

# MEETING WITH RESIDENTS AND BUSINESS OWNERS WITHIN THE TEWIN STUDY AREA

Monday, September 25, 2023: 7:00-9:00pm  
Virtual Meeting

## ATTENDANCE

**COMMUNITY MEMBERS** – Approximately 30 attendees

**TEWIN TEAM MEMBERS:** Jim Meness, Michelle Taggart, Mike Green, Craig Lametti, Tony De Franco, Grant Mason, Steve Pichette, Jocelyn Chandler, Chris Gordon, Bruce Kilgour

**CITY OF OTTAWA:** Councillor George Darouze, Mike Schmidt

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## PURPOSE OF MEETING

This meeting was part of the targeted engagement series and was invite-only to the residents and business owners within the Tewin Study Area. The purpose of the meeting was to provide an overview of the project, outline some of the general findings from the Existing Conditions Reports in advance of EA Meeting No.1, touch on initial opportunities, and then open the meeting for a Q&A session.

## SUMMARY OF DISCUSSION

### 1. Video recording of meeting

- The meeting was not recorded to allow attendees to feel comfortable speaking openly.
- The presentation will be posted online at [Tewin.ca](https://www.tewin.ca).

### 2. Drainage

- Question: How will Tewin respond to and mitigate seasonal flooding within the area?
- Response: The entire aquatic system within and adjacent to Tewin is being studied including existing drainage patterns. Solutions will be developed collaboratively with the entire Tewin Team, and opportunities to weave water into the fabric of the community will be explored.

### 3. Algonquin Values at Tewin

- Question: How will Algonquin values inform the design of the community?
- Response: Weaving water and integrating nature into the community has been shared consistently by Algonquin partners as a key way to integrate their values.

### 4. Buffers around Existing Properties

- Question: Can properties/businesses currently abutting farmland be surrounded by a green buffer – with land given for free or sold to the affected adjacent properties?  
Response: It is too early to give a definitive answer on this question. The idea of connected green systems are integral to the vision for the community. The intent is to connect to complimentary existing features as much as possible. The future density is planned to be high enough to support walkability and transit, with respect for what is on the site today.  
Community members are invited to provide their feedback on what they want to see at [Tewin.ca](https://www.tewin.ca) as the project advances in the next phase where scenario options will be developed.

## 5. Transit and Mobility

- Question: What is the feasibility and viability of transit in this area, especially considering the issues with transit in Downtown?
- Response: Tewin is being developed with a community structure and mix of uses where active and public transportation will not only be competitive but often a preferred way to travel.

Responsive mobility options that are appropriate for the scale of the community as it grows are being explored.

An estimated walk-score cannot be provided at this time, though the intent for the design of Tewin is reducing the distances between origins and destinations overall.

## 6. Community Design

- Comment: There is an opportunity to make Tewin a green and beautiful community, unlike other car dependant suburbs in Ottawa.
- Response: Nature and connecting with the natural environment are a consistent theme for Tewin.

The compact community design will reduce the proportion of paved surface overall and preserve space for green features.

## 7. Housing

- Question: What is the ability for the market to absorb housing at Tewin now that interest rates are much higher? Will housing be affordable?
- Response: There is a well-documented shortage of homes in Ontario. The market may fluctuate, but the housing deficit remains, and Tewin will be part of the solution.

The goal is for Tewin to be an inclusive community for all people. A variety of housing options will be included – singles, semis, townhomes, and apartments – to appeal to a range of residents and incomes.

## 8. Community Services and Infrastructure

- Question: What will be the availability of community services (police, fire, community centres, schools) within Tewin. Will water and sanitary sewers be provided to the existing community?
- Response: Community services will be provided, with the location determined through the planning and design process.

Services and infrastructure will be brought to the area. The City would have to extend them to existing properties. More information will be available as the process advances.

## 9. Construction Timing

- Question: What is the timing of construction near the existing homes?
- Response: Tewin will be developed in phases. The Project Team anticipates that construction will begin in the northwest of the site, corresponding to closest proximity of existing services. At this time, it is anticipated that construction on major infrastructure services could start as early as 2027 with homes to follow in 2029.

## 10. Soils and Construction

- Question: The 1970s plan to develop in the Tewin area was abandoned due to clay soils, which could not support a community. What has changed to allow for construction to happen now?
- Response: The same soil conditions in Tewin are present in communities across Ottawa, including Barrhaven and Orleans. In the 1970s, there were easier soils to choose from for expansion lands and those were ultimately selected. Now that those communities are complete, many new communities are being built on clay and silty soils.

## 11. Parks and Trails

- Question: Will existing trails that are currently used by residents for snowshoeing etc. be kept in the final design?
- Response: The community will be connected with a network of trails. The location of these trails will be determined as part of the design process.

## 12. Community Energy

- Question: How will the community be powered, and will it be sustainable and zero carbon?
- Response: Hydro Ottawa have committed to making Tewin a flagship community targeted for their sustainable energy programs.

Despite the symbology used in the One Planet Living framework, windmills are not proposed at Tewin.

## 13. Tree Cutting Questions/Concerns

- Comment: There is an apparent misalignment between the environmental commitments at Tewin with the removal of trees outside the Tewin Study Area.
- Response: We recognize that some people are upset that trees were removed on lands outside the study area last winter. We made the decision to bring those lands back to farming use, as they were for almost the entire 20<sup>th</sup> century. We failed to communicate about the issue. We recognize that. We apologize. And we are learning. We have set up a Community Advisory Committee made up of a cross section of local representatives. We've had 3 meetings already, and we are committed to doing a better job of communicating in the future. We are committed to creating a highly sustainable new community and also dedicating hundreds of acres of land to a natural land trust. This is a challenging and complex project. The community will grow over decades. We are at the beginning. And we want to be in partnership with all of you. We are trying to build a different kind of new community. With Tewin, our vision is to take community building into the next generation.