



City of Kelowna
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Council Policy

Cost Sharing of Agassiz Road Extension

APPROVED March 7, 1994

RESOLUTION: R375/10/04/26
REPLACING: S190/94/03/07
DATE OF LAST REVIEW: April 2010

THAT St. Peter's and St. Paul's Ukrainian Orthodox Church, located on Lot 2, Sec. 20, Twp. 26, O.D.Y.D., Plan 9491, being 1935 Barlee Road, be assessed \$32,000 as their tributary share of the total cost of purchasing land where necessary for right-of-way, designing and constructing the Agassiz Road link from Kent Road to Vasile Road (as shown on Schedule "B" attached) to an urban commercial standard, including storm drainage, water main extension, and any other utilities as required;

AND THAT all other properties within the designated area described as the "Ambrosi Area Plan" (as identified on Schedule "A" attached) be assessed a tributary share for the Agassiz Road link based on "Equivalent Development Units" (EDU);

AND THAT the basis for determining the cost share attributed to each parcel shall be the number of EDU assessed to each parcel within the sector boundary;

AND THAT the total cost of purchasing the land for right-of-way plus the total cost of design and construction divided by the total number of EDU will determine the cost per EDU;

AND FURTHER THAT the Agassiz Road extension assessment will be collected from each property owner at the time of application for development or subdivision of the land.

Page 2 is Schedule "A" which is a map showing Future Land Use within the Ambrosi Area Plan.

Page 3 is Schedule "B" which is a map showing the Agassiz Road link from Kent Road to Vasile Road.

REASON FOR POLICY

Council endorsed the Ambrosi Area Plan on October 28, 1993. The Plan includes the need to complete the Agassiz road link from Kent to Vasile Road to improve the traffic flow within the area, given the higher land uses proposed by the Plan. It was subsequently decided that it would be more equitable to assess all of the property owners within the redevelopment area an equivalent share of the road extension than to only assess developers whose land abuts the proposed Agassiz Road frontage all construction costs for their frontage in addition to requiring these owners to reserve road right-of-way on their land when it develops.

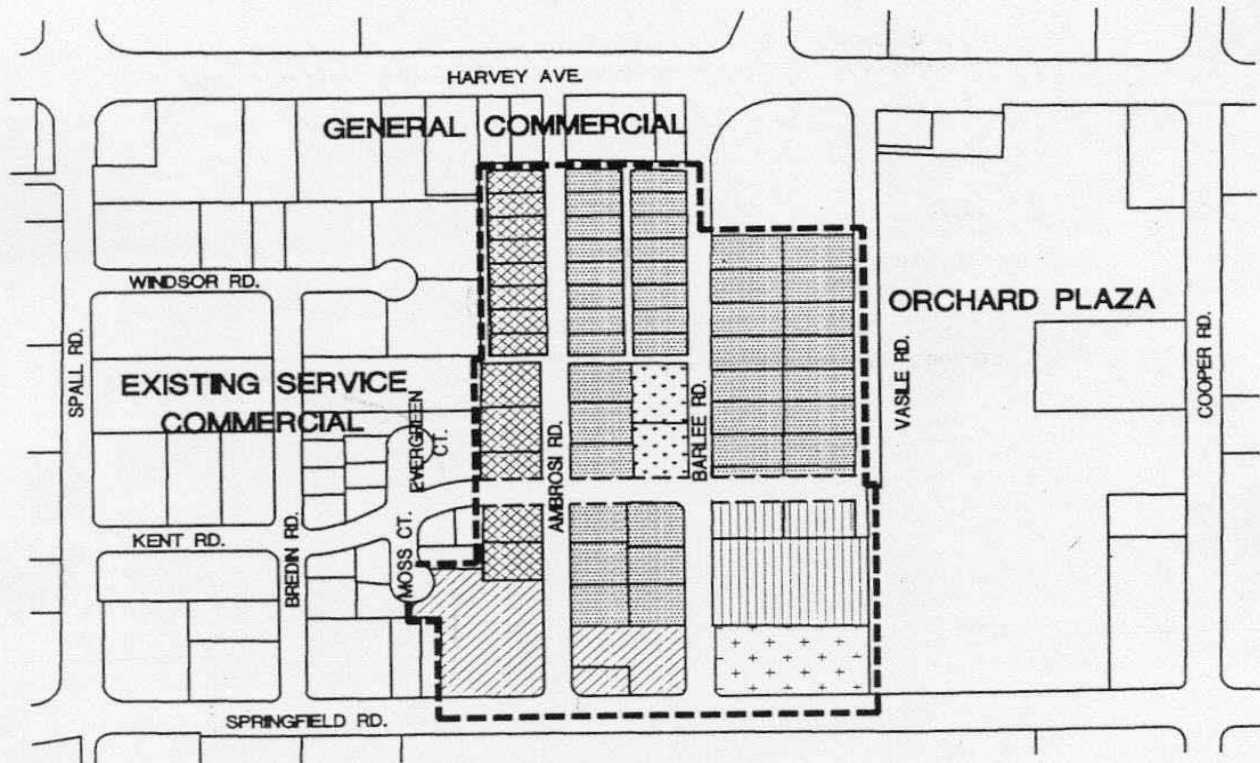
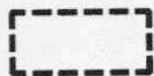
LEGISLATIVE AUTHORITY

Council Resolution.

PROCEDURE FOR IMPLEMENTATION

The Agassiz Road extension assessment will be collected from each property owner at the time of application for development or subdivision of the land. A number of the parcels within the area have recently been redeveloped. If the road extension is constructed in advance of a further redevelopment of those parcels, the City will front the share attributable to them from general revenue. Land costs shall be adjusted annually in arriving at the cost per EDU. The cost per EDU attributable to construction only, will be escalated annually by the rise in the Vancouver CPI or 5%, whichever is greater.

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APPROVAL: 1994/03/07
RESOLUTION#: S190

**LEGEND**

PLAN AREA



SERVICE COMMERCIAL



TRANSITION COMMERCIAL



MED. DENSITY MULTI-FAMILY RESIDENTIAL



INSTITUTIONAL/RESIDENTIAL



INSTITUTIONAL



NEIGHBOURHOOD PARK



PROPOSED KENT ROAD EXTENSION

**CITY OF KELOWNA
AMBROSI AREA PLAN***FUTURE LAND USE***SCHEDULE "A"**

Scale 1 : 5000

