

Development application guidelines

Streetscape master plan

What is the purpose of this?

A *streetscape master plan* is a document that outlines a strategic approach for the creation and implementation of a unified and legible streetscape design that enhances the public realm, increases safety and accessibility for all users, promotes greater functionality, and reinforces community identity.

Who should prepare this?

The *streetscape master plan* should be prepared by a full member of the Canadian Institute of Planners (MCIP), registered architect and/or registered landscape architect in consultation with a professional transportation engineer.

When is this required?

A streetscape master plan may be required to describe, through text and illustrations, public realm improvements associated with significant development proposals, whether in an infill, intensification or greenfield context, for the following development applications:

- Official Plan Amendment
- Zoning By-law Amendment
- Plan of Subdivision
- Site Plan

Why do we need this?

The *streetscape master plan* presents a clear and consistent design and technical proposal geared to the desired character, form and function of existing and planned roadways, as well as effectively responding to unique development conditions.

The streetscape master plan (and implementation strategy) should be:

- **comprehensive** – incorporating design, functional and maintenance requirements
- **flexible** – providing for some adaptability to accommodate unique situations
- **durable** – with-standing the test of time in overall design and selected elements
- **sustainable** – incorporating elements that are durable, low-maintenance and eco-friendly
- **collaborative** – reflecting the stakeholders vision(s) and community expectations
- **connective** – connecting seamlessly to abutting streets to maintain vehicular, pedestrian, cyclist and transit connectivity
- **affordable** – including the above attributes, yet installed and maintained within the construction and operating budgets established

How should this be prepared?

The development of a *streetscape master plan* should follow the five phase study approach as outlined in the [Town of Oakville Streetscape Strategy](#)

What else should we know?

Please review the specific requirements for your application with an Urban Designer in the Planning Services Department.

Detailed engineering plans or cross sections may be required.

What other resources are available?

Town of Oakville – Streetscape Strategy:

http://www.oakville.ca/assets/2011%20planning/_Streetscape_Strategy_final_format_24FE2014.pdf

Town of Oakville - Livable by Design Manual:

<http://www.oakville.ca/business/urban-design-manual.html>

Town of Oakville - North Oakville Urban Design and Open Space Guidelines:

<http://www.oakville.ca/assets/2011%20planning/nco-urbdesguidelines-09nov09.pdf>