

# City of Edmonton RAMPART INDUSTRIAL



Rampart Industrial consists of 398 hectares located in Northwest Edmonton. It is designated as an eco-industrial neighbourhood. It is located immediately east of the Mark Messier Trail and 156 Street, and south of Anthony Henday Drive. Two other major transportation routes, 137 Avenue and the railway along 142 Street form the south and east boundaries of the area.

The medium industrial zoned lands are located in the northeastern area of Rampart where access to rail service is highly desirable. Heavy industrial uses are not proposed because of the relatively small lots and, more importantly due to the area's proximity to existing residential uses along the eastern boundary.

A number of recreation uses are in the area, including the Edmonton Soccer Association and Victoria Soccer Club. The Canadian Athletic Hockey Arena and Henry Singer Park are also located in this area.

There are a number of businesses along Mark Messier Trail, including storage facilities and auto leasing businesses.

Rampart Industrial is experiencing development of a business park:

- **Rampart Business Park:** Currently under construction, it will be centered at 142 Street and 157 Avenue, targeting LEED-CS certification.

## Location of Rampart Industrial



## Servicing

Although servicing has been limited, over the past few years, the City, as a major land owner, has been actively developing subdivisions, roads, and services in the area. The highest level of services is in the north, while servicing will be expanded in the south as lands are developed along 142 Street.

Interim water supplies will be available from the Castle Downs reservoir. A new reservoir and pumping station, to be located at 137 Avenue and 170 Street, will supply water to the area on a permanent basis.

Stormwater drainage is controlled through the use of two storm water management lakes. Permanent sanitary sewer servicing is available to the area by service connection to the recently constructed sanitary sewer main within the realigned 142 Street. Construction of a storm pond is required to control discharge to the 142 Street storm trunk.

## Transportation

137 Avenue and Mark Messier Trail provide excellent access in the south/southwest portion of the area.

142 Street has been recently upgraded to a four lane divided and undivided urban cross section. 153 Avenue was recently built to a four lane arterial roadway and connects to a residential neighbourhood. Construction of 162 Avenue is being completed to a four lane collector roadway.

The provision of a sidewalk on at least one side of every collector road in the area will provide a modal choice.

Bus service will be provided as development occurs. The provision of a sidewalk on at least one side of every collector road in the area will provide a modal choice and allow pedestrians to reach transit routes.

## Prominent Businesses

- Skyview RV Storage
- Alberta Truck & Auto Sales
- Quality Landscaping Supplies

## Vacant Industrial Land (ha.)

AG/AGI (Agricultural/Industrial) .....	93
IB (Business Industrial).....	0
IL (Light Industrial).....	0
IM (Medium Industrial).....	0
IH (Heavy Industrial).....	0
<b>Total</b> .....	<b>93</b>

## Distance from Major Features

Anthony Henday Drive.....	5 km
Yellowhead Trail .....	5 km
Sherwood Park Freeway .....	19 km
Whitemud Drive .....	18 km
CP Rail Intermodal Terminal.....	26 km
Edmonton International Airport.....	54 km
Closest LRT Station (Corona) .....	12 km
Closest ETS Terminal (Castledowns).....	7 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

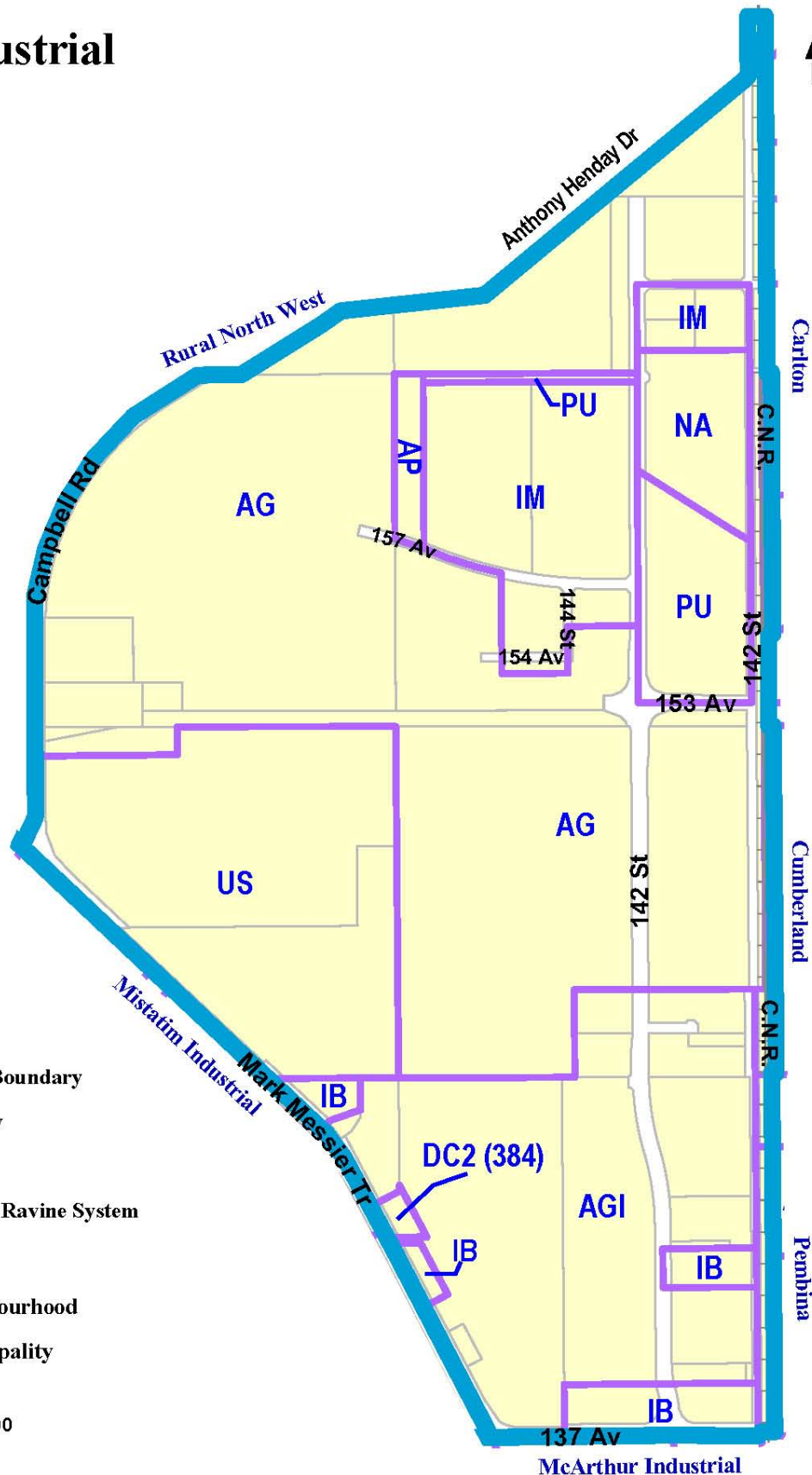
- <http://www.edmontonindustrialland.ca>

### 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)



# Rampart Industrial



## Legend

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

Maple Ridge Adjacent Neighbourhood

Strathcona Adjacent Municipality

