

City of Edmonton MISTATIM INDUSTRIAL



Mistatim is located in Edmonton's Northwest Industrial District. The area is well served with rail connections and major regional and provincial roadways. Immediately to the north and northwest of Mistatim lies the City of St. Albert.

A system of arterials has direct access to the regional roadways of St. Albert Trail, Anthony Henday Drive, and Yellowhead Trail. South of Mistatim, a grade separation at 170th Street, and the railway mainline provides direct routes to Yellowhead Trail. Anthony Henday Drive provides Mistatim with links to Queen Elizabeth II Highway and southern destinations, such as Calgary, and the U.S.

Mistatim Industrial is predominately zoned for medium industrial uses. The mixture of industrial land uses in Mistatim has progressed from heavy industrial use in the western portion of the area, to medium and light in the eastern sector. Mistatim lands are highly suited for accommodating mixed industrial uses. There is significant greenfield land with development opportunities in the northern half of Mistatim.

The main industries currently in the region include construction, auto detailing, repair, and sale, transportation and warehousing, and wholesale. Retail and professional services are also prominent in the area.

Mistatim Industrial area has five business parks:

- **Northwest Business Park:** Centered at 137 Avenue and 149/156 Streets, contains a number of tenants.
- **Golden West Business Park:** Though not yet constructed, this park is marketed for light industry, advanced technology, and corporate headquarters.
- **Sheckter Business Park:** Located in the southeast area of the neighbourhood, zoned primarily as medium industrial.
- **Westland Industrial Park:** Gregg Properties' 24 hectare park is under construction with an owner-occupied building and an additional 10 market ready lots.
- **Pinnacle Centre:** The 45 hectare park is at the northeast corner of 137 Avenue and 156 Street. Phase 1 includes two multi-bay buildings for warehouses, office, or retail uses.

Location of Mistatim Industrial



Servicing

The southern two-thirds of the neighbourhood are serviced with water mains, and storm and sanitary sewers. Networks of power and gas lines serve existing developments and traverse the area. For the most part these are located within existing road rights-of-way.

There is a lower level of services north of 137 Avenue, however, this is gradually changing as some significant developments proceed in the area. Gas, power, phone, and water lines are present along 156 Street.

A large part of the area, north of 137 Avenue, historically contained a large golf course and agricultural uses, and will require the extension of servicing.

In the southeast, existing minor trunks can be used on a temporary basis, and it is expected that the ultimate sewage system will be in place long before this temporary spare capacity can be fully utilized. Permanent sanitary servicing will be available in the northern area by sanitary sewer main extension along 156 Street.

Upgrades to the ditch system along 137 Avenue will be required for better storm servicing. Permanent storm sewer servicing requires the construction of Storm Water Management Facilities north of 137 Avenue, some of which are currently under construction.

Source: City of Edmonton SLIM Maps

Transportation

Mistatim Industrial has excellent access via the CN Railway, Yellowhead Trail, Mark Messier Trail, and Anthony Henday Drive.

Various levels of road standards exist in the older areas of the neighbourhood. Further extension or improvement of collector roadways is required for 163 Street, 128 Avenue, 131 Avenue, 132 Avenue, and 149/156 Streets.

Bus service is available in the developed portion of the neighbourhood. Four bus lines serve the area on a half-hourly or hourly basis.

Prominent Businesses

- EIL Environmental SVC
- Edmonton Salvage Disposal
- Abalone Construction SVC
- Prairie Metal Industries
- Norfab Manufacturing
- CCI Edcon
- GFS Edmonton
- YRC Reimer

Vacant Industrial Land (ha.)

AG/AGI (Agricultural/Industrial)	70
IB (Business Industrial).....	58
IL (Light Industrial).....	12
IM (Medium Industrial).....	31
IH (Heavy Industrial).....	0
Total	171

Distance to Major Features

Anthony Henday Drive.....	4 km
Yellowhead Trail	6 km
Sherwood Park Freeway	20 km
Whitemud Drive	11 km
CP Rail Intermodal Terminal.....	23 km
Edmonton International Airport.....	49 km
Closest LRT Station (Corona)	13 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



Mistatim Industrial

Legend

- A** Zoning
-  Railway
-  Neighbourhood Boundary
-  Zoning Boundary
-  Title Parcels
-  River Valley and Ravine System
-  Hydrography

Maple Ridge Adjacent Neighbourhood

Strathcona Adjacent Municipality

