

The City's Transportation Engineer has reviewed the proposed rezoning and plan amendment and provides the following advisements:

1. Access to the site shall conform to City of Edmonton Access Management Guidelines. Site access will be reviewed at the subdivision and/or development permit stage.
2. The owner will be required to construct Juchli Avenue from its current terminus to Castle Downs Road and a southbound left turn bay, including median modifications at the 139 Avenue/Juchli Avenue and Castle Downs Road intersection, to the satisfaction of Subdivision and Development Coordination (Transportation).
3. The owner will be required to pay to install traffic signals at the 139 Avenue/Juchli Avenue and Castle Downs Road intersection.
4. Access to the parcel to the west (Lot 1, Block 36, Plan 2021679) would be constrained because of future LRT along Castle Downs Road NW and on-street bus stop on Juchli Avenue NW. The owner shall provide access easement to the parcel to the west (Lot 1, Block 36, Plan 2021679) through the site at the subdivision and/or development permit stage.

Should you require any additional information, please contact Shafayat Hossain, Transportation Engineer at [shafayat.hossain@edmonton.ca](mailto:shafayat.hossain@edmonton.ca).