

MEETING #5 OF THE TEWIN COMMUNITY ADVISORY COMMITTEE (TCAC)

Monday, November 18, 2024: 7:00 - 9:00 p.m.
Virtual Hybrid Meeting

ATTENDANCE

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

TEWIN TEAM MEMBERS: Craig Lametti, Cyndi Rottenberg-Walker, Jim Meness, Laura Maxwell, Mathieu Kirchmayer, Michelle Taggart, Susan Murphy, Tatjana Trebic

CITY OF OTTAWA REPRESENTATIVE: Mike Schmidt

PURPOSE OF MEETING

This meeting focused on preparing for an upcoming Public Open House to be hosted on January 9, 2025. The goal was to gather feedback from the Community Advisory Committee on a draft land use plan and alternative design concepts for transportation and servicing infrastructure. Urban Strategies shared a slide deck with information prepared for inclusion in future presentation boards at the Public Open House, for TCAC review and feedback.

SUMMARY OF DISCUSSION

1. Open House Format and General Feedback

- Committee members shared feedback from the June 2024 Open House, suggesting that physical copies of relevant materials be made available for those who find web content challenging to access.
- Committee members suggested there should be clear communication about alignment between project decisions and the Tewin Principles.

2. Land Use Approach

- Committee members noted that the existing community may be sensitive to core areas shown within their vicinity. The Tewin Team clarified that the core designation could include transitional unit types such as back-to-back townhomes, mid-rises, and more. This approach will promote a healthy mix of uses that can be well-integrated with the existing community using context-sensitive design techniques.
- It was suggested that the Tewin team share specific details about the size and total area of stormwater management ponds, natural systems, parks, and open spaces.
- Committee members asked the Tewin team to review the number of parking spaces available per unit to better understand the potential impacts of surface parking on the land use plan.
- Committee members noted the need to highlight existing community parcels on the land use plan, which may help orient residents and provide a better understanding of the potential impacts and benefits of development.

3. Network Improvements

- Committee members discussed peak-hour traffic at the highway exit at Anderson, noting a desire to study and improve existing congestion. This work will be further explored as part of the City's ongoing Transportation Master Plan (TMP) and will also be considered in Tewin's transportation studies.

- It was suggested that the Tewin team include more details on regional transportation connections for Tewin. Additional information is expected from the City's ongoing Transportation Master Plan work, which has its own public consultation program. This information will then be translated into Tewin's upcoming transportation studies, which will be published for feedback later in the Tewin planning process after the January 2025 Public Open House.

4. Servicing Options

- Committee members encouraged the Tewin team to revise the presentation to use plain language to facilitate public review.
- Committee members were curious about the potential for natural gas connections at Tewin. It was concluded that more information would become available later in the Tewin planning process, taking into account the One Planet Living (OPL) Framework and community energy planning.
- Attendees discussed the importance of showing the location of infrastructure services in one composite diagram in the future, to support a better understanding of where existing residents could have opportunities to connect to new systems.
- Committee members inquired about the existing Trickle Feed system and its lifecycle within the context of the proposed water and wastewater solutions for Tewin. The City confirmed that the Trickle Feed supports lands outside of the study area and will remain in service alongside new infrastructure.
- It was suggested that the Tewin team elaborate on the proposed pump station and reservoir at Tewin to better support a full understanding of the land use type.

5. Existing Conditions and What We Heard Report

- The Tewin Team confirmed that the Existing Conditions Reports and the What We Heard report from the June 2024 Public Open House would be uploaded to the Tewin project website ahead of the next public engagement.

6. Active Transportation and Street Layout

- Committee members asked about the street cross-section options for the Mobility Spine, looking to clarify the preferred layout. It was noted that a cross-section with painted bus lanes along the curb edge was preliminarily selected to support the use of transit services and enhance pedestrian and cyclist safety.

7. Parks and Facilities

- Committee members reviewed different park amenities suitable for various scales of parkland within the Tewin development. They highlighted the importance of providing amenities different from the existing parkland uses near Tewin, including a baseball diamond and soccer field at Ludger Landry Park and the larger private soccer facility at Julian de Guzman Park. It was mentioned that Provincial policies guide the amount of parkland to be provided and that the Tewin team will support an active community with a variety of unique park types.

8. Affordable Housing

- Committee members asked about the timeline for planning affordable housing. It was suggested that members of the rural community looking to downsize be prospective candidates for smaller homes and apartments at Tewin. Tewin will offer a variety of housing types to accommodate different price ranges, ensuring options for a diverse range of budgets. Additionally, it was noted that Tewin will develop a broader affordable housing strategy and explore partnerships with the City and affordable housing providers to further advance this work.

9. Project Infrastructure Funding

- Committee members sought clarification on whether or not taxpayers would be funding infrastructure at Tewin. Commitments in Annex 10 and Annex 12 of the Official Plan – *Tewin pays for Tewin* – were reviewed and discussed, as well as Council's direction to explore alternative Day 1 infrastructure solutions for Tewin. It was noted that the Tewin group is preparing a Financial Implementation Plan to include in the Community Design Plan (CDP) submission for Council consideration. This will provide further details on the funding plans and will emphasize that there will not be unnecessary public expenditures.

10. Land Ownership and the Future of Development

- Committee members identified two large areas of land currently not owned by the Tewin partners. They inquired about the nature of potential future development in those areas. It was suggested that the Tewin Study Area is being planned for comprehensively through the current land use plan analysis, but that ultimately, development in these areas may not follow the phasing or timeline as the developer-owned lands for the project.
- The Committee members discussed existing homes and the desire for setbacks/buffers to the new development. They encouraged the Tewin team to provide additional materials and details related to potential buffer conditions for existing homes. It was explained that at the CDP-level, lot-by-lot conditions will not be addressed, but additional materials could be prepared for the Public Open House to further detail the types of context-sensitive relationships that could exist between existing and future homes.

11. Provincially Significant Wetlands and Watershed Studies

- Committee members discussed a pamphlet circulated to residents regarding the City's study of Provincially Significant Wetlands (PSWs). City staff suggested a statement be included about the recently identified South Bear Brook PSW at the Public Open House. They also clarified the two ongoing studies: (1) the Bear Brook Watershed Study being led by South Nation Conservation, and (2) the South Bear Brook Sub Watershed Study being led by the City.