

MEETING #1 OF THE TEWIN COMMUNITY ADVISORY COMMITTEE

Wednesday, May 24, 2023: 7:00 - 10:15 p.m.

Carlsbad Springs Community Centre

PRESENT

Adrian Becea (committee chair)

Ann Marie Rochon (member)

Denis Labrèche (member)

Kelly McInnis (member)

Marc Sauve (member)

Shawn McNally (member)

Susannah Juteau (member)

Mike Green, Director, Land Development, Taggart Group

Michelle Taggart, Vice President, Land Development, Taggart Group

Craig Lametti, Partner, lead Urban Designer, Urban Strategies Inc.

Cyndi Rottenberg-Walker, Partner, lead Urban Planner, Urban Strategies Inc.

Mike Schmidt, Planner II, City of Ottawa

George Darouze, Councillor - Ward 20 Osgoode, City of Ottawa

Owen Murdoch, Councillor Darouze's Assistant, City of Ottawa

ITEM 1: INTRODUCTIONS

Members of the Tewin Community Advisory Committee (TCAC), the Tewin project team, and the City of Ottawa officials participated in a round-table introduction, where they discussed the overarching principles and vision for the Tewin project and, where applicable, their connection to the Carlsbad Springs community.

All attendees agreed on the importance of executing the project to maximize benefits for all stakeholders. There was a shared sense of optimism and hope for the potential of Tewin, with many expressing that it could serve as a transformative model for reconciliation with Indigenous peoples. There was also concern about potential impacts of the community on existing residents in the area.

Members emphasized the importance of broader community consultation to ensure that community members are transparently and continuously informed about project milestones. By engaging in open dialogue and providing regular updates, the aim is to maintain transparency and keep the community informed throughout the project's progress.

Following introductions at the outset of the meeting, the project team made opening remarks related to the tree clearing that took place months prior, acknowledging the community's concern. The project team offered to begin the meeting on this topic, committing to open communication with TCAC members. In response, committee members suggested it would be best to defer to a separate session to not distract from the meeting's full agenda. It was further acknowledged that moving forward, there would be proactive and transparent discussions with the TCAC and the broader community on project developments.

ITEM 2: TCAC TERMS OF REFERENCE

During the meeting, attendees received a detailed briefing on the TCAC's terms of reference, its mandate, and the timing of its meetings. It was noted that the project team comprises Urban Strategies Inc., WND, Urban Equation, CGH Transportation, JFSA, Morrison Hershfield, Kilgour and Associates, Dillion Consulting, DSEL, and Paterson Group. The composition of this team was carefully selected to ensure a breadth of expertise in areas such as planning, urban design, environmental stewardship, and engineering.

The TCAC chair will liaise between the TCAC members and the project team, facilitating effective communication and collaboration. It was highlighted that the Tewin project team will ensure timely communication by informing the TCAC of upcoming meeting dates and sharing comprehensive agendas in advance. This approach will facilitate in-depth discussions and encourage meaningful contributions from all the TCAC members.

At the discretion of the TCAC, representatives from the broader consultant team, the City of Ottawa, the Province of Ontario, or related agencies might be invited to attend meetings to provide perspective.

During the meeting, it was acknowledged that committee members are expected to participate actively for the next three years. Seven meetings have been scheduled within this timeframe, although additional sessions may be necessary based on the agreement of the TCAC. It was also determined that a quorum would consist of 50 percent plus one of all the TCAC members present at the meeting.

Attendees were provided with an overview of the project's planning and environmental assessment processes, which will be carried out in three to four integrated phases. TCAC meetings are generally timed to occur before major deliverables or broader community engagement events to enable the TCAC to review key materials / upcoming meeting formats for feedback. It was communicated that public consultation for Secondary Plan and Environmental Assessment is expected to be complete by the end of 2025. The approval process for subdivision plans is set to begin in 2026.

The project is currently in Phase 1, which examines vision, opportunities, and existing conditions. Additional phases include:

- Options development, which consists of developing and testing a series of land-use options, community development plans, and open space strategies.
- Preferred plan, which consists of developing a preferred option.
- Plan finalization.
- Execution of subdivision plans.

A statutory public meeting will happen before the Ottawa City Council approves the Secondary Plan.

Discussion and Takeaways

It was acknowledged that the mandate and process for the TCAC is currently set to terminate upon City Council approval of the Secondary Plan, but this can be revisited at that time if there is still a need for ongoing involvement.

An agreement was reached to schedule meetings of the TCAC prior to each planning submission being made to the City of Ottawa. The purpose of these meetings is to facilitate a comprehensive review by the TCAC and enable the committee to provide valuable input on the submission material.

An opportunity was identified to amend the timeline of study-related activities with a schedule of when “onsite activities” (such as environmental testing) may occur to avoid surprises and misinformation.

The project team confirmed their commitment to engaging in tactical and targeted dialogue with all relevant stakeholders.

ITEM 3: PROJECT BACKGROUND

Attendees were briefed on the size, scale, and overarching vision of Tewin, allowing for a deeper understanding of the project and the transformative impact it aims to have within the community.

The project team outlined that the following principles would guide the creation of the community:

- A community anchored in Algonquin principles and wisdom.
- A benchmark for community design, demonstrating the City’s 5 Big Moves.
- A transit-supportive community that supports a broad range of active forms of mobility.
- A 15-minute community with a real mix of community amenities, jobs, and services.
- A community that protects and integrates valuable natural areas and agricultural lands.

- An affordable and inclusive community.

It was further described that Tewin is planned to be a One Planet Living-endorsed community based on demonstrating excellence within the following ten areas: health and happiness, equity and economy, culture and community, land use and wildlife, sustainable water, local and sustainable, sustainable materials, sustainable transport, zero waste, and zero carbon.

The project team shared a presentation with ideas of how Tewin could demonstrate excellence for each of the ten principles. The purpose was to get the TCAC thinking about some of the opportunities that could be explored through the project.

Discussion and Takeaways

The project team noted that accessible communication materials, such as videos, website updates, and other material, would be regularly posted online. Committee members were encouraged to envision how design principles would be implemented (e.g., integrating natural landscapes into schools, having accessible transit, and planting food forests). The TCAC requested that future materials on Tewin and the study area include a more expansive map to illustrate Tewin within the context of existing communities. They also noted that it would be necessary for Tewin's principles to apply to both current and future residents.

The project team emphasized their commitment to working closely with the Algonquin people, acknowledging the importance of their input and involvement in the project. They informed the attendees that they had recently conducted a site visit with Algonquin elders to gain their valuable insights and perspectives.

To foster transparency and inclusivity, the project team committed to sharing the key takeaways from the site visit with the Algonquin elders at the next TCAC meeting.

ITEM 4: THE TEWIN COMMUNITY DESIGN PLAN

The TCAC members were informed that the project team would be undertaking a number of studies and technical reports to support the Tewin Community Design Plan and implementing Secondary Plan. These include:

- Public Engagement Plan and Consultation Summary
- Environmental Management Plan
- Master Servicing Study
- Geotechnical Studies
- Phase 1 Archaeological Assessment

- Mobility Strategy
- Community Energy Plan
- Capital Works and Financial Plan
- Implementation and Phasing Plan

They will also use a document called the Tewin Intent, which outlines best practice principles in the planning and development process and has been co-signed by the City of Ottawa and the Tewin team. The Tewin Intent's nine defining criteria include:

1. Bold and innovative thinking
2. Integrating Algonquin values and principles
3. Sustainability and resilience
4. Systems-based environmental planning
5. Alternative design solutions
6. Cost-effectiveness and efficiency
7. An integrated planning process
8. Collaboration and joint problem-solving
9. Communication and transparency

Discussion and Takeaways

Discussions focused mainly on the need for ongoing dialogue with City officials and the importance of continued community consultation and communication.

During the discussion, the test pads that had been installed on specific areas of the land along Piperville Road were discussed. It was noted that these test pads are not indicative of a proposed project starting location. Instead, they were randomly selected by the soil engineers for sampling purposes. The intention behind installing these test pads is to gather accurate data and assess the soil conditions across different areas of the land.

The City shared how it is conducting supplementary studies (e.g., a broader transportation study that will result in a transportation master plan to improve current conditions). The project team, in turn, committed to ongoing discussion and collaboration with the City on studies conducted for Tewin and larger City assessments.

The project team acknowledged the importance of sharing information in a timely manner between the community and other stakeholders, referencing Principle 9 of the Tewin Intent.

Additionally, when reviewing design plans, there were discussions related to the benefit of timely engagement with residents and homeowners on the roads that border the Tewin development. It was acknowledged that the project team should engage with residents who may be directly affected prior to finalizing design plans that will be shared with the broader community.

ITEM 5: DISCUSSION

During the meeting, attendees were given an overview of the various avenues by which they could share project information with the broader community. The project team outlined several communication channels and engagement strategies, ensuring that information reaches a wide range of community members. These include:

Project Website: The website will serve as a central hub for information, updates, and resources related to the project. The website will provide a platform for the community to access essential documents, stay informed about project milestones, and engage in discussions. Members of the TCAC will use the commenting form on the website to route community questions/concerns/ideas to the project team.

Public Events: Throughout the project's lifecycle, public events will be organized to provide opportunities for face-to-face interactions and dialogue. These events will allow community members to learn about the project, ask questions, and provide feedback.

Online Engagement: Online platforms, including the website and social media channels, will be utilized to engage with the community virtually. These platforms will enable two-way communication, where community members can share their thoughts, concerns, and suggestions.

Targeted Stakeholder Sessions: Specific stakeholder sessions will be organized to engage with key community groups or organizations. These sessions will offer a focused space for in-depth discussions, addressing specific interests or concerns raised by different stakeholders.

Electronic Updates and Public Notices: Regular updates, such as newsletters and email notifications, will keep community members and relevant stakeholders informed about project developments, milestones, and important updates.

During the meeting, attendees were provided information about upcoming and anticipated project work. The project team shared insights into the key areas of focus, which include:

- A number of reports are being finalized that analyze the community's conditions. (Dates of release/publication will be shared with the committee in advance).
- The project team will update the website to include communication materials on the project vision.
- The project team will organize small group discussions with local community members and special interest groups.
- The first Environmental Assessment meeting will take place in the fall, featuring a presentation and offering an opportunity to give feedback on the project vision and opportunities.

Discussion and Takeaways

While some members felt they understood the project well and wanted to get into the details, others felt that not everyone had the same level of understanding and that taking a step-by-step approach, starting with the principles, would be necessary for discussions with the community. Attendees agreed on the importance of informing the community about the principles of the project to ensure a widespread understanding of its objectives. They also had suggestions for how future materials could better communicate ideas being explored, such as by focusing on community precedents that could illustrate to people how multiple objectives/ideas could be achieved in one place.

While the first meeting ran for over 3 hours, members acknowledged the importance of keeping to meeting timelines to respect the time of all members in future meetings. Recognizing the significance of transparency and public awareness, it was agreed that the FAQ page on the Tewin project website would be an effective platform to address questions and provide responses to members of the public.

After careful consideration, it was determined that a donation of \$50,000 from the Taggart family would be made to the Carlsbad Springs Community Association. This decision reflects the Taggart family's commitment to supporting and strengthening the community and acknowledges the valuable role played by the community association in promoting its welfare.

SUMMARY

Across the extensive discussions held during the meeting, there was unanimous support for continuous and meaningful collaboration with the local community, ensuring that their voices are heard, concerns are addressed, and ideas are integrated into the project.

It was noted that upon the approval of the meeting minutes from the TCAC Chair, the accompanying slides from the meeting would be posted on the Tewin website.