

# TEWIN

## What We Heard: EA Meeting #1

» October 26, 2023



# Introduction

On October 26, 2023, the City of Ottawa and the Tewin Project Team jointly hosted a virtual public information session. The meeting was held as part of Phase 1 of the Integrated Planning and Environmental Assessment process for Tewin. The meeting was an opportunity for local community members and the broader public to learn more about the project and the study process, and to participate in a question and answer session.

## Purpose of this Document

The purpose of this document is to report back to landowners, residents, businesses and community groups on the issues and ideas raised during and following the community input session. The comments received will inform subsequent directions for the Planning Study. The comments and ideas generated through this meeting and through other public engagement events will help inform the overall development of the Tewin Community Design Plan.

## The Tewin Community

Tewin is a unique community-building project that will transform part of Southeast Ottawa into a sustainable, connected and complete community founded on Algonquin values, teachings and principles. It is being developed in partnership between the Algonquins of Ontario, Taggart Group, and Caivan.

Tewin is planning to be One Planet Living-endorsed community inspired by the land it is located on, for all to thrive. The draft community design objectives identified early on in the process include:

- A community anchored in Algonquin principles and wisdom;
- A benchmark for community design, demonstrating the City of Ottawa's Five Big Moves in the New Official Plan;
- A transit-supportive community that enables a broad range of active forms of mobility;
- A complete community with a real mix of community amenities, jobs and services;
- A community that protects and integrates alongside valuable natural areas and agricultural lands; and
- An affordable and inclusive community.

## The Integrated Planning and EA Process

Tewin is being advanced through an integrated Planning and Municipal Class Environmental Assessment (EA) process. This brings together various technical and community planning considerations to support a coordinated community engagement process and streamlined decision-making.

The first public EA meeting represented a critical milestone in Phase 1 of the three-phase planning process. Phase 1 is focused on understanding the existing conditions of the site, and identifying an overall vision, key objectives and preliminary opportunities for the Tewin community. Phase 2 will focus on the creation and evaluation of alternative community design options, with various alternatives presented for comment at a public meeting. Phase 3 will refine the alternative community design options and conclude with a preferred option presented for public comment and eventual adoption through a Secondary Plan and Community Design Plan.

### What is a Community Design Plan?

A Community Design Plan (CDP) is a Council approved non-statutory policy document to guide change and development within a community. It addresses community structure, land uses, building heights, parks and open spaces, natural heritage, street design, sustainability initiatives, and infrastructure. CDPs are typically the basis of a statutory Secondary Plan, which forms part of the City's Official Plan.

### What is a Secondary Plan?

A Secondary Plan is a Council-approved statutory planning document which establishes policies to guide growth and development in specific areas of a city where major physical changes are expected and desired. As a statutory policy document approved under the Planning Act, a Secondary Plan is formally part of the City's Official Plan.



# Overview of EA Meeting #1

The first EA public meeting took place on October 26th, 2023. Approximately 100 participants attended the meeting, in addition to the Tewin Project Team and City of Ottawa staff. The meeting was moderated by City of Ottawa Business and Technical Support Services.

At the virtual meeting, the Project Team presented an overview of the key findings and preliminary opportunities that were identified through the Phase 1 technical background studies that were submitted to the City of Ottawa in July 2023 for review. The presentation was provided in English with French translation and interpretation available.

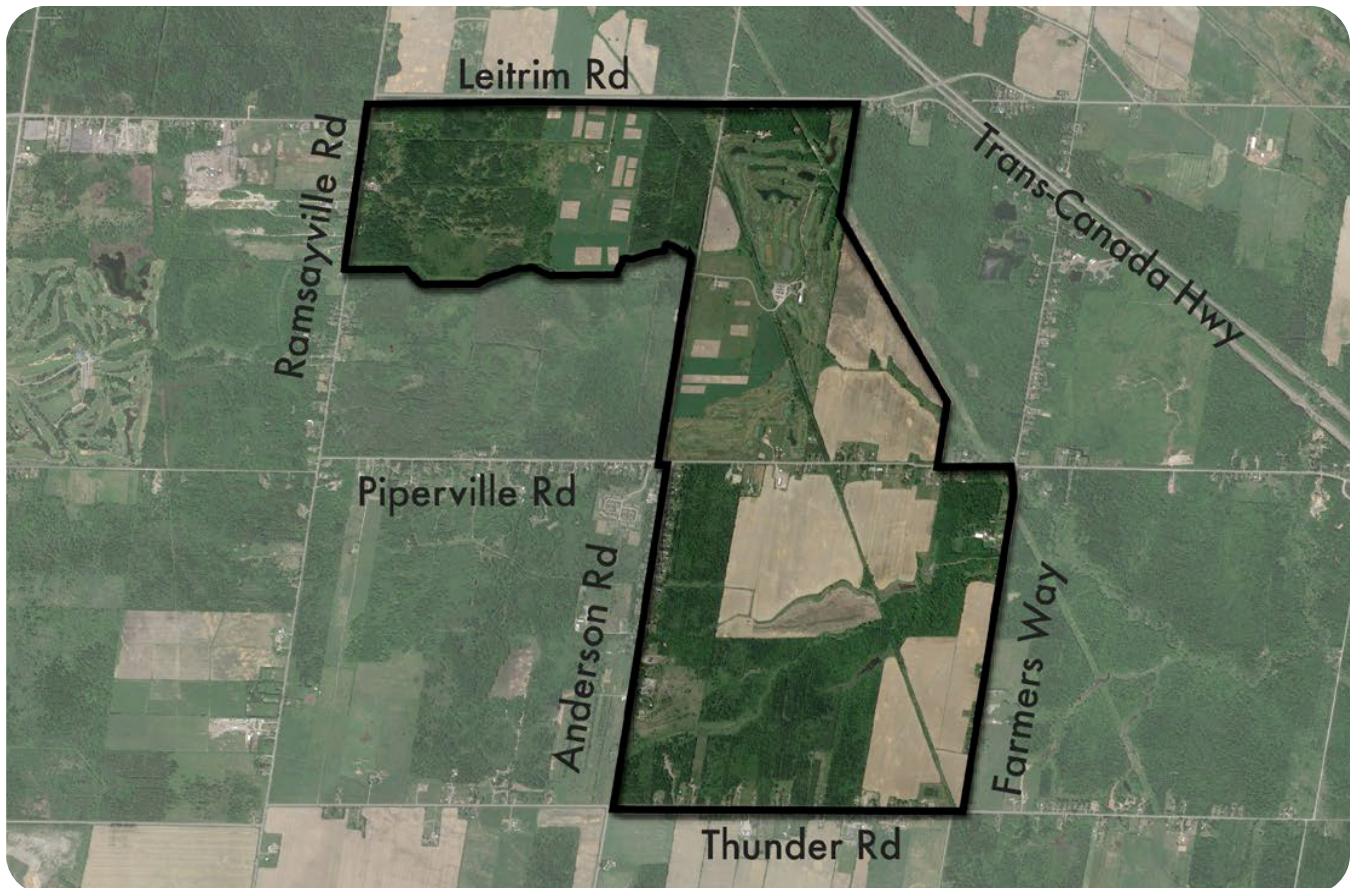
Following the presentation, a facilitated question and answer session was held. Responses to questions were primarily provided by Urban Strategies, the project's planning and urban design consultant, with City of Ottawa staff and other members of the Tewin Project Team responding to questions as required. All questions were documented during the meeting, and responses were provided to as many as possible within the time limit.

## Follow-up Survey

A brief, optional survey was delivered to all attendees following the meeting to expand the input received from the meeting. A total of 22 respondents completed the survey. Survey questions included:

- How can the development of Tewin contribute to your community or organization's needs/interests?
- Are there areas of concern or issues that require more focus? If yes, what are they?
- How could the design of Tewin help to address those concerns?
- Based on the ideas presented, what do you think are some of the opportunities that should be explored further?
- What thoughts or details do you have for us to consider as we explore the opportunities in the next phase?

## Tewin Study Area



# Summary of Questions and Comments

The following is a high-level summary of the comments and feedback received at the virtual information session, through the follow-up survey, and by email. The comments are organized by theme and have been paraphrased for clarity. Answers to certain questions could not be provided as these details will not be available until future phases of the process.

## Impacts on Existing Properties

### Questions

- How will this development affect our property values or our property taxes?
- Is Tewin going to cost current residents money?
- Please elaborate on how the Community Design Plan does or does not align with people who are already living in this area. We value the rural character of our community.
- How are the agricultural businesses in the area going to be integrated into the plans? Will the Tewin project plans ensure protection to these businesses?
- Is there any chance that current property owners could be expropriated from their land to accommodate parks, roads or development?
- Will existing properties need to be re-zoned or will they be able to keep their current zoning?

### Comments

- Keep in mind that there are people who live in the community already and have well established lives. You are not starting with a blank slate.
- Ensure that existing owners and businesses are the centre of any future design process.
- Consider how existing residents can “thrive” from this development.

### Response from Tewin Project Team

Feedback from existing residents and businesses is a very important input into the study process. The questions and comments above are important and are being considered as we move into Phases 2 and 3. In Phase 2 of the project, the Tewin design team will explore alternative community design options for integrating with the existing community. Additional engagement with local residents and business owners will take place in Phases 2 and 3 of the project.

## Community Design

### Questions

- What are the plans and/or intentions for the lands outside the Study Area?
- What are the height restrictions in place as a result of the Leda clay? Given these height restrictions, will the community be dense enough to support transit and other services? What are the associated landslide risks at Tewin?
- Can a SWOT analysis (Strengths, Weaknesses, Opportunities, Threats) be conducted?
- Who will be able to live within this new development? Is it only for Indigenous people? Will there be an opportunity for Algonquin band members to purchase property?

### Comments

- Create a walkable, sustainable neighbourhood that can serve as a model to other wards.
- Reduce urban sprawl by building multi-units and not single homes.
- Focus on connections with the rest of Ottawa, working with the NCC and City to make sure it does not begin as an isolated neighbourhood but connects to its neighbours on every side.
- Strive to connect Tewin to the greater east Ottawa area via hiking and biking trails. Provide many bike paths, forest trails, etc.
- Support more connections to the Greenbelt with modes other than a car.
- Provide ample parks and green spaces, including a dog park.
- Build age-appropriate housing, including housing for seniors. Baby boomers have large houses and want to downsize. They do not like apartment buildings. Please build lots of bungalows on small lots.

### Comments (continued)

- Please try to keep the existing forest trail which runs parallel to the houses on Anderson Road near Piperville Road, which is maintained by residents. People use the trail daily for walks with their pets and children, and it would be a tragedy to lose it.
- Do not just provide the same looking houses everywhere like in Orleans or Barrhaven.

### Response from Tewin Project Team

Planning for Tewin is focusing on the identified Study Area, within the context of the existing and potential future pattern of surrounding development. There are a number of community design opportunities that will be explored in Phases 2 and 3 of the project, including integrating nature; creating transit-supportive and walkable neighbourhoods; providing a range of housing and other land uses that support vibrant and inclusive communities; and connecting Tewin to the Greenbelt and to surrounding areas of the city. Tewin will be an inclusive community, where everyone will have the opportunity to live.

The precise mix of building types and densities will be explored further through the next phases of the project. The technical engineering studies which have been completed to date have confirmed that the soil conditions are similar to those encountered within other successful developments in Ottawa, with the potential to support a broad range of low-rise and taller buildings. Potential hazards continue to be assessed, and will inform the CDP process.

## Environment and Sustainability

### Questions

- What steps and measures will be taken to avoid and mitigate potential environmental and ecological impacts on the adjacent Greenbelt lands?
- How will the wildlife habitat be considered and protected?
- In terms of this being a zero-carbon community at full build out, does that include replanting of all the trees lost in construction?
- As a One Planet Living community, how can Tewin create opportunities for learning about Algonquin wisdom and their connection to the land, and about modern sustainable living practices?
- Will the development adhere to Ottawa's Bird Safe Design Guidelines?
- Will this new community create a heat island?

### Comments

- Provide net zero carbon development.
- Further explore large conservation areas in the vicinity that will remain untouched, protected by legal means.
- Focus on the detailed planning of the green landscape. For water features, please ensure that flooding is avoided in extreme weather events.
- The greenspace in the development needs to be kept green in perpetuity and not just turned into more houses for profit later on.
- Build using construction methods and materials that allow for wildlife to live here too. For example, aluminum siding prevents cliff swallows from anchoring their homes.
- We heard today that there may be an impact on the water table. As an existing local resident, I am concerned of the impact on my property.

### Comments (continued)

- Monarch butterflies are in the process of being considered endangered. When they are declared endangered, we will be advocating for habitat protection for this species in our area. Urban development is listed as a significant threat to Monarchs in the Red List assessment.
- Explore how the revitalized farmlands can help address food security in Ottawa.

### Response from Tewin Project Team

Nature is a structuring element of Tewin, with natural areas, water features, parks, open spaces, and other green areas forming the backbone of the community, in keeping with Algonquin values. Natural areas within Tewin will be sustainable, connected to external natural heritage systems, and integrated alongside internal community development and recreational features.

The Tewin lands are outside of the Greenbelt and any designated agricultural areas. No development will take place on these community resources lands.

The Environmental Management Plan which will be developed in Phases 2 and 3 of the project will establish a comprehensive plan for mitigating impacts of development and supporting the natural environment.

From a sustainability perspective, Tewin is being developed based on the One Planet Living framework. The community will embody a holistic approach to sustainability that addresses environmental, social, and economic health and wellbeing. The framework includes a commitment to achieving net zero carbon.

## Infrastructure and Servicing

### Questions

- Will existing homes within the area be able to connect to water and wastewater systems when they are brought in?
- How will distance required to bring services affect costs?
- Will the cost to bring in water and wastewater services for Tewin be passed onto existing residents?
- Will the new water infrastructure services replace the existing trickle feed system?
- Will residents be forced to connect to new City infrastructure?
- How does the project plan to meet the infrastructure requirements of the neighbouring communities? Are there any commitments in place to ensure that these communities do not get left behind?

### Response from Tewin Project Team

Municipal water and wastewater services will need to be extended to support the growth of the community. The costs of the new infrastructure for Tewin will be paid for by the Tewin landowners through an area-specific development charge and other financial tools. These costs will not be imposed on the City of Ottawa or its existing residents. The CDP/Secondary Plan will include a financial plan to be approved City Council, as described in Official Plan Annex 12. Details about Tewin's water and wastewater services will be explored further through the next phases of the project.

While the Tewin Project Team is focused on planning for and delivering infrastructure within the Tewin Study Area, the City of Ottawa is responsible for infrastructure planning outside of the Study Area and across the entire city.

At this stage in the process, it is too early to tell how the existing trickle feed system will be incorporated into the planned services for Tewin. However, a conceptual solution will be included as part of the Master Servicing Study for Tewin.



## Response from Tewin Project Team (continued)

For the most part there will be an opportunity for residents to connect to new water and wastewater systems, however the process will vary depending on the location of each property and where the planned services are ultimately located. In some cases, an extension of the planned system may be required at the cost to the benefiting property owner through the City's Local Improvement process. Properties that ultimately front onto the Tewin services are expected to have the opportunity to connect to this infrastructure, subject to connection charges.

This work is being advanced through the City's Infrastructure Master Plan (IMP). Potential opportunities for existing residents to connect to upgraded infrastructure will require further discussion between the City and existing residents.

## Transportation and Mobility

### Questions

- How will Tewin connect to the City of Ottawa from a transportation perspective?
- Will there be modifications to existing roads including intersections?
- How will the jog in Anderson Road at Piperville Road be managed?
- How will Tewin impact traffic volumes in the area? We are concerned about the increase of traffic and lack of existing road infrastructure to support it.

### Comments

- We have concerns about existing roads becoming the main arteries of the new community. Please build new arterial roads instead of widening the existing roads.
- Provide ample parking and access to the nature trails and water features. These could become destinations for nearby neighbourhoods.

### Comments (continued)

- Provide light rail transit to serve the community.
- Create roads that are more bicycle-friendly.
- Provide transportation alternatives for the trip to and from the Downtown, or ensure that people do not need to leave Tewin often by developing a mix of uses within the community.

### Response from Tewin Project Team

The creation of a transit-supportive and mixed-use community at Tewin is a key objective that is guiding the community design process. Tewin will be designed to promote a broad range of mobility types, including walking, cycling and transit. As a complete, walkable and mixed-use community, some residents may choose not to own a car as they can access many of their daily needs within the community.

An important tenet of the emerging community plan is the introduction of a main street corridor and transit spine that is being brought inward into the community. This design strategy helps to minimize dependency on existing arterial roads and also ensures that all residents at Tewin are within walking distance of planned transit.

In Phases 2 and 3 of the project, detailed traffic modeling and reporting will be undertaken to explore these considerations further.

## Community Services and Amenities Process and Community Engagement

### Questions

- How will existing residents benefit from this project? We already have nature at our doorsteps, and all of the services we already require.
- Will affordable housing be provided at Tewin? The provision of affordable housing should be explored further.
- How are you addressing schools, and in particular francophone-speaking students?

### Comments

- Work to improve access to services in the neighbourhood.
- Explore opportunities to allow residents to safely and more easily move around the community to access amenities like grocery stores.
- Bring back our small local schools and create a fun rural environment where residents actually know their neighbours.
- Promote small businesses and farmers markets within the development as opposed to big box stores like Walmart and Loblaws, etc. During Covid, so many big businesses closed their doors. Bigger is not better. Communities like Perth and Almonte have maintained their charm.

### Response from Tewin Project Team

Tewin is being planned and designed to be a complete, mixed-use community that provides a full range of community facilities and services. A key objective is to accommodate a broad mix of retail/commercial uses and community facilities that are designed and located to be easily accessible by walking, cycling or transit. The Tewin partners are committed to delivering a range of housing options, and they are open to working with the City and other partners to identify opportunities for implementing affordable housing. The Tewin Project Team is also working in coordination with the City and the local school boards to identify and plan for school facilities within Tewin.

### Questions

- Can you describe your governance process around decision making? Where and how are decisions documented? How does the community have transparency around this process?
- Can the City provide comment on their process for their review of studies/reports? Are third party independent reviews planned to validate the developer funded studies?
- What community interest groups will you be engaging with? The Federation of Citizen's Associations of Ottawa (FCA) are interested in consultation but have not been invited yet.
- Which environmental organizations did the project partners meet with?

### Comments

- We want to see clear, open and timely communication of all reports and development activities.
- There is a lack of communication to the community. We want more answers to our questions.
- Consider how you can involve existing residents in the sustainability initiatives being suggested.
- Ensure that financial implications of this development will remain transparently front and centre.
- Honesty and integrity is everything and should be at the forefront of this development. Current residents can be an asset if you treat them respectfully.



## Response from Tewin Project Team

Tewin is progressing through an integrated Planning and Municipal Class Environmental Assessment (EA) process. This involves a multi-phase process where the public will have many opportunities to review plans as they evolve and provide input and feedback before the final plan is approved. City of Ottawa staff, and 3rd party reviewers as necessary, will continue to review project materials throughout the application and development process.

In Phase 2, alternative community design options will be presented, along with an evaluation of each option. The public will be invited to provide feedback on these alternative options and on the evaluation process. In Phase 3, a preferred community plan will be presented for further feedback and revisions.

The Tewin Team is committed to transparency and ongoing communication through multiple methods of community engagement. This includes regular Community Advisory Committee meetings, targeted stakeholder engagement, and public EA meetings during each phase of the project. Engagement

is supported by a dedicated website used for collecting comments and posting new materials. There is both a City ([engage.ottawa.ca/tewin](https://engage.ottawa.ca/tewin)) and Tewin page ([tewin.ca](https://tewin.ca)) where people can get more information and submit questions.

At the end of Phase 3 City staff will bring the preferred plan (CDP, supporting studies and plans, Secondary Plan) to Planning and Housing Committee (PHC) and Council for approval. The PHC meeting is the statutory meeting where the public can make comments on the final plan before approval. PHC can recommend Council approve or refuse the plan or send it back staff to make revisions.

As per Annex 12 of the Official Plan, a Financial Plan for infrastructure will be submitted to the City for review and approval.

The Tewin Project Team met with CAFES (Community Associations for Environmental Sustainability), Ecology Ottawa, and Greenspace Alliance. The FCA will be invited to future consultation events.

## Next Steps

All comments, questions and feedback received at EA Meeting #1 have been reviewed by the City and the Tewin Project Team. This feedback will be considered, as appropriate, through the next phases of the project. The comments and ideas generated through this meeting and through other public engagement events will help to inform the overall development of the Tewin Community Design Plan.

The second EA Meeting is anticipated to be held in the Spring of 2024. At the next meeting, the Tewin Project Team will present alternative community design options for review and input.

The Tewin Project Team looks forward to continuing to engage with local residents, businesses, community groups, stakeholders, and the broader public to advance the Tewin project.