

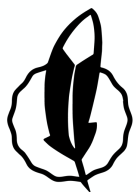
TEWIN

Tewin Meeting with Local Residents and Businesses



Project Introduction

September 25, 2023



Algonquins of Ontario

TAGGART
GROUP OF COMPANIES





Agenda

1. Land Acknowledgement
2. Introduction
3. Study Process
4. Project Background
5. Overview of Existing Conditions & Preliminary Opportunities
6. Next Steps
7. Questions & Discussion



Land Acknowledgement

We acknowledge that the land we are meeting on is located on the unceded, unsurrendered Territory of the Anishinaabe Algonquin Nation, whose presence here is immemorial.

We honour their long history of welcoming many Nations to this beautiful territory and uphold and uplift the voice and values of our Host Nation.



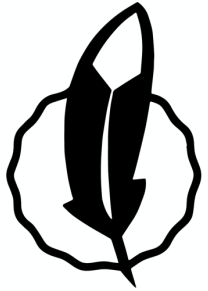
Introduction

Why Are We Here Tonight?

» **As local residents, businesses and landowners within the Tewin Study Area, we want to talk to you first**

- We are engaging directly with you early in the process
 - This meeting is taking place prior to a larger public meeting that will occur later this Fall (EA Meeting #1)
- We want to hear your thoughts, concerns, ideas and priorities
- We are here to answer any questions you may have
- We want this to be the start of a dialogue and engage with you throughout the study process

The Partners



Algonquins of Ontario

- Major landowners of the Tewin lands
- Purchased the land from the Ontario Government through a right-of-first-refusal
- Comprised of 10 Algonquin communities
- Represented by 16 Algonquin Nation Representatives (ANRs)



- Ottawa-based, family-run company since 1948
- Expertise in real estate development, planning, design, finance, construction, and management
- Approached by the AOO to help in the development of Tewin
- Oversees and directs the consultant team

The Consultant Team

Planning and Urban Design



Wendy Nott
Planning + Mediation

Parks and Open Space



Sustainability



Transportation



Environmental Consultants



Engineering





Study Process

The City of Ottawa is growing and identified a need for more land to support growth to 2046



190,000
new households



402,000
additional people

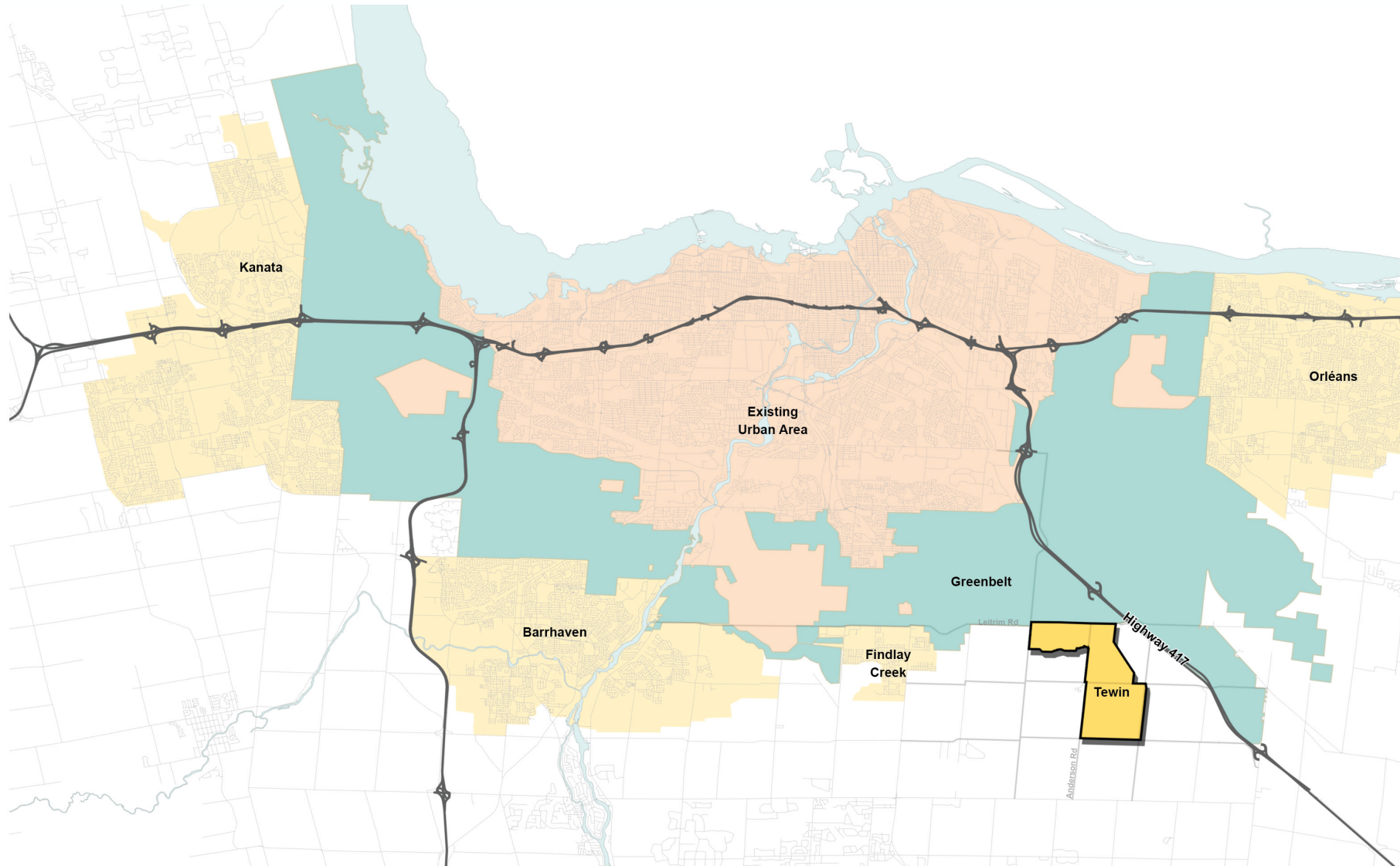


169,000
new jobs



1,350-1,650
new hectares of land

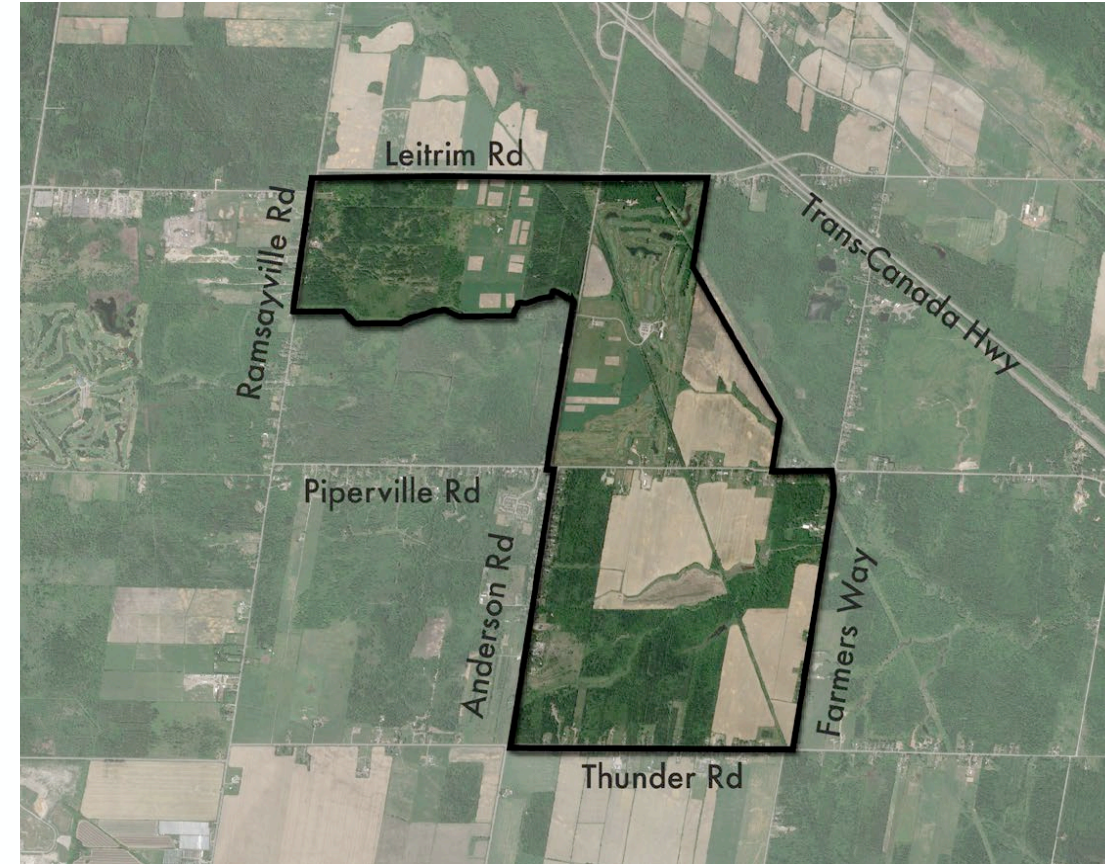
Tewin Location



The Integrated Planning and EA Process

» Tewin is being advanced through an integrated Planning and Municipal Class Environmental Assessment (EA) process

- Brings together various technical and community planning considerations
- Supports a coordinated community engagement process and streamlined decision-making
- Will culminate in the creation of a **Community Design Plan** and **Secondary Plan**, along with supporting technical studies and reports



Tewin Study Area Boundary

The Integrated Planning and EA Process

» What is a Community Design Plan (CDP)?

- A Council-approved document **intended to guide change and development** within a specific area of the city
- **Addresses a range of planning and design matters**, including community structure, land uses, building heights, parks and open spaces, natural heritage, street design, sustainability, and infrastructure
- Typically is **the basis of a statutory Secondary Plan document** which forms part of the City's Official Plan



The Tewin Community Design Plan



The Project Team will be preparing a number of studies and technical reports in support of the Tewin Community Design Plan, including the following:

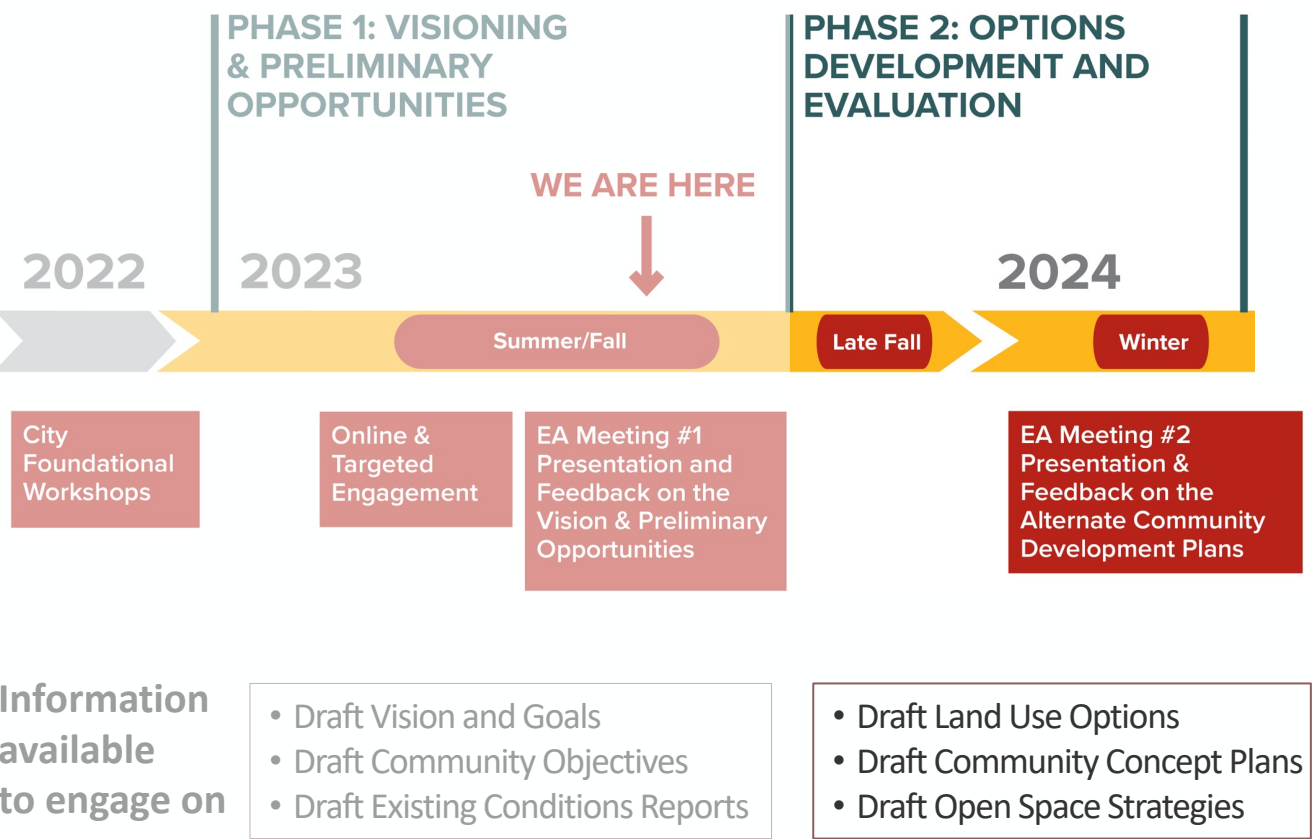
- Mobility Strategy
- Community Energy Plan
- Environmental Management Plan
- Master Servicing Study
- Technical Studies (Geotechnical, Geomorphology, Hydrogeology, etc)
- Phase 1 Archaeological Assessment
- Capital Works and Financial Plan
- Implementation and Phasing Plan
- Public Engagement Plan and Consultation Summary
- One Planet Living Action Plan
- Final Community Design Plan

The Integrated Planning and EA Process



- Information available to engage on**
- Draft Vision and Goals
 - Draft Community Objectives
 - Draft Existing Conditions Reports

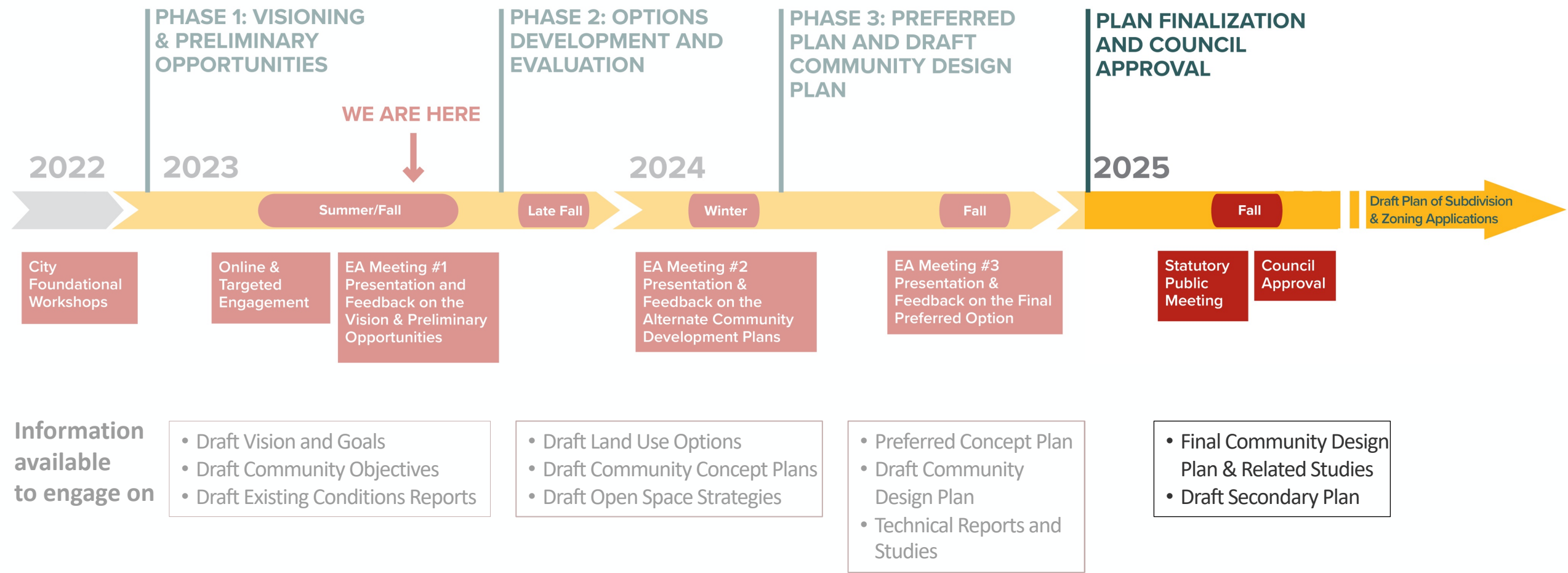
The Integrated Planning and EA Process



The Integrated Planning and EA Process



The Integrated Planning and EA Process



The Integrated Planning and EA Process



Engagement Strategy



Algonquins of Ontario (AOO) Engagement

Elected Algonquin Negotiation Representatives (ANRs), Elders/Knowledge Keepers, broader AOO community



Tewin Community Advisory Committee (TCAC)

Comprised of local community members



Community Engagement

3 statutory public meetings, City Council/Committee meetings, website updates, etc.



Targeted Stakeholder Engagement

Immediate residents and businesses, environmental groups, etc.



Digital/Online Engagement

Website updates, online videos, social media updates, surveys, etc.



City and Agency Engagement

City of Ottawa staff, conservation authorities, National Capital Commissions, school boards, local councillor

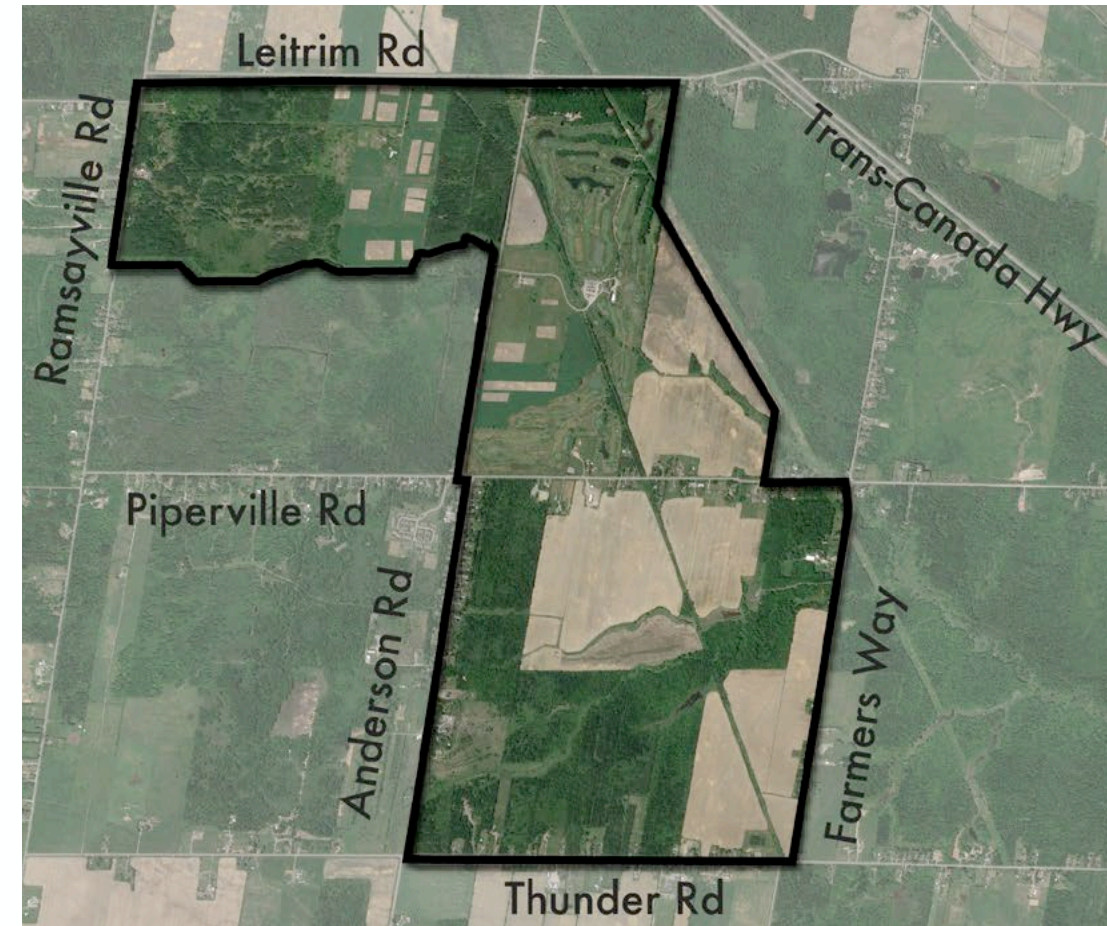


Broader City-Led Indigenous Engagement:

Engagement with other Indigenous communities

What Does This Mean for Local Residents and Landowners?

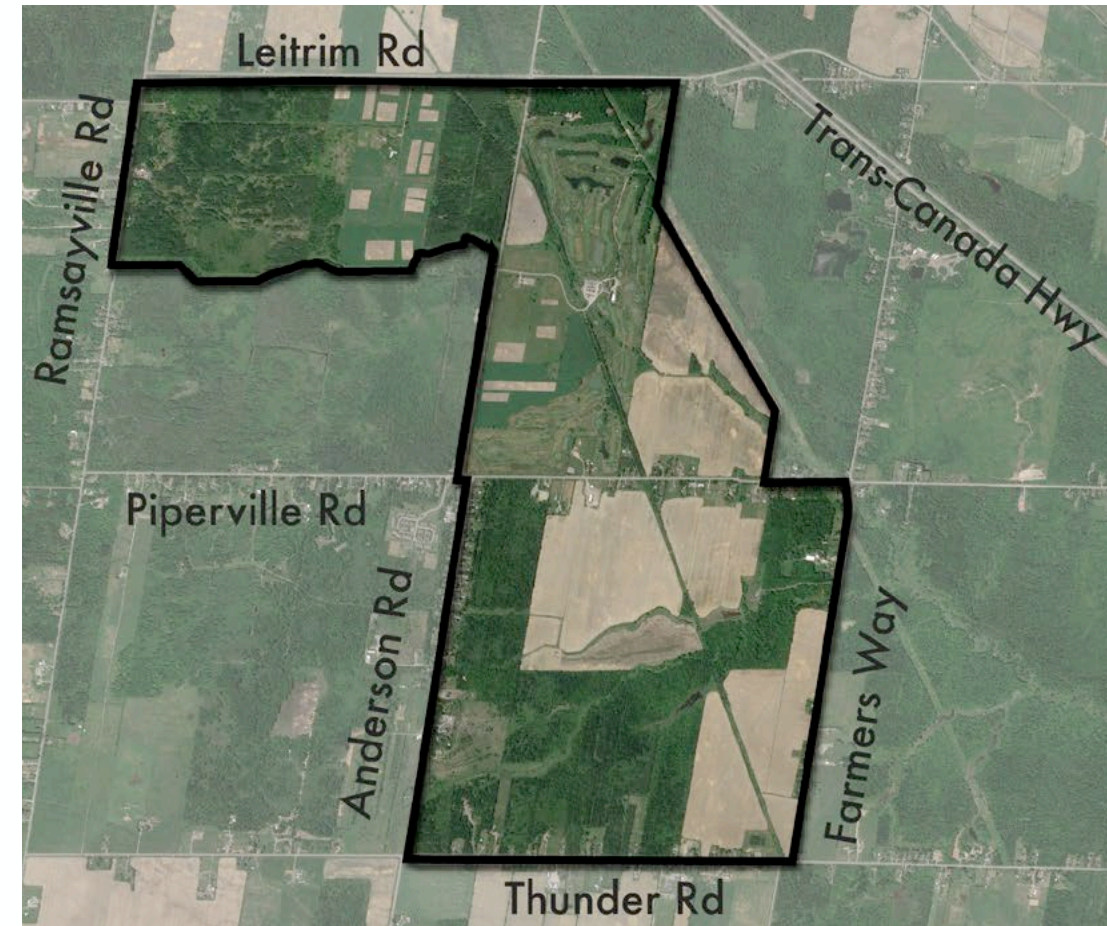
- It is entirely up to you how much you want to participate in the process or in future development
- You may want to participate in the process to help shape the proposed land use changes or provide input on how changes adjacent to your property are managed
- If you think you might want to be part of this change, we encourage you to work with us to ensure the community design considers your site in the long-term plan and optimizes its value
- Regardless of the plan outcomes you can choose to keep your property exactly as it is



Tewin Study Area Boundary

What Does This Mean for Local Residents and Landowners?

- **Change will not happen overnight.** The project will be phased over decades.
- You can stay involved through community meetings, online engagement, newsletter updates, and other engagement opportunities.
- Your feedback on the land use/development options will be critical in Phase 2 of the study.
- City of Ottawa staff are deeply involved in the process, and you are always welcome to share your thoughts with them as well

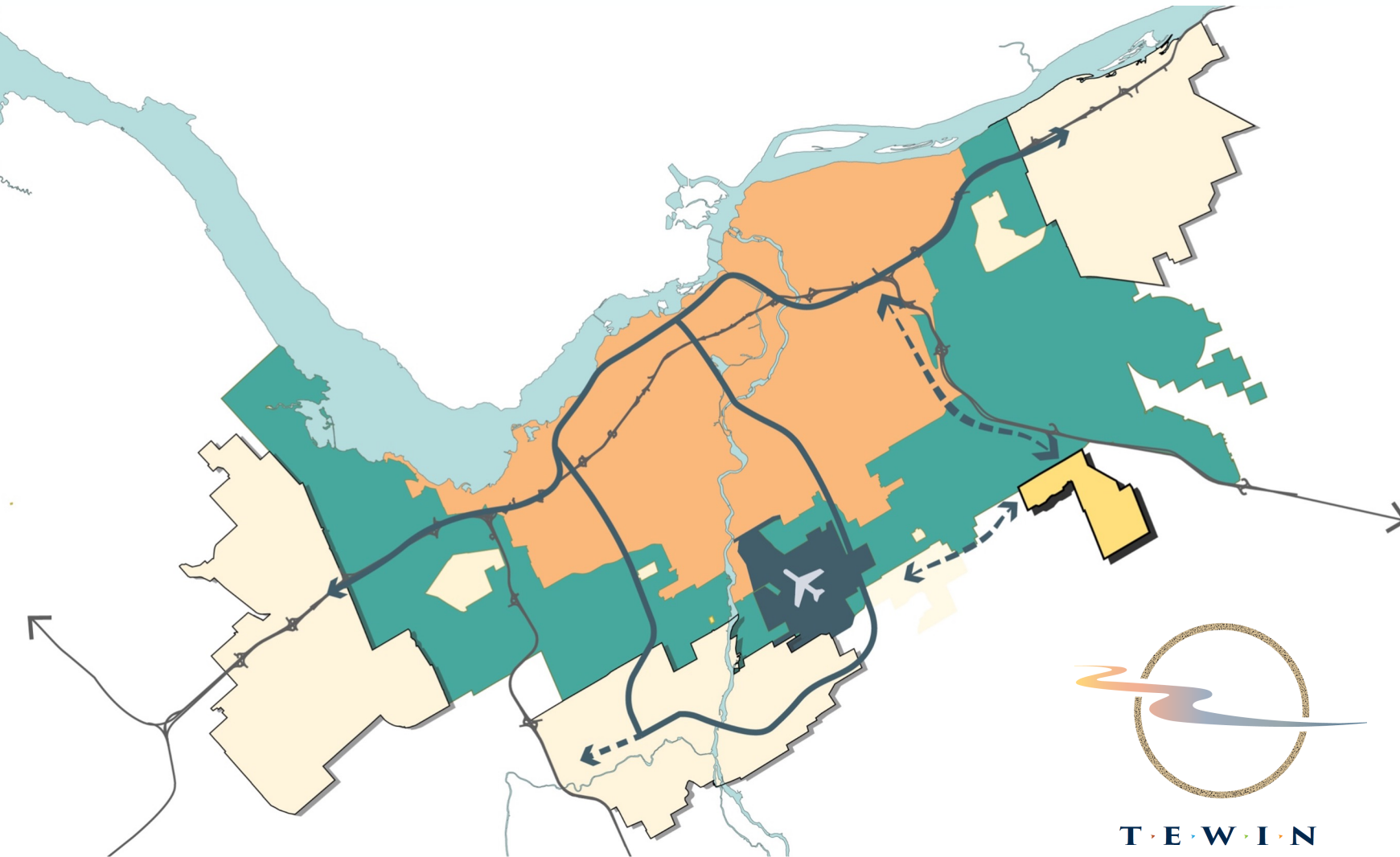


Tewin Study Area Boundary



Project Background

Tewin Vision



Tewin will be a sustainable, connected and complete new community in southeast Ottawa, one that will be founded on Algonquin values and aligned with Ottawa's new Official Plan and growth strategy



TEWIN

Tewin Vision



A One Planet Living-endorsed community inspired by the land for all to thrive



- A vision of the world where all people live happy and healthy lives **within the ecological limits of our one planet**
- Based on **10 holistic and simple principles** that address all aspects of environmental, social and economic sustainability
- Tewin will be **a zero-carbon community** at full build-out, with a focus on operating energy and renewable energy for buildings
- One of the project commitments is that **Tewin demonstrate global leadership within the local context**

Draft Community Design Objectives

» **Tewin will be a One Planet Living-endorsed community inspired by the land for all to thrive and will be developed as:**

1. A community anchored in Algonquin principles and wisdom
2. A benchmark for community design, demonstrating the City's 5 Big Moves
3. A transit-supportive community that supports a broad range of active forms of mobility
4. A complete community with a real mix of community amenities, jobs and services
5. A community that protects and integrates alongside valuable natural areas and agricultural lands
6. An affordable and inclusive community

AOO Cultural Opportunities

» Conservation and Access To Nature

- So that nature can be enjoyed and experienced for generations to come
- Provide natural areas for kids to learn and play
- Integrate educational opportunities

» Green Space Connectivity

- Incorporate trails into the natural system
- Green spaces as structuring elements of the community
- Connect to the Greenbelt
- Create spaces within the Natural Land Trust for wildlife

» Water

- Weave water throughout the community to encourage stewardship, relationships with the natural environment, and sustainable stormwater management
- Showcase water and its natural systems so that people understand them and learn from them

» Trees, Plants and Species

- Plant for succession over seven generations
- Establish habitat for birds, deer and pollinators
- Recognize the importance of smells of the trees and wildflowers
- Move away from overly manicured spaces

» Sustainable And Integrated Development

- Focus on natural systems rather than individual features to address complex planning, infrastructure and sustainability challenges
- Support local agriculture: community gardens + natural medicines
- Integrate a holistic approach to development

» Reconciliation, Healing & Inclusiveness

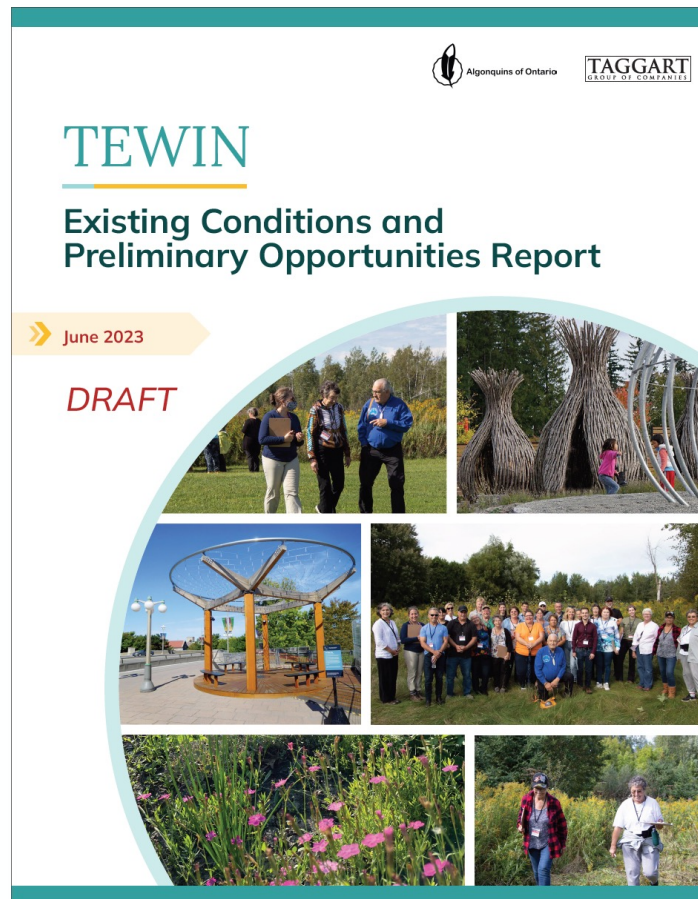
- Strengthen the Algonquin identity and presence
- Plan for future engagement
- Design the community so that it is open and hospitable to all
- Include places for ceremony and healing
- Learn from the past, see the present, and look to the future as one



Overview of Existing Conditions and Preliminary Opportunities

Recent Milestone: Existing Conditions and Opportunities Reports submitted to City in July 2023

» Represents the primary deliverable in Phase 1 of the project



» 3.3 Natural Heritage & Landscape Features

Natural Heritage Policy Framework

As shown on Schedule C11-1 – Natural Heritage System (East), portions of the Study Area are identified within the Natural Heritage Features Overlay (see Figure 8). This overlay consists of natural heritage features identified in Subsection 4.8.1, Policy 3, which can reasonably be mapped and displayed at the resolution of the Official Plan schedules. Subsection 4.8.1(3) identifies the following natural heritage features, as defined in Ottawa's Environmental Impact Study Guidelines:

- a) Significant wetlands;
- b) Habitat for endangered and threatened species;
- c) Significant woodlands;
- d) Significant valleylands;
- e) Significant wildlife habitat;
- f) Areas of Natural and Scientific Interest;
- g) Urban Natural Features;
- h) Natural Environment Areas;
- i) Natural linkage features and corridors;
- j) Groundwater features;
- k) Surface water features, including fish habitat; and
- l) Landform features.

The areas identified with the Natural Heritage Features Overlay have been studied as part of this development process. The composition and definition of these areas are described in subsequent sections of this Report.

To the west of the Study Area, there is a portion of land with the Natural Heritage System Core Area Overlay. Section 5.6.4.1(1) of the Official Plan notes that in this overlay,

"Development or site alteration shall maintain or enhance the integrity, biodiversity and ecosystem services of the areas; not compromise the potential for long-term enhancement and restoration of the ecological integrity, biodiversity and ecosystem services of the area".

A portion of the area corresponding with the Natural Heritage System Core Area is proposed to be primarily included in the approximately 600-hectare Natural Land Trust, and will be planned for ecologically compatible uses in accordance with the policies of the Plan.

Summary of Existing Conditions

This report, prepared by Kilgour & Associates, documents existing natural heritage conditions within the Tewn Study Area based on desktop reviews, previous ecological work performed, and field studies undertaken in 2022. This report includes records of provincially and federally protected species at risk (SAR) and describes the potential presence of SAR and their habitats, fish and fish habitats, and areas of ecological value that may interact with the future development of Tewn.

The Tewn Lands are characterized primarily by forested areas, agricultural fields, areas of wetland cover, and a golf course, with some rural residential and commercial properties around the periphery. The area falls within the Bear Brook and Ramsay Creek subwatersheds and contains numerous unevaluated wetlands, municipal drains, and areas of floodplain.

The report finds a total of 38 distinct Ecological Land Classification (ELC) units within the Tewn Study Area. Twenty-five of these ELC units are terrestrial and thirteen are wetland classifications. While no Provincially Significant Wetlands were identified, the area does contain unevaluated wetlands, including tree swamps, thick swamps, and marshes.

Seven tree species were noted as having cultural significance to the Algonquin peoples including: Eastern White Cedar, White Birch, Sugar Maple, Trembling Aspen, American Basswood, White Spruce, and Tamarack. The first five of these tree species were documented as widespread species in at least one ecosite within the Study Area.

The current existing tree canopy across the Tewn Lands is estimated to be 31.9%. While forested areas across most of the Tewn Study Area generally consist of younger regrowth plantations on former agricultural areas, 10 features ranging in size from 0.83 ha to 10.35 ha were found to be more than 60 years old, meeting the Official Plan definition of Significant Woodland. The two largest of these features are 8.9 ha and 10.3 ha in area. The other eight older forests are generally small – between 0.8 and 4.4 ha in area.

A total of 67 bird species were detected. The most commonly observed species include: American Crow, American Goldfinch, American Robin, Black-capped Chickadee, Cedar Waxwing, Common Yellowthroat, Ovenbird, Song Sparrow, Veery, White-throated Sparrow, and Yellow Warbler. No Eastern Whip-poor-wills or Common Nighthawks were detected during night surveys, but six listed species at risk (SAR) birds were detected during morning surveys.

Water quality and fish data indicate that drainage features in the Study Area are generally of degraded quality (reflecting local land uses), but of sufficient quality to support the full life cycle of fish species. Fish community assessments conducted in 2022, and previously by South Nation Conservation Authority, found no invasive fish species nor fish species that are currently listed under the Endangered Species Act or the Species at Risk Act.

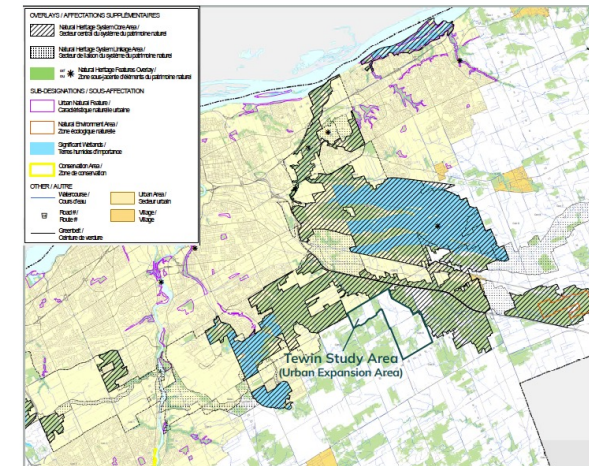


Figure 8. Schedule C11-C identifies the core natural system areas and illustrates the natural heritage features overlay

Recent Milestone: Existing Conditions and Opportunities Reports submitted to City in July 2023

» The following reports were submitted to the City for review:

- Existing Conditions and Preliminary Opportunities Summary Report (Urban Strategies)
- Mobility Existing Conditions and Preliminary Strategy (CGH Transportation)
- Natural Heritage Report (Kilgour)
- Water Budget Analysis and Field Monitoring Report (JFSA)
- Hydrologic Impact Assessment (JFSA)
- Geomorphology Study (GEO Morphix)
- Hydrogeological Study (Dillon Consulting)
- Geotechnical Study (Paterson Group)
- Stage 1 Archaeological Study (WSP)
- Public and Stakeholder Engagement Plan (Urban Strategies)

» These reports are still in draft and are currently under review by City staff

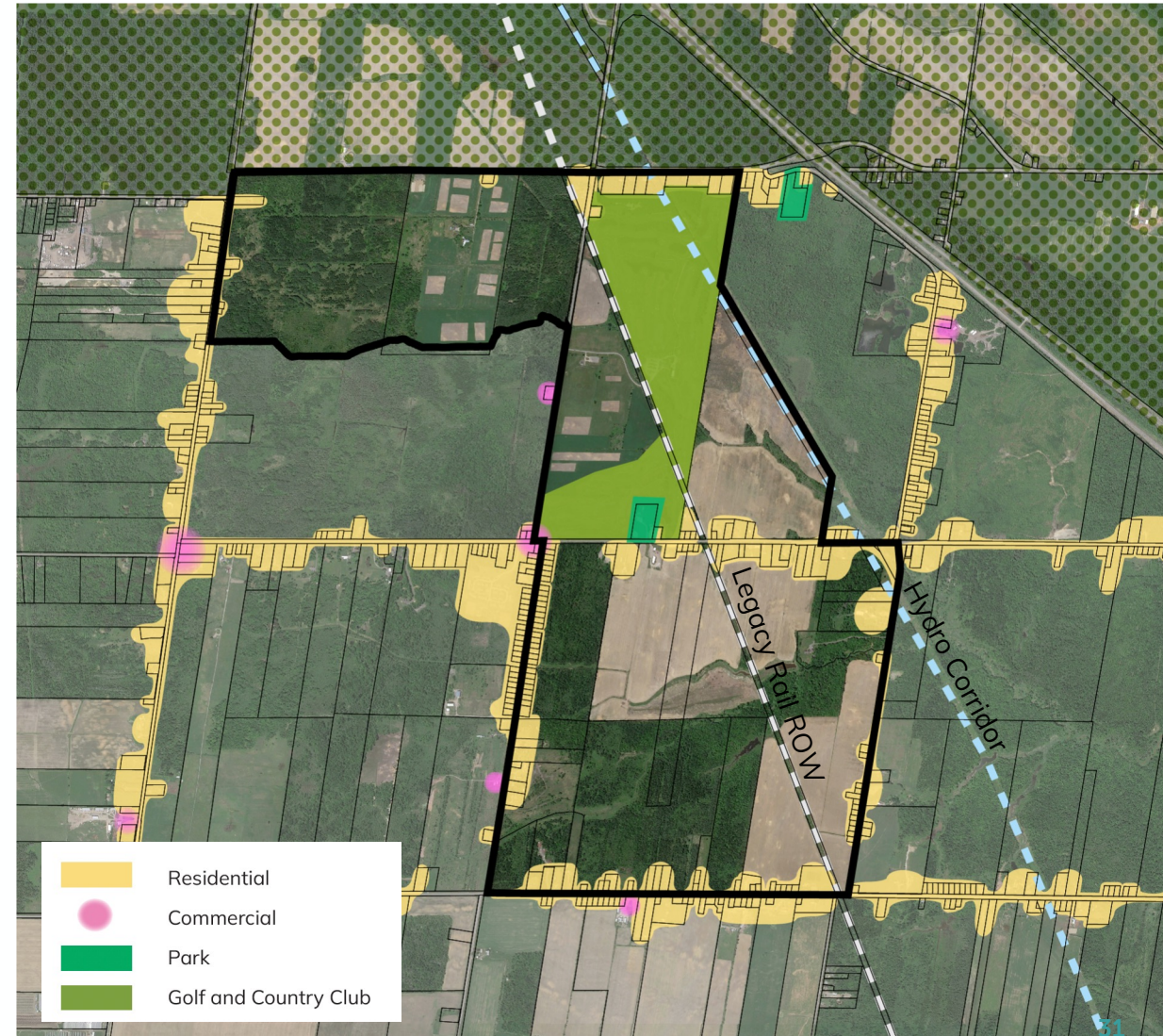
What We Have Learned So Far

» Planning and Land Uses

- There are existing clusters of residential properties, businesses and public parks located primarily located along the main arterial roads
- Most of the remaining lands within the Tewin Study Area are undeveloped today
- Undeveloped lands are comprised of forests, farm fields, natural lands, a golf course and other open spaces

» Key Takeaways

- The Tewin community plan will need to carefully respond to and be sensitive to existing properties and land uses



What We Have Learned So Far

» Transportation and Mobility

- Technology, climate change, and the pandemic are drastically changing how people move around within cities
- Ottawa's existing suburbs (Barrhaven, Orleans and Kanata) are generally car-oriented communities
- As a new community, Tewin can be planned and designed to leverage transit and new forms of mobility

» Key Takeaways

- The changing nature of mobility creates the potential for a focus on scalable, flexible and on-demand mobility that provides choice for future residents
- Key opportunities include the creation of a walkable complete community; the exploration of responsive transit; and the creation of a network of cycling infrastructure



What We Have Learned So Far

» Water and Natural Heritage

- The Study Area contains various water features, including natural watercourses, man-made agricultural drains, and areas of poor drainage
- The natural surface water network of the area has been disturbed and is in a period of transition, resulting in pockets of wetland, beaver activity and re-naturalization of some lands adjacent to watercourses
- Treed areas generally consist of younger tree plantations, with a limited number of mature woodlands
- The area is within the Bear Brook and Ramsay Creek subwatersheds
- Ground and surface water monitoring has taken place and will continue over the coming years to better understand the existing hydrologic conditions across the site and in the receiving watercourses



What We Have Learned So Far

» Water and Natural Heritage: Key Takeaways

- The significant scale of Tewin allows for the implementation of a systems-based approach to environmental and open space planning
- There is an opportunity to prioritize the protection of the mature wooded areas, within connected corridors
- Existing and realigned watercourses at Tewin can be located within green corridors that will form the backbone of a natural system, in keeping with AOO values
- Stormwater will be managed to protect the quality and quantity of water in downstream watercourses and wetlands and to support on-site features



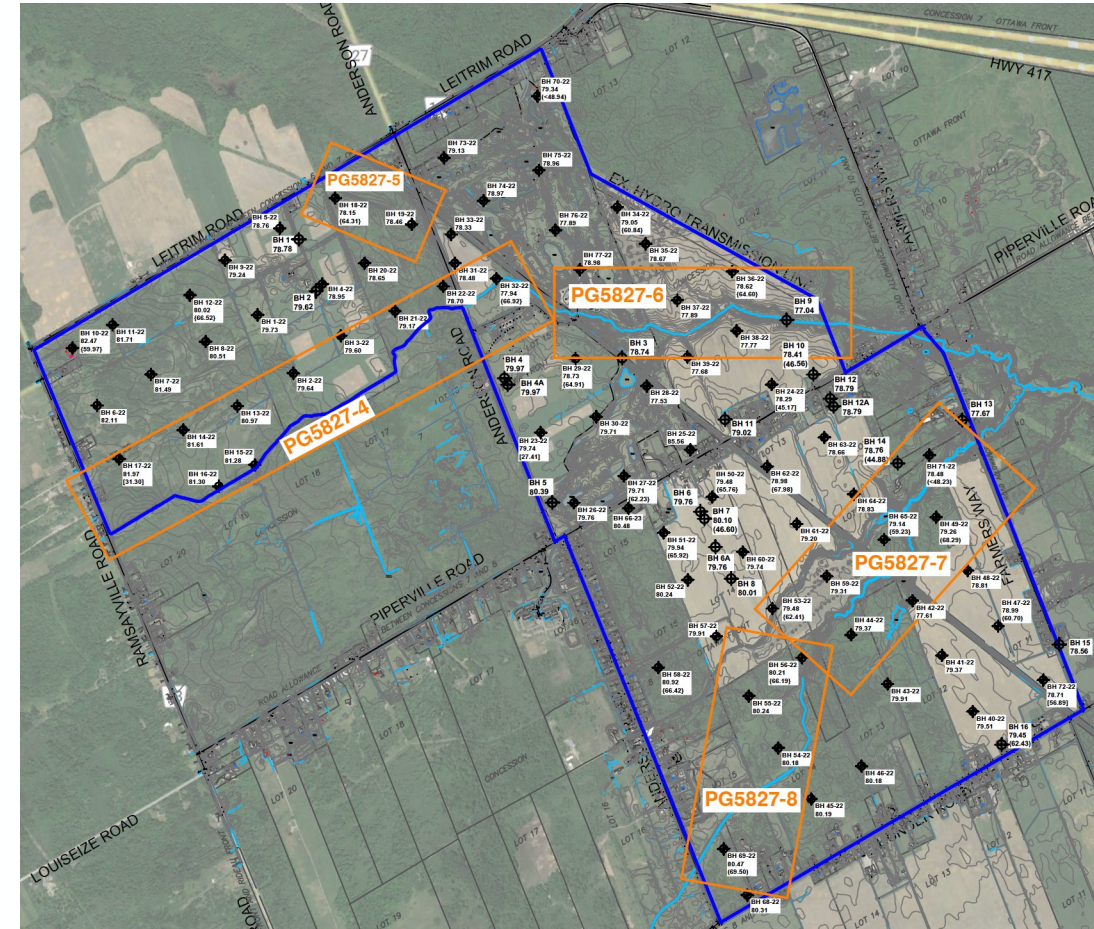
What We Have Learned So Far

» Technical and Servicing

- A total of 98 borehole samples were taken up to a depth of 58 metres below the surface
- The lands generally consist of silty clay soils, similar to the soils in other developed communities in Ottawa, including Half Moon Bay, Avalon and Eastboro
- New servicing infrastructure will be required to service the new Tewin community and other new communities within the surrounding area

» Key Takeaways

- The Tewin lands are suitable for development using conventional technical design/construction practices
- Grading will be studied in more detail, with the goal being to minimize grade changes and impacts on existing properties

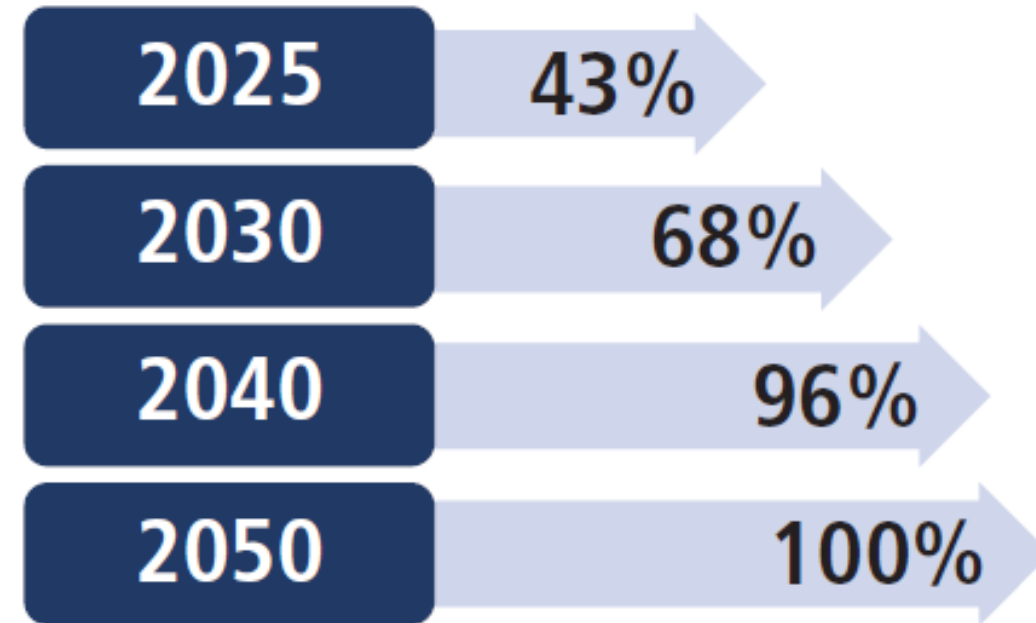


Map showing the borehole locations

What We Have Learned So Far

» Sustainability

- The City has made bold commitments to transition Ottawa into a clean, renewable, and resilient city by 2050
- The City's Climate Change Master Plan outlines a strategy for reducing greenhouse gas emissions by 100% by 2050, relative to 2012 levels
- The Energy Evolution Strategy strives to transform Ottawa into a city powered by renewable energy, including a target of ensuring that all new buildings are near net zero emissions-ready by 2030



» Key Takeaway

- Tewin, as a One Planet Living community, is ahead of the curve with regards to sustainable design, though the City's development standards will eventually require all development to be carbon neutral

Upcoming EA Meeting #1 – Fall 2023



EA Meeting #1 will present a more detailed overview of existing conditions and preliminary opportunities, including a summary of:

- Site Context
- Land Uses
- Natural Heritage & Landscape Features
- Mobility
- Geotechnical Study
- Fluvial Geomorphology
- Hydrogeology
- Water Budget Analysis

We encourage you to join us at EA Meeting #1 this Fall where we will present more information on key findings, preliminary mapping, and other technical considerations

Preliminary Opportunities for Tewin

» 3 Key Elements of the Tewin Community Structure are Emerging

Open Space System



Mobility

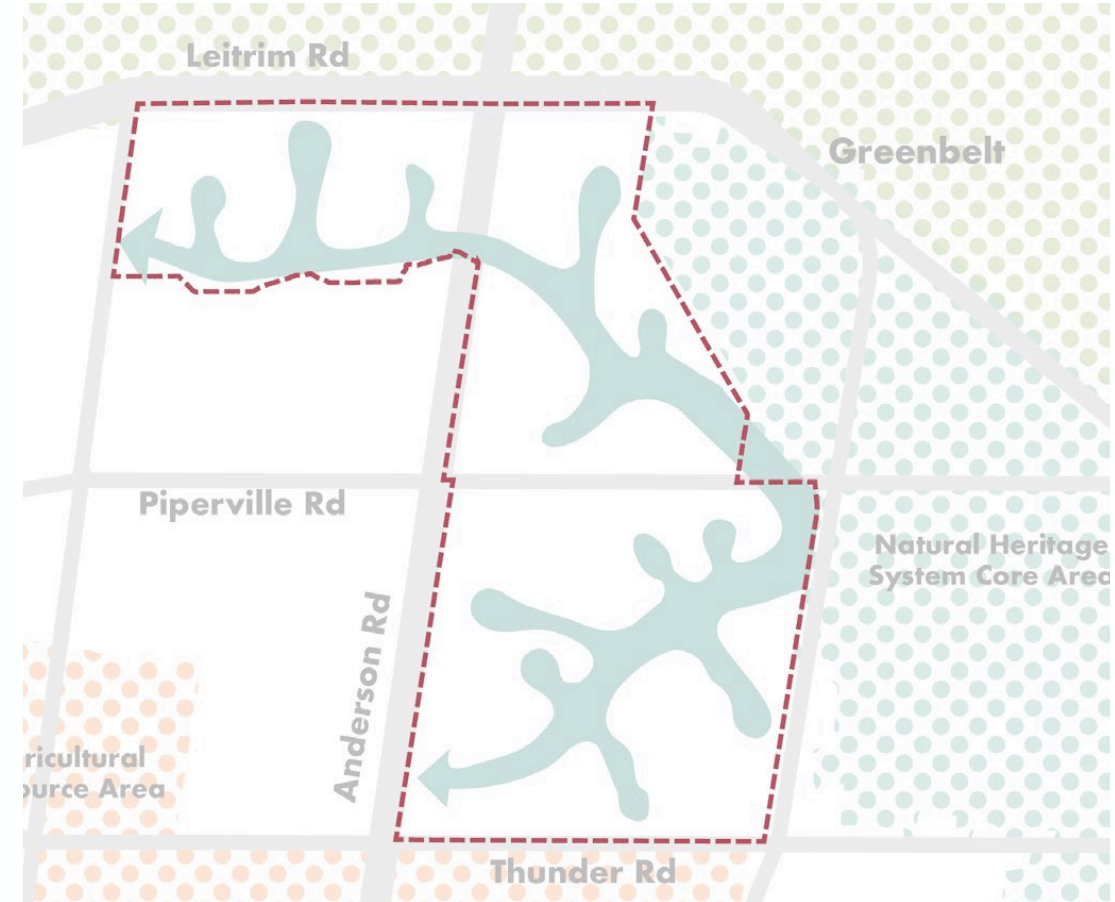


Development



1) Key Opportunities for the Tewin Open Space System

- » Weave natural areas, parks, trails and other open spaces throughout the community
- » Celebrate water as a key element of the landscape
- » Design the community so that residents have easy access to nature and green spaces
- » Establish a Natural Land Trust outside the Study Area within an appropriate location



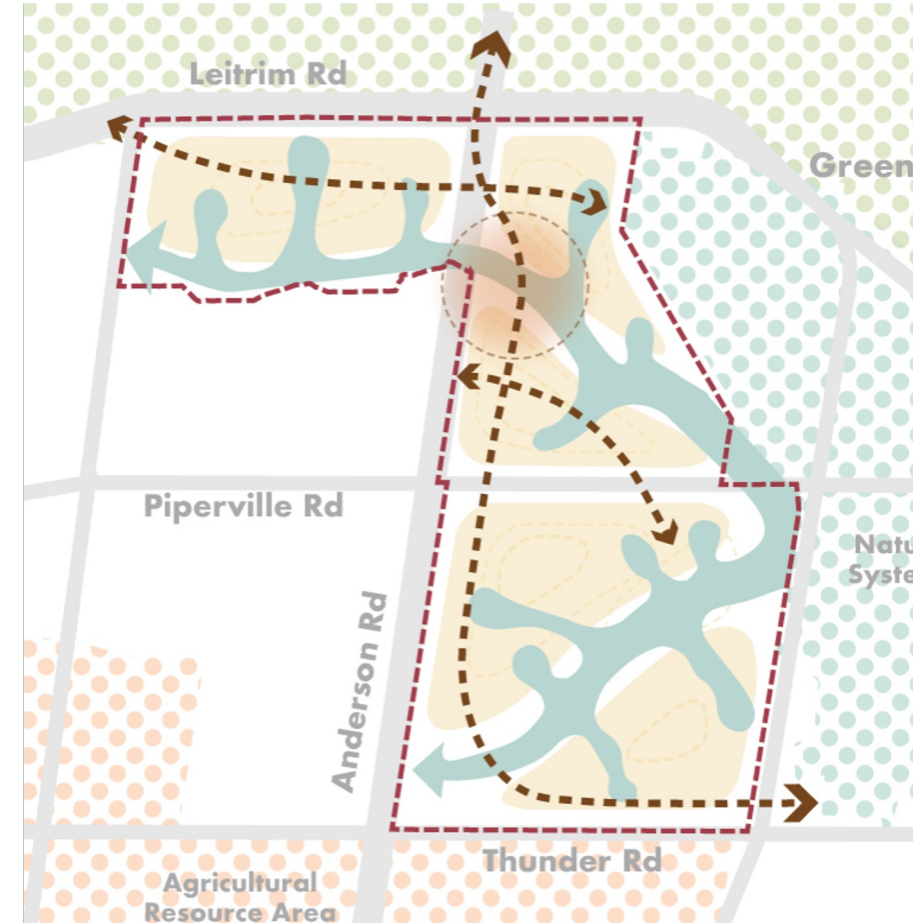
2) Key Opportunities for the Tewin Mobility Network

- » Create a high-quality mobility network, with transit, walking and cycling at its core, to support sustainable mobility and choice
- » The primary street network at Tewin can create a spine for transit and development
- » Bringing conceptual street corridors inward can minimize impacts on existing properties and natural areas
- » Leverage technology to create a smarter, more efficient and sustainable mobility network



3) Key Opportunities for Developing Tewin

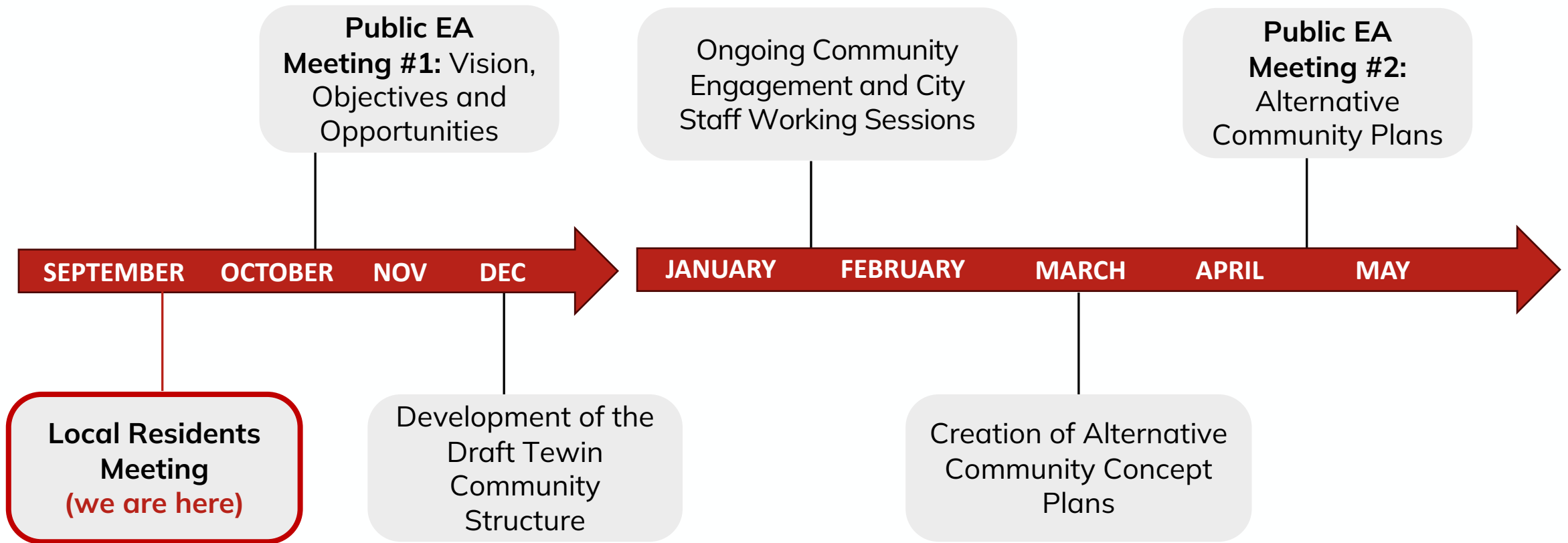
- » Development can be integrated with transit and the green space network, and planned for a range of mobility options
- » Potential for a range of housing types and densities, from ground-oriented units up to mixed-use apartment blocks
- » Potential for higher-density mixed-use community nodes located at the juncture between major streets, transit, green spaces and community infrastructure
- » Development will be guided by the One Planet Living framework, with buildings designed to target net zero carbon





Next Steps

Upcoming Milestones - Where we are going



A broad range of opportunities to share information and engage with the community on the project

Dedicated project website www.tewin.ca

- Maintained throughout the project and updated at key milestones as new information is made public
- A repository for key information about the project
- Answers to frequently asked questions
- Information on how to participate and provide feedback throughout the process

Milestone public events

- Held at key stages throughout the process
- Intended to provide direction at the start of each phase of the plan development and provide feedback on emerging ideas
- Will be multi-format and include presentations, small group and topic-specific discussion, and opportunities for questions and answers

Electronic updates and public notices

- Circulated at key stages throughout the process to provide updates and advertise the latest opportunities to engage

Online engagement activities

- Integrated with the project website
- Mapping/engagement tool that allows for comments and feedback to be collected on an ongoing basis
- Enable surveys to be administered with the broader public and targeted groups

Targeted Community / Stakeholder Sessions

- Smaller discussions with stakeholders and local communities
- Opportunity to understand how Tewin can benefit more immediate communities such as Carlsbad, Leitrim, South Gloucester, Hunt Club Park and Greenboro

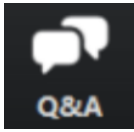


Questions & Discussion

Virtual Meeting Logistics

Take a moment to familiarize yourself with Zoom. For technical support, feel free to use the chat function to reach out to the project team.

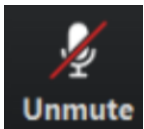
Locate these icons at the bottom of your screen:



- **Chat Box.** Use this button to type in your questions or comments. Your comments will be seen by the panelists only.



- **Raise Hand button.** Use this button to raise your hand to share a comment or ask a question verbally. The moderator will unmute you when it's time to ask your question.



- **Mute/Unmute button.** When it is your turn to speak, you will be able to unmute yourself to ask a question verbally or provide feedback.

We welcome everyone's input! Please remember to be respectful.

Team Members Available

Tewin Project Team:

- **Michelle Taggart** – Vice President, Land Development; Tamarack/Taggart Group
- **Jim Meness** – Executive Director; Algonquins of Ontario
- **Mike Green** – Director of Land Development; Tamarack
- **Craig Lametti** – Partner; Urban Strategies Inc.
- **Jocelyn Chandler** – Land and Water Resource Planner; JFSA
- **Christopher Gordon** – Director; CGH Transportation
- **Bruce Kilgour** – President; Kilgour and Associates
- **Steve Pichette** – Ottawa Manager; DSEL
- **Tony De Franco** – Senior Associate; Urban Strategies Inc.
- **Grant Mason** – Associate; Urban Strategies Inc.

City of Ottawa:

- **George Darouze** – City Councillor; City of Ottawa
- **Mike Schmidt** – Planner; City of Ottawa

Questions Received Prior to Tonight's Meeting

» **QUESTION: Will the study consider wildlife corridors? The Tewin lands currently act as a safe space for animals to move from the Greenbelt to the rural areas. Are there plans to study that impact?**

ANSWER: As part of Phase 1 of the project, the Tewin lands have been studied in detail to understand the kinds of natural features and wildlife that exists on the lands today. Later in the study process, **a comprehensive Environmental Management Plan (EMP) will be prepared** by the project team's ecologists and environmental experts. The EMP will identify potential impacts that the development could have on existing natural areas or wildlife habitats and **will include a plan to mitigate these impacts and improve the overall ecological system.**

Generally, the plan is to develop Tewin in a manner that establishes and enhances major natural corridors of the site. While the community structure will be developed at a later stage of the process, the concept of **“green fingers” that would weave into and through the community** is an idea that the design team has started to think about. These natural corridors could act as connections while also supporting other ecological objectives.

Questions Received Prior to Tonight's Meeting



QUESTION: The area is currently very low density and rural. Will the developers consider maintaining lower density areas around existing housing to maintain that rural character?

ANSWER: The studies completed so far look at what exists on the site today, including the existing residential properties. **The goal is to minimize impacts on existing properties and rural lots.**

It is important to note that the Tewin Study Area is approximately 890 hectares in size, which is much larger than the ultimate developed area of the future Tewin community will be (445 hectares). As a result, there is flexibility in terms of where to locate new development and focus higher densities.

There may be a range of options for how the new community interfaces with the existing properties. **These options that will be considered and presented through successive phases of study.** We want to hear from you what is most important from a community integration perspective.

Questions Received Prior to Tonight's Meeting



QUESTION: There have been many rumours that Anderson Links Golf Course has already made a deal to sell their property. Is this true?

ANSWER: Anderson Golf Course **has been secured**, and the new owner is beginning to communicate this purchase to the City. More information will become available within the coming weeks. We anticipated that these lands will be integrated within the Community Design process.



QUESTION: Has the soil conditions assessment for construction now been completed, and if so, what were the results and can that assessment report be shared please?

ANSWER: A Geotechnical Study has been completed by Paterson Group and was submitted to the City for review along with the other Existing Conditions reports. The engineers have concluded that **development can occur throughout the Study Area using conventional design and construction techniques**. The soil conditions are similar to other existing communities across Ottawa, including in Barrhaven, Kanata, Cardinal Creek Village, Orleans, and Riverside South. The Geotechnical Study is being reviewed by City staff for completeness and will be made available to the public once the review is complete.

Questions Received Prior to Tonight's Meeting



QUESTION: I own a house and land within the Tewin Study Area boundary. My lot is approximately 2.5 acres in size and is adjoining Anderson Links Golf Course. At what point in time do you envisage land clearing/construction commencing in that area?

ANSWER: We are still in the early stages of the planning process, so no major change or construction is expected for at least a few years. Development of the community will be phased over time, and is likely to start from the northwest end of the site where infrastructure already exists. The timing for construction will depend in part on where your lot is located and which lands are ultimately developed first. **We expect the first lots to be developed in approximately 4 to 5 years.**



QUESTION: If and when construction does commence in that area, because my lot is quite large, will there be any chance that the developer will be looking to acquire my property either in part or in full?

ANSWER: Yes, there may be an opportunity for lands to be purchased, however no one can force you to sell your property. That choice will be entirely up to you.



Thank You