

City of Edmonton WINTERBURN INDUSTRIAL EAST



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 East consists of approximately 518 hectares. This area is accessed from the south by Winterburn Road (215 Street) off of Stony Plain Road, and from the north by Winterburn Road off of Yellowhead Trail. Winterburn Industrial East can also be accessed southbound by Anthony Henday Drive at 109 Avenue.

Winterburn Industrial East accommodates medium and light industrial uses, and also provides business commercial development opportunities. Current industrial developments include construction, metal and steel fabrication, auto wrecking and repair, transportation and warehousing, and wholesalers. Typical development is two-storey with many sites containing large storage yards. Business commercial uses are located along arterial roads with high visibility and convenient access to the major routes of Stony Plain Road, Winterburn Road, Yellowhead Trail, and Anthony Henday Drive.

There is considerable land ownership concentration in Winterburn Industrial East. In 2012, new lots were formed and development will continue in the central-eastern portion of the area. The provision of better servicing and proposed higher-quality development will stimulate redevelopment in established areas.

Winterburn East has two business parks:

- **Yellowhead Industrial Park:** This future park contains various business, light, and medium industrial lots that will develop with high-quality and fully-serviced industrial businesses.
- **Stony Industrial Park:** Expected in the central-eastern portion of the Winterburn East area, with an approved subdivision in 2013 for 12 business industrial lots, 16 light industrial lots, and 5 medium industrial lots.

Location of Winterburn Industrial East



Servicing

Winterburn Industrial East was annexed by the City, with low servicing levels. Power, gas, and telephone are available in the existing developed areas. A limited number of parcels are serviced with water and sewer. The area has overhead power and phone lines. Future services will be provided underground.

Existing water mains are available from Stony Plain Road in the south, and along Winterburn Road up to 112 Avenue. There are plans in place to install water mains which will span both 199 Street and Winterburn Road.

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.

West Edmonton Sanitary Sewer redesign and retendering will provide sanitary servicing to the Winterburn Industrial Area along 199 Street.

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 and Northwest Industrial.

There are a number of road improvements and extensions planned for the area.

A bus route serves Winterburn Industrial with limited access to the inner areas of the neighbourhood. Three other routes serve the residential areas in Westview Village or nearby.

Prominent Businesses

- PTI Group
- Igloo Building Supplies Group
- Edmonton Aluminum Castings
- RTL-Robinson Enterprises
- TRAK Equipment Haulers
- Auto Centre (Camaro & Firebird)
- Westman Steel Industries
- TNT Motorcycling

Vacant Industrial Land (ha.)

AG/AGI (Agricultural/Industrial)	39
IB (Business Industrial).....	2
IL (Light Industrial).....	0
IM (Medium Industrial).....	22
IH (Heavy Industrial).....	0
Total	63

Distance to Major Features

Anthony Henday Drive.....	2 km
Yellowhead Trail	8 km
Sherwood Park Freeway	27 km
Whitemud Drive	8 km
CP Rail Intermodal Terminal.....	23 km
Edmonton International Airport.....	40 km
Closest LRT Station (South Campus).....	18 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



