

5.3.7 Industrial Context

The Industrial Context includes the areas for businesses that have the potential to create adverse visual, noise or other impacts on adjacent properties. Uses include warehousing and distribution centres with supporting commercial services, ancillary office space and guest worker accommodation.

These areas often have higher demands for certain utilities, mainly power and district cooling, which in turn may necessitate larger corridors than those required for the other contexts.

For heavy industry zones, any special utility corridor arrangements shall be dealt with on a case-by-case basis. Any increase in the width of Travel Lanes shall be based on the USDM and the expected vehicle types.

The typical utility corridors arrangement cross sections are illustrated on the following page. Full arrangements are provided in Appendix C.



Table 5.6: Typical Service Corridor Allocations – Industrial Context

Street Family	Side 1												Middle			Side 2											
	Public Realm								Traveled Way				Median			Traveled Way						Public Realm					
	HC	WD.	Power Dist.	SL./ Tree	Tree	IRR.	Tel.	ST. Inlet	Power Dist. **	WW.	ST.	DCP.	Power Trans.	SL./ IRR. Tree	IRR.	TS.	HS.	Gas	ST.	WW.	ST. Inlet	Tel.	IRR.	SL./ Tree	Power Dist.	WD.	HC
Boulevard ‡	1000	1000	3000	1500		1300	1200	1000		1050	3000	3100	4000	1000		700	500	1500	1500	2300 1050*	1000	1200	700	1500	3000	1800	1000
Avenue ‡‡	1000	1000	2000	1000			800	1000		1050	2500	2000	2000	1500	1100	700	500	1500		2300	1000	800	700	1500	2000	1300	1000
Street ‡‡‡	1000	1000	2000	1000			800	1000		1050		1500						1000	1500	1050	1000	800	700	1500	1000	1000	1000
Access Lane	1000	1000	500	500					500			1500						1000		1050	1000	800			1000	1000	1000

‡ With Frontage Lane. ‡‡ With Parking and Cycle Tracks on both sides. ‡‡‡ With Parking on both sides.

* Wastewater on Side 2 may alternatively be located within the Frontage Lane.

** Where Power Distribution is located under a Travel Lane, block paving shall be adopted.