

# Development application guidelines

## Streetscape plan

- What is the purpose of this?** A *streetscape plan* is intended to illustrate proposed improvements to existing streetscapes and/or new streetscapes that demonstrate conformity with the Town’s design and functional expectations for municipal rights-of-way.
- Who should prepare this?** The *streetscape 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 plan* may be required to describe, through text and illustrations, public realm improvements associated with 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
- In locations where a *master streetscape plan* has been prepared and approved, the *streetscape plan* shall demonstrate conformity with the master plan. When requested for Site Plan applications, detailed design and engineering plans and cross sections will be required
- Why do we need this?** The *streetscape plan* is used to demonstrate:
- compatibility with an approved streetscape master plan, standards manual, and/or surrounding streetscape pattern/improvements (in the absence a master plan may be required)
  - cohesion and seamless transitions between the public and private realms
  - enhancements to the local context the visual character of the street to create a sense of identity
  - a pedestrian-oriented environment that is safe, attractive and barrier-free
  - multi-modal routes and connections
  - well-designed and coordinated plantings, fixtures and street furnishings
- How should this be prepared?** A *streetscape plan* should include the following materials:
- a plan(s) and illustrations depicting the proposed improvements and all existing elements to remain, including:
    - the interface between the public and private realms
    - street width and character
    - cycle and parking lanes
    - median and boulevard treatments
    - furnishings and public art
    - tree plantings and landscaping
    - lighting fixtures
    - transit facilities
    - underground utilities

- property lines
- building(s) placement and orientation
- vehicular and pedestrian accesses
- and transitioning to the existing streetscape beyond the limits of the proposal
- detailed streetscape elevation and/or perspective drawings depicting the proposed public realm improvements in the context of the proposed buildings, structures and features on the subject site and depicting the transitioning to the existing streetscape of abutting sites
- detailed section drawings through the subject site, entire municipal right-of-way and site immediately across the street to depict the enclosure created by the built form and for comparisons with surroundings

**What else should we know?**

Recommend reviewing the specific requirements for a *streetscape plan* related to your application with town staff representing Urban Design, Development Engineering, and Transportation.

For Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision applications, the *streetscape plan* may be incorporated within the urban design brief.

**What other resources are available?**

**General:**

Town of Oakville – Streetscape Strategy:

<http://www.oakville.ca/assets/2011%20planning/ Streetscape Strategy final format 24FE2014.pdf>

**Streetscape Plans:**

Town of Oakville – Downtown Transportation and Streetscape Study:

<http://www.oakville.ca/townhall/downtown-transportation-streetscape.html>

Town of Oakville – Old Bronte Road / Khalsa Gate Streetscape Plan:

<http://www.oakville.ca/business/planning-studies.html>

**Design Direction Documents:**

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>