

MEETING #6 OF THE TEWIN COMMUNITY ADVISORY COMMITTEE (TCAC)

Wednesday, April 8, 2026: 7-10 pm
In-Person and Virtual Hybrid Meeting

ATTENDANCE

COMMITTEE MEMBERS: Adrian Becea, Ann Marie Rochon, Denis Labrèche, Kelly McInnis, Shawn McNally

TEWIN TEAM MEMBERS: Craig Lametti, Grant Mason, Jim Meness, Laura Maxwell, Bonnie Martell, Sue Murphy, Mackenzie Houston, Mathieu Kirchmayer

CITY OF OTTAWA: Mike Schmidt, Eric Surprenant, Jared Neto, Councillor Skalski

PURPOSE OF THE MEETING

This meeting focused on providing an update to TCAC, in preparation for an upcoming Public Open House to be hosted on April 28th, 2026. The goal was to align on how to best communicate findings from the Community Design Plan draft reports and studies as part of the coordinated Planning and Municipal Class Environmental Assessment process. Urban Strategies shared a presentation outlining an overview and summary of the draft CDP, draft Secondary Plan, and draft Supporting Studies, for TCAC review and feedback.

SUMMARY OF DISCUSSION

1. Integration with Existing Homes and Businesses

- **Committee members** shared feedback on the presentation materials, encouraging a deliberate focus on existing community features such as Ludger Landry Park, surrounding farms, snowmobile trails, and homes.
- **Committee members** discussed examples of existing residents' concerns, including concerns about potential expropriation, the importance of respecting rural conditions, grading, drainage, being able to continue existing uses, such as farm operations including future agricultural certifications (e.g. impacts of the development on organic farm certifications for existing businesses), and associated construction activities caused by general proximity to new development. It was suggested that existing condition materials from earlier open houses be brought forward more prominently.
- **Committee members** proposed that open house materials provide an opportunity for existing residents to receive area-specific information that may be of interest to them, including the availability of municipal services, grading and drainage impacts, and details about the interfaces between new and existing properties. They identified several opportunities to amend materials to communicate key decision-making points to residents, including when servicing opportunities would be confirmed and when the first buildings would be constructed.

- **Committee members** communicated the desire for future targeted consultation with existing residents, to better understand the impact on homeowners within the Study Area – for example, their interest in future redevelopment. It was noted that existing residents abutting the development are eager to understand opportunities for engagement in the process. The Tewin Team noted that future consultation will occur throughout the planning process, when more information is available regarding adjacent parcels to existing landowners.
- Concerns were raised regarding potential property tax increases and servicing conversion for existing residents. **Committee members** requested communication on when residents would know if and how they could connect to new services.

2. Future Density and Population Figures

- **Committee members** noted that unit count and population figures should be clearly communicated and differentiated as they pertain to the CDP and Secondary Plan boundaries in all forms of public communication (newsletters, open house materials, etc.).
- **Committee members** noted that the current illustrative diagrams showing the Community Core (Hub 1) area do not depict high-rise building forms. The Tewin Team clarified that the intent is for the Community Core (Hub 1) to be a predominantly mid-rise area, but high-rise buildings are permitted per the direction of the principal Official Plan for Hubs in the Suburban Transect. The CDP and Secondary Plan will include guidelines and policies regulating any high-rise buildings that may come forward in the future.

3. Growth Planning and Future Development

- **Committee members** sought clarity on the size and location of the Secondary Plan area compared to the full Tewin Study Area. City processes for identifying and planning new growth areas were discussed.
- **Committee members** requested a project timeline showing development milestones such as first subdivision approval, first available infrastructure, first home built, and first home occupied, particularly to assist existing owners considering property decisions. The Tewin Team noted that this will vary depending on where existing residents are located, given the long-term nature of the project that is expected to be constructed in phases over the next 20 years.
- **Committee members** asked that future opportunities for city review and public involvement be highlighted. City staff provided clarity on the process.
- **Committee members** asked about the status of the lands outside the Secondary Plan area. City staff clarified that these lands remain rural. Any potential future urban expansion would be based on whether there is additional need for development lands to accommodate residential growth. This would be determined through a future planning process, which requires Council approval.

4. Transportation, Connectivity, and Parking

- **Committee Members** sought clarification on the implementation of the Community Spine, encouraging the Tewin Team to provide more detail on the southern boundary of the Secondary Plan area, regional connections (including to the highway and LRT stations), existing road improvements, and traffic studies. City staff and the Tewin Team committed to providing graphics to highlight the results of the City's Transportation Master Plan and the Tewin Mobility Study.
- **Committee members** discussed the application of parking strategies at Tewin, cautioning against a high quantity of parking structures seen in communities such as Reston, VA. The Tewin Team clarified that Tewin's CDP offers guidelines to encourage parking away from the Community Spine, with a broad range of parking options to be made available (shared lots, local street parking, etc.).
- **Committee members** expressed concern about the impacts of future road widenings, and discussion was had on projects currently in the City's TMP.
- **Committee members** noted that the way the southern end of the spine was depicted on the 445 hectares may lead to some confusion with participants who may not understand how the street will end in its interim condition.

5. Parks, Trails, and Recreation

- **Committee members** asked about the location and uses of parks, including the Harvest Walk. The Tewin Team confirmed that the Parks Design Manual will be released ahead of the open house and will provide more detailed information on the anticipated sizes, locations, and facilities to be available throughout Tewin.

6. Servicing, Utilities, and Stormwater

- **Committee members** emphasized the importance of water and wastewater network connectivity to existing residents, identifying a desire for more detail on the extension of water and sanitary connections to existing residents. The Tewin Team highlighted that trunk infrastructure graphics do not represent the locations for existing resident connections to the infrastructure, rather, fine-grain local pipe networks would be detailed at the next phase in the planning process, as part of Draft Plan of Subdivision applications.
- **Committee members** flagged drainage and elevation concerns, including runoff to and from existing farmland, and requested confirmation that detailed lot-level surveys would be undertaken. The City and Tewin teams confirmed that property surveying and detailed geotechnical & drainage studies would be undertaken before buildout as a City-standard requirement of development. At this stage, general stormwater management strategies are being proposed in the Master Servicing Study, which must consider existing drainage patterns.
- **Committee members** asked if some of the existing residents will miss the opportunity to connect to services depending on the location of the infrastructure network. City staff reiterated that servicing decisions are context-specific and not one-size-fits-all. The Tewin

Team confirmed that at the open house, there will be information on when residents would learn more about local servicing, including general timing, as well as information on the City-standard processes for connecting to such infrastructure.

- It was recommended that the Tewin Team clarify whether limited gas extensions may occur and identify when details may become available in the next phase of the planning process, as part of Draft Plan of Subdivision applications.

7. Other Considerations

- **Committee members** identified concerns about the scale of the 100-year timeline referred to in the City's Infrastructure Master Plan, triggering the need for additional provincial services, including schools, healthcare, and hospitals. Further consultation with the province was encouraged.
- City staff discussed how the City's "Five Big Moves" inform Tewin's planning. It was clarified that the Five Big Moves have been considered through the planning process for Tewin and will be addressed formally by City staff when Council considers the Secondary Plan.

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