

Yellowhead Trail: St. Albert Trail to 97 Street Hagmann Estate Industrial Area Traffic Circulation and On-Street Parking Changes Information Package

Design is progressing for Yellowhead Trail between St. Albert Trail and 97 Street, the largest and most complex segment of the freeway conversion.

The design of the St. Albert Trail to 97 Street segment of the Yellowhead Trail Freeway Conversion will determine details for the roadway and access changes to Yellowhead Trail, the new interchanges at 127 Street and 121 Street, and the new shared-use path south of Yellowhead Trail.

In this package, you will find key information about the project schedule and scope, and how the freeway conversion will change access, traffic circulation and on-street parking in the Hagmann Estate Industrial Area. Information about next steps in the design process and high-level construction details are also included.

Stay informed

Visit edmonton.ca/YellowheadSATto97Street to learn more about the project and sign-up for updates.

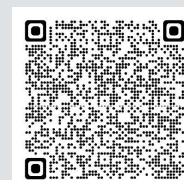
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PROJECT WEBSITE



FAQs

Project Timeline

- Q.** When will the design and construction be complete for the St. Albert Trail to 97 Street segment of the Yellowhead Trail Freeway Conversion?
- A.** The preliminary and detailed design will be complete in spring 2023 and by the end of 2023, respectively. Construction will begin in spring/summer 2023 and is anticipated to be complete in 2027. 2023 construction includes commercial building demolitions, utility work/relocations, construction of storm drainage tunnel shafts and detour roads. The work requires the removal of select trees in the impacted areas.

Business Access and On-Street Parking

- Q.** How will access change to the Hagmann Estate Industrial Area following the completion of the freeway conversion?
- A.** Access to Hagmann Area West of 127 Street:
- Access to/from Yellowhead Trail will be accommodated at the St. Albert Trail interchange and the 127 Street interchange. Access from 127 Street will be served by the intersection at 126 Avenue and a new westbound service road between 127 Street and St. Albert Trail. Access to/from the service road will be provided at 129 Street and 133 Street. Direct property access to/from the service road is being accommodated where required. Direct access to Yellowhead Trail from the existing service roads at 130 Street and 126 Street will be closed.

Access to Hagmann Area East of 127 Street:

Access to/from Yellowhead Trail will be accommodated at the 127 Street interchange. Access from 127 Street will be served by the intersection at 126 Avenue and a right-in only access from the 127 Street westbound off ramp (see map). The existing intersection at Yellowhead Trail and 124 Street will be closed.

- Q.** How will on-street parking change in the Hagmann Estate Industrial Area following the completion of the freeway conversion?
- A.** West of 127 Street, on-street parking will be prohibited along the new westbound service road. No changes to on-street parking will occur on 129 Street, 128 Street or 126 Avenue as part of this project.

East of 127 Street, on-street parking will be permitted on the north side of 125 Avenue. As part of this project, parking will be restricted along 126 Avenue between 126 Street and 127 Street but no changes to on-street parking are proposed on 126 Street, 125 Street, 124 Street or 123 Street. Temporary parking restrictions during construction will be required along 124 Street and 126 Avenue.

- Q.** How will people who walk, bike and roll be able to access my business/property following the completion of the freeway construction?
- A.** As part of the freeway conversion, there will be a number of new active transportation links constructed in the project area:
- A new sidewalk running east-west will be constructed along the north side of the service roads between St. Albert Trail and 123 Street.
 - A new shared-use path running east-west will be built on the south side of Yellowhead Trail from 142 Street to 107 Street.
 - A new sidewalk running north-south will be constructed on the east side of 127 Street from 124 Avenue to 126 Avenue.
 - A new shared-use path running north-south will be built on the west side of 127 Street from south of Yellowhead Trail to south of the CN Rail underpass. This shared-use path will have its own pedestrian bridge crossing Yellowhead Trail to separate pathway users from vehicles on the 127 Street interchange.

Q. How will we be notified about temporary traffic changes/detours in the area during construction?

A. Information about temporary traffic changes/detours will be indicated on signage in the area and shared with area businesses via construction bulletins. You can also follow the project on Twitter at **@YEGYellowhead** and sign up for email updates at edmonton.ca/YellowheadSATto97Street.

Q. Will the timing of traffic signals be adjusted in the area to improve traffic flow and reduce congestion?

A. The new 127 Street interchange will increase capacity in the local area and the City will be reviewing all signals in the project area and adjusting them on an as needed basis as new traffic patterns emerge from the changes to improve traffic flow and reduce congestion. However, some congestion can be expected during peak travel times.

Property and Area Impacts and Utility Relocations

Q. Will my property be physically impacted by the freeway conversion?

A. The City has contacted all property owners in the Hagmann Estate Industrial Area that will be impacted by the freeway conversion and necessary land acquisition in this area is complete. Physical changes to some property accesses have been identified and coordinated with the respective property owners.

Q. When will demolition of businesses occur that have been acquired by the City for the freeway conversion?

A. Several buildings will be demolished along the north side of Yellowhead Trail between 129 Street and 121 Street. The work will begin in June 2023 and will continue throughout the fall.

Q. Will my business be impacted by utility relocations due to construction for the freeway conversion?

A. Periodic utility disruptions will occur in 2023 as utilities are relocated in the area. Businesses will be notified in advance of any temporary utility disruptions that may occur. Utility work will include relocation and construction of underground gas, power, telecommunication, sanitary, storm and water lines.

Q. When will more details regarding construction activities and schedules for 2023–2027 be available?

A. Details about construction activities will be available prior to the start of each year of construction. Information about upcoming construction is available on the project website. It will also be shared through our e-newsletter, construction bulletins and the Yellowhead Trail Twitter page at **@YEGYellowhead**.

Q. What is the plan for landscaping in the Hagmann Estate Industrial Area?

A. Landscaping will be implemented along the south side of the Hagmann Estate Industrial Area. Additional details will be included in the preliminary design, which will be shared at the business meeting on June 12, 2023 (3 to 6 p.m.) at the Irish Centre and posted on the project website starting on May 25, 2023.

Q. How will the Hagmann Estate Industrial Area be serviced by Edmonton Fire Services once the Fire Hall in the project area is removed?

A. Once the fire station in the Hagmann Estate Industrial Area is demolished, the Hagmann area will be serviced by the North and North Central fire stations until a new fire station is built in Blatchford.

Q. How will flooding at the 127 Street underpass be addressed by the freeway conversion?

A. The drainage work for the project includes the construction of a large diameter storm sewer tunnel along the south side of Yellowhead Trail, from 131 Street to 121 Street. The tunnel will prevent flooding of the underpasses on Yellowhead Trail at St. Albert Trail, 127 Street, CN/Via Rail, during heavy rainfall events. No changes are proposed at the CN underpass at 127 Street, north of Yellowhead Trail as part of this project.

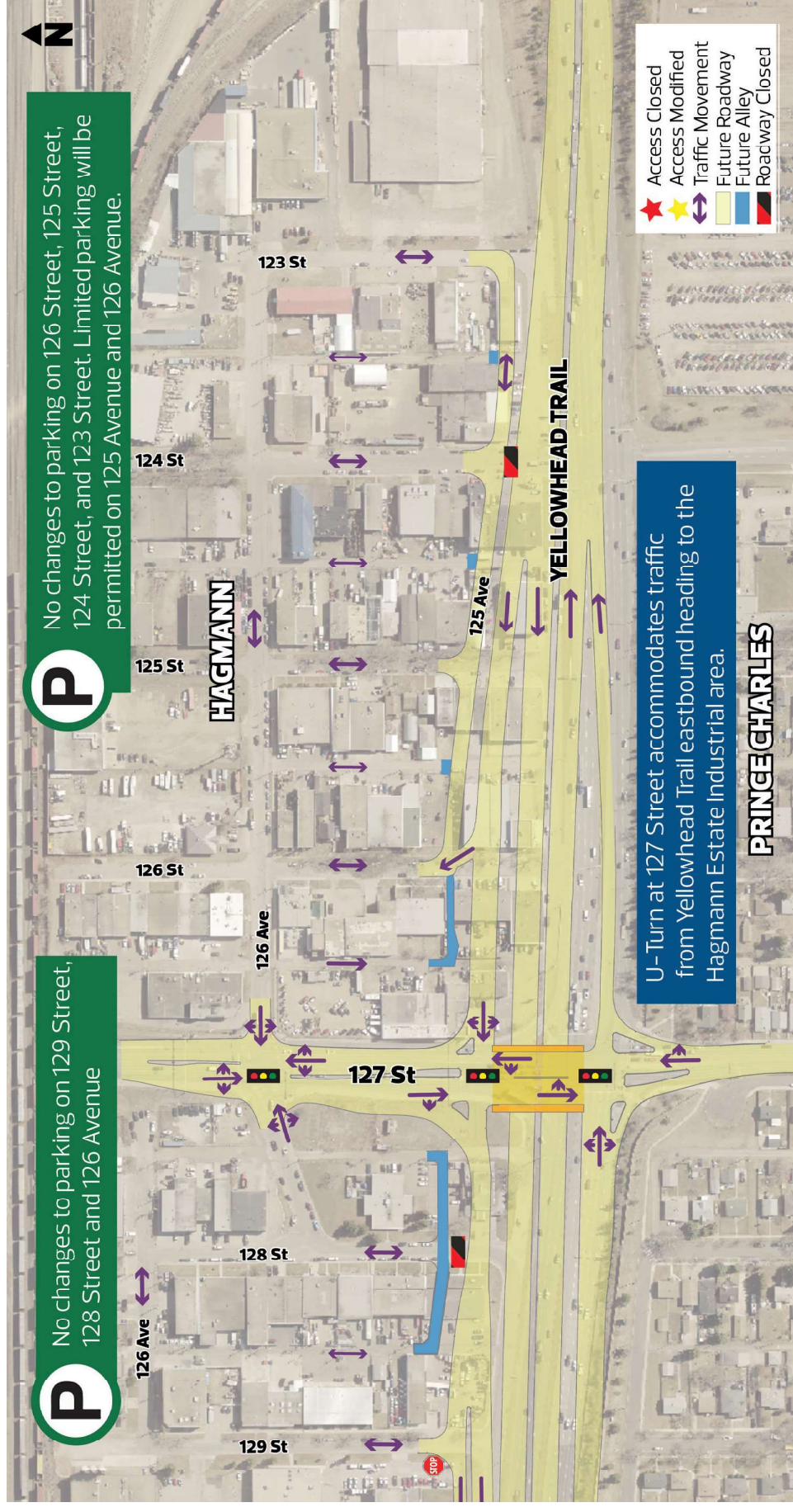
Hagmann Industrial Area Access and Parking Map

Yellowhead Trail: St. Albert Trail to 127 Street



Hagmann Industrial Area Access and Parking Map

Yellowhead Trail: 127 Street to 121 Street



Business Access and On-Street Parking

Access from Yellowhead Trail to Hagmann West of 127 Street

