

MEETING #3 OF THE TEWIN COMMUNITY ADVISORY COMMITTEE (TCAC)

Wednesday, October 18, 2023, 7:00-8:30 p.m.
Virtual Hybrid Meeting

ATTENDANCE

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

TEWIN TEAM MEMBERS: Jim Meness, Kathleen Forward, Michelle Taggart, Mike Green, Laura Maxwell, Susan Murphy, Craig Lametti, Grant Mason

CITY OF OTTAWA: Mike Schmidt

PURPOSE OF MEETING

The purpose of this meeting was to introduce Caivan as partners on the project and review and record feedback on the presentation for the upcoming Environmental Assessment Meeting #1 occurring on October 26.

SUMMARY OF DISCUSSION

1. Caivan Introduction

- Susan Murphy introduced herself and provided an overview of Caivan’s involvement in the project. Caivan is an experienced homebuilder in Ottawa and purchased Anderson Links Golf Course with the intent of redeveloping it.
- Committee members discussed the ownership of the golf course. An ownership map was requested to clarify Caivan’s involvement. A map was added to Caivan’s introduction slide in response.
- A question was raised about the size of Caivan’s parcel in the 445 developable hectares. (A brief measurement shows that the northern portion of the golf course is approximately 77 hectares.)
- A committee member inquired how Caivan, a residential developer, would be participating in the Community Design Plan (CDP) given the commitments to mixed-use development at Tegin.
 - Susan Murphy explained that Caivan is involved in the CDP and non-residential uses will be built on their lands as identified by the CDP.
 - The planning team reviewed how the development partners will explore additional developers to develop building types that are not in their typical portfolio, as necessary.
- Caivan described its state-of-the-art homebuilding facility, which could support more-sustainable housing production.
- Committee members expressed interest in a tour of Caivan’s homebuilding facility.

2. Project Update

- Existing Conditions Reports were submitted to the City for their review.
- The Tegin Project Team met with local environmental groups on September 21 to discuss the project commitments, objectives, and goals.
- The Tegin Project Team met with local residents and business owners on September 25 to present the project, provide an update and estimated timeline, record feedback, and respond to questions and comments.
- The City launched a Tegin project webpage. The link (<https://engage.ottawa.ca/tegin>) will be included in Councillor newsletters and be posted on the Tegin website.

3. EA Meeting #1 Format

- The planning team reviewed the draft presentation, pausing for discussion and making edits in real-time.

- The presentation plan was also reviewed, including how it would be provided through a digital webinar format, with attendees able to provide written comments and questions. A survey would follow for attendees to provide further comments and feedback. Following the presentation, slides would be made available online, and a summary of the What We Heard report would be uploaded to the Tewin website.
 - City’s protocol does not permit the recording of the EA public meeting #1 due to privacy concerns of participants.

4. EA Meeting #1 Content

- There was a discussion with many suggestions about how the previous tree clearing could be addressed at the meeting. It was explained that it would be mentioned in opening remarks.
- It was explained that the City would be responsible for ensuring that the meeting remained on topic.
- A member suggested that a full ownership map be included, as the discussions have been focused on the major landowners to date. Later in the presentation there is a map that shows all the current residents in the study area, etc.
- A question was raised about the role of each meeting in the EA timeline. The planners explained that they represent key milestones in the project process.
- Additional detail was requested for the project timeline: extending beyond the start of construction to the date of first residents moving in. As requested, a timeline with a longer horizon was developed and added to the presentation in response, based on current planning knowledge.
- Committee members noted the importance of balancing and respecting existing residents’ interests — adjustments were made to the presentation in real time to respond to issues raised. These included clarifying language/terminology.
- Questions were raised about the soil conditions and grade raising — the planners noted that additional details will be added to the geotechnical slide, as available.
- A committee member requested information be provided regarding the size and location of future reservoirs and pipes. The planners explained that this information is not available at this stage and will be presented at a future EA meeting.
- Regarding community structure, a preference for easily accessible services and amenities was noted, and this potential benefit should be highlighted in the presentation.
- There were questions about whether residents in the study area could benefit from the municipal services being brought to Tewin. For example, would the trickle feed system be decommissioned? It was noted that it was important to understand if residents would need to pay to connect to municipal services, if they would be forced to connect, if the services would be sized large enough to accommodate them and other future growth, etc. City of Ottawa officials indicated that residents would not be forced to do anything on their private properties. The City would have experts at EA public meeting #1 to address these types of questions.
- A committee member requested a map showing the location of the Natural Land Trust. The planners noted that this level of detail was unavailable as the location will be determined following more detailed land analysis. The team hoped to share more information on this at future meetings.
- A committee member suggested that the presentation identify the Conservation Authorities’ involvement in the project components. The planners made a note to highlight this verbally during the presentation.
- In relation to technical details, the planners noted that the upcoming meeting is intended as a kickoff for the project and technical details are not yet available. The Existing Conditions reports will provide details once reviewed and accepted by the City.