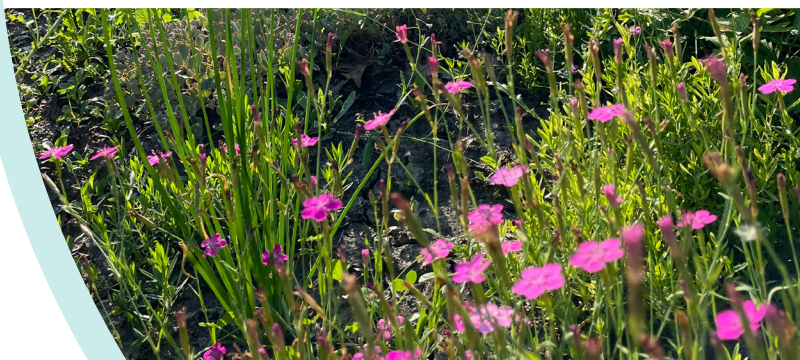


# TEWIN

## What We Heard: EA Meeting #2

» June 19, 2024



# Introduction

As part of Phase 2 of the coordinated Planning and Environmental Assessment process for Tewin, the City of Ottawa and the Tewin Project Team hosted a series of engagement events leading up to and including the Environmental Assessment (EA) Meeting #2 on June 19, 2024.

EA Meeting #2 was an opportunity for local community members and the broader public to share feedback on Alternative Community Design Strategies (“Design Strategies”) and Alternative Infrastructure Solutions (“Infrastructure Solutions”) with a focus on topics such as development and land use, parks and community facilities, and servicing and transportation infrastructure.

## Purpose of This Document

The purpose of this document is to report back to landowners, residents, businesses, community groups, and other interest holders on the opinions, issues, and ideas raised based on community design and servicing options presented during the Local Community Engagement Webinar on June 12 and EA Meeting #2 on June 19. The comments received will inform subsequent directions for the Draft Preferred Land Use Plan, which will be developed in Phase 3 of the coordinated Planning and EA process. The comments, questions and concerns raised during the Local Community Engagement Webinar and EA Meeting #2 will be used alongside feedback received throughout the process to inform the continued refinement of the Tewin land use plan and the Community Design Plan and its associated supporting studies.

## The Tewin Community

Tewin is a unique community-building project that will transform part of southeast Ottawa into a sustainable, connected, and complete community founded on Algonquin values, teachings, and principles. It is being developed through a partnership between the Algonquins of Ontario, Taggart Group, and Caivan.

Tewin will be a One Planet Living-endorsed community inspired by the land it is located on, for all to thrive. The key objectives for Tewin are to create a community that is:

- Anchored in Algonquin wisdom, principles and placekeeping;

- A benchmark for community design, demonstrating achievement of the 5 Big Moves identified in the Ottawa Official Plan;
- Mobility-oriented and supportive, promoting transit accessibility and a broad range of active forms of movement, where personal vehicles are optional rather than required;
- Characterized by a meaningful mix of housing, community amenities, jobs, and services in order to achieve a complete, future-ready community;
- Designed to protect and integrate valuable natural areas and agricultural lands and uses; and
- Affordable, inclusive, healthy, welcoming, and accessible.

## The Coordinated Planning and EA Process

Tewin is being advanced through a coordinated Planning and Municipal Class Environmental Assessment (EA) process. This brings together various technical and community planning considerations to support a coordinated community engagement process and streamlined decision-making.

The Tewin lands were added to the urban area by City Council in 2022 through the approval of the City of Ottawa Official Plan (OP). The OP requires that all urban expansion areas go through a Secondary Planning process

EA Meeting #2 represented a critical milestone in Phase 2 of the Tewin three-phase planning process. Building on feedback received during Phase 1, Phase 2 is focused on creating and evaluating Alternative Community Design Strategies and Alternative Infrastructure Solutions with various alternatives presented for comment.

Phase 3 will refine the Alternative Community Design Strategies and conclude with a Draft Preferred Land Use Plan presented for public comment and eventual adoption through a Secondary Plan and Community Design Plan.

### **What is a Community Design Plan?**

A Community Design Plan (CDP) is a Council- approved non-statutory policy document to guide change and development within a community. It addresses community structure, land uses, building heights, parks and open spaces, natural heritage, street design, sustainability initiatives, and infrastructure. CDPs are typically the basis of a statutory Secondary Plan, which forms part of the City's Official Plan.

### **What is a Secondary Plan?**

A Secondary Plan is a Council-approved statutory planning document which establishes policies to guide growth and development in specific areas of a city where major physical changes are expected and desired. As a statutory policy document approved under the Planning Act, a Secondary Plan is formally part of the City's Official Plan.

# Overview of Local Community Engagement Webinar

On June 12, 2024, the Tewin Project Team, supported by City of Ottawa staff, hosted a webinar for residents and businesses within the Tewin Study Area. A notice was circulated to all properties within the Study Area two weeks prior to the event. Approximately 45 people attended. The format of the webinar involved a presentation followed by a moderated Q&A session.

The presentation provided an update on project status, and an overview and preliminary evaluation of the Alternative Community Design Strategies and Alternative Infrastructure Solutions that were informed by Phase 1 engagement and developed as part of Phase 2 of the Tewin three-phase planning process.

Questions were submitted in writing through the Zoom system. The Tewin Project Team reviewed, consolidated, and directed questions to the appropriate respondent. All questions were documented during the meeting and responses were provided to as many topics as possible within the time limit. Questions, comments, and responses from this meeting are consolidated with the feedback from EA Meeting #2 in this Report, due to the often very similar nature of the questions raised and responses provided.

# Overview of EA Meeting #2

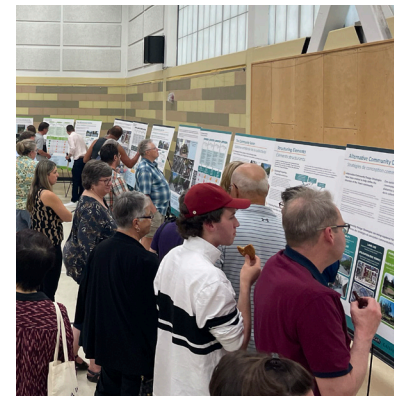
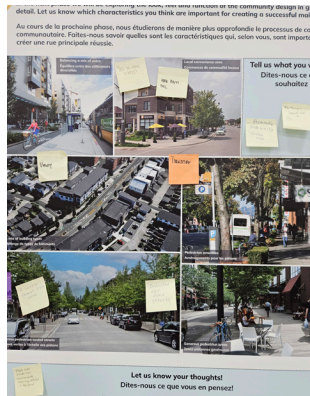
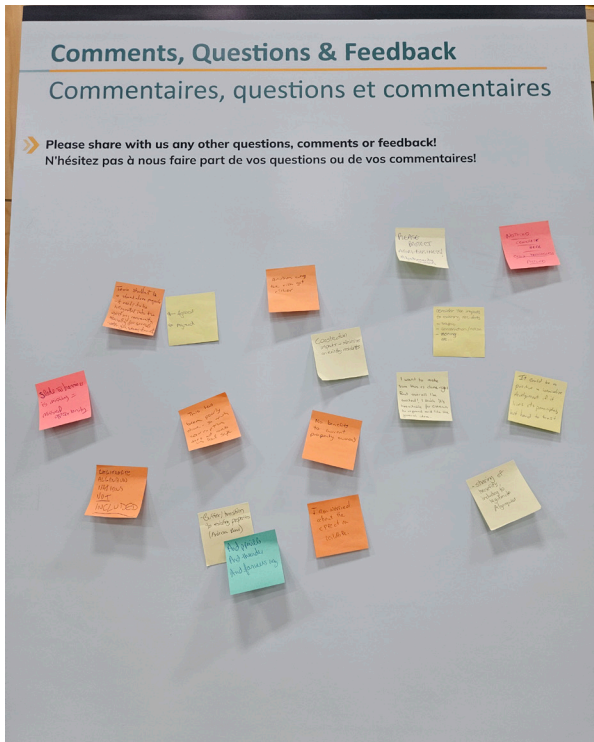
On June 19, 2024, the Tewin Project Team, coordinated with the City of Ottawa, hosted an Open House at the Carlsbad Springs Community Centre. Approximately 95 people attended. The format of the Open House included a series of information panels [now available at [tewin.ca](http://tewin.ca) and [engage.ottawa.ca/tewin](http://engage.ottawa.ca/tewin)] with Team members and City staff responding to questions and recording feedback.

The panels provided additional information beyond what was presented at the June 12 webinar. Sticky notes were available throughout the room, with attendees encouraged to record their own thoughts directly on the panels. Comment forms were also available for completion on-site or to be submitted after the event. Feedback and commentary from this meeting is summarized in this Report.



# Summary of Questions and Comments

The following is a summary of the comments and feedback received from both engagement events in June 2024 as described above. The comments are organized by theme and have been paraphrased for clarity. Responses are provided wherever possible. However, certain questions cannot be responded to at this time as these details will only be explored and confirmed through future project phases.



## Algonquin Values and Engagement

### Questions

- How will Algonquin values, including the Seven Grandfather Teachings, inform the design of the community?
- Have you engaged with First Nations people outside of the Algonquins of Ontario?

### Response from Tewin Project Team

The Tewin project is guided by a series of Algonquin Design Principles, which were first identified through the 2022 AOO Tewin Site Visit and Talking Circle. These include:

- Conservation and Access to Nature
- Green Space Connectivity
- Water

- Trees, Plants, and Species
- Sustainable and Integrated Development
- Reconciliation, Healing, and Inclusiveness

Weaving water and integrating nature into the community has been shared consistently by Algonquin partners as a key way to integrate their values.

Ongoing engagement with AOO project team members continues to inform the planning and design process. Engagement with Algonquin partners will continue to be a critical part of Tewin.

City Council has directed City staff to engage with other Indigenous groups and organizations as part of the Tewin planning process. City staff continue to notify these groups and organizations at key milestones in the Tewin project, and offer to set up individual meetings with the Tewin Project Team to discuss and learn about the project and provide feedback.

## Impacts on Existing Residents and Buffers Around Existing Properties

### Questions

- How will you ensure compatibility of uses between existing properties/businesses (including agricultural uses) and new development?
- Can properties and businesses currently abutting farmland be surrounded by a green buffer, with land given for free or sold to the affected adjacent properties?
- Will water, sanitary sewers, and natural gas be provided to the existing community?
- Will the existing trickle feed system be maintained? Will there be two systems [new municipal services and trickle feed system]? Will we be forced to connect to new system? If so, who pays for this connection?
- Will existing rural zoning be maintained?

### Comments

- Prioritize trees and trail connections in the transition between existing residents and new development.

### Response from Tewin Project Team

The Tewin Project Team is exploring opportunities to support compatible land use and development relationships with existing homes and businesses, including open spaces where appropriate, integration alongside new streets and housing, and transition in grades onto development lands.

The plan will also create the potential for future development where there is landowner interest.

More information will be available as Phase 3 of the CDP/land use planning process advances, and details are expected to follow in subsequent development applications under the Planning Act.

Urban municipal services and infrastructure will be brought to the Study Area. Potential opportunities for existing residents to connect to upgraded water and wastewater systems will be identified as more information becomes available on the design and construction of these municipal services. The

process for connecting to municipal services will vary depending on the location of each property and where the planned services are ultimately located. In some cases, an extension of the planned system may be available at the cost to the benefiting property owner through the City's Local Improvement process. Properties that ultimately front onto the Tewin local municipal services are expected to have the opportunity to connect to this infrastructure, subject to connection charges.

A Community Energy Plan will be developed to support the CDP/Secondary Plan, which will contain additional information on energy supply. This energy plan will be rooted in the City of Ottawa's latest policies and Tewin's commitment to be a One Planet Living community. The energy plan will detail how Tewin will be designed to be a zero-carbon community over the long term. The Tewin Project Team is not planning for natural gas at Tewin as being the primary source of domestic heating over the long-term buildout of the Tewin community.

The idea of connected green systems is integral to the vision for the community and the intent is to connect to complementary existing publicly owned trail features as much as possible.

The zoning of the properties will ultimately change from a rural zone to an urban zone; however, this usually happens at a later stage when individual properties are developed. In some cases, new urban expansion lands have been rezoned to an interim zone called 'Development Reserve Zone'. This zone recognizes lands intended for future urban development and limits the range of permitted uses to those which will not preclude future development options. This zone continues to allow for a range of rural uses in the interim, including agricultural uses, until the site is developed for urban uses. The City of Ottawa is currently working on a new Zoning By-law project, and how properties will be zoned in the interim in urban expansion areas will be further reviewed through this project ([engage.ottawa.ca/zoning](https://engage.ottawa.ca/zoning)).

## Transit and Mobility

### Questions

- What is the feasibility and viability of transit in this area, especially considering the issues with transit in Downtown?
- How will transit work in the early phases of the project?
- Have you considered regional traffic impacts, including from Metcalfe?
- Can we get a paved cycle path from Anderson Road and Piperville Road that connects to established bike paths?
- Can we get dedicated car-free streets?
- Will there be any residential areas or buildings that aren't accessible by car?
- How will the spine connect to the existing roadway at the northwest and southeast ends of the network?
- Are there plans to widen and/or modify existing roads?
- Are there plans for regional bike travel?

### Comments

- Transit connections through to Blackburn Hamlet and Orleans are important.
- There is a need for goods movement to occur in a corridor other than Mitch Owens Road.
- We would like to see a place where you do not need to drive everywhere – there is an opportunity to make Tewin a green and beautiful community, unlike other car-dependent suburbs in Ottawa.
- Ensure roads are wide enough to accommodate farming equipment and vehicles.
- Tewin pathway system should be connected to existing or future pathways beyond the Study Area.

### Response from Tewin Project Team

Tewin Project Team members are evaluating the transit and land use plan in tandem to ensure the main transit route is efficient, accessible, and supported by residential and commercial density. The goal is to create a community where active and public transportation will not only be competitive but often a preferred way to travel for both internal trips within the community and external trips.

Tewin Project Team members are evaluating the transit service that will be available for the first phase of development. The details of day-one transit service will be confirmed through future stages of planning.

The City's Transportation Master Plan (TMP) ([engage.ottawa.ca/transportation-master-plan](https://engage.ottawa.ca/transportation-master-plan)) is evaluating the broader transportation infrastructure requirements across the City to accommodate growth to 2046. Tewin's transportation requirements will be integrated into the TMP, and internal local road design improvements will be established through successive studies as the Tewin plan evolves. Beyond the TMP, there will be a Tewin Community Transportation Plan that supports the CDP/Secondary Plan, which will consider regional and internal transportation needs and impacts for Tewin.

The Tewin Project Team is exploring the design of a bicycle network that provides direct and efficient routes for daily commuting and longer routes through the open-space system for long-distance, recreation, and leisure trips. Opportunities to connect trails within the Tewin community, the Greenbelt, the proposed Natural Land Trust to be created beside Tewin, and with existing and planned trails/infrastructure in the surrounding areas are being explored. Opportunities for regional bike travel along routes outside Tewin can be considered through the City's transportation planning process.

The CDP/Secondary Plan will consider the future evolution of the existing roads, in coordination with the City's TMP, including active transportation connection considerations.

## Response from Tewin Project Team (continued)

Tewin is intended to be a walkable community, and the plan for the community centre and community hubs will prioritize pedestrian, bicycle, and transit access. That said, the emerging plan for Tewin assumes all properties will have some level of infrastructure to support car access, but there will be opportunities for roadway designs in certain locations that limit the presence or speed of vehicles and contribute to a pedestrian-oriented environment.

Goods movement within Tewin will utilize appropriate existing and future corridors within the Study Area. Any improvements to corridors outside the Tewin Study Area to provide an alternative to Mitch Owens Road are within the City's planning purview. Nevertheless, the transportation impact study for Tewin will recommend to the City new routes and/or upgrades to existing routes required to support the traffic demand generated by Tewin.

It is recognized that there is active agriculture in the area around Tewin, and plans for the transportation network will consider the needs of larger farming vehicles where appropriate.

The design of the mobility spine connections to the existing roadway have not been confirmed and are being reviewed internally. A series of options and their evaluation will be presented for public comment and feedback at an upcoming public meeting.

The City and Tewin Project Team continue to develop and evaluate road network options. Widening existing roads may be required in certain locations to accommodate traffic and public transit, however, no decision has been made at this time. The Project Team and City are mindful that widening existing roads would be disruptive to the existing community and will be considered only where there is a demonstrated need.

## Community Design

### Questions

- Will there be opportunities for agriculture and community gardens?
- How much of the area will be dedicated to commercial development, and how will building height be distributed?
- How will snow and other weather-related factors be considered in the community design?

### Comments

- We would like to see a design that promotes a variety of local cafes and other small businesses.
- Opinions differ on preferred strategies for development, land use, and a community spine. Generally, land use strategies with multiple, smaller centres and a variety of land uses are viewed favourably.
- Some participants expressed a preference for designs that provide a main street feel with minimized impact on existing residents and agricultural land.

### Response from Tewin Project Team

The community design will prioritize opportunities to create a green and connected community with opportunities for complementary uses such as community gardens.

The commercial and retail strategy is being studied and refined. Findings from that study, including the amount of commercial space and types of uses considered supportable at Tewin, will be incorporated into the preferred community design strategy. Specifics about the proportion of commercial uses and parameters for building height are not yet available. The design of the community spine continues to be refined and the form of the community centre(s) will reflect a combination of interrelated factors.

Snow storage/removal and stormwater flow management/storage will be incorporated as per City standards for urban areas and details will be established through future plan of subdivision and site plan applications. We are exploring how the community and amenities can be used in all four seasons, including winter.



## Parks and Trails

### Questions

- Will existing trails that are currently used by residents for snowshoeing and other activities be kept in the final design?
- Can new trails be linked to the existing National Capital Commission Greenbelt on Leitrim Road?

### Comments

- Please keep the existing trails on Anderson, which we use daily.
- Design naturalized parks that are less manicured.

### Response from Tewin Project Team

Preserving nature and connecting with the natural environment are core values in the planning for Tewin. A network of trails will be determined as part of the upcoming stages of the design process. It is expected that the trails will generally correspond with the future open-space system that will weave through the community. Connections to trails within the adjacent Greenbelt and proposed Natural Land Trust are also envisioned.

All land owned by the Tewin Partners (the AOO, Taggart, and Caivan) within the Study Area is being evaluated for its potential contribution to the preferred community design strategy. Through discussions with residents, we recognize a strong desire for connected trail networks to serve existing residents. Mutually beneficial land use arrangements will be explored.

Parks and open spaces will feature a range of recreation spaces and naturalized areas to serve the residents of the new community.

## Trees, Wildlife, and the Natural Environment

### Questions

- Are the impacts on wildlife and wildlife corridors being included in the evaluation of community design options?
- Have you ensured there are designated spaces for birds and mammals?
- How are you re-establishing native trees and habitats for local wildlife?
- Are there any provincially significant wetlands within or connected to Tewin that may be affected by the development?

### Comments

- We would like to see a forest area like Larose included in the design for the community.
- Make sure parks and trails are integrated into a connected network with existing greenspaces and parks.
- There is an apparent misalignment between the environmental commitments at Tewin with the removal of trees outside the Tewin Study Area.

### Response from Tewin Project Team

Wildlife habitat impacts will be assessed through the coordinated Planning and Environmental Assessment process. An Environmental Management Plan is being prepared in support of the Tewin land use plan and Environmental Impact Studies will be completed prior to any construction. Mature woodlots have been identified and will be retained. High-quality areas of wetland, forest, and aquatic habitat will be established within an integrated natural corridor network across the Tewin lands. Wildlife habitat within Tewin will be connected to broader external natural areas in the Greenbelt and rural landscape.

Many of the trees and plants within and around the Tewin Study Area today are not native or significant species as recognized by the AOO. The planting strategy for Tewin will actively promote succession, incorporating resilient, native, and significant species such as birch, cedar, white

## Response from Tewin Project Team (continued)

pine, sugar maple, and northern red oak, among others. The What We Heard Summary Report from the AOO Site Visit in 2022 presents ideas for Tewin from AOO elders, knowledge keepers, and community representatives related to conservation and access to nature, green space connectivity, and trees, plants, and species. These ideas will be reflected in the design and development of the community.

The Tewin-initiated Natural Land Trust proposed adjacent to the Tewin Study Area will protect hundreds of hectares of ecologically significant land and will incorporate trails and low-impact recreation opportunities, perhaps with similar activities as the referenced example of Larose Forest to the east of Ottawa.

There are no provincially significant wetlands (PSWs) within the Tewin Study Area. However, the newly designated [South Bear Brook PSW](#) are directly east of the Tewin Study Area. Stormwater infrastructure in Tewin will maintain the hydrology of the provincially significant wetlands directly downstream of the Tewin development.

The property where trees were previously removed was farmed for almost the entire 20th century. The property was severely damaged in May 2022's derecho storm, and Taggart's clean-up of the site was necessary as part of the process to prepare it for a return to active farm uses. The property is located outside of the City's urban boundary and the Tewin Study Area, and the City of Ottawa confirmed in a staff memorandum issued to Council on October 10, 2023, that a permit was not required for this work.

The Tewin Team has learned throughout this process that there is great interest in all lands in the southeast area, even those outside of the urban boundary. Transparency and integrity are underpinnings of the Tewin project, and the Team is ensuring that community members are aware of all work and planned activities as the project moves forward. A Tewin Community Advisory Committee (TCAC) has been formed, and meetings are being held to discuss plans and hear feedback from community representatives. [TCAC details and meeting minutes](#) can be found online.

## Housing Affordability

### Questions

- What is the ability for the market to absorb housing at Tewin now that interest rates are much higher?
- Will housing be affordable?

### Comments

- Include 20% rent-geared-to-income housing in the community design plan.

### Response from Tewin Project Team

There is a well-documented shortage of homes in Ontario, including Ottawa. While the housing market fluctuates in response to broad economic conditions, the housing deficit remains, and Tewin will be part of the solution. The goal is for Tewin to be an inclusive community for all people. A variety of housing options will be included – singles, semis, townhomes, and apartments – to appeal to a range of residents and incomes. The Tewin Project Team will work with all levels of government and other providers to identify opportunities for implementing affordable housing.

## Community Services and Infrastructure

### Questions

- What will be the availability of community services (police, fire, community centres, schools) within Tewin?
- How will you ensure that the design of infrastructure and community services supports families as well as seniors aging in place?

### Comment

- Swimming pool facilities are needed at Tewin.

### Response from Tewin Project Team

The full range of complementary community services will be provided, with the location and form of these to be determined through the ongoing planning and design process in collaboration with the City. Recreational facilities will be planned and developed by the City's Recreation and Parks Division in collaboration with the Tewin Project Team and local community.

## Drainage and Flooding

### Questions

- How will Tewin respond to and mitigate seasonal flooding within the area?
- How will stormwater be managed?
- Have you considered making stormwater ponds accessible for recreation?
- How does the timing of Bear Brook Watershed and South Bear Brook Subwatershed studies fit with the timing of the Tewin project?

### Comments

- Consider how you can address the current lack of surface drainage along Thunder Road.
- Ensure there is less concrete and asphalt in the design and more permeable surfaces, including gravel, trees, and green roofs.
- Overall concern with stormwater management in this area and additional water being directed onto existing properties, given the clay soil conditions.

### Response from Tewin Project Team

Surface and subsurface conditions within and adjacent to Tewin are being studied including existing drainage patterns. Urban stormwater management techniques will be proposed for the community and will be detailed in future phases of the coordinated Planning and Environmental Assessment process.

Stormwater management techniques, like the creation of stormwater management ponds, are expected to manage stormwater runoff to City and other agency standards and would release treated controlled stormwater to the existing watercourses and drains in the area. Solutions will be developed collaboratively with the entire Tewin Project Team, and opportunities to weave water into the fabric of the community will be explored, including the opportunity to introduce recreational pathways near stormwater management ponds. Opportunities to implement more permeable surfaces and increase tree canopy will also continue to be explored through future studies.

The South Bear Brook Subwatershed Study being led by City of Ottawa and the Bear Brook Watershed Study being led by South Nation Conservation are progressing concurrently with the Tewin Environmental Management Plan. The data being collected by the three projects are being shared between the three studies as they progress. The recommendations within the final Tewin Environmental Management Plan will be confirmed to complement the relevant results established by the watershed studies.

## Construction Impacts and Soil Considerations

### Questions

- Can the clay soils support a community of this scale? What has changed to allow for construction to happen now, given that previous development proposals in the area haven't moved forward?
- When will construction begin?
- How will noise, traffic, and dust from construction be mitigated for existing residents?

### Comments

- Clarify the timing of construction near existing homes.
- Tewin sits in the middle of the area in Ottawa most at risk of earthquake damage due to marine clay soils.

### Response from Tewin Project Team

Leda clay soils have historically provided adequate subsoil support for development across the City of Ottawa, including many parts of Centretown, Sandy Hill, Barrhaven, Kanata, Orleans, and Riverside South. Development throughout Tewin can be accomplished using conventional construction techniques. Consulting engineers practicing in Ottawa are highly experienced with Leda clay and in giving appropriate design recommendations for these kinds of communities and a variety of building types. Specifically, Paterson Group, the geotechnical engineers supporting the Tewin CDP/Secondary Plan study, has undertaken detailed site-specific investigations and has provided recommended design parameters such as grade raise restrictions, seismic class identification for earthquake resistance design of structures, etc. Paterson Group has assessed the subsoils as suitable to support the Tewin development, including consideration for earthquakes, as based on their subsurface findings. These recommended design parameters will be applied in the design of future roads and municipal services and in the design of future buildings per the Ontario Building Code and are subject to the City of Ottawa's development review and approvals process for adherence to their local design guidelines for structures over Leda clay deposits.

Impacts from construction will be mitigated as per City standards for construction.

Tewin will be developed in phases. The Tewin Project Team anticipates that construction will begin in the northwest of the site where municipal services are anticipated to connect into the community. At this time, it is anticipated that construction on major infrastructure services could start as early as 2027 with homes to follow. Further details will be provided as they become available.

## Community Energy and Sustainability

### Questions

- How will the community be powered, and will it be sustainable and zero carbon?
- Will you ensure that all buses in the community are electric?

### Comment

- Include a full life-cycle analysis of all proposed development in the evaluation criteria for Tewin to set the area apart in sustainable design.

### Response from Tewin Project Team

Tewin is being designed as a One Planet Living community, which considers carbon emissions from several different perspectives, including operational carbon from buildings, embodied carbon from materials, transportation emissions, and even consumption-based emissions.

The Tewin Project Team has initiated early conversations with Hydro Ottawa and has communicated the target for 'Zero Carbon' as a One Planet Living community. A Community Energy Plan will be developed through the community design process. With respect to electric buses, OTranspo has existing service standards for serving areas within the urban boundary. OTranspo has a City Council-endorsed commitment to transitioning to a zero-emission bus fleet.

Urban Equation is undertaking an eco-footprinting study for Tewin, which will identify ways in which future residents can reduce their environmental impact through more sustainable lifestyle choices such as active transportation and sustainable waste management.

The preferred community design strategy will incorporate recommendations from the One Planet Action Plan to begin a journey towards One Planet Living.

## Next Steps

All comments, questions, and feedback received at the Local Community Engagement Webinar and EA Meeting #2 have been reviewed by the City and the Tewin Project Team. The feedback will be considered, as appropriate, to inform the selection and refinement of the Draft Preferred Land Use Plan to be shared in Phase 3, with the eventual adoption of a Secondary Plan and Community Design Plan at Council.

The comments and ideas generated through the Webinar, Open House, and ongoing conversations will help to inform the overall development of the Tewin Community Design Plan.

At the next public meeting, the Tewin Project Team will present the refined Alternative Community Design Strategies that form the basis of the draft Tewin land use plan.

The Tewin Project Team would like to thank all residents, businesses, community groups, interest holders, and the broader public who have taken the time to provide their input regarding the Tewin project so far. We look forward to continuing to engage with local residents, businesses, community groups, interest holders, and the broader public as we progress through the next stages of the Tewin project.