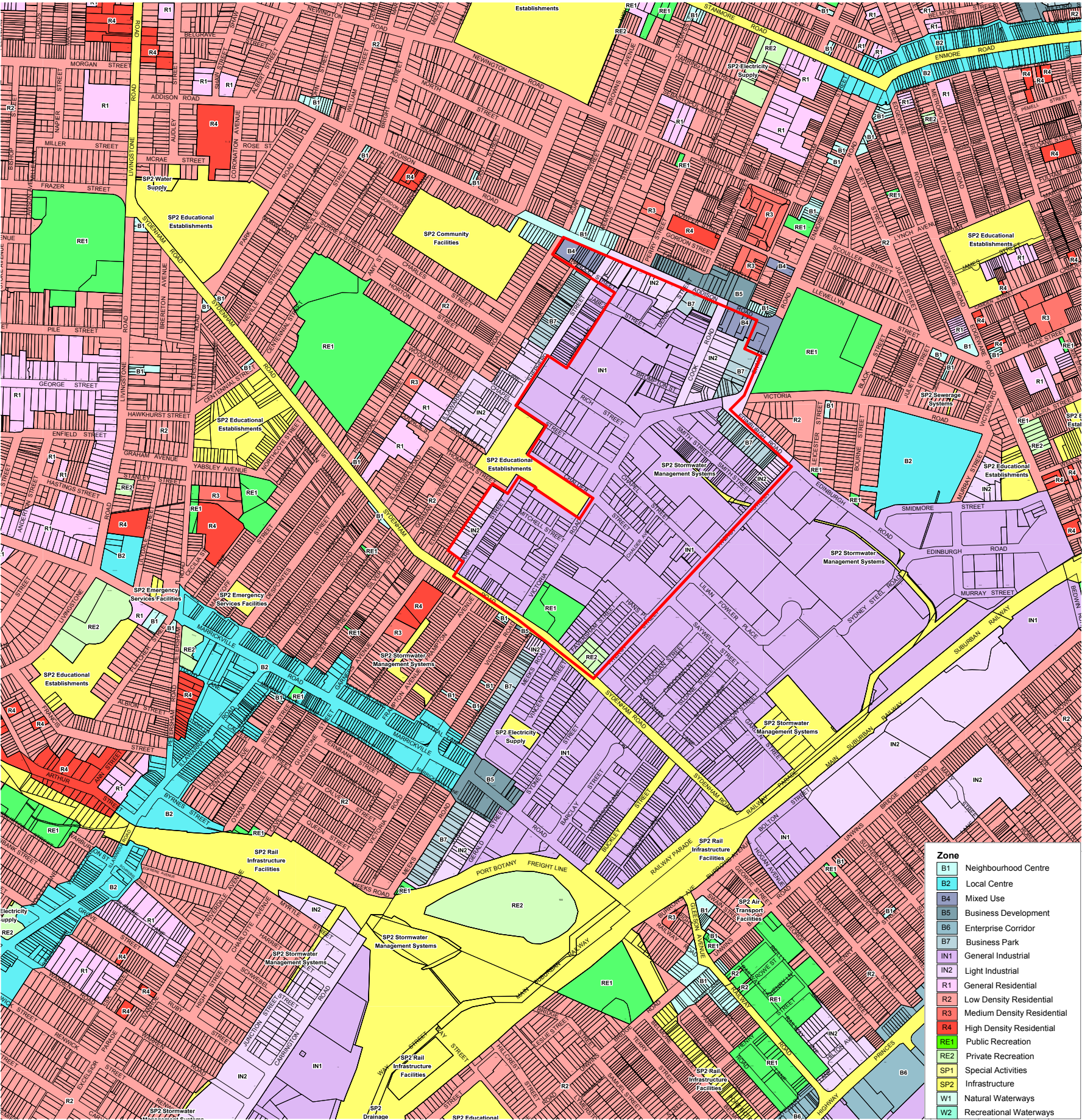




SITE ANALYSIS CURRENT ZONING
Scale 1:10000

SITE ANALYSIS

CURRENT ZONING

The precinct is predominately zoned IN1 General Industrial. Small parcels of land on the northern and western precinct edges have been zoned IN2 Light Industrial, B4 Mixed Use and B7 Business Park in an attempt to provide a buffer to adjoining residential zones. Despite the principal industrial zoning some small pockets of low density residential buildings exist.

MASTERPLAN DESIGN CONSIDERATIONS
The uniform industrial zoning is redundant and rezoning should respond to both existing and desired future character.
New zoning should provide appropriate interfaces between different uses, both new and existing, and allow for a critical mass that promotes their viability and creates 'hubs' of like businesses.
Provide transitional zones for an appropriate interface between new Residential and Business zones and existing General Industrial zones.



1 Commercial Strip at Addison Road



2 Industrial Properties on Victoria Road



3 Farr Street with a mix of industrial and residential properties



4 Victoria Road Residential next to Industrial Properties



5 Industrial Properties on Victoria Road



6 Residential Properties on Victoria Road