

# 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. The developer is responsible for all costs associated with the closure including all necessary physical construction, removal, rehabilitation, utility relocation, etc.
3. At the time of redevelopment, the proposed road plan will identify the boundary area to indicate the portion of the 13 Avenue SW right of way including the pedestrian crossing. The south boundary will align with design best practice to ensure a safe and efficient pedestrian corridor is created within and adjacent to the right of way.
4. Upon redevelopment, all proposed access, including access management, will be designed and located to the satisfaction of the Manager, Development Engineering. Access to the existing lane and the private garage will remain free from obstacles or encumbrances.
5. The developer will ensure walkways between 13 Avenue SW and 12 Avenue SW remain open to public use with free and clear accessibility to the neighbourhood park, transit zones, active modes network or to connect neighbourhood sub areas.