



TEWIN

A Generational Opportunity to Create
One of Canada's Most Respectful
and Sustainable New Communities



Algonquins of Ontario

TAGGART
GROUP OF COMPANIES

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A Message from the Algonquins of Ontario

Tewin is an exciting city-building project that will transform land in southeast Ottawa into a sustainable, connected and complete community founded on Algonquin values. The Algonquins of Ontario, along with our financial partner, are proud owners of this land. We are calling the land Tewin (pronounced “Tay-Win”), which means “home.”

The Algonquins of Ontario acquired the Tewin lands as a unique opportunity to weave the Algonquin people into the socioeconomic fabric of the nation’s capital in an environmentally respectful way. The Algonquin people have been precluded from this opportunity for too long. As holders of Aboriginal rights and title, the Algonquins are the original stewards of the land and its resources. It is time for the Algonquins of Ontario to seize the rich opportunities for community building, sustainability and prosperity that the land provides. It is time for a community led by the Algonquins of Ontario to be integrated into our nation’s capital.

Algonquin principles and teachings will guide all aspects of the planning, consultation, design and development process for Tewin. The Algonquins of Ontario have chosen the Taggart Group as partners to help realize the Tewin vision, a partner that is committed to Algonquin values and delivering meaningful sustainable development.

One Planet Living will be used as a framework to bring the Algonquins of Ontario, the City of Ottawa and the broader community together through a shared vision of sustainability. One Planet Living is a vision of a world where all people live happy and healthy lives within the ecological limits of our one planet. Comprised of ten holistic principles that address all aspects of environmental, social and economic sustainability, the One Planet Living framework is well-aligned with Algonquin values, teachings and aspirations. Tewin will make Ottawa the only city in North America with two One Planet Living-endorsed communities, elevating Ottawa’s stature as a global leader in sustainable design.

Indeed, Tewin will be a community that demonstrates best practices in sustainable design as well as smart growth. We are incredibly excited to see City Council’s commitment to the 5 Big Moves—forward-thinking policy directions for Ottawa’s future growth. The Tewin vision has been crafted to bring the City’s 5 Big Moves to life. By supporting Tewin, the City of Ottawa can demonstrate a genuine commitment to reconciliation in a way that is aligned with and enhances the 5 Big Moves.

Tewin will be a leading sustainable community, like no other. Tewin will be:

1. A community led by the Algonquins of Ontario, which:

- Embodies Algonquin culture and traditions;
- Has a deep respect for the land; and
- Fosters equity, inclusion and the socioeconomic flourishing of the Algonquins of Ontario and all peoples.

2. A One Planet Living community, designed to:

- Enhance the natural ecosystem and protect the local water system, agricultural lands and the Greenbelt;
- Deliver low carbon-living; and
- Reconnect people with their food and the local agricultural community.

3. A community that brings the City’s 5 Big Moves to life through:

- Dense, compact and mixed-use 15-minute community design;
- Connections to transit from day one, with no added cost to the taxpayer;
- Delivering servicing infrastructure in an easy and cost-effective way; and
- The provision of a range of housing options that meets diverse housing needs.

We are excited to build the story of Tewin—a story of Algonquin culture and history, unity and collaboration, innovation and excellence, and right relations with nature. We hope you will join us in creating this story and seize the once-in-a-generation opportunity to build a model sustainable and inclusive community at Tewin.

Now is the time.

Clifford Bastien Jr. Mattawa/North Bay	Bob Craftchick Whitney and Area	Wendy Jocko Pikwakanagan	Connie Mielke Greater Golden Lake
Steven Benoit Pikwakanagan	Doreen Davis Shabot Obaadjiwan (Sharbot Lake)	Dan Kohoko Pikwakanagan	Barbara Sarazin Pikwakanagan
Lynn Clouthier Ottawa	Stephen Hunter Kijicho Manito Madaouskarini (Bancroft)	Randy Malcolm Snimikobi (Ardoch)	Merv Sarazin Pikwakanagan
Angelina Commanda Pikwakanagan	Davie Joannis Antoine	Jim Meness Pikwakanagan	Richard Zohr Bonnechere

A Message from the Planning Team

The opportunity at Tewin is unprecedented in the Canadian and international context, presenting the City of Ottawa with a chance to create one of the world’s most innovative, respectful and sustainable new communities. Tewin is a once in a generation opportunity to build a community from the ground up that delivers upon the objectives and intentions of the 2020 Provincial Policy Statement and Ottawa’s new Official Plan.

In order to accommodate its growth to 2046, Ottawa Council has approved a growth forecast requiring an urban expansion of approximately 1,350-1,650 gross hectares. In planning for that growth, Ottawa intends for its new Official Plan to ensure that all growth, including greenfield development:

- Be located around public transportation;
- Optimize the use of existing transportation;
- Be in the form of dense, walkable, 15-minute neighbourhoods to reduce car dependency and promote social, environmental, economic and physical health; and,
- Avoid designated Agricultural Resource Areas

Through Policy 2.2.1.4, the current Official Plan indicates that additional urban land added through a comprehensive review will be sufficiently large to create a complete new community and/or comprise an addition to an existing community to allow for its completion.

Expanding the urban boundary to include Tewin, and developing the new community in a sustainable, holistic and dense form, will conform to the current Official Plan and the City’s intentions for its new Official Plan.

The vision communicated in this brochure provides an overview of how Tewin will proactively advance the approved policy directions of the 5 Big Moves. Ottawa Council has also established:

“That all candidate parcels lands shall be reviewed primarily against the policy directions contained in the Council approved OP policy directions known as the ‘Five Big Moves’ and the numeric criteria. That evaluation will demonstrate how the future development of the lands would advance the policy directions contained therein.”

The lands at Tewin are the ideal urban expansion area candidate, meeting the expectations established both by the holistic, qualitative and forward-thinking 5 Big Moves and the more numeric scoring criteria that the City has historically used.

The City’s approach to future growth, including urban expansion, is consistent with the 2020 Provincial Policy Statement (PPS) as it supports:

- Wise use of land and resources to promote efficient development patterns and minimize unnecessary public expenditures;
- Accommodating new development in a compact and integrated form in locations that offer active and public transportation-based lifestyles, and that have a mix of uses and densities that allow for the efficient use of infrastructure and public service facilities;
- Representing a settlement area expansion that accommodates growth and satisfies market demand not available through intensification or redevelopment; and,
- Avoiding prime agricultural lands.

Growth at Tewin will be consistent with the provisions of the PPS, enabling Ottawa to actively pursue intensification while simultaneously satisfying projected demand for a broader range of housing types to 2046.

Importantly, the Tewin vision demonstrates that suburban growth does not need to be ‘sprawl’. Instead, the intent is to demonstrate “smart growth” that has sufficient critical mass to become a vibrant, integrated and resilient 15-minute community.

Led by the Algonquins of Ontario, in partnership with the Taggart Group, and envisioned as a One Planet Living community, Tewin will make the City of Ottawa proud for generations to come.

Cyndi Rottenberg-Walker, FCIP, RPP, MScPl
Urban Strategies Inc.

The Tewin Vision at a Glance

We are excited to unveil the ambitious vision for Tewin and to describe its potential to meet the goals and aspirations of the Algonquins of Ontario and the City of Ottawa. A high-level overview of the Tewin vision is provided on the following pages, with additional information included within the remainder of this brochure.

Anchored in Algonquin values and wisdom

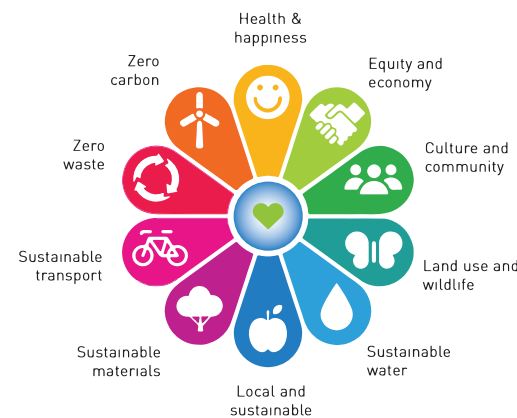
As major landowners, the Algonquins of Ontario are leading this transformational project. Tewin will build capacity and deliver wide-scale socioeconomic benefits for the Algonquin people.

Algonquin history, culture and voice will be a foundational element in the consultation, planning, design and development of Tewin. Algonquin teachings will be embodied within the community design process to help create a place that is healthy, respectful, sustainable and connected to the earth. Tewin will be a place that the Algonquin people see themselves reflected in.



Ottawa's next One Planet Living community

The One Planet Living framework will ensure that Tewin is developed in a way that fosters social, environmental and economic sustainability. Tewin will be a community rooted in Algonquin respect for the earth, driving towards a better future for people and the planet.



A community that brings Ottawa's 5 Big Moves to life

Tewin is an opportunity to bring the Official Plan's 5 Big Moves to life. Growth will align with and implement the cross-cutting policy objectives of the 5 Big Moves as they pertain to Growth Management; Mobility; Community and Urban Design; Climate, Energy and Public Health; and Economic Development, creating a healthy, vibrant, livable, inclusive, mixed-use, transit-oriented, and prosperous community. In keeping with the 5 Big Moves, Tewin will:



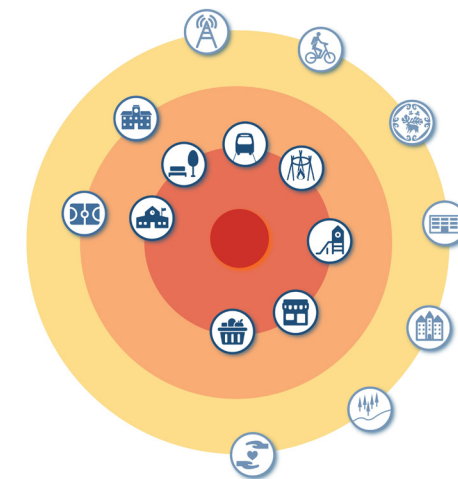
Protect agricultural lands and natural areas for future generations

Development at Tewin will preserve Ottawa's Greenbelt and protect valuable Agricultural lands within the city. In addition, some 600 hectares of natural heritage lands are proposed to be protected through a Natural Land Trust, connecting to and functionally extending the Greenbelt. Easy access to nature will be a defining characteristic of life in Tewin.



Create a new 15-minute community that will become a model for smart growth

The vision for Tewin is premised on the creation of a complete new urban node at the centre of a dynamic and inclusive mixed-use 15-minute community. Supporting between 35,000 and 45,000 new residents and thousands of jobs, Tewin will serve as an unprecedented model for smart, compact and integrated urban growth, and demonstrate how a new community can provide a wide range of housing types and make efficient use of available sewer capacity and infrastructure systems.



Integrate with transit from the start

From Day 1, high quality transit service will enhance connectivity within the community and will link Tewin with the broader transit network. Importantly, transit at Tewin will be funded by new development within the community, and will not impose any additional costs on the Ottawa taxpayer.



Embed jobs and support the new economy

Designed as a digitally-connected and innovative community, Tewin will support job growth, industries and working arrangements that will propel the economy of the future. With embedded transit and direct proximity to Highway 417, Tewin can support employment growth within the community and access to a full range of jobs within the broader city.



Ottawa at a Crossroads

Over the next 25 years the City of Ottawa's population is projected to grow by about 40% to reach over 1.4 million people, with expectations to ultimately grow to 2 million people. Ottawa is at a critical juncture. Decisions made today about where and how to grow will have impacts on the shape, structure and character of the city over the next century.



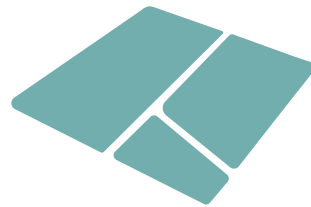
190,000
new households



402,000
additional people



169,000
new jobs



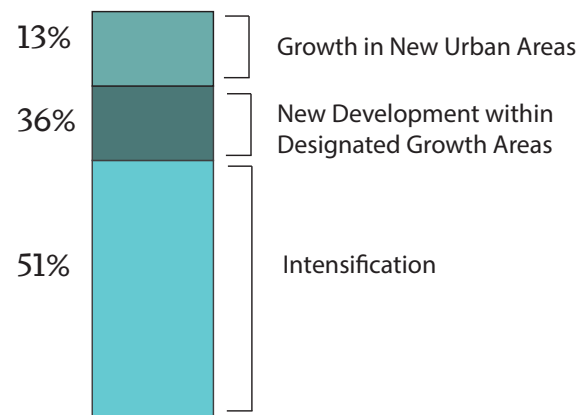
1,350-1,650
new hectares of land

Ottawa Needs More Land to Accommodate Future Growth

Council has approved a Balanced Growth Scenario which targets a 60% intensification rate by 2046. This means that the City still requires an additional 1,350 to 1,650 hectares of urban land to accommodate growth to 2046.

The choice of where and how to develop is a critical one. While the City will continue to expand incrementally around the edges of existing communities designed in a more traditional suburban fashion in an effort to complete them, Tewn provides a fundamentally different opportunity to embark on building a bold new community. Starting afresh, Ottawa can create a future-focused community that reflects the best in contemporary, sustainable, transit-oriented design "from the ground up."

How the City Will Grow to 2046



Even with increased intensification levels, additional land is still needed to support Ottawa's growth to 2046

Ottawa Wants to Be the Most Livable Mid-Size City in North America

The City of Ottawa is currently undertaking a planning process to review and update its Official Plan, which will guide physical growth and development to 2046. Underpinning the emerging Official Plan are 5 Big Moves which establish the overall policy framework to help achieve the key goal of making Ottawa the most livable mid-size city in North America.

The Official Plan directs that if an urban boundary expansion is needed, such an addition will be sufficiently large to create a complete new community and/or comprise an addition to an existing community to allow for its completion. Any lands that are added to the urban area will also need to enable the achievement of the 5 Big Moves.

5 Big Moves for the New Official Plan



Growth Management

Urban expansion areas should be affordable and support all growth management goals

- Focus growth management on intensification
- Provide for complete communities and a variety of housing options, including affordable housing
- Link growth management strategy to GHG emission reduction targets



Climate, Energy and Public Health

Embed public health, environmental, climate and energy resiliency into the City's planning policy framework

- Advance human health through Official Plan policies
- Build walkable, 15 minute neighbourhoods
- Design sustainable and green communities



Mobility

By 2046, the majority of trips in the City of Ottawa will be made by sustainable transportation (walking, cycling and public transportation)

- Improve the coordination of land use and transportation planning
- Increase transit mode share and ridership by improving multi-modal connections to the O-Train and Transitway stations



Economic Development

Embed economic development into the framework of our planning policies

- Link high-impact city building projects with economic development
- Ensure the long term economic success of agricultural operations by enhancing protection of agricultural lands and the efficient production and movement of goods



Urban and Community Design

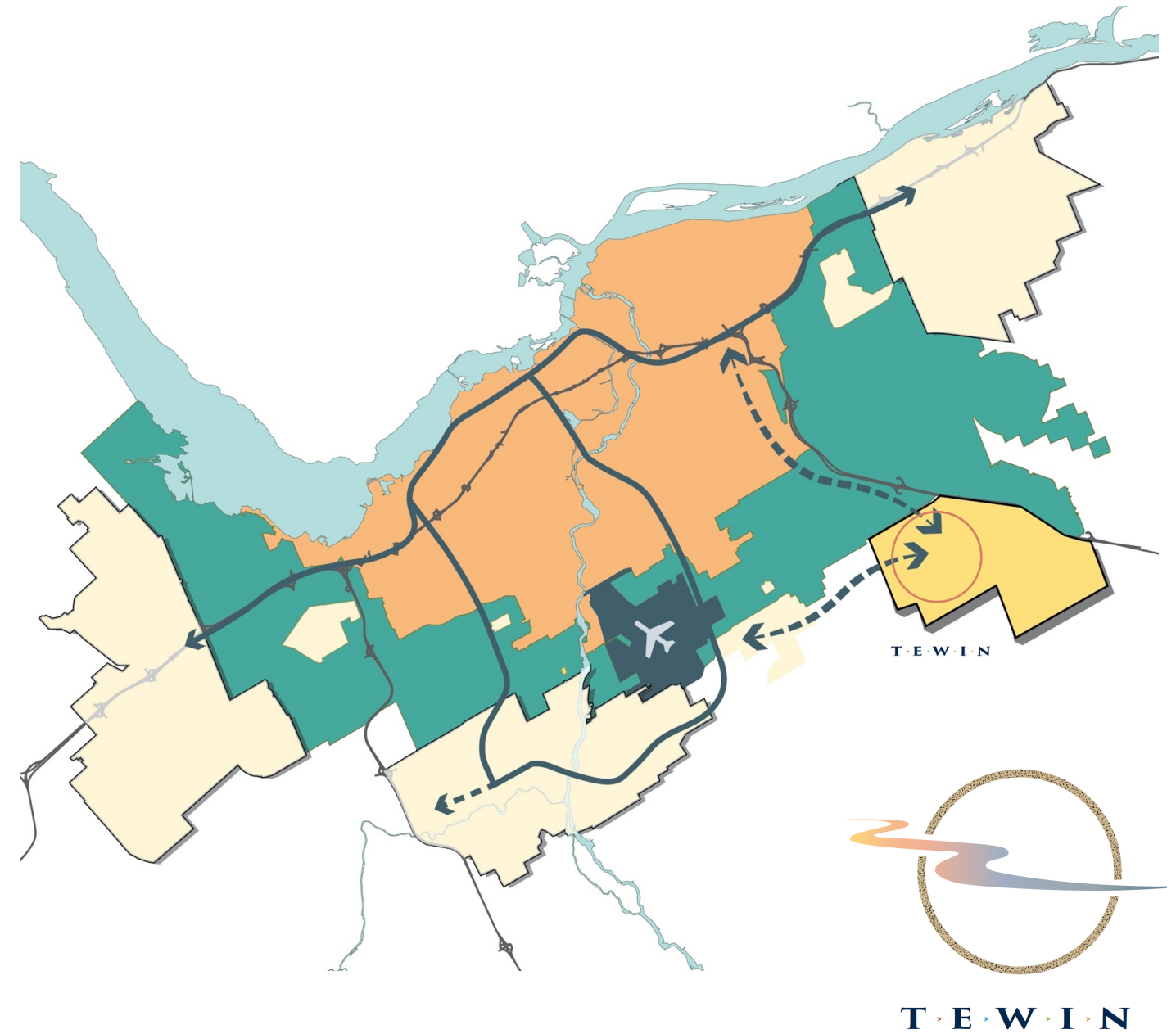
Improve the level of sophistication in urban and community design, and put this knowledge to the service of good urbanism at all scales

- Reflect our diversity as a City of communities
- Protect and nurture our heritage
- Prioritize high impact City-building projects



Lands with Great Potential

The Tewin community is both a natural evolution for Ottawa and an entirely new kind of opportunity. By protecting the natural environment and championing a holistic approach to planning and design, Tewin will become a community created by the Algonquins of Ontario, in partnership with Taggart Group - it will become Ottawa's true contemporary complete community. Tewin has the potential to accommodate between 35,000 and 45,000 residents and thousands of jobs, and will serve as a model for healthy, innovative and integrated development.



The Algonquins of Ontario have chosen Taggart Group as partners in this extraordinary opportunity. It is an opportunity to embed and celebrate the Algonquin presence in the Ottawa Valley by weaving culture, language, history, values, art and aspirations into the character, spirit and form of an exciting new community.

The Tewin lands will form the logical completion of Ottawa's overall city structure, becoming the "missing" fourth community originally identified for growth in the 1970's and providing the ability to balance out the City's transit network from west to east.

The Tewin Vision

Now is the time for Ottawa to be bold, to allow for the creation of a new community based on Algonquin practices and teachings, to set a global example of sustainable community development, to enable the Algonquins of Ontario to more fully participate within the growth of the city, and to demonstrate the value of centering Algonquin practices in a large-scale, future-focused project.

Now is the time for Tewin.





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