

MEETING #4 OF THE TEWIN COMMUNITY ADVISORY COMMITTEE (TCAC)

Thursday, May 23, 2024: 7:00 – 8:30 p.m.
Virtual Hybrid Meeting

ATTENDANCE

COMMITTEE MEMBERS: Marc Sauve, Shawn McNally, Kelly McInnis, Susannah Juteau, Adrian Becea, Denis Labrèche

TEWIN TEAM MEMBERS: Laura Maxwell, Mathieu Kirchmayer, Craig Lametti, Cyndi Rottenberg-Walker, Jim Meness, Sue Murphy

CITY OF OTTAWA REPRESENTATIVE: Mike Schmidt

PURPOSE OF MEETING

This meeting focused on alternative design strategies for the Public Open House. Urban Strategies presented a slide deck to the attendees, providing an overview of the alternative infrastructure solutions, community design strategies, and an emerging framework. A question-and-answer period followed.

SUMMARY OF DISCUSSION

1. Presentation Slides

Attendees were briefed on the coordinated Planning and Environmental Assessment process, including planning policies and frameworks guiding the approach to development at Tewin. An introduction to the evaluation criteria, alternative community design strategies, alternative infrastructure solutions/strategies, and preliminary evaluations were presented for the TCAC to provide input on elements for display at the Public Open House on June 19.

2. Site Heritage and History

Committee members highlighted several defining elements of the community's history, providing key placemaking opportunities through acknowledgement and commemoration.

- The TCAC, recognizing that the New York Central Railway had a station along Piperville Road, suggested naming a commemorative road after the decommissioned railway.
- The TCAC suggested that the Carlsbad Springs road sign be preserved. TCAC members discussed the importance of local addresses and the Carlsbad Springs identity.

3. Stormwater Management

Committee members noted that the communication of stormwater management techniques should be organized hierarchically from most viable to least viable, facilitating in-depth discussions and encouraging meaningful contributions surrounding viable options.

It was also noted that language related to water infiltration and other technical matters should be simplified for clarity. TCAC members suggested describing the conditions of standing water on existing properties around Tewin – notably, the limited infiltration after rain events – to highlight why water runoff is of particular importance to consider in the development plan for Tewin.

4. Mobility and Transportation

USI presented visuals related to active transportation infrastructure, including a cyclist in the snow. This precedent was included to describe the nature of winter cities and outline different ways sustainable trips can be practically supported in Canadian winters. Members of the Committee discussed the inclusion of notes on the presentation boards for the upcoming Public Open House related to winter cities and active transportation. The TCAC encouraged the Tewin Team to include other defining elements of winter mobility in their diagrams and presentation boards, notably the prominence of snowmobiles in the existing community.

5. Alternative Community Design Strategies

USI explored design strategies for three key elements of community development through a series of diagrammatic options:

- (a) the location and connectivity of a community mobility spine,
- (b) the size and location of mixed-use centres, and
- (c) networks of open space, parks, and community facilities.

This exercise was followed by a preliminary evaluation of each strategy and the identification of an emerging framework.

Committee members requested that existing residences and businesses be emphasized more prominently in the emerging framework plan, highlighting the interface with the existing community. USI discussed the theoretical and diagrammatic nature of these visuals, with the specific locations and sizes to be clarified at a later date. USI acknowledged that the site's existing features, including Ludger Landry Park, play an important role in community design.

Members of the Committee suggested revisiting the diagrams communicating the location and size of mixed-use centres, clarifying that a Main Street approach is possible within smaller centres. Attendees also discussed which mixed-use nodes were candidates for a main street approach. Suggested contenders include locations south of Leitrim Road along Ramsayville Road and centres proximal to Piperville Road.

Members of the Committee also discussed including local precedents to better understand how mixed-use centres would look and feel at Tewin. Wellington West, for example, may help readers better understand the density of commercial and residential uses applicable to a mixed-use zone. The TCAC members discussed the scale of the proposed community, and that multi-generation homes and diverse housing types would be required to support the proposed population. The TCAC suggested that many new jobs and services could be brought to the Carlsbad Springs area, including more medical services, restaurants, etc.

6. General Discussion

Existing Conditions Reports are being finalized and will be released once agency comments have been appropriately addressed. Members of the TCAC highlighted the importance of acknowledging the report review process, and City Staff discussed the level of third-party review necessary to validate these reports. It was emphasized that the reports will be shared with the public upon completion of the necessary reviews, but the documents' contents are largely well-established at this point.

Members of the Committee discussed the sensitivity of alternative design solutions with specific impacts on residents, such as the proximity of the medium loop mobility spine to homes along Piperville Road. USI referenced the set of evaluation criteria to confirm that impacts to residents are included as part of their preliminary evaluation and will continue to be considered through subsequent stages in the planning process. The TCAC emphasized that potential impacts to existing residents – like potential future zoning changes and grandfathering procedures, potential future opportunities for conversion to municipal water and wastewater services, etc. – should be clearly communicated now and as the planning process continues.

Road network studies and congestion along Anderson Road were discussed by attendees, with the TCAC specifically noting perceived poor existing conditions for cars to and from the 417 ramps and congestion at the four-way intersection at Leitrim and Anderson Road.

Members of the TCAC raised questions about schools and public facilities such as libraries and recreation centers. It was noted that the City's parks staff are involved in the Tewin development process and will be best positioned to comment on the need for public services further along in the planning process. The implementation of schools will be further detailed in future stages of the planning process and will involve coordination with all school boards.

7. Tree for Tree Program

Committee members identified a potential opportunity for Tewin developers to support an ongoing Community Association program called Tree for Tree, which provides interested residents with trees to plant on their private properties. The Community Association organized a pick-up event recently, and 250 trees were shared.