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**TO:** CITY MANAGER **DATE:** 2008 December 04  
**FROM:** DIRECTOR ENGINEERING **FILE:** 4250-20  
**SUBJECT: DEMOLITION OF HOUSES**  
A) 7514 BEVAN ST  
B) 4066 NORLAND AVE

**PURPOSE:** To seek Council's approval to remove and/or demolish City owned buildings at 7514 Bevan St, 4066 Norland Ave.

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**RECOMMENDATION:**

1. **THAT** Council authorize the demolition or sale for moving or salvage of the structures including all outbuildings at:
  - a) 7514 Bevan St
  - b) 4066 Norland Ave

**REPORT****1.0 7514 Bevan St. (Figure 1)**  
**Lot 1, D.L. 155A, Group 1, N.W.D. Plan 14019**

The subject property was acquired in 1995 for road right of way and consolidation with adjacent land for ground-oriented multi-family housing. This property is located within the adopted Edmonds Town Centre Plan.

Situated on the property is a vacant older single-family dwelling in poor condition that would require extensive repair work to bring it to current rental standards. The Finance Department concurs that it is not economically feasible to upgrade the dwelling and the building condition warrants its demolition.

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

To: City Manager  
From: Director Engineering  
Re: Demolition of Houses at:  
a) 7514 Bevan St  
b) 4066 Norland Ave

2008 December 04..... Page 2

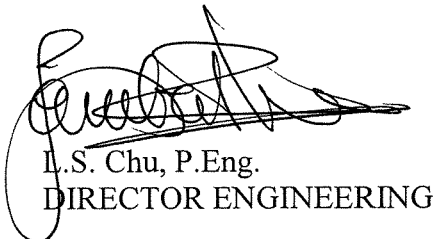
**2.0 4066 Norland Ave (Figure 2)  
Lot 22, DL. 79, Group 1, Plan 24553**

The subject property was acquired in 1999 for future development within the Central Administration Area. The City owns the majority of undeveloped land in the immediate area surrounding the subject property.

Situated on the property is a vacant older single-family dwelling. The home is in poor condition and would require extensive repair work to bring it to current rental standards. The Finance Department concurs that it is not economically feasible to upgrade the dwelling and the building condition warrants its demolition.

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

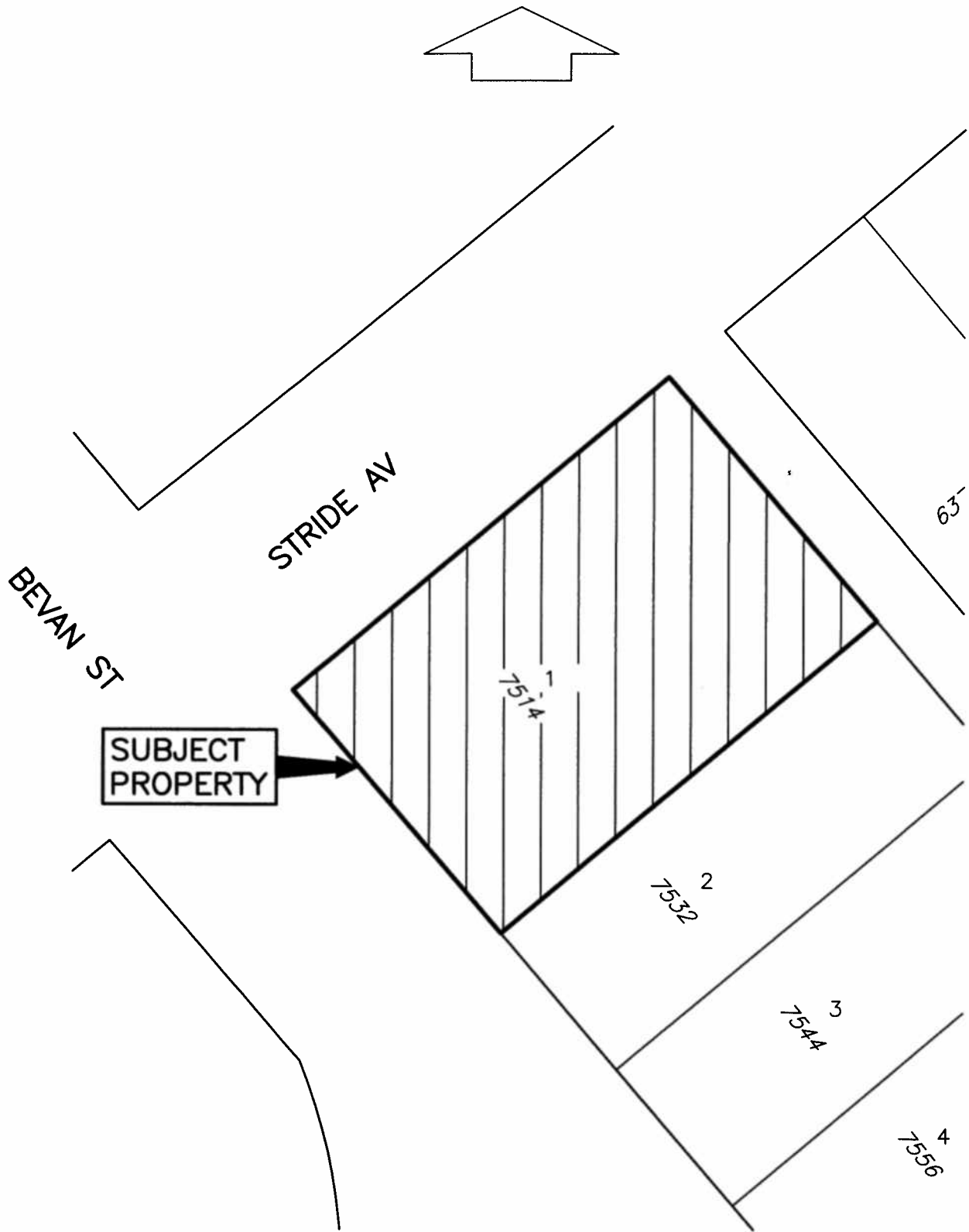
Therefore, it is recommended that all the buildings including outbuildings as described in this report be demolished or sold for moving or salvage.



L.S. Chu, P.Eng.  
DIRECTOR ENGINEERING

BCD:br

Copied to: Director Planning and Building  
Director Finance  
Chief Licence Inspector  
Chief Building Inspector  
City Solicitor



**FIGURE 1**

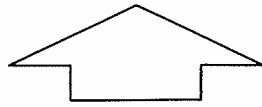
NO.	DATE	REVISION



**SUBJECT PROPERTY**  
**7514 BEVAN STREET**

DRAWN BY: HLOUIE      SCALE: N.T.S.  
 APPR'V'D BY:              DATE: 2008.12.02

**A 637a<sub>1/1</sub>**



LEDGER AV

NORLAND AV

4038 54

4066 22

4086 21

SUBJECT PROPERTY



FIGURE 2

NO.	DATE	REVISION



145

SUBJECT PROPERTY  
4066 NORLAND AVENUE

DRAWN BY: HLOUIE	SCALE: N.T.S.	<b>A</b> 637b
APPRV'D BY:	DATE: 2008.12.02	