



St. Thomas

City-Wide Urban Design Guidelines

Welcome!

**Virtual Open
House**

March 19, 2024

6:00pm to 8:00pm





Land Acknowledgement

We acknowledge that the land on which we meet is the traditional territory of the Haudenosaunee, Anishinabek, Attiwonderonk (Neutral) and Mississauga peoples and is now home to many diverse First Nations, Inuit and Métis peoples.

We also recognize that this land is now home to the Munsee-Delaware Nation, Chippewas of the Thames First Nation and Oneida Nation of the Thames.

This land was settled through Treaty 2, the McKee Purchase Treaty of 1790, and we, as beneficiaries of the treaty recognize our collective responsibilities to the land and water.





Participation Guide

- Please remain muted throughout the presentation
- There will be dedicated times for questions and comments
- Please use the chat or raise hand functions to ask questions / comments
- This session is being recorded for note taking purposes and the presentation component may be shared





Introductions and Agenda



Project Team Introductions

City of St. Thomas

- Kevin McClure
- Lou Pompilii
- Jim McCoomb

Dillon Consulting

- Martina Braunstein
- Nicole Beuglet
- Ron Shishido





Agenda

What we will cover at this meeting

- Project Overview
 - What is Urban Design?
 - UDG Report Structure
 - Vision and Design Principles
 - Opportunity Areas
 - Public Realm
 - Private Realm
 - Next Steps
- 





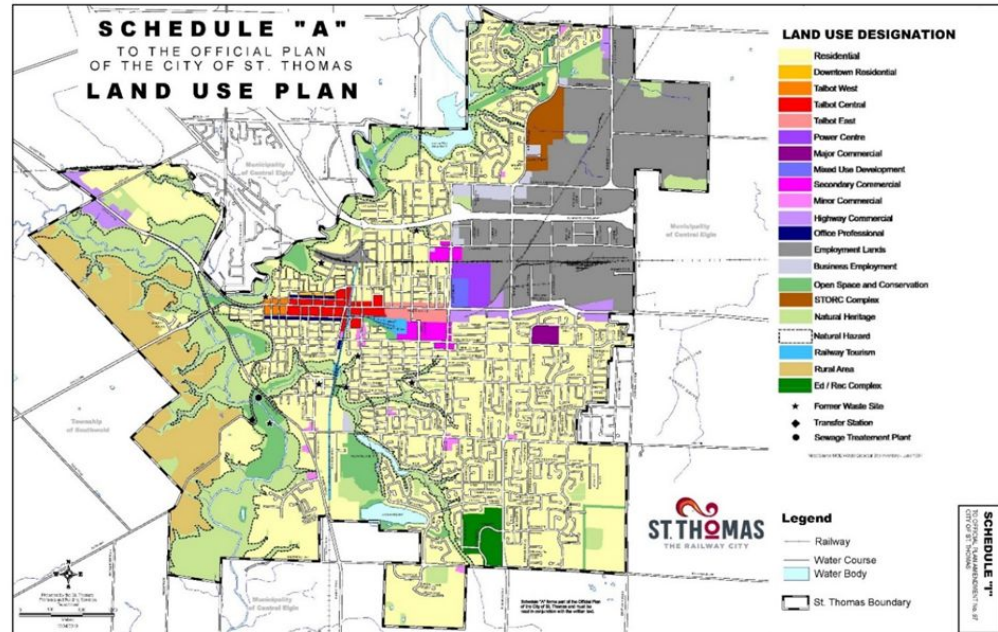
Project Overview

GOLF SIMULATOR
LOUNGE
COMING SOON
TRACKMAN

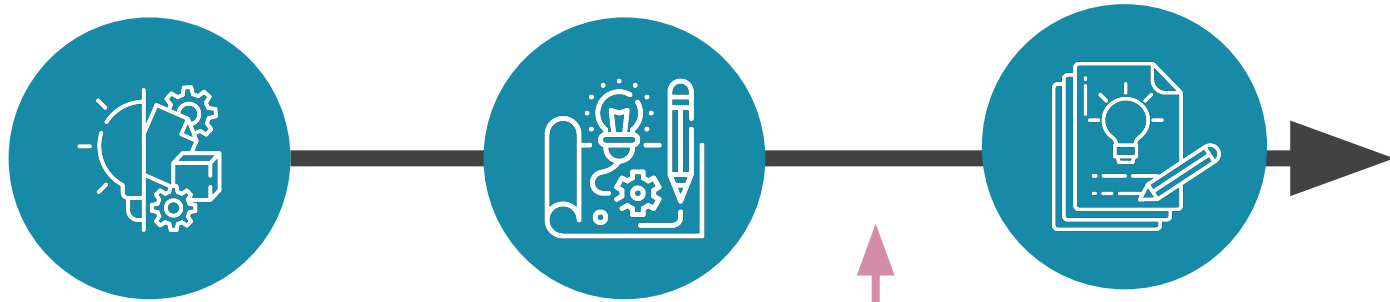
Slats
experience
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St. Thomas UDG Purpose

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.



Project Process and Timeline



Phase 1
Project Launch
Vision, opportunities
and challenges

Phase 2
Draft UDG
Key directions

We are here

Phase 3
Final UDG
Adoption





What We've Heard So Far: Phase 1

- Use urban design standards, especially for infill of older sections of the city
- Create complete streets
- Promote accessibility and safety through urban design
- Upgrading/refreshing of downtown facades





What We've Heard So Far: Phase 2

- Promote an accessible, vibrant Downtown as the core of the city
- Enhance the pedestrian landscape
- Enhance transitions between different densities of housing
- Place emphasis on the built form and utilizing high quality materials
- Ensure changes to built form to support future growth
- Overall support for the Vision and Design Principles with specific priorities around:
 - Accessibility and inclusion
 - Environmental sustainability
 - Gathering spaces
 - Promote culture and diversity
 - Promote high standards of urban design





What is Urban Design?

What is Urban Design

Urban design represents a multi-disciplinary approach to city-building.

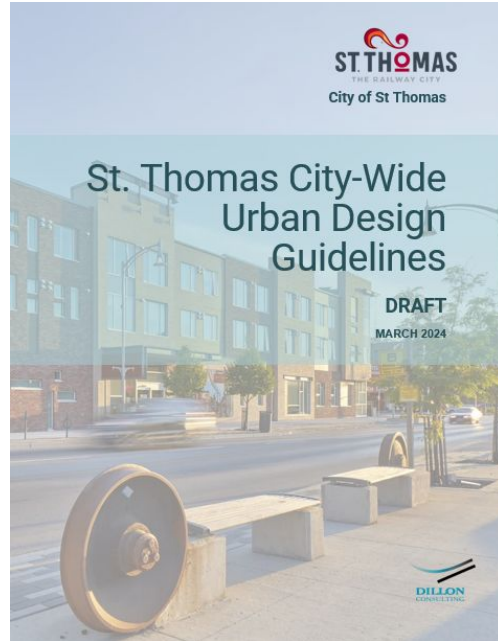
It describes the physical features that define the character of a street, neighbourhood, community, or city as a whole.

Urban design is the visual and sensory relationship between people and the built environment, both public and private realm.



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



3.2 Street Network and Design

3.2.1 General

- 1) All streets should have designated pedestrian zone that is fully accessible, as per the Accessibility for Ontarians with Disabilities Act (AODA), that supports pedestrian activities within the City's varied rights-of-way.
- 2) All streets should have continuous planting/furnishing zones, and if feasible underground utilities.
- 3) Main transit corridors should allocate transitional areas located between the sidewalk and building or property line to provide a dedicated area for window shopping, spill-out retail, restaurant patios and cafe seating, building entrances and signage.
- 4) Streets should be unified and accommodate street furniture, including benches, lighting, paving, waste and recycling receptacles, bicycle parking, and bus shelters, that contributes to the creation of a unique pedestrian-oriented streetscape.
- 5) Street furniture, bicycle parking and street trees should be clustered in areas of high pedestrian activity.
- 6) Areas with site-specific policies and plan guidance, such as the Downtown and the HCD, may have custom street furniture that enhances the place-making and cultural heritage landscape of the city.



Figure 13 Cross section depicting general street network and design guidelines.



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

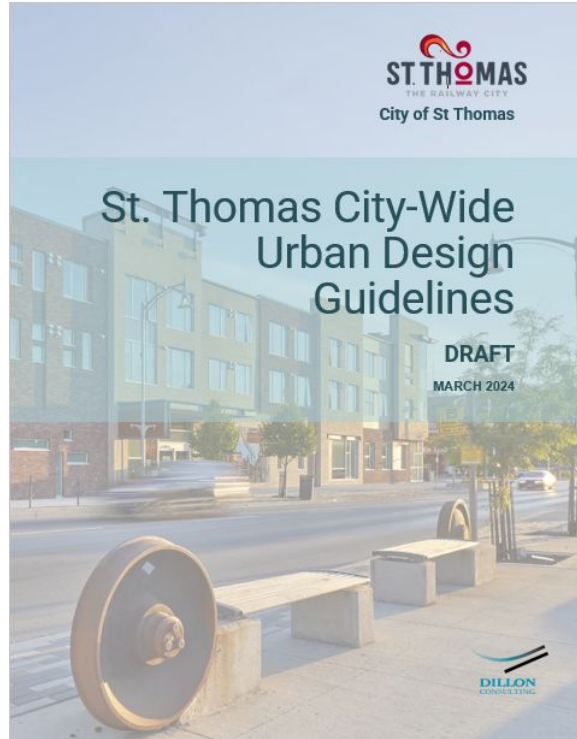


St. Thomas Street Festivals

An aerial photograph of a city street scene, likely in a downtown area. The street is lined with multi-story buildings of various architectural styles, including brick and stone facades. A prominent red car is visible on the street. The image is overlaid with a large, semi-transparent graphic consisting of overlapping circles in shades of purple, orange, and teal. The text "Urban Design Guidelines: Report Structure" is centered over the image in a large, white, sans-serif font.

Urban Design Guidelines: Report Structure

Table of Contents



1. Introduction
2. Opportunity Areas
3. Public Realm Design Guidelines
4. Private Realm Design Guidelines
5. Site Specific Design Guidelines





Vision and Design Principles



Urban Design Vision

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

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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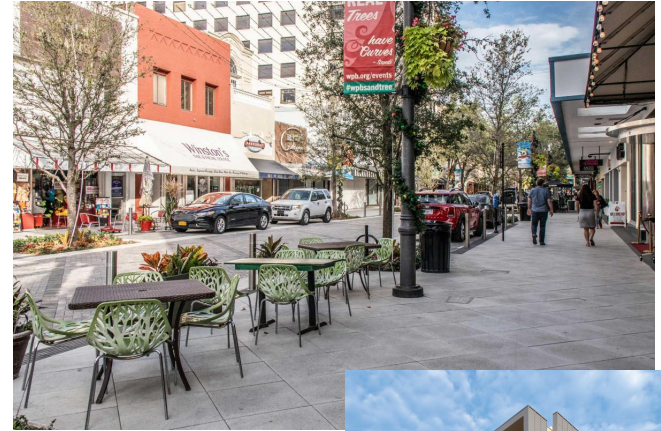




Opportunity Areas

Downtown St. Thomas and Heritage Conservation District

Area Vision: To strengthen and protect the railway city identity, cultural heritage resources and the downtown core's heritage character, while enabling compatible development and high-quality streetscapes and open spaces that support the City's sustainable growth and placemaking within the downtown core and beyond.





Discussion

- What does this look like in the built environment?
- Which elements do you think are most important?
- What potential challenges do you foresee in the implementation of the UDG guidelines?



Residential Infill and Intensification Areas

Area Vision: To adopt clear policies, zoning, and guidelines, that are vetted through the community, ensuring that infill projects are positive neighbourhood additions that support managed change and advocate for complete communities, inclusive of new dwelling additions and all associated servicing.





Discussion

- What does this look like in the built environment?
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Mixed Use and Residential Areas

Area Vision: To adopt clear policies, zoning, and guidelines, that are vetted through the community, ensuring that greenfield projects are sustainably developed to support growth targets, protect, and celebrate the natural heritage, and help create more complete, accessible and vibrant communities throughout the city.





Discussion

- What does this look like in the built environment?
- Which elements do you think are most important?
- What potential challenges do you foresee in the implementation of the UDG guidelines?



Commercial and Office Areas

Area Vision: To create commercial and office areas that are sustainable and climate-resilient developments, distinct in function and character, and integrated into the city's active transportation system. Further, Highway Commercial areas will be better integrated with the adjacent areas and linked to St. Thomas' Rail City identity.





Discussion

- What does this look like in the built environment?
- Which elements do you think are most important?
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Employment and Business Employment Lands

Area Vision: To create employment and business employment cluster that features sustainable and climate-resilient development, high-quality of design and active transportation linkages, while also acting as an important gateway into the city.





Discussion

- What does this look like in the built environment?
- Which elements do you think are most important?
- What potential challenges do you foresee in the implementation of the UDG guidelines?



Corridors and Gateways

Area Vision: To create active and green streetscapes that encourage the use of safe active-transportation routes and trail linkages for all ages and abilities, with appropriate pedestrian and cycling amenities that encourage multi-modal travel. Gateways and public art are to be used as place-making and identity-strengthening elements of the public realm.





Discussion

- What does this look like in the built environment?
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Trails, Parks and Open Space

Area Vision: To create public spaces that foster social connections and gatherings, celebrate local heritage, encourage healthy physical activity for all, and are well-connected to adjacent land uses and active transportation networks.





Discussion

- What does this look like in the built environment?
- Which elements do you think are most important?
- What potential challenges do you foresee in the implementation of the UDG guidelines?



Natural Heritage

Area Vision: To strengthen and protect the natural heritage features with sustainable development practices in the city, and to celebrate the natural heritage's health and vibrancy as an important contributor to St. Thomas' identity.





Discussion

- What does this look like in St. Thomas?
- Which elements do you think are most important?
- What potential challenges do you foresee in the implementation of the UDG guidelines?





Urban Design Guidelines: Public Realm

Public Realm

Public Realm: publicly owned spaces and places that belong to and are accessible to everyone.

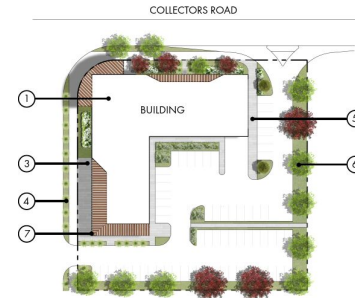




Urban Design Guidelines: Private Realm

Private Realm

Private Realm: the portion of the built environment that is under private ownership, control, and maintenance. The private realm encompasses residential, commercial, and industrial properties.





Next Steps

Next Steps



Phase 3

Present the updated
Official Plan urban design
policies and UDGs to
Council for Adoption

View the Draft Urban Design Guidelines on the website after March 25, 2024 and provide comments by April 15, 2024

Visit: stthomas.ca/op

Send comments to:
Kevin McClure
kmcclore@stthomas.ca

