

# REPORT TO COUNCIL



**Date:** January 11, 2021

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** Z20-0021

**Owner:** Gordon Kirschner , Heidi-Sabine Kirschner , Donald Kirschner, Amy Kirschner, Allen Kirschner & Angelica Kirschner

**Address:** 2980 Gallagher Road

**Applicant:** Kirschner Mountain Joint Venture

**Subject:** Timing and Standard of Upgrades for Loseth Road and Gallagher Road

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## 1.0 Recommendation

THAT Council receives, for information, the report from the Development Planning Department dated January 11, 2021 with respect to upgrades for Loseth Road and Gallagher Road.

## 2.0 Purpose

To provide Council with further information on the timing and standard of upgrades to Loseth Road and Gallagher Road in regards to proposed rezoning and multi-family development at 2980 Gallagher Road.

## 3.0 Development Planning

At the June 23, 2020 Public Hearing for application Z20-0021, discussion surrounding the extension of Loseth Road connection to Gallagher Road and safety concerns of residents were raised. As staff were not able to provide further details on timing and standard of the road extensions or potential upgrades at the time, Council requested further clarification be provided prior to the associated Development Permit and Development Variance Permit being brought forward for Council consideration.

Due to requirements around Public Hearings, staff note that no new information can be introduced or discussed by staff or Council as part of this report. The following information is provided directly in response to Council's request for further information on timing and standards of Loseth Road and Gallagher Road as discussed at the Public Hearing:

1. Loseth Road will be constructed to an urban standard for the entire length of the development frontage proposed in this development.

2. The remainder of Loseth Road to Gallagher Road will be improved to an emergency access standard and gated (closed) for emergency access only until future phases of development complete the remaining sections.
3. The existing conditions, and safety concerns on the portions of Gallagher Road have been raised and evaluated by staff and will be considered as part of the City's operational improvements.

As Loseth Road will not connect to Gallagher Road at this time, safety improvements to Gallagher Road are not being required as part of this development proposal. They will however be considered through the City's standard operational improvements.

#### **4.0 Application Chronology**

Date of Application Received:	March 5, 2019
Date Public Consultation Completed:	May 11, 2020
Date of Public Hearing:	June 23, 2020
Informational Report:	January 11, 2021

<b>Report prepared by:</b>	Wesley Miles, Planner Specialist
<b>Reviewed by:</b>	Dean Strachan, Community Planning & Development Manager
<b>Approved for Inclusion:</b>	Terry Barton, Development Planning Department Manager