



TEWIN

What We Heard Summary Report

Virtual Community Open House
January 17, 2022





Introduction

CONTEXT

The Tewin lands are located in southeast Ottawa and are generally bordered by Leitrim Road, Ramsayville Road, Thunder Road, and Anderson Road, and are near the Highway 417 interchange at Anderson Road.

The vision for Tewin is premised on the creation of a sustainable, connected and complete 15-minute community founded on Algonquin values. Tewin will be a model for best practices in contemporary planning, and implement the City of Ottawa's new Official Plan vision and directions. Tewin Will:

- Be a compact, dense and mixed-use 15-minute community, able to support tens of thousands of new residents and thousands more jobs;
- Leverage existing major infrastructure, including an existing Highway 417 interchanges;
- Be the first suburban community in Ottawa to be planned and endorsed within the One Planet Living framework – a globally-recognized sustainability framework – to deliver comprehensive and embedded sustainability and resilience;
- Be a community that protects and integrates alongside valuable natural features and agricultural lands;
- Be a transit-supportive community that supports a broad range of active forms of mobility
- Provide a range of housing options that meets diverse housing needs; and,
- Incorporate community design that embodies Algonquin culture, tradition and placekeeping objectives.



Figure 1: Location of Tewin Lands in Southeast Ottawa - Potential transit connections outlined



Figure 2: Illustration of Tewin vision - Compact, complete, and connected, integrated with natural heritage features, and accessible to a range of future residents and visitors.

OVERVIEW OF THE EVENT

On January 17th, 2022, the Algonquins of Ontario (AOO), the Taggart Group held a virtual community open house for residents of the Carlsbad Springs neighbourhood and broader community. In addition to the Tewin Project Team, the meeting was attended by City of Ottawa staff, Councillor Kitts and Councillor Darouse, Councillor El-Chantiry, and MPP Stephen Blais.

The event was an opportunity to provide an update on the planning process, to allow the community to learn more about the project, and to ask questions and share their thoughts about the project. The Open House was conducted virtually using Zoom, with approximately 135 attendees. It included a presentation and an open discussion, during which participants submitted questions and feedback through Zoom to the project team. The presentation included an overview of:

- The Partners and Consultant Team
- The Site and Development Context
- Community Objectives
- Next Steps in the Process

A copy of the presentation is available on the project website at www.tewin.ca

This document provides a summary of feedback received and questions asked. Additional information about the preliminary Tewin vision and next steps in the process is also available here.



Summary of Discussion

Feedback received and questions asked during the meeting have been grouped by theme and paraphrased to cover the breadth of topics discussed. Questions received by email after the Open House have also been included in this summary. Responses provided by the Tewin Project Team are also summarized below.

QUESTIONS AND ANSWERS

Following an overview presentation, a number of topics were discussed, including questions submitted by participants before and during the meeting.

A representative from the City of Ottawa public engagement team facilitated the discussion. A representative from Urban Strategies Inc., the Tewin Team's planning consultant, responded to the majority of the questions, with support from representatives from the AOO and Taggart Group.

Below is a summary of the key questions, organized under general themes.

LOCAL RESIDENT IMPACTS AND INVOLVEMENT

Impacts on Existing Neighbours

Comments: Questions were asked regarding how existing residents will be affected as a result of the development. Residents commented that they moved to the area because it was in the countryside and rich in nature, and wanted to know if/how that will change.

Response: The Tewin Project Team expects significant changes to occur as the Tewin area transforms from rural to urban. Existing residents will benefit from new infrastructure, parks, roads, pathways, amenities and transit. Land values are also expected to increase in this area. It is not yet known what the impacts might be because a master plan has not yet been developed. Existing uses, properties and residents will be considered

as part of the planning process. More information will become available as the master planning process unfolds.

Desire for Continued Engagement

Comments: Residents requested information about future and ongoing engagement opportunities, and the possible establishment of an environmental committee. Residents of Greely and Carlsbad indicated their desire for ongoing involvement.

Response: A Tewin Advisory Committee will be formed to bring together a cross section of residents, business owners, and community groups to help inform the plan for Tewin. There will also be many opportunities for public engagement throughout the multi-year planning process.

NATURAL HERITAGE AND AGRICULTURAL LANDS


Impacts on Natural Heritage and Wildlife

Comments: A resident asked if forested lands would be developed.

Response: A number of environmental studies will be undertaken as part of the Tewin process. These studies will identify the extent of new development and any impacts. The goal for Tewin is to respect nature and seek opportunities to integrate nature into the community.

Impacts on Agricultural Uses

Comments: A local resident owns an organic orchard in the neighbourhood and wondered what protection will be in place for these uses, or if there might be a role in the planning process for the owners of these properties.



Response: The design team is interested in integrating agricultural uses into the community. There are potential synergies with existing agricultural uses nearby. This is an opportunity that the design team intend to discuss further with the community.

INFRASTRUCTURE AND DEVELOPMENT

Community Infrastructure

Comments: It was asked whether schools would be in place on Day 1, if road widenings would be required, and if the development would result in a greater police presence in the area.

Response: Community infrastructure needs will be identified as part of the planning process and through technical studies (for example, transportation studies, infrastructure and servicing studies, etc). Services and amenities will increase as the population grows. School sites will be identified, however it will be up to the school boards to determine the timing of new schools

Transit

Comments: Residents inquired about the plan for transit, specifically if Highway 417 would need to be widened, and how transit would be funded.

Response: Tewin is envisioned as a complete transit-oriented community. It is anticipated be served by buses which may use the highway 417 corridor. It is too early to speak to the design of new transit infrastructure, but buses could potentially run along the side of the roadway. An Area-Specific Development Charge will be used to pay for transit over the long-term.

Funding

Comments: Residents questioned who will pay for road widenings and other infrastructure.

Response: Tewin will pay for Tewin. New infrastructure that benefits Tewin will be funded through an Area-Specific Development Charge.

Proposed Density

Comments: A resident questioned the proposed density at Tewin.

Response: Tewin will be planned as a compact and transit-oriented community, with densities high enough to support transit and walkability. Density will be highest at neighbourhood nodes, and in close proximity to transit stops and stations. The exact density will be determined through the Secondary Plan and Community Design processes.

Construction Impacts and Timing

Comments: Concerns were raised that the duration of construction would cause disruptions and negative impacts in the area, and there was interest in understanding whether mitigation efforts were planned.

Response: Development will not occur all at once. Phasing options will be studied through the planning process. While there will be some construction-related impacts, these can be managed through the phased development of Tewin. Construction is not expected to start for about 4-5 years. Full buildout of the community could take more than 20 years.



AOO INVOLVEMENT

Benefits to the AOO

Comments: Residents asked for more details about how the AOO would benefit from this development project.

Response: A representative from the AOO highlighted the various benefits that have already been communicated, including the increase in AOO's presence and economic development opportunities for the Algonquin people, commemorating the Algonquin heritage and culture through the design of the community, and providing housing opportunities that meet the needs of the Algonquin community.

Integration of AOO Design/Indigenous Housing

Comments: Residents requested details around the incorporation of AOO design elements and the potential for housing for the Algonquin people.

Response: The team has been exploring various ways to incorporate AOO design elements. Potential opportunities include urban agriculture, food, gathering spaces, new cultural spaces, integration with nature, and Indigenous design. Taggart Group and the consultant team continue to work closely with the AOO to ensure that Algonquin design principles and aspirations are integrated into the community.

It is not yet known if any housing will be dedicated to the Algonquin community. AOO priorities will be defined through the process.

AOO and Taggart Group Profit Sharing

Comments: A question relating to profit-sharing between Taggart and the AOO was asked by one resident.

Response: As with most developments, matters related to the business arrangement are private and will not be shared publicly.

Long-Term AOO Land Ownership

Comments: Residents requested information regarding whether the AOO would own the land long-term, or if it will be sold, and how the AOO would retain control in terms of community design and character over the longer-term.

Response: A representative from the AOO explained that parcels of land would be sold as the property is developed. While the AOO may not be able to retain control of sold buildings or parcels, the community will be planned and designed in a way that reflects and retains Algonquin values and culture. The Official Plan, Community Design Plan, and Zoning By-law, as well as cost sharing agreements, will ensure that any new development is in keeping with the vision for the community.



Next Steps

The January 17, 2022 Community Open House was the first formal public engagement event held to discuss the Tewin project. This engagement session took place very early in the planning process, and shortly after City Council approved its new Official Plan and the inclusion of the Tewin lands into the urban boundary. The new Official Plan is currently under review by the Province of Ontario, and as of April 2022, final approval of the new Official Plan is pending the Minister of Municipal Affairs and Housing.

Once the new Official Plan is formally approved by the Province, the Tewin master planning and environmental assessment process will proceed, including numerous opportunities for further public engagement. Future engagement opportunities are anticipated to include:

- **Community Visioning Online Presentations; Key**
Topics related to Tewin and the development of a vision for the community - **Summer 2022**
- **Targeted Community Visioning Sessions** - Meetings with Leitrim and Carlsbad Communities **Q3-Q4 2022**
- **Environmental Assessment and Community Vision Meeting 1: Problem Definition; Draft Vision, Goals and Outcomes** - Open to the broader public - **Q1 2023***
(*Pending Official Plan Ministerial Approval)



Algonquins of Ontario

TAGGART
GROUP OF COMPANIES