Railway Lands Area Master Plan

Public Information Centre #1

Presentation

August 26, 2026

Agenda

A. Project Overview

B. Phase 1: Context

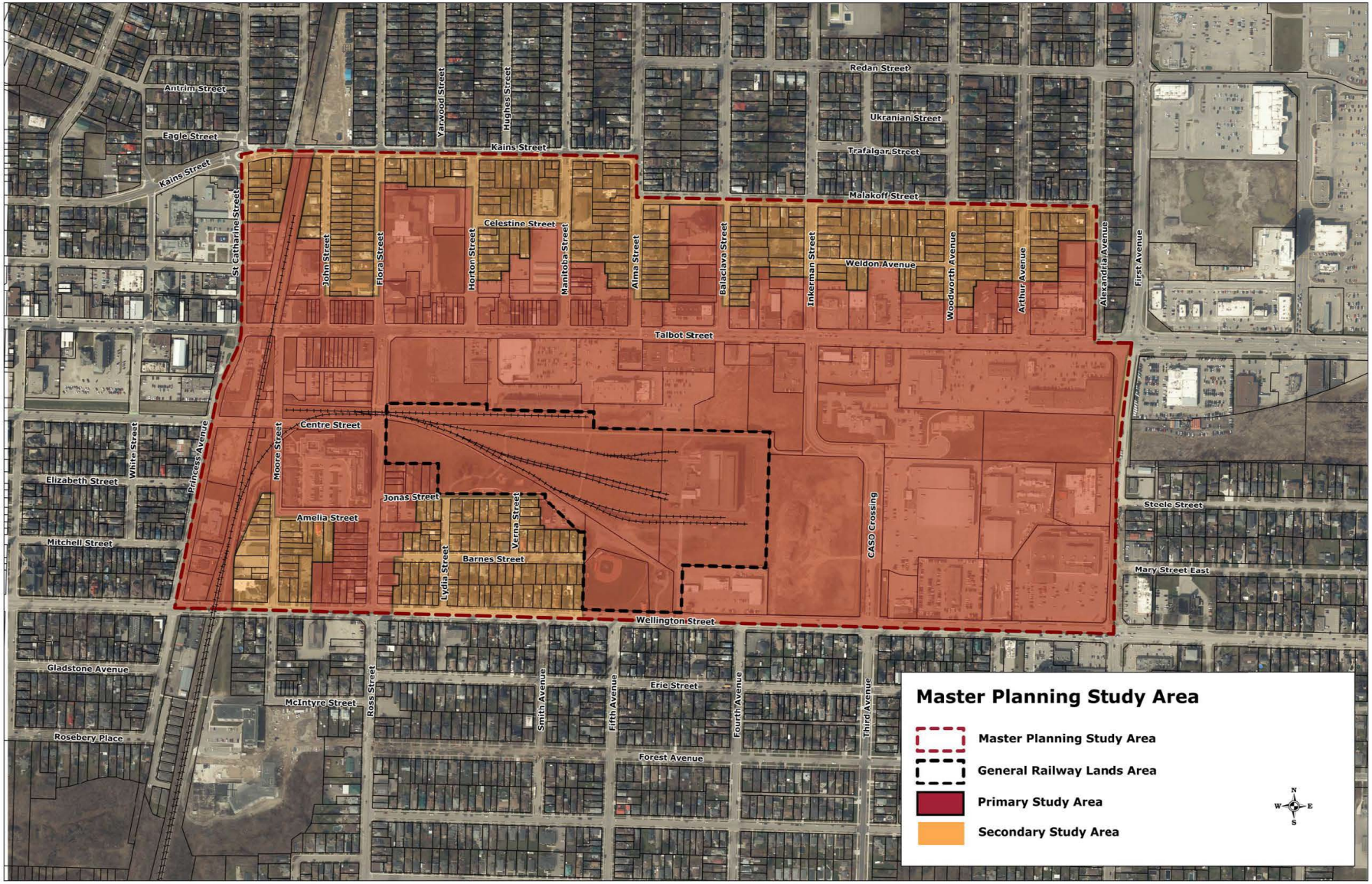
- Interactive portion RE: SWOT Analysis
  [8 ideas in 8 minutes]

C. Phase 2: Master Plan Concepts

- Interactive portion RE: Initial Scenarios
  [6 reactions in 6 minutes]

D. Next Steps and Want to Find Out/Ask/Be Involved More…

Where?


Antrim Street
Eagle Street
Kains Street
Kains Street
St Catharine Street
John Street
Flora Street
Yarwood Street
Hughes Street
Kains Street
Celestine Street
Horton Street
Manitoba Street
Alma Street
Balaclava Street
Redan Street
Ukranian Street
Trafalgar Street
Malakoff Street
Inkerman Street
Weldon Avenue
Woodworth Avenue
Arthur Avenue
Alexandria Avenue
First Avenue
Talbot Street
Centre Street
White Street
Princess Avenue
Moore Street
Elizabeth Street
Mitchell Street
Jonas Street
Amelia Street
Verna Street
Lydia Street
Barnes Street
CASO Crossing
Steele Street
Mary Street East
Wellington Street
Gladstone Avenue
McIntyre Street
Rosebery Place
Ross Street
Smith Avenue
Fifth Avenue
Erie Street
Fourth Avenue
Third Avenue
Forest Avenue
Master Planning Study Area
Master Planning Study Area
General Railway Lands Area
Primary Study Area
Secondary Study Area
N
W
E
S

Why?
(are we preparing a plan for this area)

St. Thomas will continue to grow over the next 25 years



We need housing…of all types, choice, affordability



Forecast of 15,300 new households over the next 25 years;
7,700 new households over the next 10 years

Part of an overall growth strategy – growing up in areas with existing services



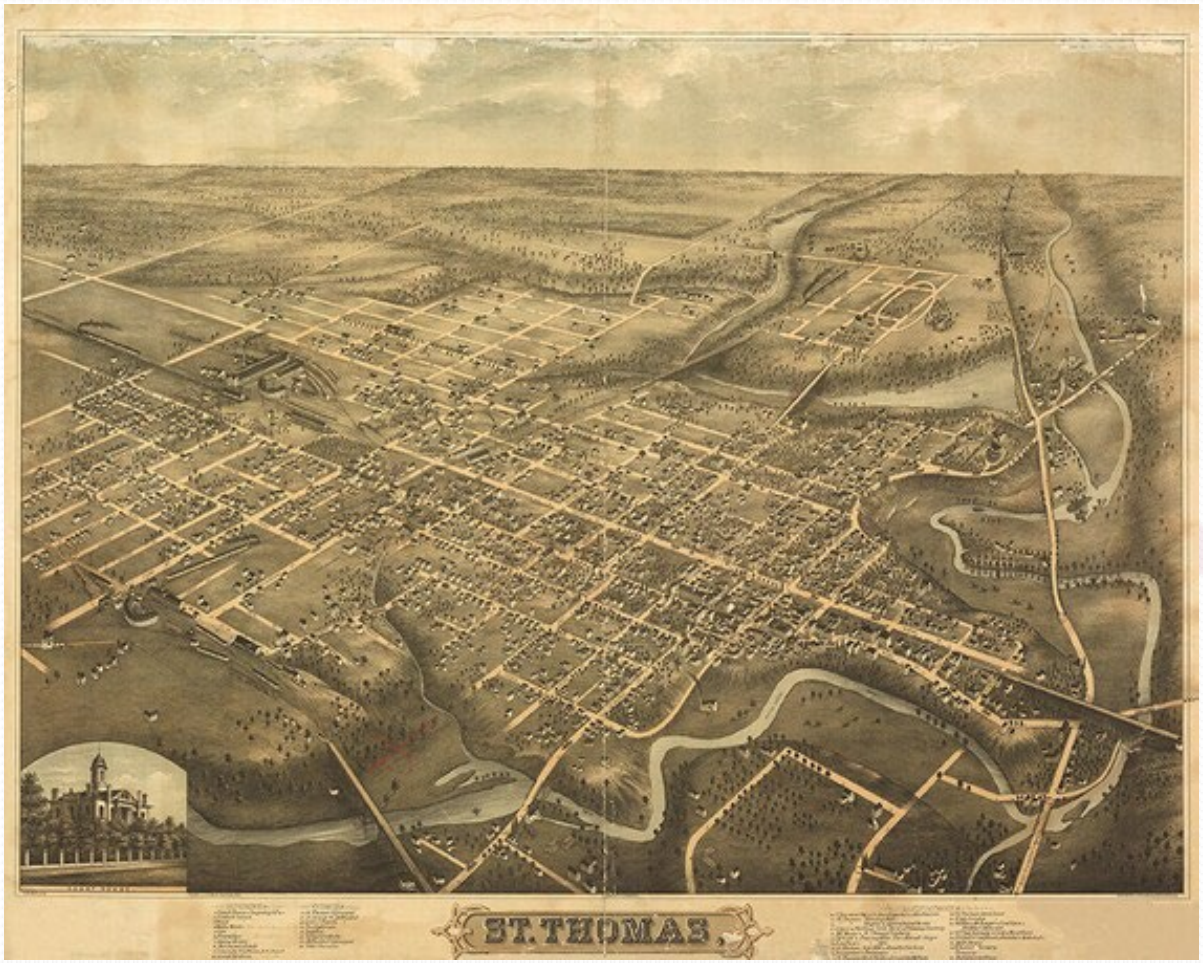
Comprehensive plan for this redevelopment area vs. piecemeal/ad-hoc development





Image credit: Ikon Images

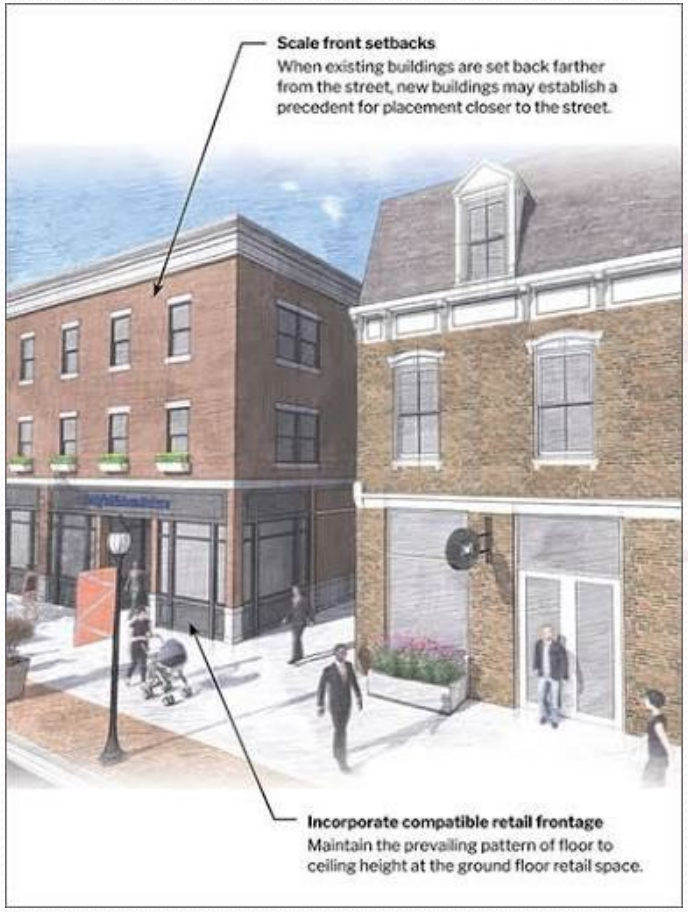
Land use/development permissions are 10, 25, 45+ years old – times are/will be changing



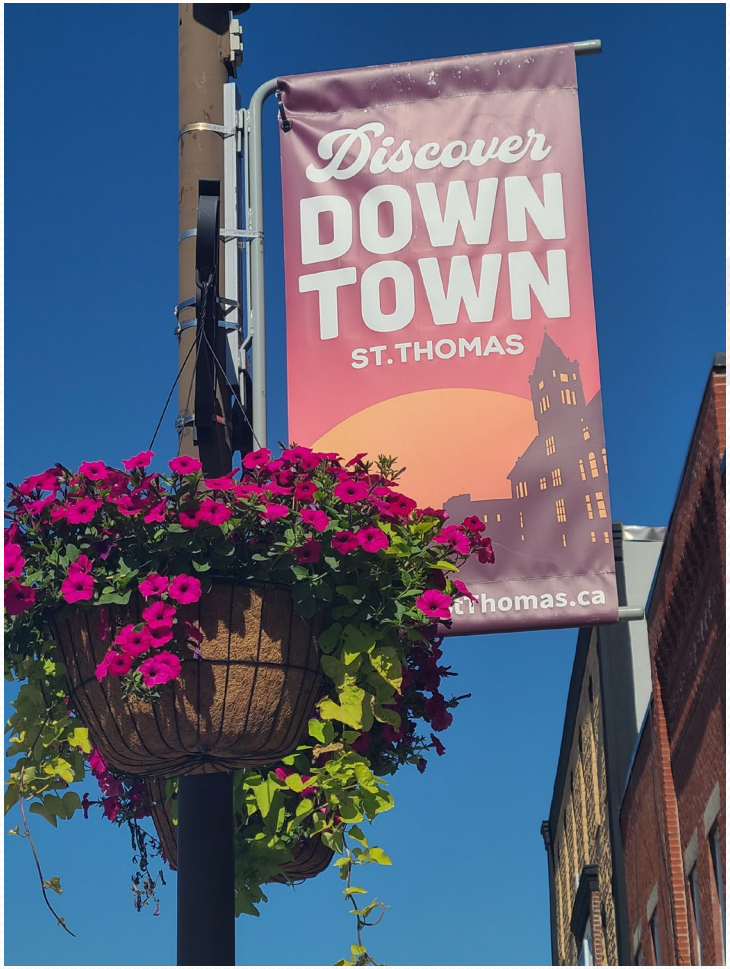
Facilitate redevelopment of known/suspected brownfield lands



Potential for larger scale intensification in area with significant cultural heritage resources



Support existing and new businesses in the area

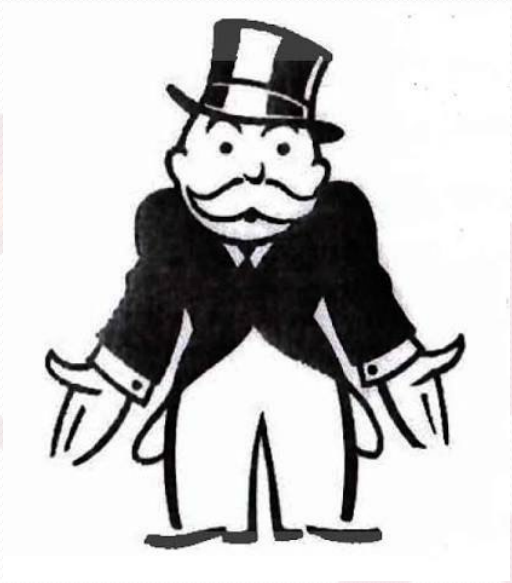


More efficient and effective use of vacant, underutilized land



Intensification proven to be more fiscally and environmentally responsible growth

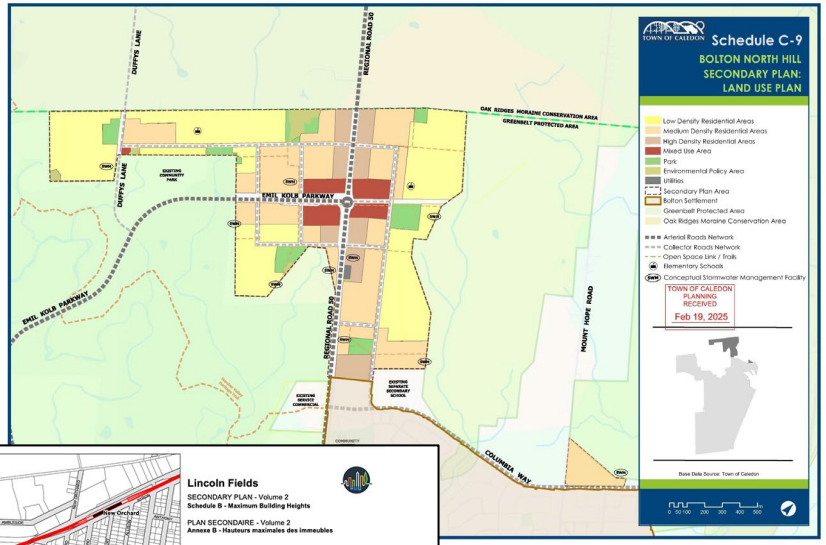


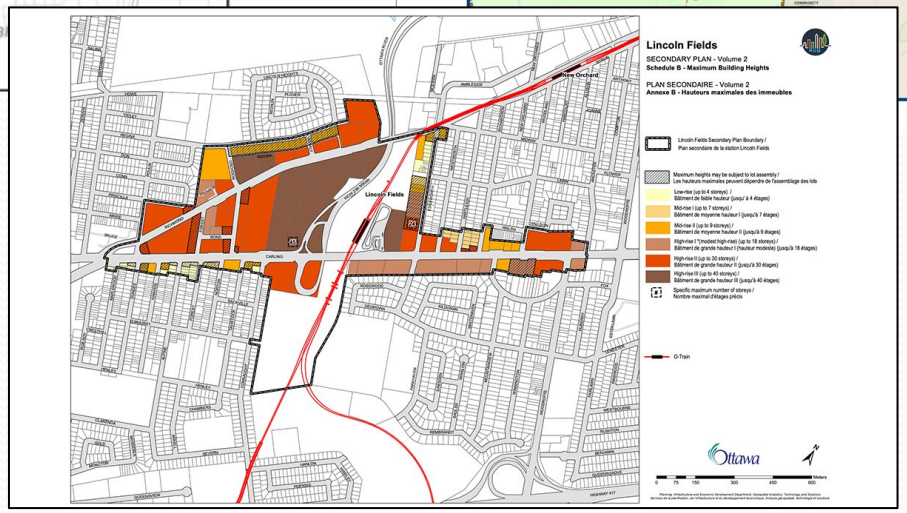


What is a Master Plan and What Could this Result in?

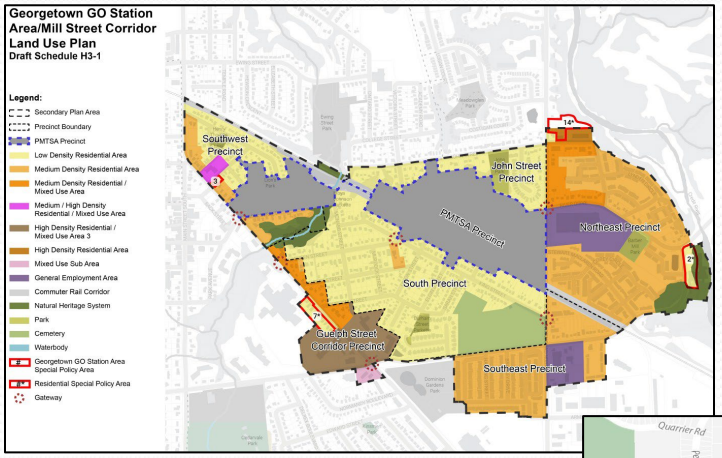
Master Plan/Secondary Plan/Land Use Plan Examples

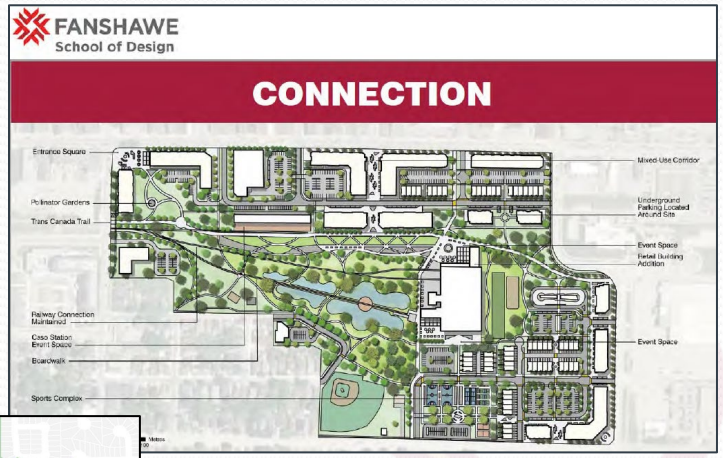


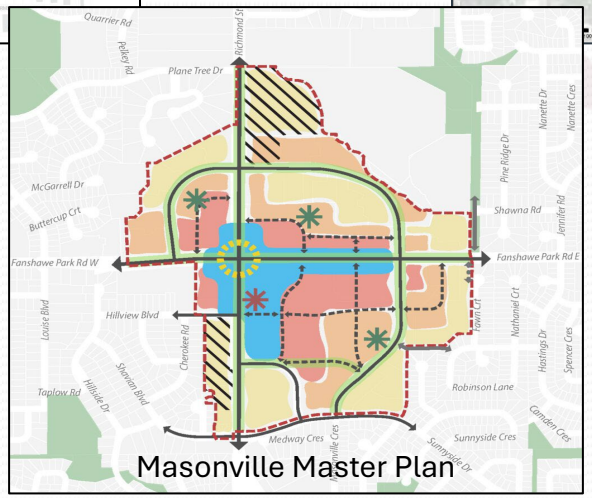




Master Plan/Secondary Plan/Land Use Plan Examples

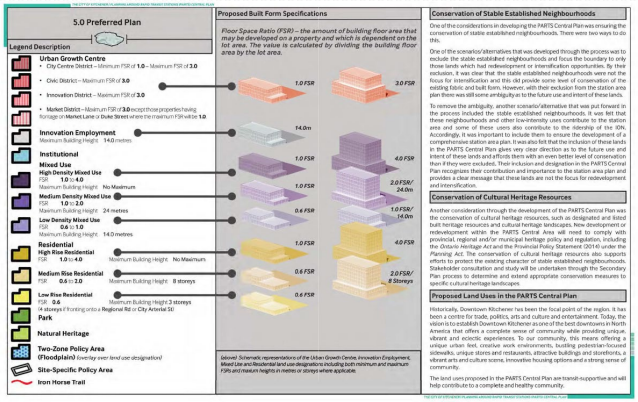


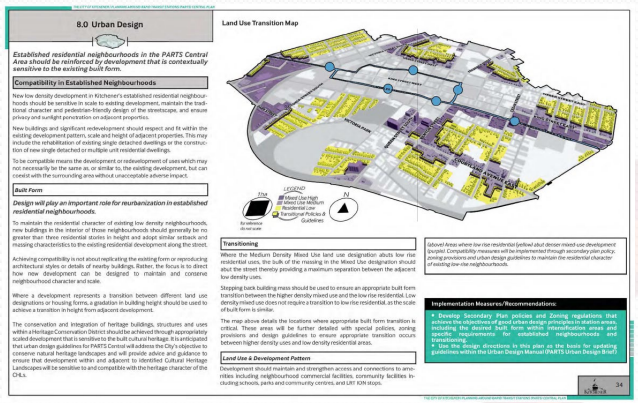


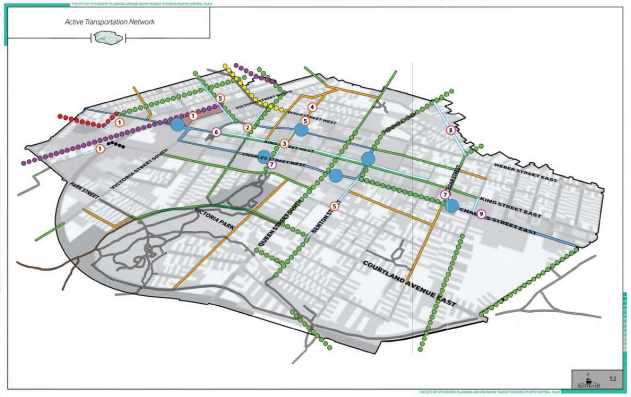


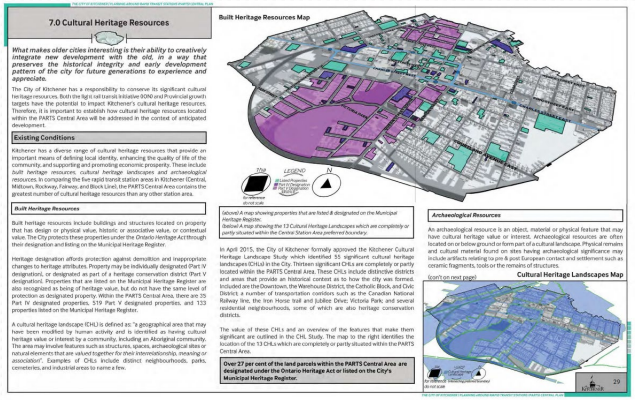
What?

- Master Plan Document with Strategies/Plans (transportation, parks, infrastructure, cultural heritage, urban design, etc.)

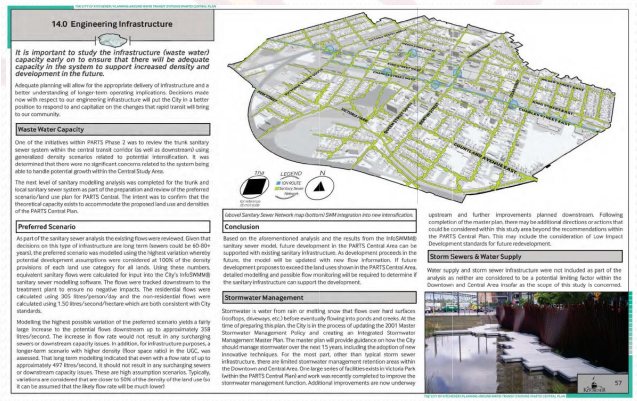












What?

- Other recommendations (future parks, streets, capital projects)
- City-led amendments to land use planning documents
  - Recommendations on which areas, properties to change the land use permissions in the Official Plan, Zoning Bylaw or to include in a Community Planning Permit Bylaw (e.g. what sites could be used for or how they could be built in the future)
- Future development applications (by landowners)

How? When?

Who?
City-led

We Are Here



Phase 1: Context

- ✓ Existing Conditions
- ✓ Influencing Factors / Master Plans
- ✓ SWOT Analysis
- ✓ Draft Guiding Principles & Goals
- ✓ Initiate Technical Assessments

June-July 2026 (Complete)

Phase 2: Concepts

- ✓ Develop Concept Master Plans (Land Use, Height/Density, Housing Unit Range, Mobility, Parks)
- ❖ Preliminary Review and Evaluation
- ❖ Conceptual Visualizations

Summer 2026 (Underway)

Phase 3: Preferred Plan

- ❑ Create Draft Preferred Master Plan
- ❑ Technical Review / Modeling
- ❑ Supporting Plans/Strategies (Transportation, Parks, Servicing, Stormwater, Heritage, Urban Design
- ❑ Conceptual Visualizations

Fall 2026 (Pending)

Phase 4: Land Use Amendments

- ❑ Draft Official Plan & Community Planning Permit Bylaw Amendments
- ❑ Financial Feasibility Analysis
- ❑ Notice/Circulation, Public Meetings
- ❑ Review, Comments, Prepare Final
- ❑ Council Decision

Winter 2027 (Pending)

How? When?

Who?
City-led

We Are Here

Phase 1: Context

Initial Online Engagement (July)

June-July 2026 (Complete)

Phase 2: Concepts

PIC #1 (Aug. 26), online, Council report Sept. 14, feedback until ~Sept. 16

Summer 2026 (Underway)

Phase 3: Preferred Plan

PIC #2 (Nov.), online, feedback, Council report (~Dec. 21)

Fall 2026 (Pending)

Phase 4: Land Use Amendments

Formal notice and commenting, Public Open House, Public Meeting at Council

Winter 2027 (Pending)

Note:

All presentation slides, information panels, master plan concepts, engagement workbook, and PIC materials are intended to be posted and available on the project Speak Up, St. Thomas page within the next week

Follow:
https://speakupstthomas.ca/railwaylands

Phase 1: Context

Existing Conditions

Influencing Factors/ Master Plans

DRAFT Guiding Principles & Goals

SWOT Analysis

Phase 1: Context
Existing Conditions Summary



Planning: OP, Zoning, Design Guidelines, Studies, Built Form



Infrastructure: Sanitary, Water, Storm, Roads, Transit



Resources: Cultural Heritage, Natural Heritage, Community

Other Considerations & Influencing Factors

- Provincial Direction
- Connectivity
- New Official Plan
- Railway Museum
- Brownfields
- Rail-line/Corridor
- Compatibility
- Parking

DRAFT Guiding Principles



Welcoming Neighbourhoods



Community Character and Heritage



Responsible Growth



More Choices for Daily Life



Better Public Spaces and Connections

Initial Engagement

"The central core of St. Thomas developed as an industrial area, but for the future, we need to turn it into a people place – residences, recreational, attractions…"

"A place for community. To gather. Something to do after work and outside of the home."

"It is important to use this space for something that will benefit our community…"

"There are a few options for future development…put in the high density housing for the city…build your customers right in the top of the commercial property"

"We need to implement a green spaces strategy, plant trees with the housing…"

"Main challenge – clean up brownfields!…"

"The challenges are the current congestion of the area…"

"Some housing for sure but also community spaces. Thinking like entertainment, arts, play, the trails need to stay for sure…"

"A mix of commercial as well high density residential on the outskirts would be great but all railway themed!"

"A Central Heritage Park that pays homage to the history of the city…"

"Will PIC# 1 have timbits?"

* INTERACTIVE PORTION *

Complete the following statements:

Strengths

- "The Railway Lands' greatest asset is..."
- "A feature that should be protected is..."

Weaknesses

- "The biggest challenge today is..."
- "The area currently lacks..."

Opportunities

- “20 years from now, the Railway Lands should..."
- "The best redevelopment opportunity is..."

Threats

- "What could prevent success is…"
- “The Master Plan should avoid…"



Phase 2: Concepts

Develop Master Plan Concepts (Land Use, Mobility, Parks)

Preliminary Evaluation

Visualizations

Land Use Types



- Residential uses incl. single detached, semi-detached, duplex, triplex and Additional Residential Units (ARUs)
- < 25 units/Ha density
- <4 storeys (11m)

Residential–Low Rise



- Residential uses incl. townhouses, multi-unit dwellings, low-rise apartments, stacked townhouses, ARUs
- 25-75 units/Ha density
- Up to 8 storeys (26m)

Residential–Medium Rise



- Residential apartments
- 75-250 units/Ha density
- 9 storeys or greater (up to 45m)

Residential-High Rise



- Range of commercial, institutional, recreation uses
- Generally, 1-2 storeys in height

Commercial



- Range of institutional, health-related, public service, recreation uses

Community Institutional



- Low-rise residential uses, multi-storey or ground floor commercial, institutional, recreation uses
- <50 units/Ha density
- < 4 storeys (11m)

Mixed Use–Low Rise



- Low and mid-rise residential uses, multi-storey or ground floor commercial, institutional, recreation uses
- 25-75 units/Ha density
- Up to 8 storeys (26m)

Mixed Use-Medium Rise



- Residential apartments, multi-storey or ground floor commercial, office, institutional, recreation
- 75-250 units/Ha density
- 9 storeys or greater (up to 45m)

Mixed Use – High Rise



- Range of park types, active and passive recreation uses, multi-use trails, recreation facilities

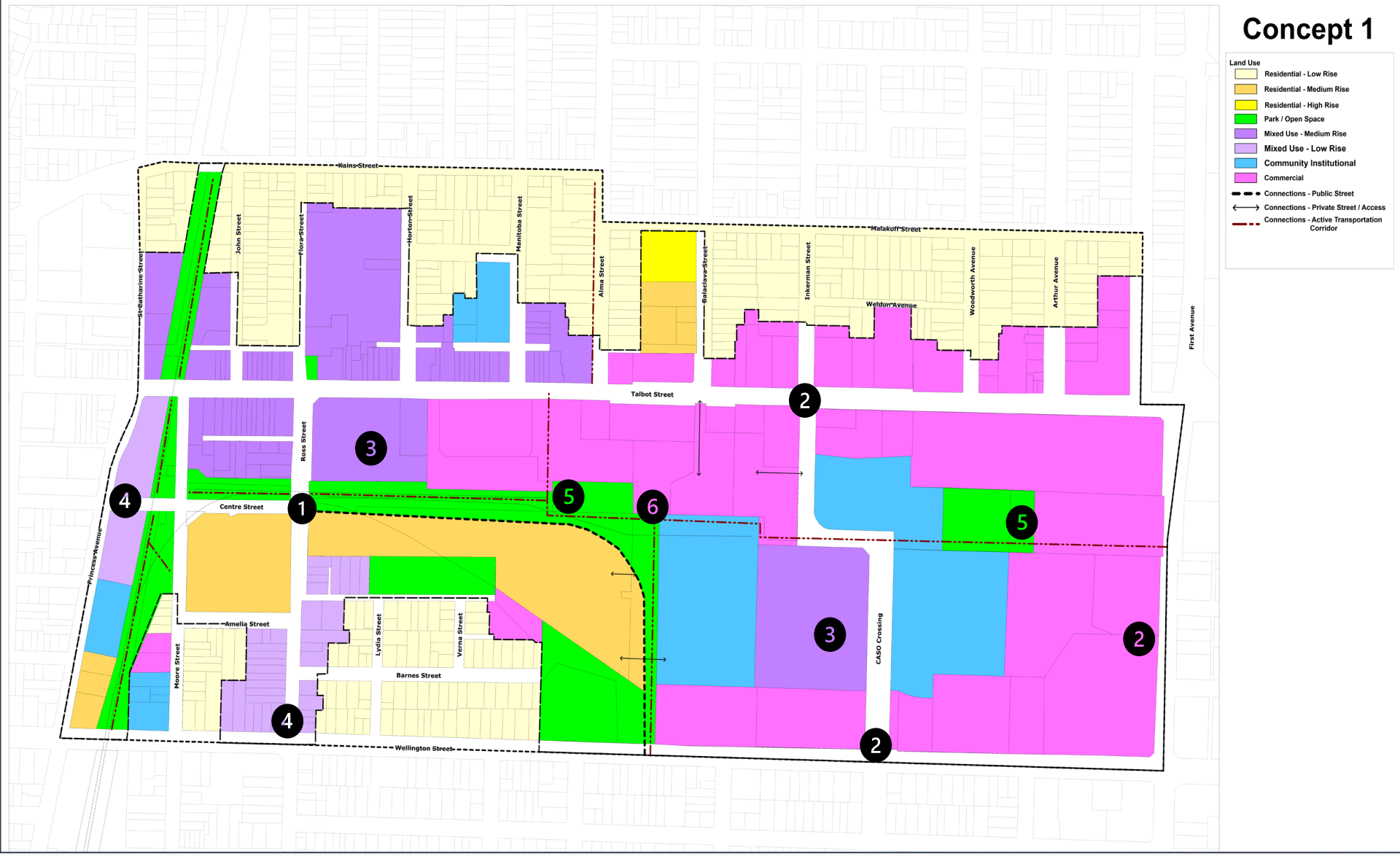
Park / Open Space



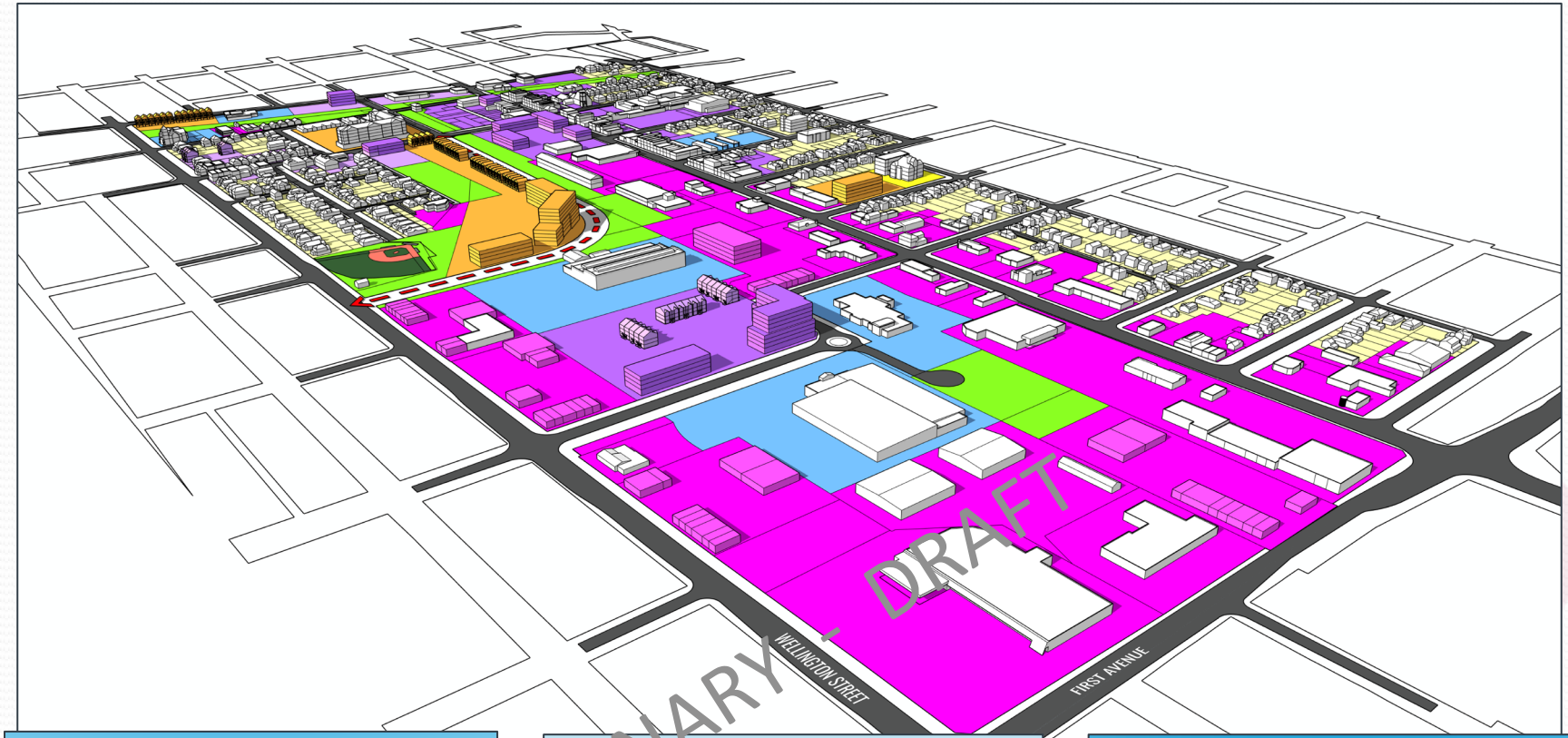
- Public Streets / Right-of-way
- Private Street or Access
- Active Transportation corridor or connections (cycling, pedestrian)

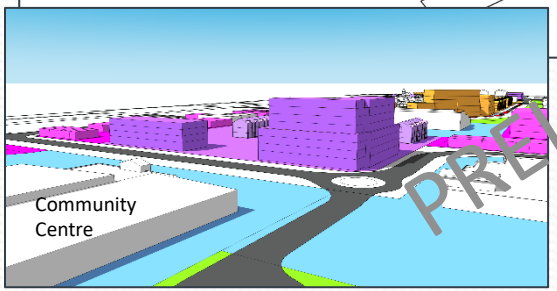
Mobility

Status Quo With Moderate Intensification Scenario

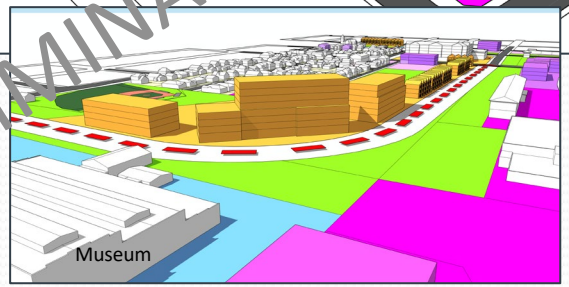


Master Plan Concept #1
Preliminary Massing Model & Potential Development





View east to CASO Crossing

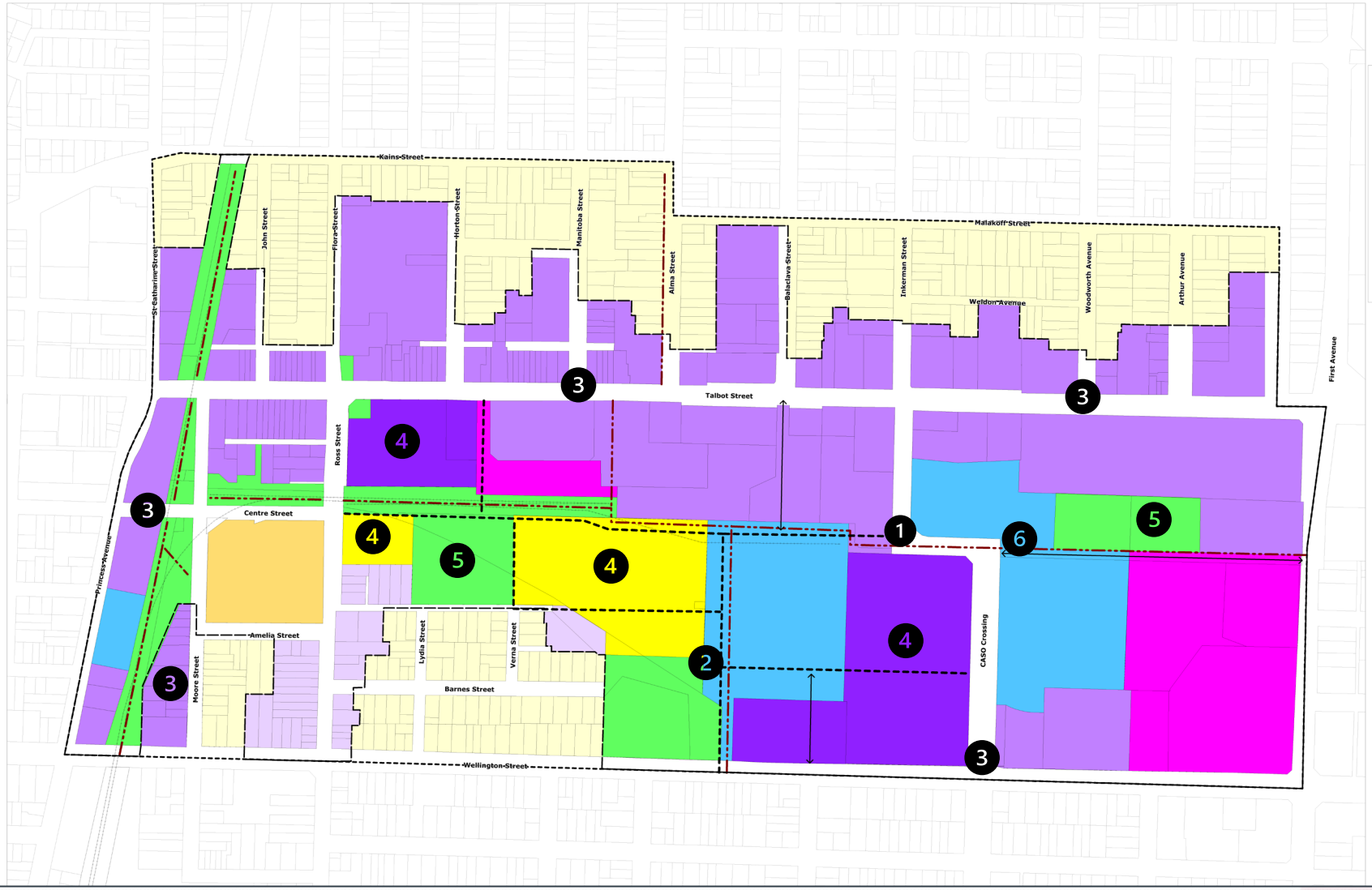


View east – new road /railway lands



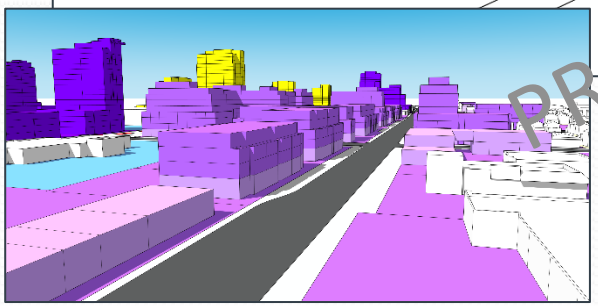
View west from Ross St – new road

High Mixed Use and Connectivity Scenario

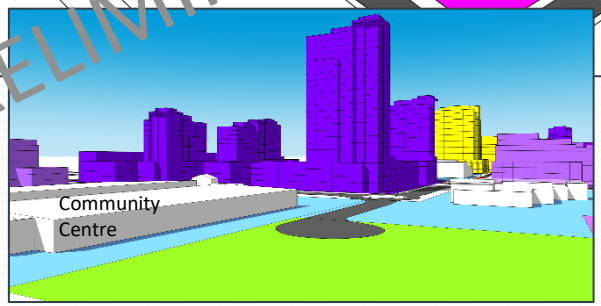


Master Plan Concept #2
Preliminary Massing Model & Potential Development

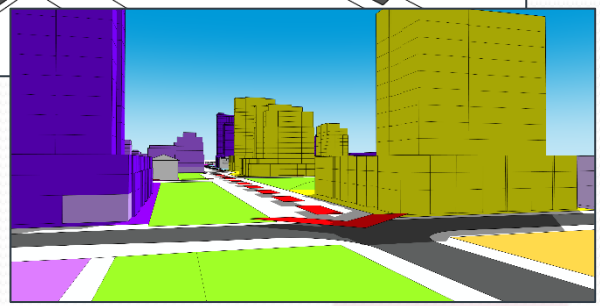




View on Talbot east to CASO Crossing

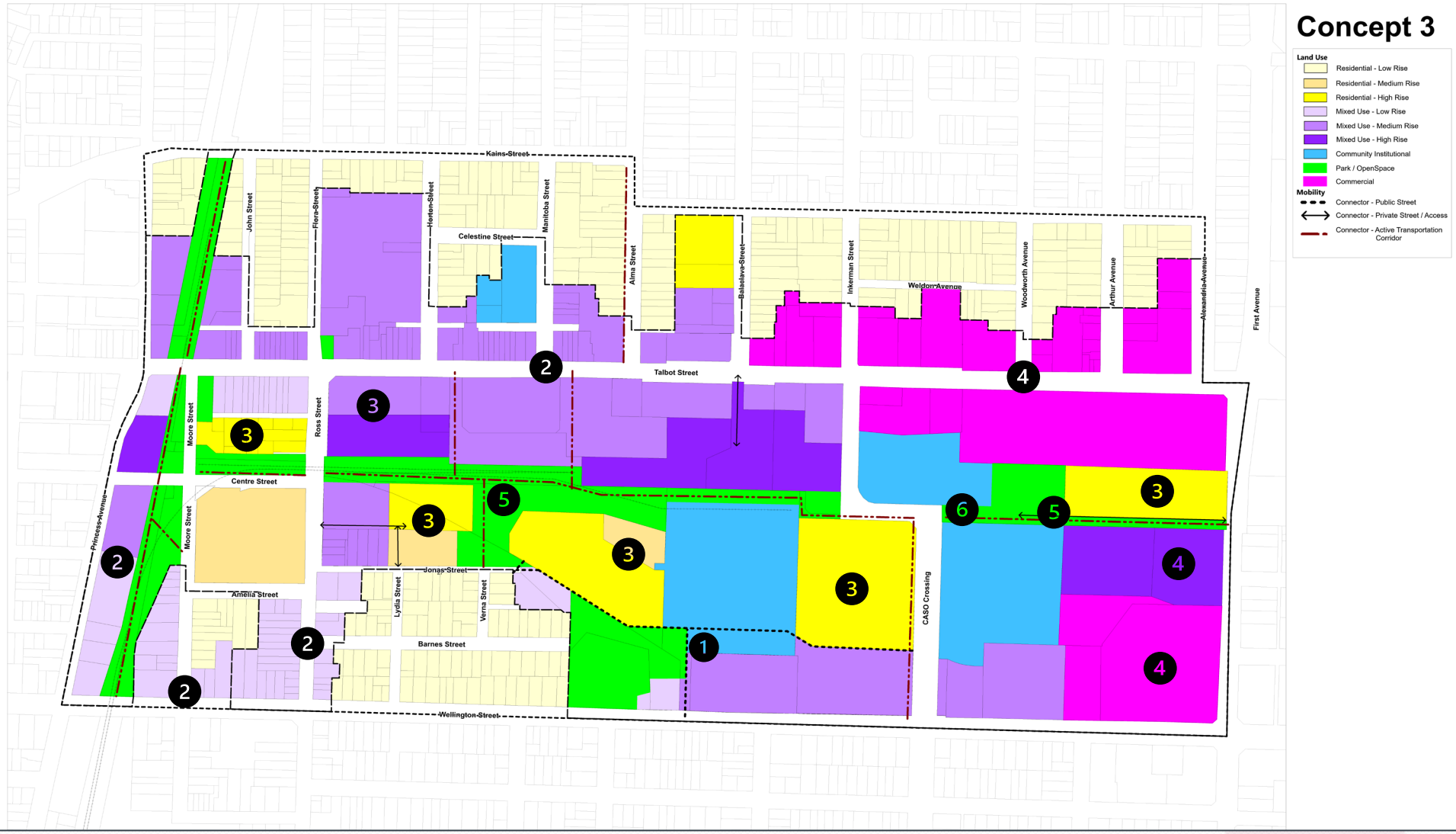


View east to CASO Crossing



View west across Ross from Centre St

Hybrid Intensification Scenario



Master Plan Concept #3
Preliminary Massing Model & Potential Development

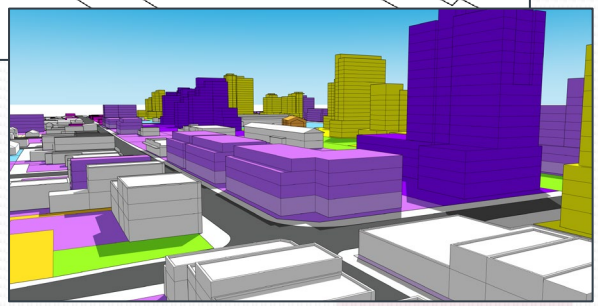




View from Wellington NW to CASO Crossing



View east to CASO Crossing



View west to Talbot/Ross

PRELIMINARY EVALUATION FRAMEWORK CRITERIA

STRATEGIC DIRECTION

Alignment with long-term vision, goals and policies at the municipal and provincial levels.

PLANNING & DEVELOPMENT

The ability to create complete, well-designed communities that are feasible and compatible with the surrounding area.

HARD INFRASTRUCTURE

The ability to efficiently accommodate development with reliable and sustainable infrastructure systems.

COMMUNITY INFRASTRUCTURE

The ability to support healthy, inclusive communities through access to essential services and facilities.

ECONOMIC

The ability to strengthen the local economy, attract investment and create jobs.

ENVIRONMENTAL / SUSTAINABLE DEVELOPMENT

The ability to protect the natural environment and promote a low-carbon, climate-resilient future.



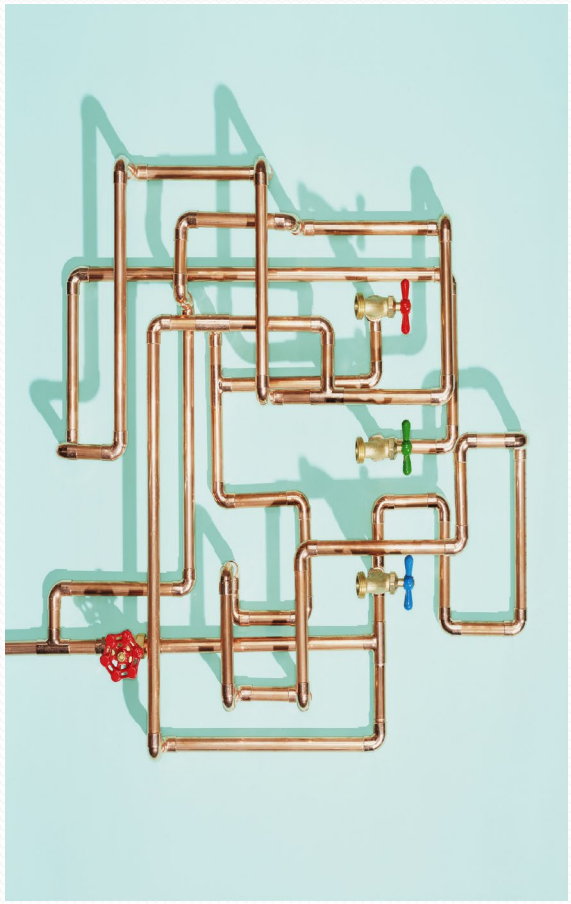
* INTERACTIVE PORTION *

Master Plan Concepts – Initial Reactions

- What do you like?
- What would you change?
- What is missing?



What is Next?



Preliminary Infrastructure Modeling



Feedback on Concepts



Meetings (Landowners/MHC/Project Team)



Information Report to Sept. 14 Council

Want to Find Out/Ask/Be Involved More



Discuss with Staff



Submit Feedback



Online/Project Page



Future Public Meetings

Railway City Central (The RCC) 2051

Planning for the future of the Railway Lands and surrounding area.

+ Follow

https://speakupstthomas.ca/railwaylands

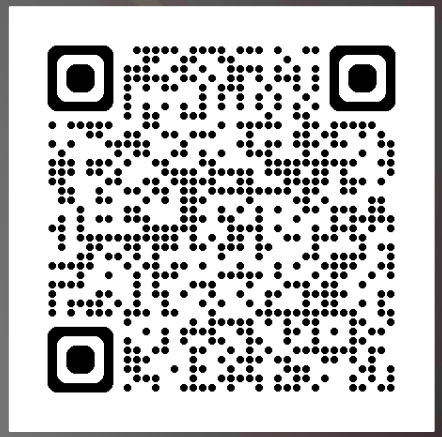


Railway Lands Area Master Plan

Public Information Centre #1

Contact Information:
https://speakupstthomas.ca/railwaylands

Brandon Sloan: bsloan@stthomas.ca
Michelle Knieriem: mknieriem@stthomas.ca



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