------|
|  | Proposed for Demolition |  | Proposed for Acquisition |
|  | Proposed Park Area      |  | Existing Park            |

Scale = N.T.S.

P.A.P. Sketch # 22

Attachment # 1