



# St. Thomas 2046

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## Official Plan Update & Urban Design Guidelines

**Welcome!**

**Designing for the  
Future**

Virtual Open House

June 27, 2023

6:00pm to 8:00pm





# Introductions and Agenda



# Agenda

What we will cover at this meeting

- Project Overview & Purpose
  - What is Urban Design?
  - Preliminary Vision and Design Principles
  - Q&A
  - Discussion
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# Project Team Introductions

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## City of St. Thomas

- Kevin McClure
- Lou Pompilii
- Jim McCoomb

## Dillon Consulting

- Ron Shishido
- Martina Braunstein
- Nicole Beuglet





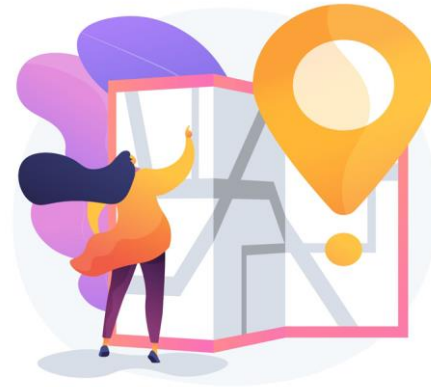
# Project Overview



# What is an Official Plan?

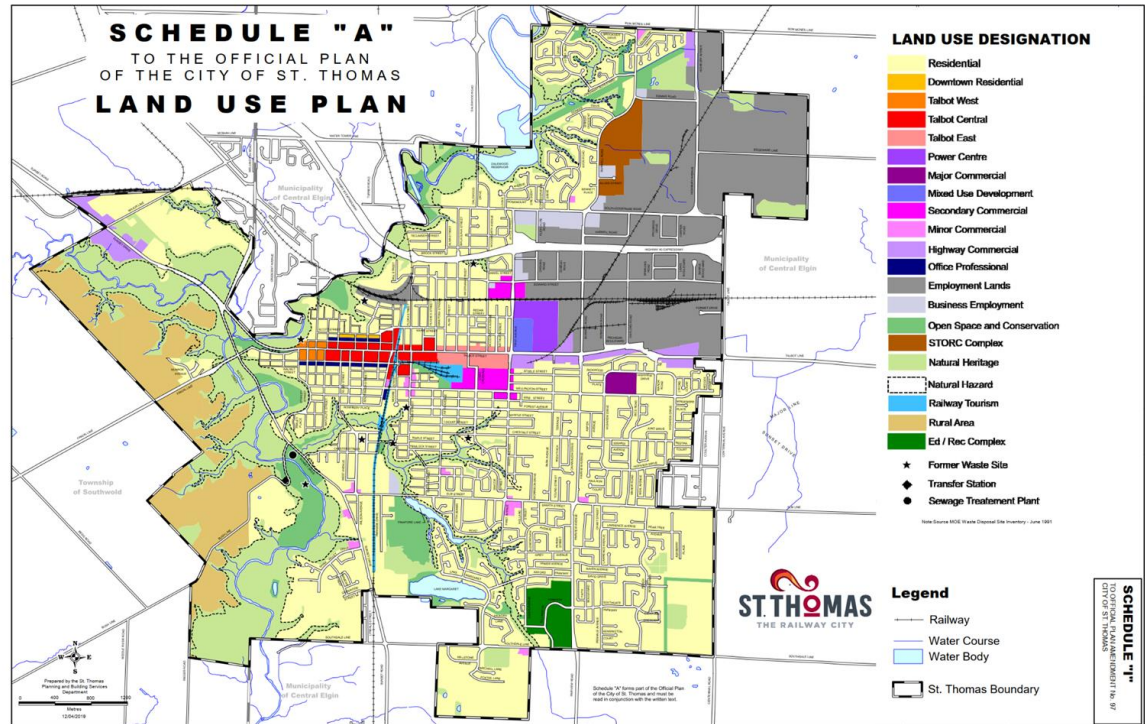
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- A document containing the goals and policies that guide growth, economic development, and the protection of historic buildings and natural heritage features
- The current Official Plan was amended in June 2018



# What is an Official Plan?

- Determines the land uses for the entire city
- Plans connections to roads, parks, open spaces and trails
- Helps to identify infrastructure and servicing needs for the next 25 years
- Plans for the protection of natural heritage and green spaces



# Why do we need an update?

- St. Thomas is growing and the Official Plans helps to prepare for that growth to the year 2046
- To align with Provincial Planning policies:
  - Provincial Policy Statement (PPS) 2020
  - Provincial Planning Act (updated 2020)





# Project Process and Timeline

Urban Design  
Guidelines



Official Plan  
Update



## Phase 1

**Project Launch**  
Vision, opportunities  
and challenges



## Phase 2

**Preparing the Draft  
Update**  
Key directions

We are here



## Phase 3

**Final Updated  
Official Plan &  
Reporting  
Adoption**

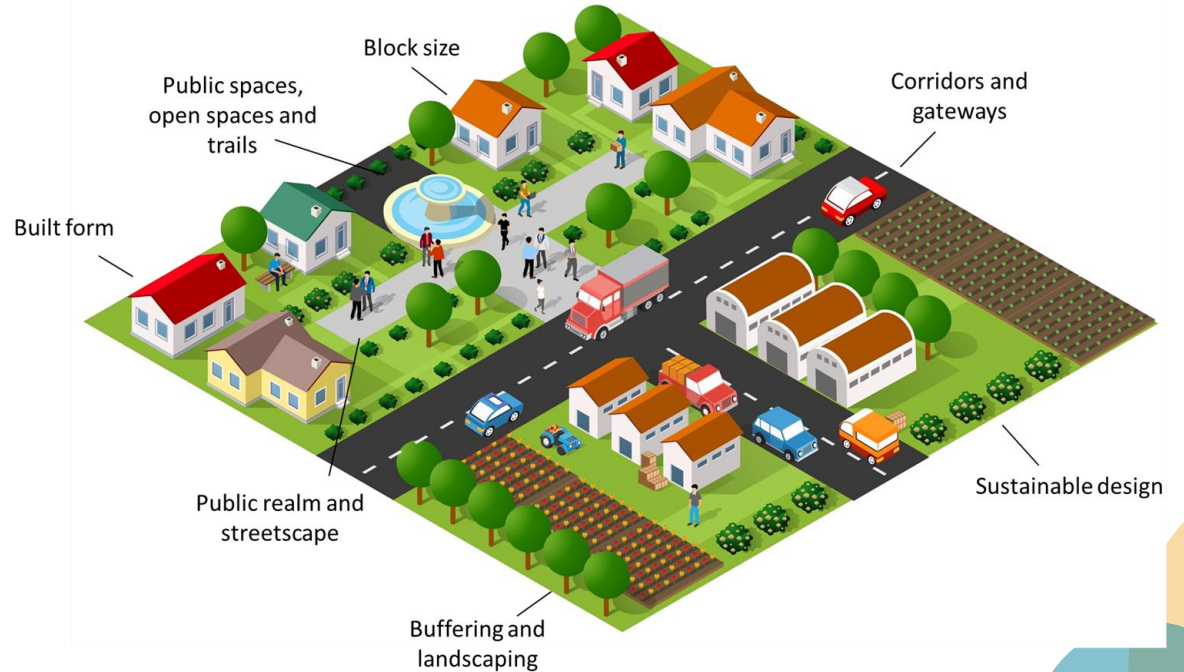


A photograph of a park bench on a paved path, with a lake and trees in the background. The image is overlaid with a large, semi-transparent circular graphic composed of three overlapping colored segments: purple on the left, orange in the center, and teal on the right. The text "What is Urban Design?" is centered over the orange segment in a white, bold, sans-serif font.

# What is Urban Design?

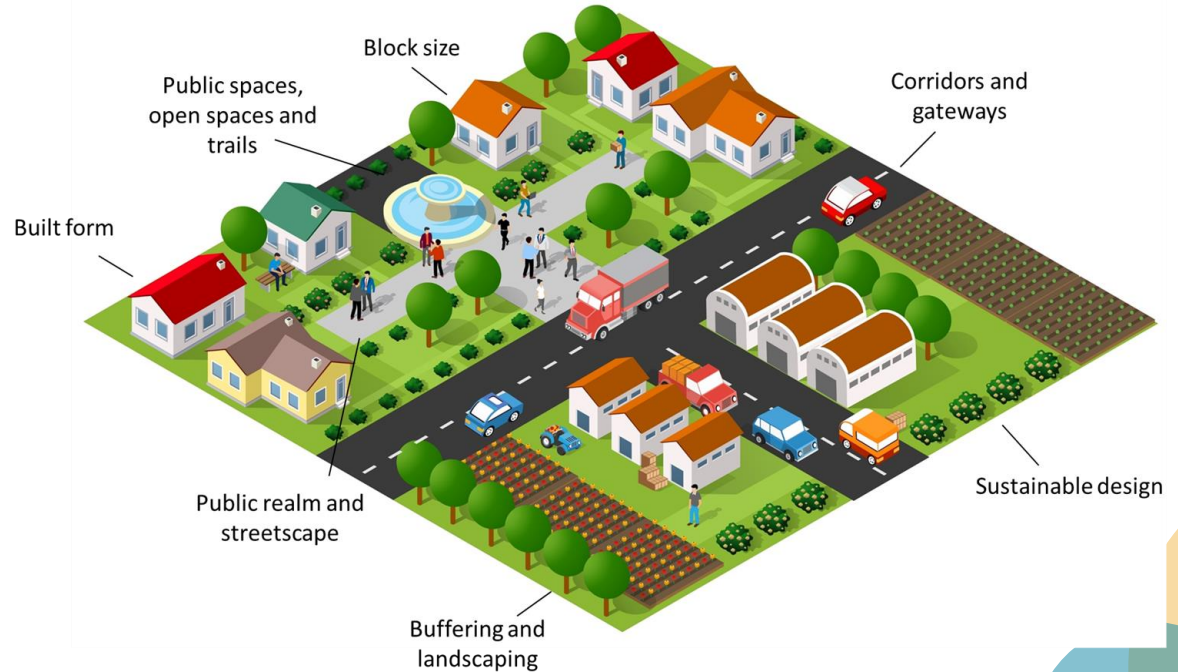
# What is Urban Design

Urban Design Guidelines (UDG) provide guidance and suggested directions for the desired qualities and design elements that will shape development of public and private spaces in the municipality



# St. Thomas UDG Purpose

To provide a city-wide **design strategy** and **vision** for future growth and changes in the urban environment that support sustainable development, streetscapes, parks and open spaces, and connections that enable healthy, accessible and equitable communities.





# Urban Design in St. Thomas



Railway Feature Bench in Downtown St. Thomas



St. Thomas Consolidated Courthouse



Jumbo the Elephant



St. Thomas Affordable Housing and Social Services Hub



St. Thomas Public Art and Elevated Rail Park



Talbot Street Streetscape



CASO Lands Café



St. Thomas Street Festivals







# Preliminary Vision and Design Principles



# Preliminary Urban Design Vision

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The City of St. Thomas is committed to promoting a consistent and high standard of urban design for all development in the City, which responds to the needs of a growing and thriving community that is sustainable, inclusive and celebrated while remaining connected to its rich cultural heritage.





# Design Principles

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The eight design principles reflect current design best practices and principles, and are based on St. Thomas' strategic directions and policies, providing high level direction on future development in St. Thomas.

- **Placemaking**
  - **Human Scale within Urban Fabric**
  - **Safe, Attractive and Green Streetscapes**
  - **High Quality Materials and Building Design**
  - **Sustainable Development**
  - **Heritage Preservation, Sensitive Integration**
  - **Natural Heritage**
  - **Accessibility / Universal Design**
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# Design Principles

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**Place Making:** Engage in placemaking by creating memorable, flexible, and identity-strengthening spaces in both the private and public realms of the City.



# Design Principles

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**Human Scale within Urban Fabric:** Create built environments (i.e. building massing, scale, details) that support comfortable, desirable and active lifestyle and pedestrian experience, while complementing the character of the existing urban fabric.





# Design Principles

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**Safe, Attractive and Green Streetscapes:** Create vibrant, well-designed, safe, and pedestrian-oriented streets that support mobility for cyclists, pedestrians, and vehicles. Additionally, promote higher quality landscape treatments that integrate the benefits of climate comfort, stormwater management, urban forestry, and urban ecology.



# Design Principles

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**High Quality Materials and Building Design:** Promote high quality features, materials, and colours that enhance the neighbourhood/streetscape character, for both residential and commercial developments. Promote urban forms and architectural design that bring interest and diversity to the public realm.



# Design Principles

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**Sustainable Development:** Promote sustainability at all levels of city-building through urban design: green infrastructure; green building practices; climate change resiliency; renewable and low-carbon energy and design initiatives; native plants; and material selections.



# Design Principles

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**Heritage Preservation, Sensitive Integration:** Protect and celebrate St. Thomas' cultural heritage resources and rail history, and promote adaptive re-use of existing historic built form. Ensure new commercial and residential developments successfully contribute to the streetscape, landscape and district/site historic values and character.





# Design Principles

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**Natural Heritage:** Promote protection, enhancement, views and education on the City's rich natural heritage system





# Design Principles

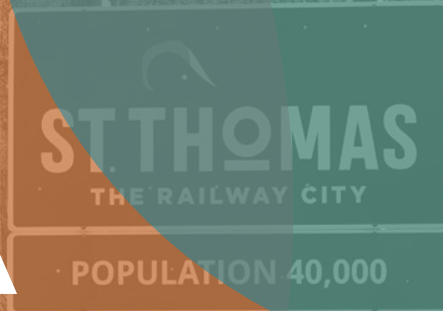
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**Accessibility/Universal Design:** Provide designed spaces that reinforce inclusivity, and allow users of all abilities and to access, navigate, interact and explore without physical and perceived barriers.



# Q&A





# Discussion



# Discussion: Urban Design Context



Railway Feature Bench in Downtown St. Thomas



St. Thomas Consolidated Courthouse



St. Thomas Public Art and Elevated Rail Park



Talbot Street Streetscape

What are you proud of?

What is missing?

What are the opportunities and challenges?





## Discussion: Preliminary Vision

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The City of St. Thomas is committed to promoting a consistent and high standard of urban design for all development in the City, which responds to the needs of a growing and thriving community that is sustainable, inclusive and celebrated while remaining connected to its rich cultural heritage.

**What do you like?**

**What is missing?**



# Discussion: Design Principles



Place  
Making



Human  
Scale within  
Urban  
Fabric



Safe,  
Attractive  
and Green  
Streetscapes



High Quality  
Materials  
and Building  
Design



Sustainable  
Development



Heritage  
Preservation,  
Sensitive  
Integration



Natural  
Heritage



Accessibility  
/ Universal  
Design

Does this reflect your envisioned direction for future development in St. Thomas?

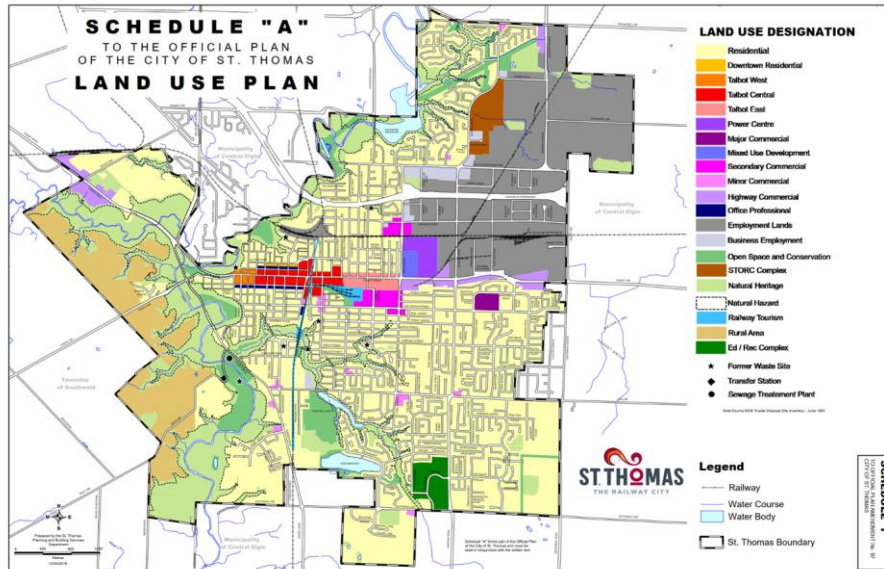
Which principles resonate as key priorities for St. Thomas?

What needs to change? What else is missing?





# Discussion: Official Plan



What would you like to see in the Official Plan related to Urban Design policies?

How would you like to be engaged going forward?





# Next Steps



# Next Steps

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## Phase 3 Final Updated Official Plan & Reporting

Present the updated  
Official Plan and Urban  
Design Guidelines to  
Council for Adoption

Contact:

**Kevin McClure**

**[kmcclure@stthomas.ca](mailto:kmcclure@stthomas.ca)**

Updates:

**[stthomas.ca/op](http://stthomas.ca/op)**

