

ONTARIO STREET CORRIDOR SECONDARY PLAN STUDY

*COMMUNITY VISIONING
SESSION OPEN HOUSE*

April 14, 2026

Project Team



St. Catharines

City of St. Catharines



NPG

PLANNING SOLUTIONS

LEAD CONSULTANT



KING

Engineering Consultant



Niagara Soils Solutions Ltd.

Environmental Consultant



PREMIER

ENVIRONMENTAL SERVICES

Environmental Support



Parcel

Financial Impact Consultant



MobilHealth

SOLUTIONS LTD.

Traffic Consultant

Project Team in Attendance

City Planning Staff

Rojan Mohammadi – City Lead

Tami Kitay

Scott Ritchie

Charlotte McEwan

Claire Semple

Elena Campbell

Natasha McDonald

Haris Wilkinson

NPG Planning Solutions Staff

Aaron Butler – NPG Lead

Mary Lou Tanner

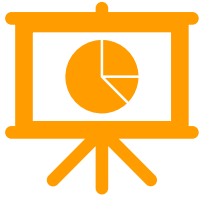
Jeremy Tran

Max Fedchyshak

Dan Banatkiewicz

Sam Durham

Today's Agenda



6:00 PM

**Presentation by NPG
Planning Solutions**



6:45 PM

Visioning Session



8:30PM

Closing

Visioning Session

- Six different Maps at each table:

Full Study Area

1. Current Land Use Designations
2. Parks & Open Space
3. Transportation & Infrastructure

Three Study Corridors

4. North Corridor - Land Use
5. Central Corridor - Land Use
6. South Corridor - Land Use

- Group discussions will take place at each table
- Use the markers, pens and sticky notes on the maps
- We encourage each table to come to consensus together
- Share comments as a table on a Comment Sheet, and/or as individuals

Project Webpage

www.engagestc.ca/OntarioStreetStudy

Respectful Discussion

- Please be respectful to others
- One voice at a time
- Listen to others
- Focus on ideas for the future

What is an Official Plan & Secondary Plan?

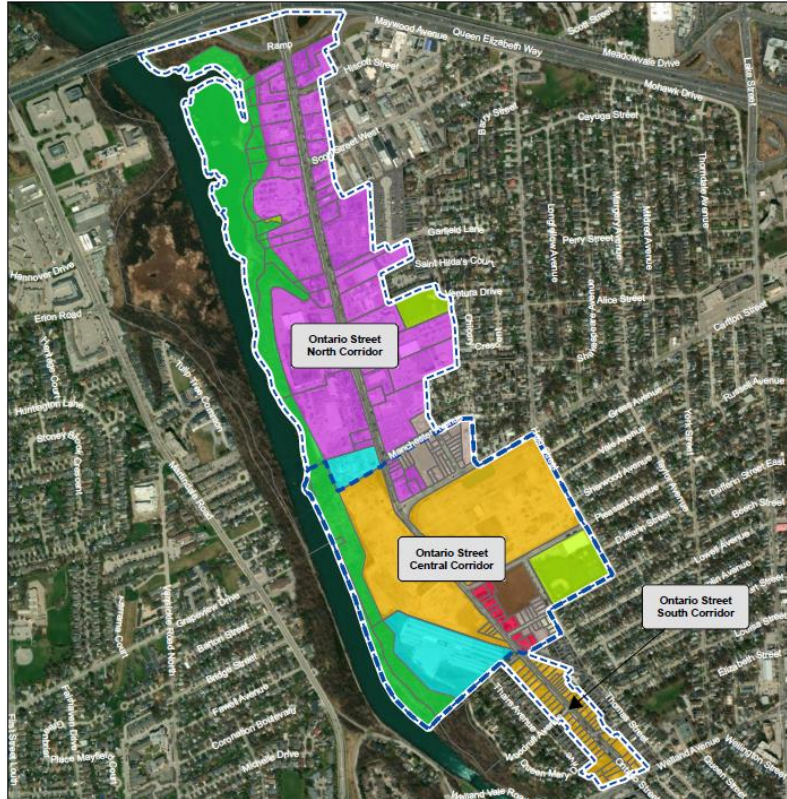
What is an Official Plan?

- A municipality-wide vision that guides long-term growth and development
- Establishes strategic directions for land use, housing, transportation, infrastructure, and the environment
- Sets out high-level policies that shape where and how growth should occur
- Provides the legal basis for zoning by-laws and other municipal planning tools

What is a Secondary Plan?

- A detailed land-use and policy framework for a specific area within a municipality
- Provides more precise direction than the Official Plan for how an area should grow and change
- Guides decisions on land use, density, built form, transportation, parks, and infrastructure

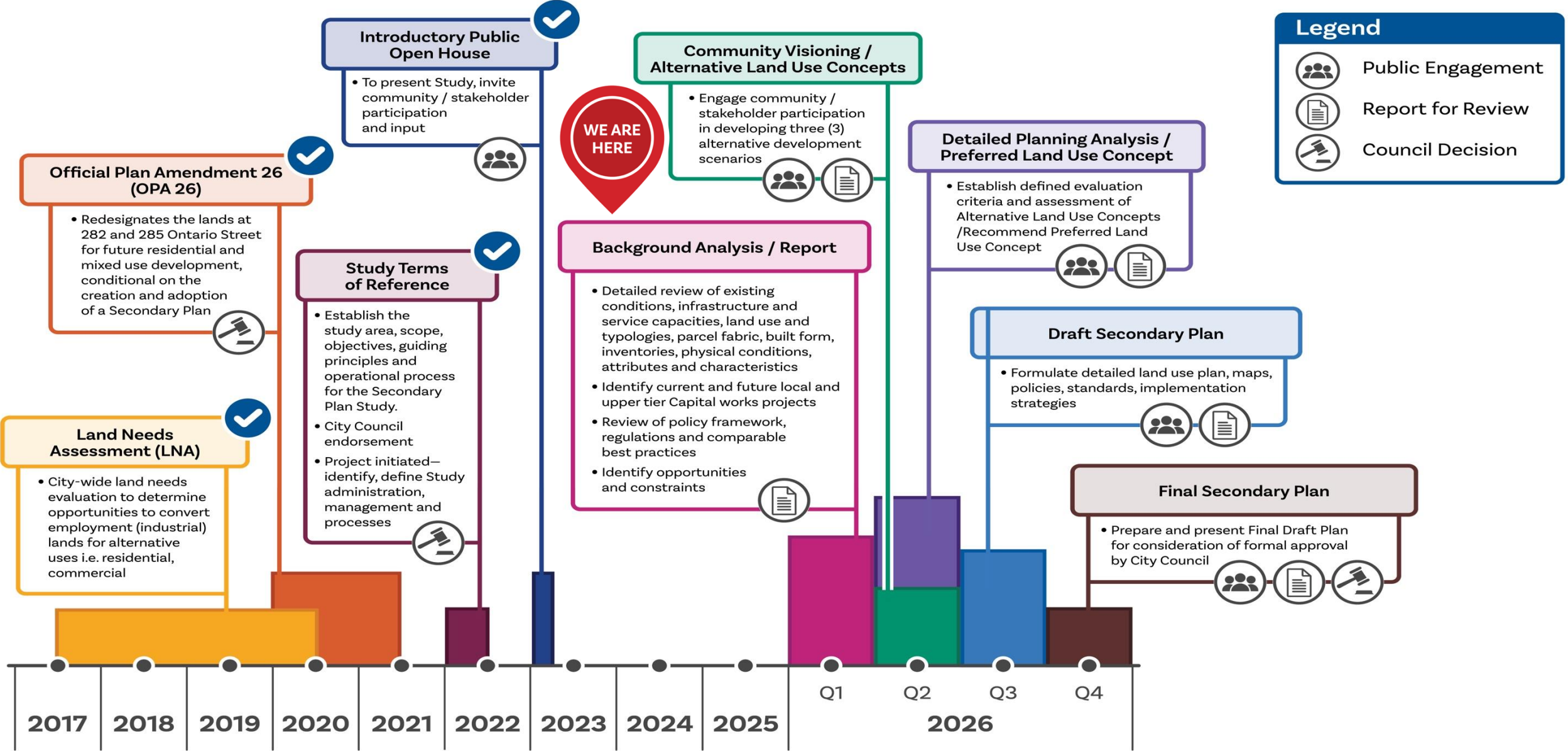
Purpose & Context



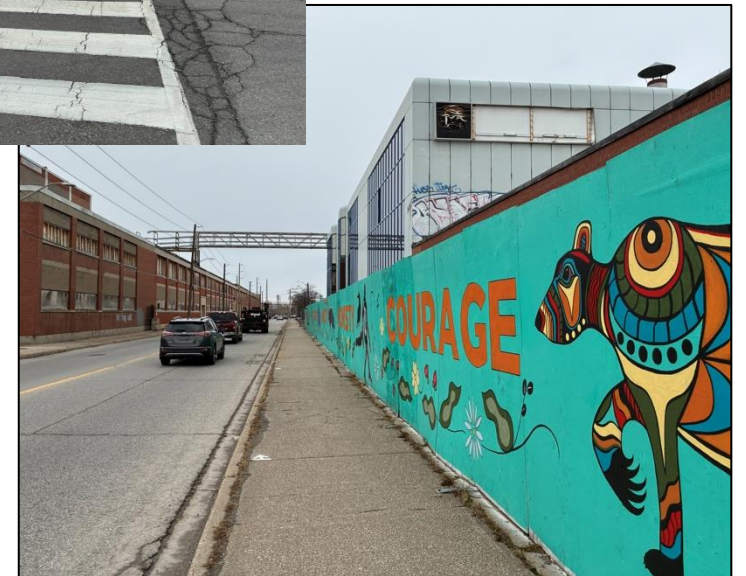
Ontario Street Secondary Plan
Study Area

- Boundaries extend from the QEW in the north to Welland Avenue in the south along the Ontario Street corridor. Approximately 101 hectares in area.
- Central to the area are lands at 282 and 285 Ontario Street, re-designated from Employment to Mixed Use in 2022 (OLT approval).
 - Requires lands be planned through Secondary Plan
- Study Area includes a mix of residential, commercial, industrial, and parkland uses.
- The corridor functions as a major gateway into Downtown St. Catharines, shaping first impressions for residents and visitors.
- Secondary Plan will establish preferred land uses and guide future growth

Project Timeline



Guiding Principles & Objectives



What We Heard Previously

1

The Corridor should have more elements of **active transportation**. Widened sidewalks are necessary. Improved **connections to trails**.

2

The public expressed concern with the **pedestrian safety**, due to number of car accidents along the corridor.

3

Creation of a **complete community**, including retail, personal services, and **third spaces** (such as cafes, or informal gathering spaces).

4

Support was heard for a new **bridge crossing** over the Twelve Mile Creek.

5

The need for **increased housing** was a major concern.

What We Heard Previously

6

Increased **greenspace** and **tree canopy** throughout the corridor. Importance of **climate resilience** and **sustainable design** practices.

7

Questions about **environmental condition** of 282 and 285 Ontario Street, and the future process for **site cleanup**.

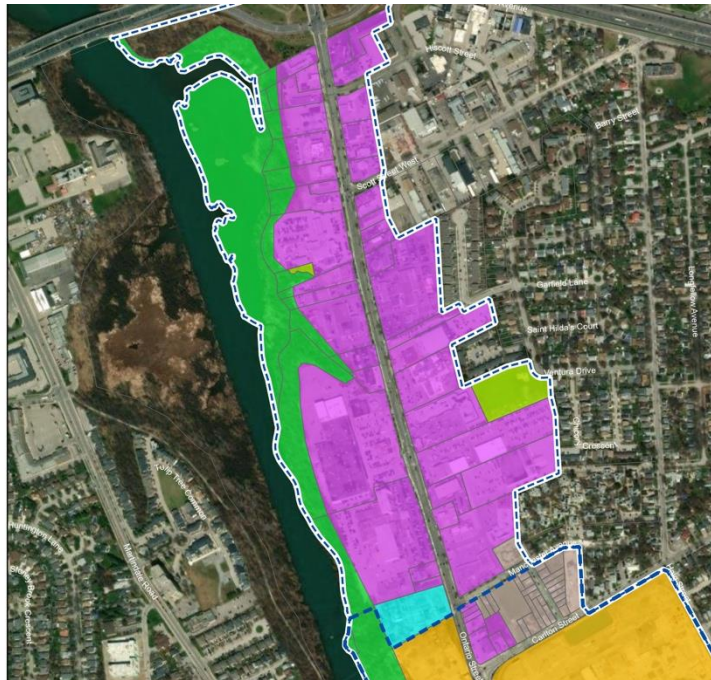
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Strong desire for **high quality urban design**.

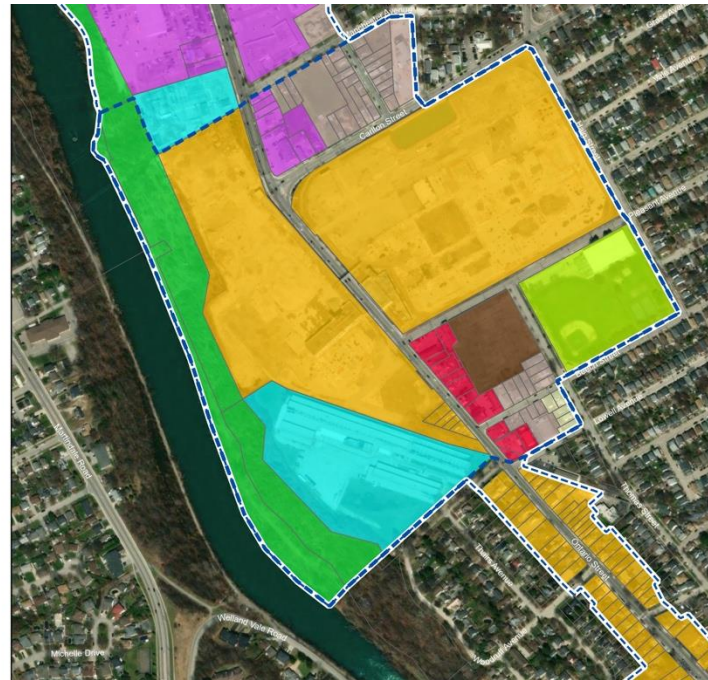
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The Public stated that some form of **preservation** or **commemoration** of 282 and 285 Ontario Street. Desire for select elements of the plant to be retained.

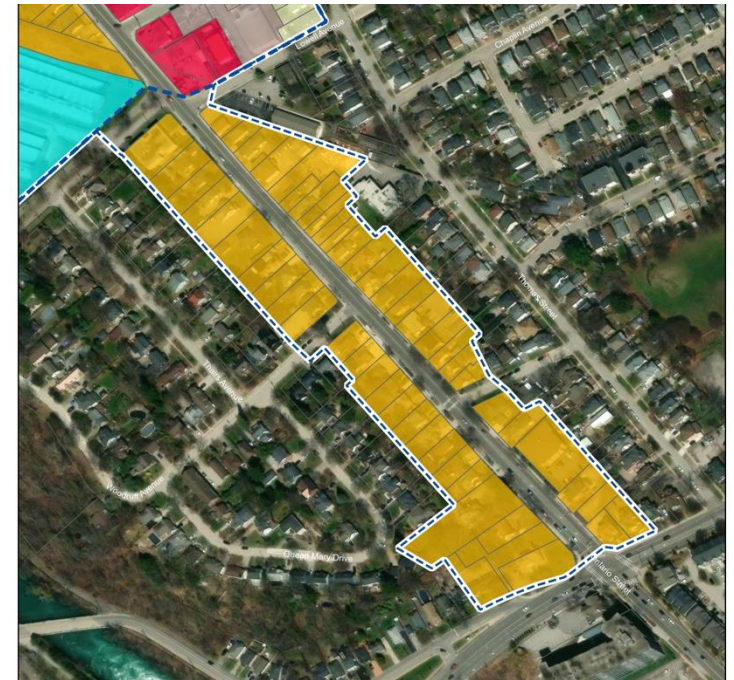
Study Area Corridors



North Corridor



Central Corridor



South Corridor

Opportunities and Constraints



Parkland

Possible need for new park on the west and east sides of Ontario Street, and a rectangular sports field.



Servicing

Existing servicing has capacity for increased development allowing for increased densities.



Transportation

Possible crossing of Twelve Mile Creek at Carlton Street. Vehicles or pedestrians/cyclists.



Potential Growth

Potential to plan Corridor for additional 13,000 residents and 2,900 jobs, on both vacant and under-utilized sites in area.



Schools

Comment from District School Board of Niagara about new Elementary School site



Narrow Right-of-Way

The existing narrow road could limit ability for multi-use trail through entire corridor, in the road allowance



Natural Heritage

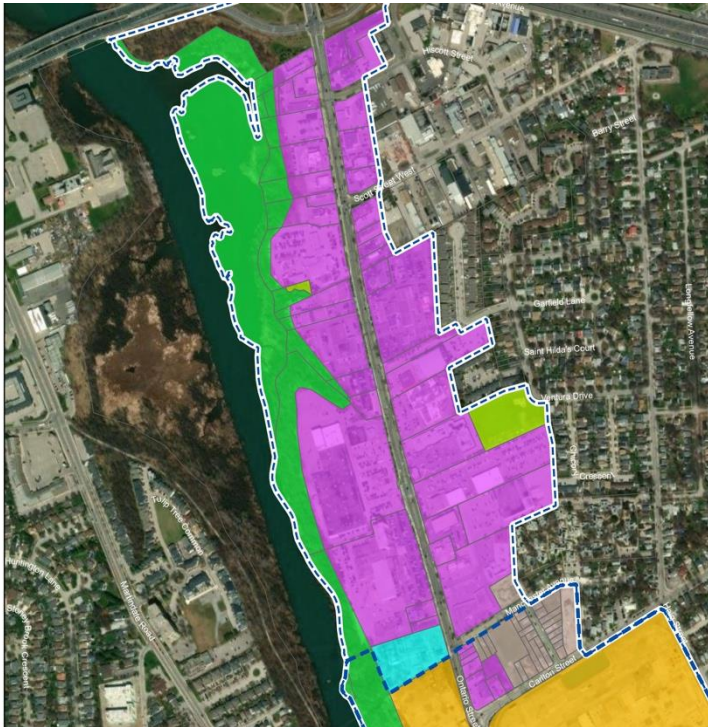
Protection of the Twelve Mile Creek area and enhancement of adjacent private and public realms.



Redevelopment of 282 & 285 Ontario Street

Major opportunity to accommodate growth and other community needs on the former industrial lands. Provincial process will regulate site-clean up.

Snapshot – North Corridor



North Corridor

Land Use & Character

- Predominantly low-rise commercial corridor (Arterial Commercial in Official Plan).
- Mix of auto-oriented uses, commercial plazas, restaurants, and service uses. Accommodation cluster near QEW and the Holiday Inn/Staybridge Suites complex (with convention centre and entertainment uses).
- Torosian Park located east of Ontario Street; Twelve Mile Creek edge designated Natural Area.

Built Form and Streetscape

- Mostly 1 to 2 storey buildings with front-yard surface parking; Holiday Inn is the only tall structure (9 storeys).
- Area is characterized by large surface parking lots. Many potentially under-utilized sites.
- Ontario Street features four-lanes with sidewalks on both sides; limited landscaping; no on-street parking.

Environmental Considerations

- Some properties may require environmental site assessments due to historical uses.

Snapshot – Central Corridor



Central Corridor

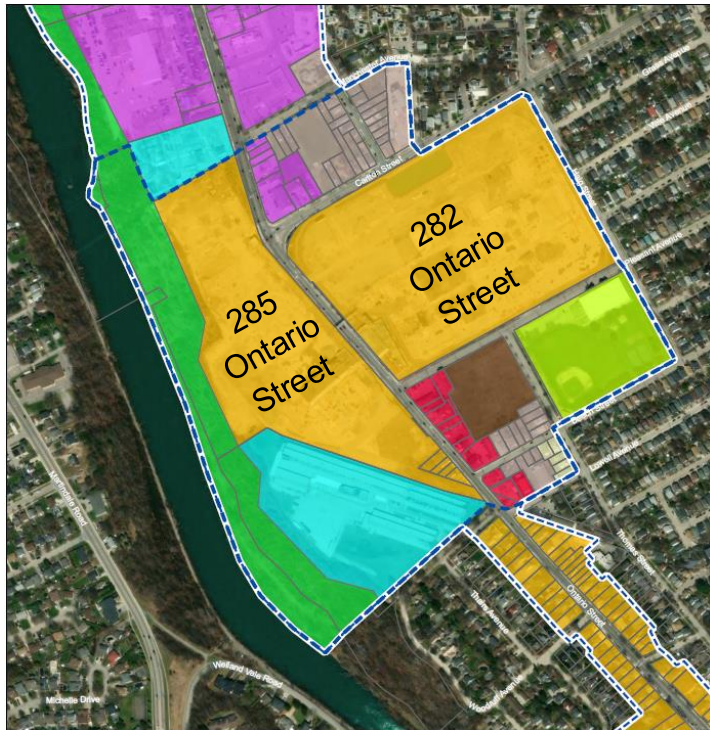
Land Use & Character

- 282 & 285 Ontario Street (Mixed Use in Official Plan) approximately 25 acres/10 hectares each. 10 Pleasant Avenue south of 282 Ontario Street is vacant.
- Surrounding uses include low-rise commercial, small-scale retail, restaurants, vehicle repair, daycare, personal services.
- Low density residential pockets within Central Area and adjacent neighbourhood.
- One major industrial operation remains: Haver & Boecker Niagara.

Built Form

- Predominantly 1 to 2 storey buildings; 282 & 285 Ontario Street visually dominate Ontario Street.
- Lots are small and narrow, excluding current and former industrial uses.

Snapshot – Central Corridor



Central Corridor

Streetscape

- Ontario Street transitions from four lanes to two lanes south of Carlton Street.
- Sidewalks on both sides, directly adjacent to roadway; limited landscaping; no on-street parking.

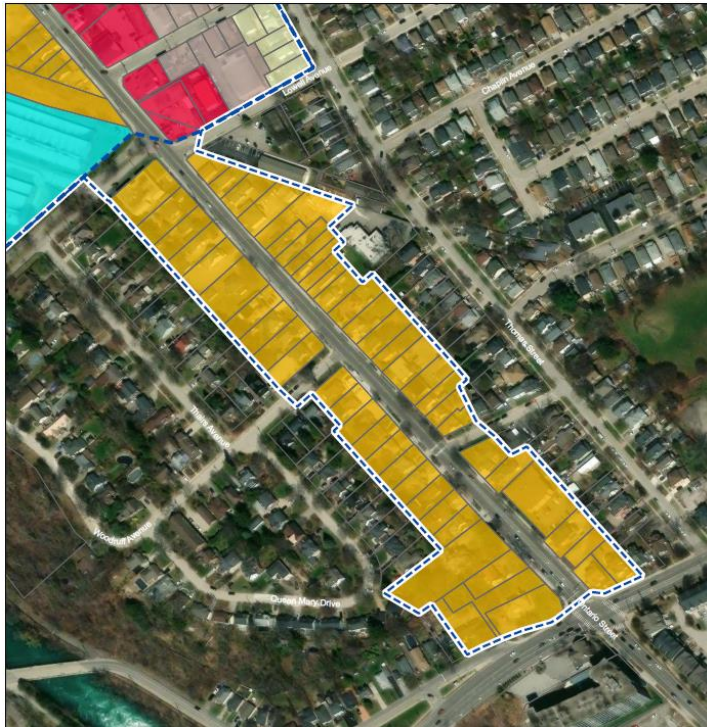
Natural Heritage

- Western edge abuts Twelve Mile Creek, with natural heritage protections and NPCA regulations.
- Formal trail system on the west side of Twelve Mile Creek. Informal on east side and former rail corridor.

Parks and Open Space

- Alex McKenzie Park (baseball, tennis, playground) and Haig Bowl Arena.
- Neighbourhood parks needed on both sides of Ontario Street. Sports Field Strategy recommends a new rectangular sports field with lights.
- DSBN has potential need for elementary school site.

Snapshot – South Corridor



South Corridor

Land Use & Character

- Corridor designated Mixed Use in Official Plan. Allows 6 storeys and a mix of commercial/residential uses.
- Existing pattern remains predominantly residential, with intermittent professional office and personal service uses.
- Mix includes single detached dwellings, small multi-unit buildings, and converted former homes.

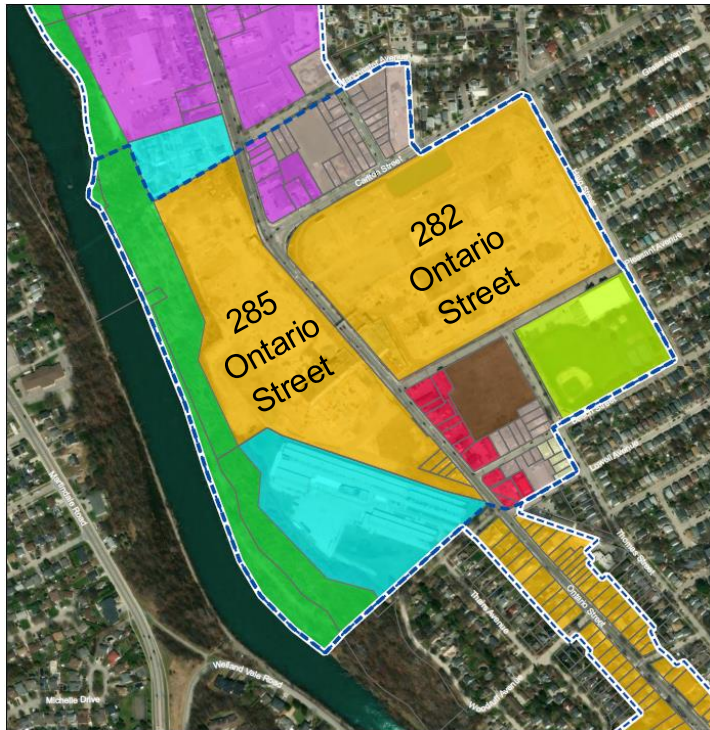
Built Environment & Streetscape

- Built form primarily 1 to 2 or 3 storey buildings with consistent setbacks.
- Lots generally uniform in size; modest front yards allow for front/side parking.
- Ontario Street is two lanes, with turning lanes at Welland Avenue.

Cultural Heritage

- Three listed heritage properties. All are late-19th to early-20th century residential dwellings with varied architectural styles.

Regulatory Pathways For Development and Contamination Management



Central Corridor

- 282 and 285 Ontario Street were historically used for automotive manufacturing, which are commonly associated with use and storage of fuels, oils, solvents, metals and industrial equipment.

Redevelopment Process

- Redevelopment will require a detailed remedial action plan, Environmental Site Assessments and remediation.
- Additional time and cost expected for environmental review, remediation, and risk management, at property owner's expense.
- Conditions are actively managed under provincial oversight, and redevelopment can proceed through established regulatory pathways.

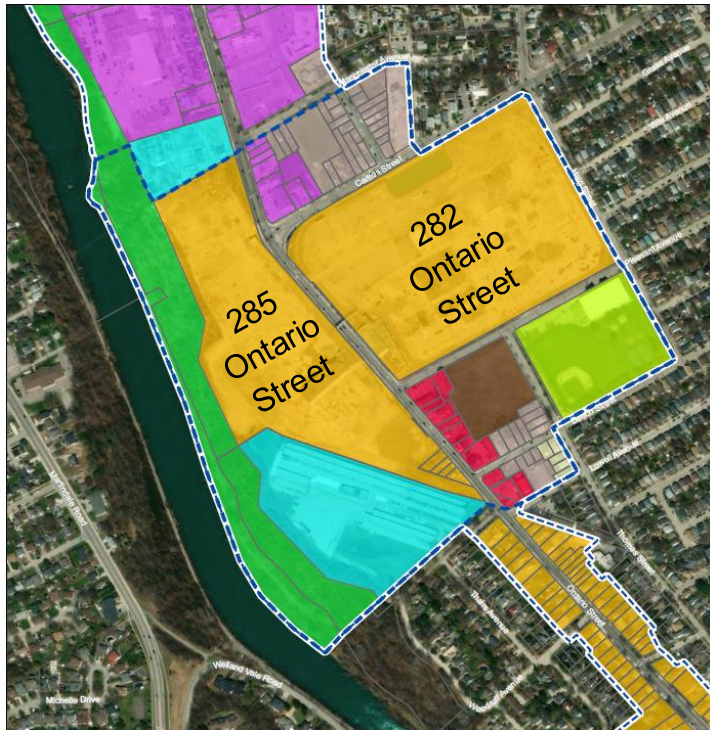
Records of Site Condition



Central Corridor

- Required prior to redevelopment to more sensitive uses
- Must be driven by the property owner / developer
- Phase One ESA is an assessment of historical uses and used to develop a comprehensive testing plan
- Phase Two ESA includes progressive sampling of soil and groundwater
- Full understanding of contaminant extent required to develop a detailed remedial action plan
- Rigorous process involving a technical review by the Ministry of Environment
- Remedial Action Plan may include full remediation or remediation combined with Risk Assessment

Risk Assessment



Central Corridor

- Commonly involves implementing Risk Management Measures that ensure that no unacceptable exposures may occur.
- Removal of all buried infrastructure, foundations and remediation of contaminated soil below future buildings still required.

Building & Site Design Controls

- Building and basement design.
- Residential, Parkland and Institutional uses that are only placed in fully remediated areas or are only above commercial spaces or parking structures.
- Ground surfaces capped with asphalt, concrete, or clean soil barriers. Green spaces can be designed above these barriers.
- As appropriate, building or outdoor space designs would incorporate features to ensure no unacceptable vapour exposure can occur.

Summary

- This Secondary Plan will provide a clear, detailed framework to guide future growth along Ontario Street.
- Goals of the Plan include:
 - Increasing mixed-use density to support future population and employment growth.
 - Creating a complete, connected corridor with improved active transportation and safer streets.
 - Establishing direction for the redevelopment of 282 & 285 Ontario Street, and other vacant or under-utilized sites.
 - Enhancing parks, open spaces and trail connection.
- The Study Area has significant opportunities and important constraints that the Plan must balance.
- Community input is essential. Your feedback will shape the vision, priorities, and design direction for the corridor.

Next Steps

April-May: Community Visioning Summary Report

- Summarizing what we heard today and through online comments

May-June: Develop & Present Plan Alternatives

- Today's Visioning will help us create land use concepts and alternatives
- Second Open House will take place to get feedback on these alternatives. Ongoing online engagement.

June-August: Evaluation and Draft Secondary Plan

- Evaluate alternatives and public feedback on plan alternatives.
- Release Draft Secondary Plan policies and mapping
- Third Open House for public input on Draft Secondary Plan.

August-September: Final Secondary Plan and Council Consideration

- Evaluate comments on Draft Secondary Plan
- Release Final Secondary Plan for Statutory Public Meeting and Council consideration

Other ways to engage

Visit the Project Webpage

www.engagestc.ca/OntarioStreetStudy

- Subscribe for project updates
- Community Input Survey
- Ask questions, provide comments and input
- Important Documents such as Background Report

Send Comments to Project Team Email

ontariostreetstudy@stcatharines.ca

Visioning Session

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Visioning Session

Land Use

- What type of buildings and height would you like to see in Study Area, and where? Low rise? Medium? Tall?
- Where would you place these buildings?
- What types of land uses (housing, employment, retail, institutional) do you think the area needs more of?
- What kinds of housing options would help people live and stay in this community at different life stages?
- What kinds of shops, services, or amenities would you like to see added to the neighbourhood?

Transportation & Infrastructure

- Where do you experience the most traffic or safety challenges when getting around?
- Do you see new roads & connections within 282 & 285 Ontario Street?
- Are there new or expanded trails or sidewalk connection you would like to see?

Parks & Open Space

- Where would you place neighbourhood parks in Study Area? What about a Sports Field?
- What types of park spaces or features are currently missing in the Corridor?
- Where is the ideal spot for a school?