

# City of Edmonton MAPLE RIDGE INDUSTRIAL



**M**aple Ridge Industrial includes development of high quality urban light and medium industrial parks that incorporate significant natural features and meet the growing needs of Edmonton's industrial business community.

Maple Ridge Industrial consists of 804 hectares of land that includes a mix of medium, light, and business industrial. Maple Ridge is within minutes of the major transportation routes of Whitemud Drive, Anthony Henday Drive and Sherwood Park Freeway. The 60 hectare Maple Ridge mobile home park is located on the west side of Maple Ridge Industrial.

The southern portion of the area has experienced difficulty with servicing and has primarily remained as farmland.

The developed areas typically contain two-storey industrial warehouse buildings, with large storage yards.

Maple Ridge area has one business park:

- **Maple Ridge Industrial Park:** Contains lots with medium and light industrial zoning, mostly large warehouses with numerous bays and flexible warehouse/office space arrangements, and condo-warehouses.

## Location of Maple Ridge Industrial



## Servicing

Servicing for the Maple Ridge Industrial area has been challenged by a lack of capacity within existing servicing infrastructure.

Water mains are present in the northern portion of the area. The southern portion requires extensive offsite water main and sanitary sewer construction. However, some discussions have taken place to complete this work in coming years.

Maple Ridge is currently serviced in the north by Strathcona County's 34th Street sanitary trunk sewer. In regards to water service, the northern portion of the area is serviced from Strathcona County to the north as an interim measure. This system is capable of providing potable water for daily usage to existing development.

Service lines for gas, power, and telephone run along the edge of the neighbourhood.

1 Maple Ridge Industrial ASP Consolidation 2010

## Transportation

Existing roadways within the Maple Ridge Industrial area are primarily developed to a rural standard.

34 Street will be developed as a five lane undivided arterial, from Roper Road, 17 Street will be developed to a four lane divided arterial to Sherwood Park Freeway and a six lane divided arterial to Whitemud Drive, Roper Road will be developed to an arterial standard.

CN Rail crosses 17th Street on the southwest corner of Maple Ridge Industrial.

Transit service is available along 76 Avenue and 17 Street with four routes serving the area.

## Prominent Businesses

- Insituform Technologies
- Weatherford Canada Partnership
- Cougar Tool
- Guardian
- Talisman Energy
- CE Franklin
- Withers LP
- Westcan Bulk Transport
- Shaw Pipe

## Vacant Industrial Land (ha.)

AG/AGI (Agricultural/Industrial) .....	70
IB (Business Industrial).....	0
IL (Light Industrial).....	6
IM (Medium Industrial).....	10
IH (Heavy Industrial).....	0
<b>Total</b> .....	<b>86</b>

## Distance to Major Features

Anthony Henday .....	7 km
Yellowhead Trail .....	12 km
Sherwood Park Freeway .....	3 km
Whitemud Drive .....	2 km
CP Rail Intermodal Terminal .....	7 km
Edmonton International Airport .....	28 km
Closest LRT Station (Southgate) .....	14 km
Closest ETS Terminal (Millgate) .....	5 km

## Location of Edmonton, Alberta, Canada



## Contact:

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## Additional Industrial Development Information Edmonton Industrial Development

- [http://www.edmonton.ca/business\\_economy/industrial-development.aspx](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](http://www.edmonton.ca/city_government/urban_planning_and_design/land-use-zoning.aspx)



# Maple Ridge Industrial

## Legend

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

**Maple Ridge** Adjacent Neighbourhood

**Strathcona** Adjacent Municipality

