



199 STREET AND 137 AVENUE DEVELOPER ROAD CONSTRUCTION

JULY 2014

About the Project

199 Street is a collector road and 137 Avenue is an arterial road servicing neighbourhoods, residents and businesses in the Big Lake area.

New residential neighbourhoods are being built by developers along these two routes. Trumpeter on Big Lake, established in 2008, is located north of Yellowhead trail and is situated between Winterburn Road and 199 Street. The main access into Trumpeter is 199 Street, although other roads into the neighbourhood are planned. Five residential areas within Trumpeter are currently under development with others planned for the future.

Starling at Big Lake, established in 2010 is located just southwest of Ray Gibbon Drive and 137 Avenue. It has five areas currently under development. Approximately 10,300 new residents are anticipated to live in the two communities once fully built out.

Both 199 Street and 137 Avenue started out as oiled surface, rural roads which are being upgraded to City standards by land developers as outlined by the Arterial Roads for Development Bylaw.

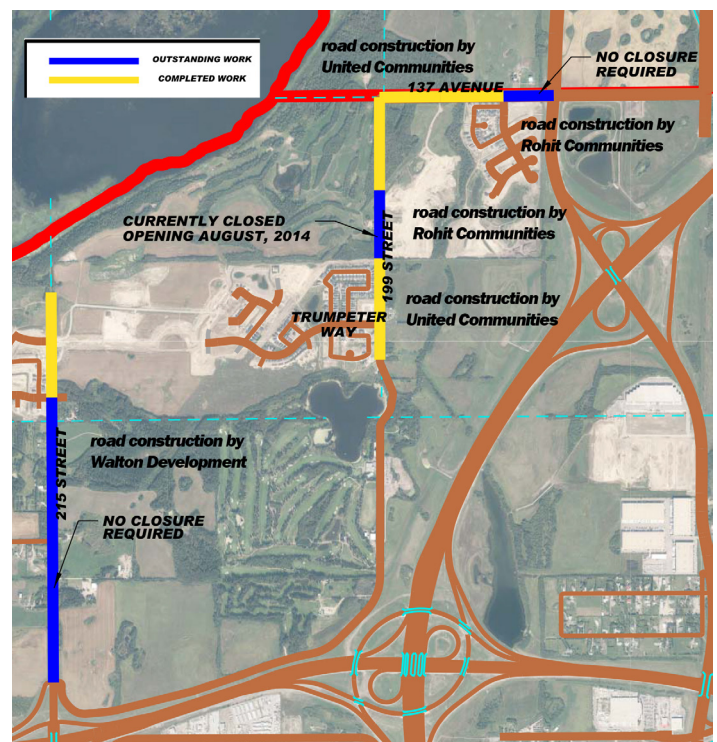
199 Street and 137 Avenue are being upgraded in stages:

- 199 Street south of Trumpeter Way was completed in 2011 by United Communities.
- The area where 199 Street bends into 137 Avenue was completed in 2013 by United Communities.
- 199 Street just north of Trumpeter Way was closed for construction mid-July 2014 and will be completed in August 2014. It is being constructed by Rohit Communities.
- 137 Avenue, west of Starling Drive was closed for construction on May 1, 2014 and completed in mid-July 2014 by Rohit Communities.
- 137 Avenue east of Starling Drive will be completed in 2015, however no road closures are anticipated, instead a detour will allow traffic to access Ray Gibbon Drive.

To complete the work to date, the two roads have been intermittently closed for construction during the past four summers.

When 199 Street is closed, the alternate route to Ray Gibbon Drive is an approximate 10 km detour. Delays in construction have caused concerns with residents.

Current Road Construction Map



Project Communication and Public Engagement

In 2014, in anticipation of road construction in the Big Lake area, the area's three developers, Walton Development, United Communities and Rohit Communities, collaborated to keep area



stakeholders updated on road closures and detours.

Letters were hand delivered to area residents and businesses and were provided to builders and sub-trades working in the area for distribution to staff.

This same information was posted online on the project websites,

- hawksridge.ca
- trumpeterbiglake.ca
- starlingatbiglake.com

and posted on associated Facebook sites.

Despite these efforts, City of Edmonton councillors and administrative staff heard concerns from area residents about road closures.

On July 24, 2014, the City gathered together representatives from area developers, as well as project staff from several City departments to hear citizen's concerns at a Public Information Meeting.

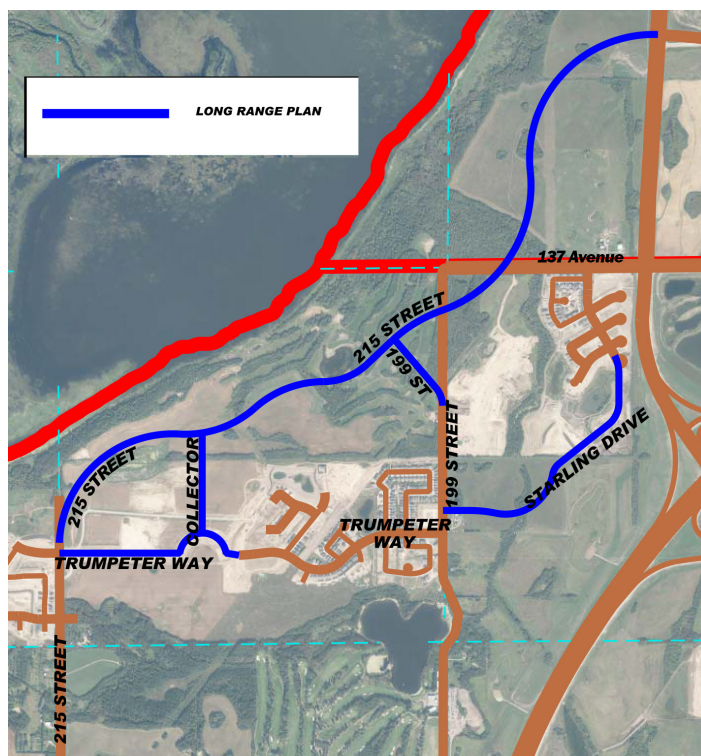
Residential Development Roads

When a neighbourhood is planned, the City enters into an agreement with developers to identify roads that are part of the development. As development happens, the City's Transportation Planning (Development Engineering) role in developer constructed roads is to audit design and construction to make sure that roads meet City of Edmonton standards and specifications. The timing and schedule of road construction is left to the developer's discretion.

City administration has been working with developers in the Big Lake area over the past few years to try and minimize the construction impacts on residents. We recognize that it has been difficult for residents as there are limitations to having only one access way from the Trumpeter neighbourhood that ties to 199 Street.

Upgrades to the current roads are almost complete. The City would like to thank area residents and businesses for their patience.

Future Road Construction Map



The Big Lake Area Structure Plan as approved by City Council in 1991 prescribes the proposed land uses, transportation and utilities, population and densities for this area. The plan describes a number of future collector roads to be built in the area to improve traffic circulation and access for area residents.

Future residential development as well as collector road construction will be scheduled based on servicing availability and market conditions.

For More Information

Visit: www.edmonton.ca/roadplans

Email: DeveloperArterials@edmonton.ca