

Road Closure Conditions

1. All existing utilities within the road closure area shall be protected by easement or relocated at the developer's expense.
2. All existing access to the affected properties in the area shall be maintained or alternative access be constructed at the developer's expense.
3. The closed right-of-way may be removed from The City's ownership and sold to the adjacent properties.
4. The developer is responsible for all costs associated with the closure including all necessary physical construction, removal, rehabilitation, utility relocation, etc.
5. The closed rights-of-way (excluding the portion to be dedicated as LRT ROW and any necessary construction and maintenance easement areas) that will consolidate lands back into Lot 31, Plan 2747HB and Lot 16, Plan 3056AC should be removed from the City's ownership and sold to the Developer and consolidated into adjacent parcels. Prior to Tentative Plan submission, the developer shall enter into negotiations with Corporate Properties and Buildings for the purchase of the closed road right-of-way. Please contact the Coordinator, Real Estate and Development Services (RE&DS) at 403-268-2276 or 403-993-9157 to commence negotiations.
6. For the proposed Road Closure Plan, that portion of 81 Street SW that is proposed to be closed but which will subsequently form part of the future LRT ROW should not be included in the plan and remain part of road right-of-way.
7. The Road Closure cannot occur until the alternate roadways that connect to the Transportation Network (specifically 19 AV SW and 80 Street SW) are dedicated, constructed and open to the Public.