

Staff Observations of Scenic Corridors (field visits during Q3 and Q4 of 2019)

Scenic Corridor – Lakeshore Road East and West

Winston Churchill Boulevard to Ford Drive	
Elements	Observations
Abutting Lands	both sides: mature residential area both sides: open space @ east (Arkendo Park)
Roadway	single lanes + continuous center turning lane
Interface of road and boulevard	both sides: rolled concrete curb
Sidewalk	north side: along road edge south side: significantly setback from road edge (buffered w. trees) both sides: concrete
Boulevard Features	both sides: sod landscaping south side: overhead utilities and poles (with street lights) bridge over Joshua’s Creek (no view/vista)
Boulevard Trees	both sides: mostly mature deciduous + coniferous street trees, with some newer plantings
Interface of boulevard and private property	both sides: mature trees both sides: (WCBlvd to Devon) – dwellings facing street both sides: (Devon to Ford) – dwellings flanking or backing onto street (yards screened with solid wood fencing)

Ford Drive to Maple Grove Drive	
Elements	Observations
Abutting Lands	both sides: mature residential area
Roadway	single lanes + continuous center turning lane
Interface of road and boulevard	both sides: rolled curb
Sidewalk	north side: undulates from moderately to significantly setback from road edge (concrete) south side:- undulates along the segment from moderately to significantly setback from road edge (mostly gravel path)
Boulevard Features	both sides: sod landscaping south side: overhead utilities and poles (with street lights)
Boulevard Trees	mature deciduous + coniferous street trees
Interface of boulevard and private	both sides: mature trees and dense vegetation, numerous stone walls + gate posts north side: mostly dwellings flanking or backing onto street (yards screened with solid wood fencing) south side: dwellings facing towards street

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Maple Grove Drive to Morrison Road	
Elements	Observations
Abutting Lands	both sides: mature residential area south side: institutional (galleries + open space)
Roadway	single lanes + continuous center turning lane
Interface of road and boulevard	both sides: rolled curb
Sidewalk	north side: abutting or close to road edge (concrete) south side: close to road edge (mostly a gravel path – very linear)
Boulevard Features	both sides: sod landscaping south to north side: overhead utilities and poles (with street lights)
Boulevard Trees	mature deciduous + coniferous street trees
Interface of boulevard and private	both sides: mature trees and dense vegetation, numerous stone walls + gate posts north side: mostly dwellings flanking or backing onto street (yards screened with solid wood fencing) south side: dwellings facing or flanking street

Morrison Road to Chartwell Road	
Elements	Observations
Abutting Lands	both sides: mature residential area
Roadway	single lanes + continuous center turning lane
Interface of road and boulevard	both sides: rolled curb
Sidewalk	north side: minimal setback from road edge (concrete) south side: close to road edge (mostly a gravel path – very linear)
Boulevard Features	both sides: sod landscaping north side: overhead utilities and poles (with street lights)
Boulevard Trees	mature deciduous + coniferous street trees
Interface of boulevard and private	both sides: mature trees and dense vegetation, numerous stone walls + gate posts both sides: dwellings facing or flanking street

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Chartwell Road to Allan Street	
Elements	Observations
Abutting Lands	both sides: mature residential area
Roadway	single lanes + continuous center turning lane
Interface of road and boulevard	both sides: rolled curb (transitions to barrier curb near Allan St.)
Sidewalk	north side: abutting or close to road edge (concrete) south side: close to road edge (mostly a gravel path – very linear)
Boulevard Features	both sides: sod landscaping north side: overhead utilities and poles (with street lights)
Boulevard Trees	mature deciduous + coniferous street trees
Interface of boulevard and private	both sides: mature trees and dense vegetation, numerous stone walls + gate posts both sides: dwellings facing or flanking street
notable	can sense the transition into the commercial district (and vis versa) – framing elements change from mature trees to building facades

Allan Street to Forsythe Street (Downtown Oakville Main Street)	
Elements	Observations
Abutting Lands	both sides: traditional commercial ‘main street’; mostly 2-storey buildings; mix of uses; and public open spaces
Roadway	single lanes + continuous center turning lane [being eliminated – space given to boulevard]
Interface of road and boulevard	both sides: barrier curb and on-street parking
Sidewalk	both sides: abutting curb to building face (most instances)
Boulevard Features	both sides: concrete sidewalk, decorative lighting poles, street furniture, street trees
Boulevard Trees	deciduous street trees [all to be replaced with new trees in soil cells]
Interface of boulevard and private	both sides: buildings located on property line + oriented to the street; some displays and patios
notable	both sides at west end of segment: Bridge over Sixteen Mile Creek includes new streetscape treatments, bump-outs for viewing, separated pedestrian from vehicles, cycle lanes, and views north/south to the creek and south to the lake

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Forsythe Street to Kerr Street (portion of Kerr Village Main Street)	
Elements	Observations
Abutting Lands	both sides: traditional commercial 'main street'; mostly 2-storey buildings; mix of uses; some high-rise residential; and a few redevelopment sites (vacant/underutilized)
Roadway	single lanes + continuous center turning lane
Interface of road and boulevard	both sides: barrier curb and on-street parking
Sidewalk	both sides: abutting curb to building face in most instances
Boulevard Features	both sides: concrete sidewalk, street lighting poles, street furniture, street trees
Boulevard Trees	deciduous street trees in urban setting
Interface of boulevard and private	both sides: most buildings located on property line + oriented to the street

Kerr Street to Dorval Drive (portion of Kerr Village Main Street)	
Elements	Observations
Abutting Lands	both sides: traditional commercial 'main street'; mostly 1 to 2-storey buildings; mix of uses; some high-rise residential; and several redevelopment sites (vacant/underutilized). West end transitions to strictly residential (with cemetery on south side)
Roadway	single lanes + continuous center turning lane
Interface of road and boulevard	both sides: barrier curb and some on-street and layby parking
Sidewalk	both sides: abutting curb to building face in most instances; towards Dorval sidewalk is setback from curb
Boulevard Features	both sides: concrete sidewalk, street lighting poles, street furniture, street trees, landscaped strip (western end)
Boulevard Trees	deciduous street trees in urban setting
Interface of boulevard and private	both sides: most buildings located on property line + oriented to the street (at eastern end); buildings slightly setback at western end

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Dorval Drive to Lambert Common	
Elements	Observations
Abutting Lands	both sides: mature residential area north side: high school (east end of segment) south side: cemetery (east end of segment)
Roadway	single lanes + continuous center turning lane bicycle lanes end @ Dorval
Interface of road and boulevard	both sides: soft shoulder with gravel + grass, barrier curb @ Dorval only
Sidewalk	Both sides: somewhat setback from road edge, mostly concrete north side: ends at Morden Rd. south side: continuous, comes close to road edge in some locations
Boulevard Features	both sides: soft shoulder of gravel and grass north side: overhead utilities and poles (with street lights)
Boulevard Trees	both sides: mostly mature deciduous street trees, located behind sidewalk
Interface of boulevard and private property	both sides: mature trees and gardens, dwellings with front or flankage to street south side: stone walls

Lambert Common to Fourth Line	
Elements	Observations
Abutting Lands	both sides: mature residential area south side: private school (middle of segment)
Roadway	single lanes + continuous center turning lane, concrete median at school entrance
Interface of road and boulevard	both sides: soft shoulder with gravel + grass north side: barrier curb from Suffolk Ave. to Whittington Pl.
Sidewalk	Both sides: somewhat setback from road edge, mostly concrete north side: ends at Morden Rd. resumes at Suffolk Ave to Wittington Pl. south side: continuous, comes close to road edge in some locations
Boulevard Features	both sides: soft shoulder of gravel and grass, bridge over creek at west end (minimal vista) south side: overhead utilities and poles (with street lights)
Boulevard Trees	both sides: mostly mature deciduous street trees, located behind sidewalk
Interface of boulevard and private property	both sides: mature trees and gardens, , dwellings with front or flankage to street south side: metal fencing and masonry posts along school frontage

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Fourth Line to Willowridge Court	
Elements	Observations
Abutting Lands	both sides: mature residential area
Roadway	single lanes noticeable curvature in route
Interface of road and boulevard	both sides: soft shoulder with gravel + grass, barrier curb @ Fourteen Mile Creek bridge
Sidewalk	north side: along road edge (flush with roadway), intermittent south side: somewhat setback from road edge, concrete, continuous
Boulevard Features	both sides: gravel and grass, bridge over Fourteen Mile Creek at west end (minimal vista) north side: overhead utilities and poles (with street lights)
Boulevard Trees	both sides: mostly mature deciduous street trees, mostly located behind sidewalk
Interface of boulevard and private property	both sides: mature trees and gardens, some stone walls and decorative fencing, , dwellings with front or flankage to street

Willowridge Court to Woodhaven Park Drive	
Elements	Observations
Abutting Lands	both sides: mature residential area north side: regional utility @ west end south side: public park @ west end
Roadway	single lanes noticeable curvature in route
Interface of road and boulevard	both sides: soft shoulder with gravel + grass, in some portions grass area is a shallow swale
Sidewalk	north side: multi-use trail (asphalt) with slight to moderate setback from road edge (short break near bridge) south side: moderately setback from road edge to abutting road edge (concrete)
Boulevard Features	both sides: sod landscaping north side: overhead utilities and poles (with street lights)
Boulevard Trees	both sides: mostly mature deciduous + coniferous street trees, with some newer plantings
Interface of boulevard and private property	both sides: mature trees and some gardens, hedges, decorative fences south side: some intermittent views to Lake Ontario (between dwellings and trees), full views at west end (Coronation Park)

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Woodhaven Park Drive to Third Line	
Elements	Observations
Abutting Lands	north side: mature residential area south side: public park and community centre @ west end
Roadway	single lanes turning lane at park entrance
Interface of road and boulevard	both sides: soft shoulder with gravel + grass, in some portions grass area is a shallow swale
Sidewalk	north side: sidewalk with slight to moderate setback from road edge south side: moderately setback from road edge to abutting road edge
Boulevard Features	both sides: sod landscaping north side: overhead utilities and poles (with street lights)
Boulevard Trees	both sides: mostly mature deciduous + coniferous street trees, with some newer plantings
Interface of boulevard and private property	both sides: mature trees north side: dwellings fronting street, dwellings backing onto street nearing west end

Third Line to East Street	
Elements	Observations
Abutting Lands	both sides: mature residential area north side: sports field + bank south side: (@ west end) high rise residential
Roadway	single lanes both sides: dedicated bicycle lane (ends at Third)
Interface of road and boulevard	both sides: soft shoulder with gravel + grass, in some portions grass area is a shallow swale
Sidewalk	north side: sidewalk only from Solingate to East south side: moderately setback from road edge to abutting road edge (continuous)
Boulevard Features	both sides: sod landscaping south side: overhead utilities and poles (with street lights)
Boulevard Trees	both sides: mostly mature deciduous + coniferous street trees, with some newer plantings
Interface of boulevard and private property	both sides: mature trees, dwellings mostly backing onto street south side: high-rise buildings fronting the street
Notable	can sense the transition into the commercial district (and vis versa)

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East Street to Bronte Road (Bronte Village Main Street)	
Elements	Observations
Abutting Lands	both sides: commercial 'main street'; mostly 1-storey buildings; variation in building setbacks; mix of uses
Roadway	single lanes + continuous center turning lane both sides: dedicated bicycle lane
Interface of road and boulevard	both sides: barrier curb south side: lay-by parking (Nelson toward Jones)
Sidewalk	both sides: abutting curb
Boulevard Features	both sides: concrete sidewalk, decorative lighting poles, street furniture, banners, flower baskets
Boulevard Trees	minimal street trees
Interface of boulevard and private property	both sides: some buildings located on property line; all buildings oriented to the street; some parking areas abutting sidewalk (no screening)

Bronte Road to Mississaga Street	
Elements	Observations
Abutting Lands	north side: mixed use, institutional, open space, residential, commercial south side: mixed use, open space, commercial, residential
Roadway	two lanes (one lane used as turning lane)
Interface of road and boulevard	both sides: barrier curb
Sidewalk	both sides: along road edge (concrete), protected from travel lane on bridge
Boulevard Features	both sides to bridge: decorative lighting poles, banners, flower baskets ... then street lights, and utility lines (south side) bridge over Bronte Creek
Boulevard Trees	both sides: mature deciduous street trees with some newer plantings
Interface of boulevard and private property	both sides: mature trees, retaining walls, decorative walls, buildings fronting or flanking the street
Notable	bridge over Bronte Creek significant views along creek and to the lake

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Mississauga Street to Chalmers Street	
Elements	Observations
Abutting Lands	both sides: established residential area north side: garden centre
Roadway	single lanes + continuous center turning lane demarcated cycle lanes planted median near west end
Interface of road and boulevard	both sides: barrier curb
Sidewalk	north side: along road edge then significantly setback with buffer south side: moderately setback from road edge then significantly with buffer both sides: concrete
Boulevard Features	both sides: sod landscaping, overhead utilities and poles (with street lights)
Boulevard Trees	both sides: mature deciduous street trees with some newer plantings
Interface of boulevard and private property	both sides: mature trees, hedges and gardens, privacy fencing, decorative walls, dwellings fronting or flanking street

Chalmers Street to Great Lakes Boulevard	
Elements	Observations
Abutting Lands	both sides: established residential north side: Shell Park (east end) south side: lakefront park (west end)
Roadway	single lanes + continuous center turning lane demarcated cycle lanes planted median near park
Interface of road and boulevard	both sides: barrier curb
Sidewalk	both sides: significantly set back from road edge, buffered, concrete north side: multi-use trail from park to west end
Boulevard Features	both sides: sod landscaping, overhead utilities and poles (with street lights)
Boulevard Trees	both sides: mature deciduous street trees with some newer plantings
Interface of boulevard and private property	both sides: mature trees, hedges and gardens, privacy fencing, dwellings flanking or backing onto street
Notable	south side: significant views to lake (at west end)

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Great Lakes Boulevard to Burloak Drive	
Elements	Observations
Abutting Lands	north side: newer residential south side: public open space, multi-unit residential
Roadway	single lanes + continuous center turning lane demarcated cycle lanes planted and hardscaped medians (3)
Interface of road and boulevard	both sides: barrier curb
Sidewalk	south side: at road edge (multi-use trail at west end) north side: multi-use trail, moderately setback from road edge
Boulevard Features	both sides: sod landscaping + street lights north side: overhead utilities and poles
Boulevard Trees	both sides: mature deciduous street trees with some newer plantings
Interface of boulevard and private property	both sides: mature and newer trees and shrubs, dwellings fronting or flanking onto street
Notable	south side: significant views to lake

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Staff Observations of Scenic Corridors (field visits during Q3 and Q4 of 2019)

Scenic Corridor – Trafalgar Road (Cornwall Road to Lakeshore Road)

Cornwall Road to Spruce Street	
Elements	Observations
Abutting Lands	east side: commercial, vacant commercial, mature residential west side: assisted living (north end), mature residential
Roadway	single lanes + turning lanes (north end)
Interface of road and boulevard	both sides: barrier curb
Sidewalk	east side: along road edge (north end) west side: near road edge (stops at south of assisted living residence)
Boulevard Features	both sides: unit pavers (north end), sod landscaping, west side: overhead utilities and poles (with street lights)
Boulevard Trees	both sides: mostly mature deciduous + coniferous street trees, with some newer plantings
Interface of boulevard and private property	both sides: mature trees, new trees, hedges, gardens, decorative fencing, buildings facing or flanking street
Notable	strong sense of transition from busy intersection (Midtown) to slower, residential area

Spruce Street to Lawson Street	
Elements	Observations
Abutting Lands	east side: mixed use, mature residential, institutional west side: mature residential
Roadway	single lanes
Interface of road and boulevard	both sides: barrier curb
Sidewalk	east side: setback from road edge and buffered with street trees
Boulevard Features	both sides: sod landscaping west side: overhead utilities and poles (with street lights)
Boulevard Trees	both sides: mostly mature deciduous + coniferous street trees, with some newer plantings
Interface of boulevard and private property	both sides: mature trees, new trees, hedges, gardens, decorative fencing, buildings facing or flanking street (dwellings on west side significantly closer to street)

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Lawson Street to Palmer Avenue	
Elements	Observations
Abutting Lands	both sides: mature residential
Roadway	single lanes
Interface of road and boulevard	both sides: barrier curb
Sidewalk	east side: setback from road edge and buffered with street trees
Boulevard Features	both sides: sod landscaping west side: overhead utilities and poles (with street lights)
Boulevard Trees	both sides: mostly mature deciduous + coniferous street trees, with some newer plantings
Interface of boulevard and private property	both sides: mature trees, new trees, hedges, gardens, decorative fencing, buildings facing or flanking street (dwellings on west side significantly closer to street)

Palmer Avenue to Randall Street	
Elements	Observations
Abutting Lands	both sides: mature residential east side: (south end) public park, commercial, assisted living residence west side: (south end) institutional
Roadway	single lanes
Interface of road and boulevard	both sides: barrier curb
Sidewalk	east side: setback from road edge and buffered with street trees
Boulevard Features	both sides: sod landscaping west side: overhead utilities and poles (with street lights)
Boulevard Trees	both sides: mostly mature deciduous + coniferous street trees, with some newer plantings
Interface of boulevard and private property	both sides: mature trees, new trees, hedges, gardens, decorative fencing, buildings facing or flanking street (dwellings on west side significantly closer to street)
Notable	strong sense of transition from residential area into the downtown (buildings significantly closer to roadway)

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Staff Observations of Scenic Corridors (field visits during Q3 and Q4 of 2019)

Randall Street to Lakeshore Road	
Elements	Observations
Abutting Lands	both sides: mixed use and commercial
Roadway	single lanes + turning lanes at intersections
Interface of road and boulevard	both sides: barrier curb
Sidewalk	both sides: at road edge (concrete)
Boulevard Features	both sides: hardscaped, decorative street lights, planters
Boulevard Trees	both sides: none
Interface of boulevard and private property	both sides: majority of buildings built to property line, (former dwellings are slightly setback), entrances facing street