

City of Edmonton WINTERBURN INDUSTRIAL WEST



Winterburn Industrial is located in northwest Edmonton and encompasses an area of approximately 1,060 hectares of land. This large industrial area is split into Winterburn Industrial East and Winterburn Industrial West.

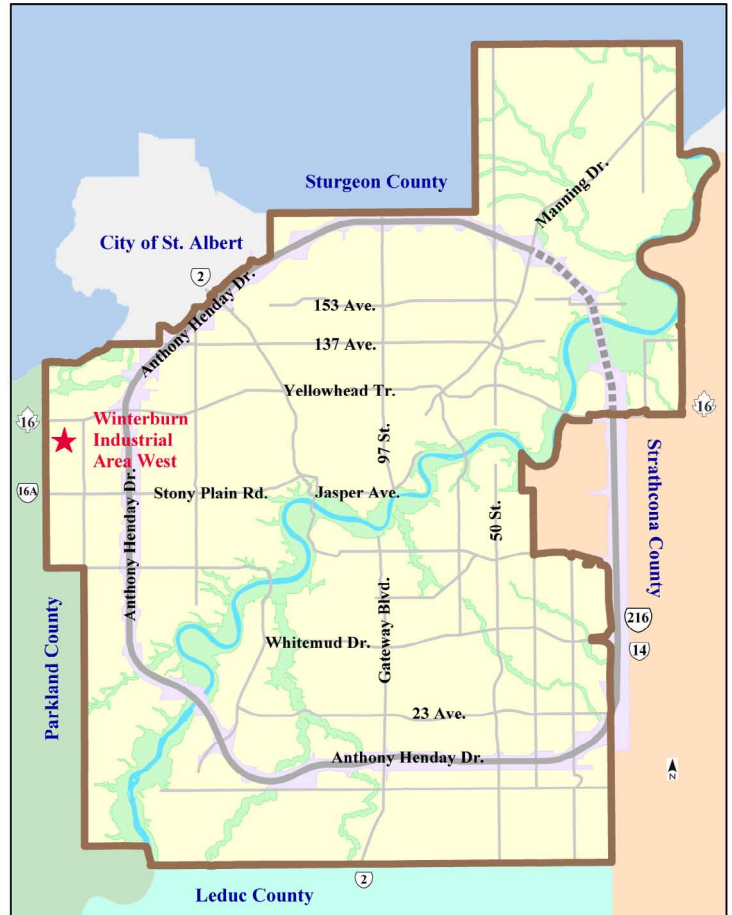
Winterburn Industrial West consists of approximately 518 hectares. This area is accessed from the south by 231 Street, Winterburn Road (215 Street) off of Stony Plain Road. It is accessed from the north by Winterburn Road and 231 Street off of Yellowhead Trail. There is a connection to Anthony Henday Drive at 109 Avenue through Winterburn East.

There is a large amount of industrial reserve land within Winterburn Industrial West.

Winterburn Industrial West accommodates construction, metal and steel fabrication, auto wrecking and repair, transportation and warehousing, and wholesalers. Non-intensive uses include commercial enterprises, recreational facilities, banquet halls, and agricultural activities. Typical development is two-storey with many sites containing large storage yards. Industrial and business uses are distributed throughout Winterburn Industrial West. Business commercial uses are located along arterial roads with high visibility and convenient access to the major routes of Stony Plain Road, 215 Street, Yellowhead Trail, and Anthony Henday Drive.

Westview Village Mobile Home Park is located in Winterburn Industrial West, consisting of 70 ha with a population of 2330.

Location of Winterburn Industrial West



Servicing

Power, gas, and telephone services are readily available to the area, and will be extended with the advancement of development.

Existing water mains come from Stony Plain Road in the south, and along 215 Street up to 112 Avenue. Water mains will need to be built following the construction and improvement of various collector roadways.

Construction of the future sanitary trunk sewers will align with the extension of 114 Avenue and the collector road between Stony Plain Road and 107 Avenue. Seven existing storm water management facilities will be augmented by nine more of various sizes. The design of the stormwater management facilities will incorporate the existing natural wetland areas.

West Edmonton Sanitary Sewer redesign and retendering will provide sanitary servicing to the Winterburn Industrial Area.

Source: City of Edmonton SLIM Maps

Transportation

Winterburn Industrial has excellent access via the CN Railway, Stony Plain Road, Anthony Henday, and Yellowhead Trail. Winterburn Road and 231 Street are two lane arterials that will eventually be upgraded to four lane urban cross sections. 109 Avenue will eventually connect Winterburn Road with Anthony Henday Drive. 107 Avenue has a rural cross section.

There are a number of road improvements and extensions planned for the area; including, construction of 205 Street, construction of a collector road between Stony Plain Road and 107 Avenue, improvements to 118A Avenue, construction of 114 Avenue, and construction of a collector road between Yellowhead Trail and 114 Avenue.

There is a bus route that serves Winterburn Industrial with limited service. Three other routes serve nearby residential areas.

Prominent Businesses

- AFA Forest Products
- Prowest Shipping & Packaging
- Rolling Mix Concrete
- Peter Kiewit & Sons
- Impala Auto Wrecking
- Priority One Transport
- U-Haul Moving & Storage
- Applied Electronics

Vacant Industrial Land (ha.)

AG/AGI (Agricultural/Industrial).....	1
IB (Business Industrial).....	1
IL (Light Industrial).....	0
IM (Medium Industrial).....	24
IH (Heavy Industrial).....	0
Total	26

Distance to Major Features

Anthony Henday Drive.....	4 km
Yellowhead Trail	3 km
Sherwood Park Freeway	28 km
Whitemud Drive	10 km
CP Intermodal Terminal	26 km
Edmonton International Airport.....	43 km
Closest LRT Station (South Campus).....	18 km
Closest ETS Terminal (Lewis Farms)	6 km

Location of Edmonton, Alberta, Canada



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Additional Industrial Development Information

Edmonton Industrial Development

- http://www.edmonton.ca/business_economy/industrial-development.aspx

Land for Sale

- <http://www.edmontonindustrialland.ca>

Edmonton Land Use Zoning

- http://www.edmonton.ca/city_government/urban_planning_and_design/land-use-zoning.aspx





Winterburn Industrial Area East

