

TEWIN

Community Design Plan

Appendix B - Defining the Secondary Plan

» Determining the Secondary Plan Boundary

A comprehensive analysis was undertaken of the Study Area to identify an appropriate Secondary Plan boundary based on applicable policies and guidance provided by the City of Ottawa.

Tewin's 838 hectare Study Area was first delineated in 2021, following Council's decision to expand the Urban Boundary to include Tewin. Its delineation was informed by a desktop constraints analysis for a broader area, and sought to excluded the Natural Heritage System Core Area located west of Highway 417, as illustrated on Schedule C11-C – Natural Heritage System (East).

Through the Official Plan Review process, Schedule C-17 – *Urban Expansion Areas* was amended to include the Tewin Study Area and identify it as *Future Neighbourhood Overlay – Category 2*. This amendment accompanied implementation policies, all of which were adopted as part of the Official Plan in October 2021.

While this CDP applies to the entire 838-hectare Study Area (as directed by Policy 5.6.2.1.9), Policy 5.6.2.1.14 of the Official Plan is clear that the Tewin Secondary Plan must be limited to a 'net developable area' of 445.35 hectares. Net developable area refers to land that can be developed to contribute to population growth within the Secondary Plan, and is not constrained by existing or future natural areas, public or private infrastructure, or utility uses. City of Ottawa Planning Staff provided guidance on how to determine Tewin's net developable area based on the methodology used for other similar study areas throughout the city.

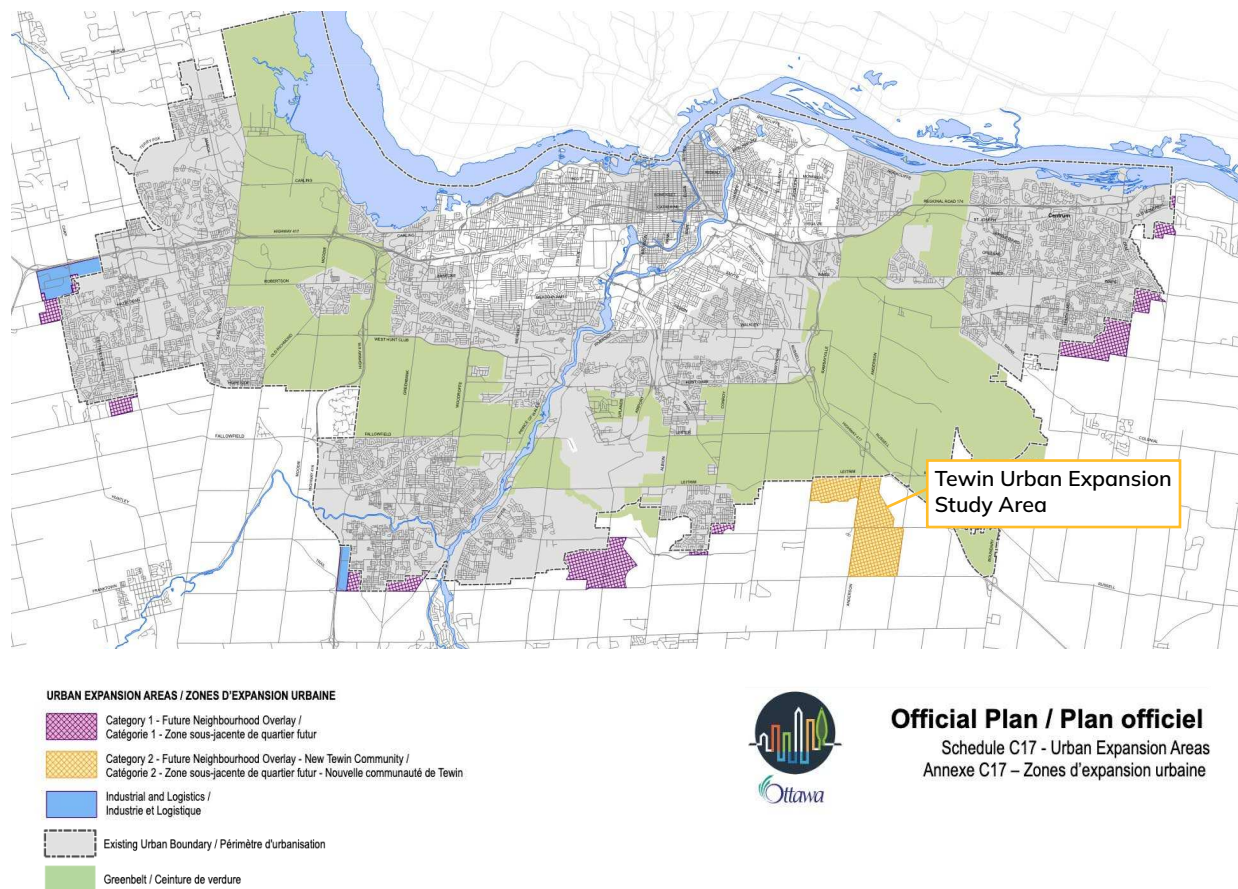


Figure 1. Schedule C-17 Urban Expansion Areas, showing the Tewin Study Area as Future Neighbourhood Overlay, New Tewin Community

Step One: Identify Undevelopable and Protected Areas

Following Council's adoption, the Tewin Project Team initiated the required set of Existing Conditions Studies. These studies – which are approved and available [online](#) – examined lands within the *Natural Heritage Features Overlay* (Schedule C11-C), along with other natural features, natural hazard lands, and on-site constraints. Tewin's Environmental Management Plan (EMP) further investigated environmentally sensitive lands to be protected and in some cases, modified and enhanced, to fulfill ecological functions.

This analysis identified 223 hectares of land that is undevelopable or requires protection (**Figure 49**), including:

- Natural Heritage Features that require protection to support the integrity of the City's Natural Heritage System and Tewin's Ecological Corridor (refer to Tewin's EMP for more details);
- Existing Major Roadways, including protections for future widenings;
- Utility and Hydro Corridors; and
- Existing Parks.

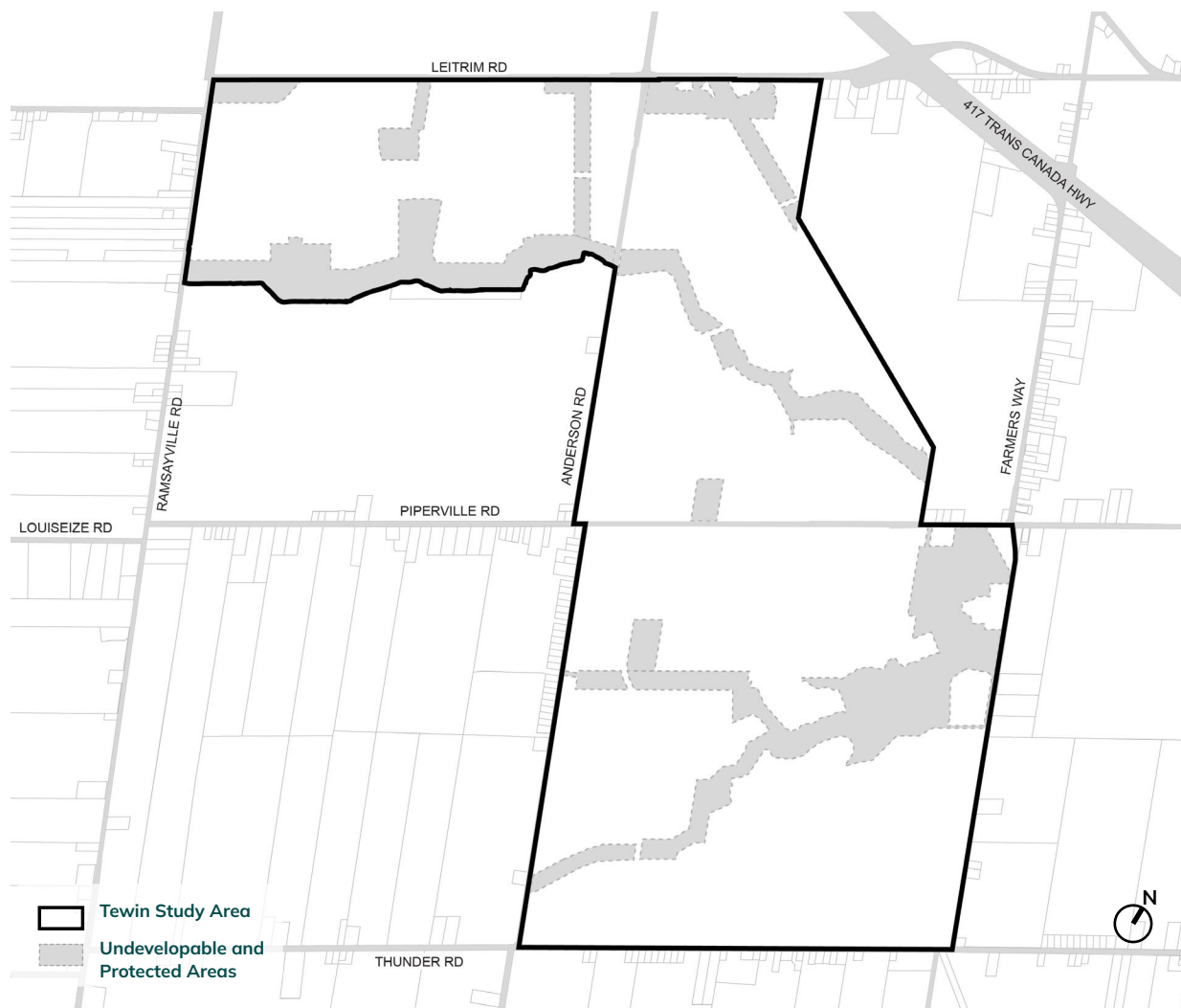


Figure 2. Non-developable areas within the Tewin Study Area; total 223 hectares

Step Two: Identify Small Lots

The Study Area includes several small (less than 2 hectares) lots with existing residential or commercial uses, owned by independent landowners. While owners of some of these parcels may eventually choose to consolidate and/or redevelop as part of the Tewin vision, they are not expected to redevelop or intensify at a scale that would contribute significantly to growth. As such, they have not been counted as part of the calculation of Tewin's net developable area, per the City of Ottawa's methodology. Nevertheless, infrastructure planning has incorporated sufficient capacity in the trunk sewer system to accommodate a future scenario in which these lands are fully redeveloped in accordance with the land use vision set forth in this CDP.

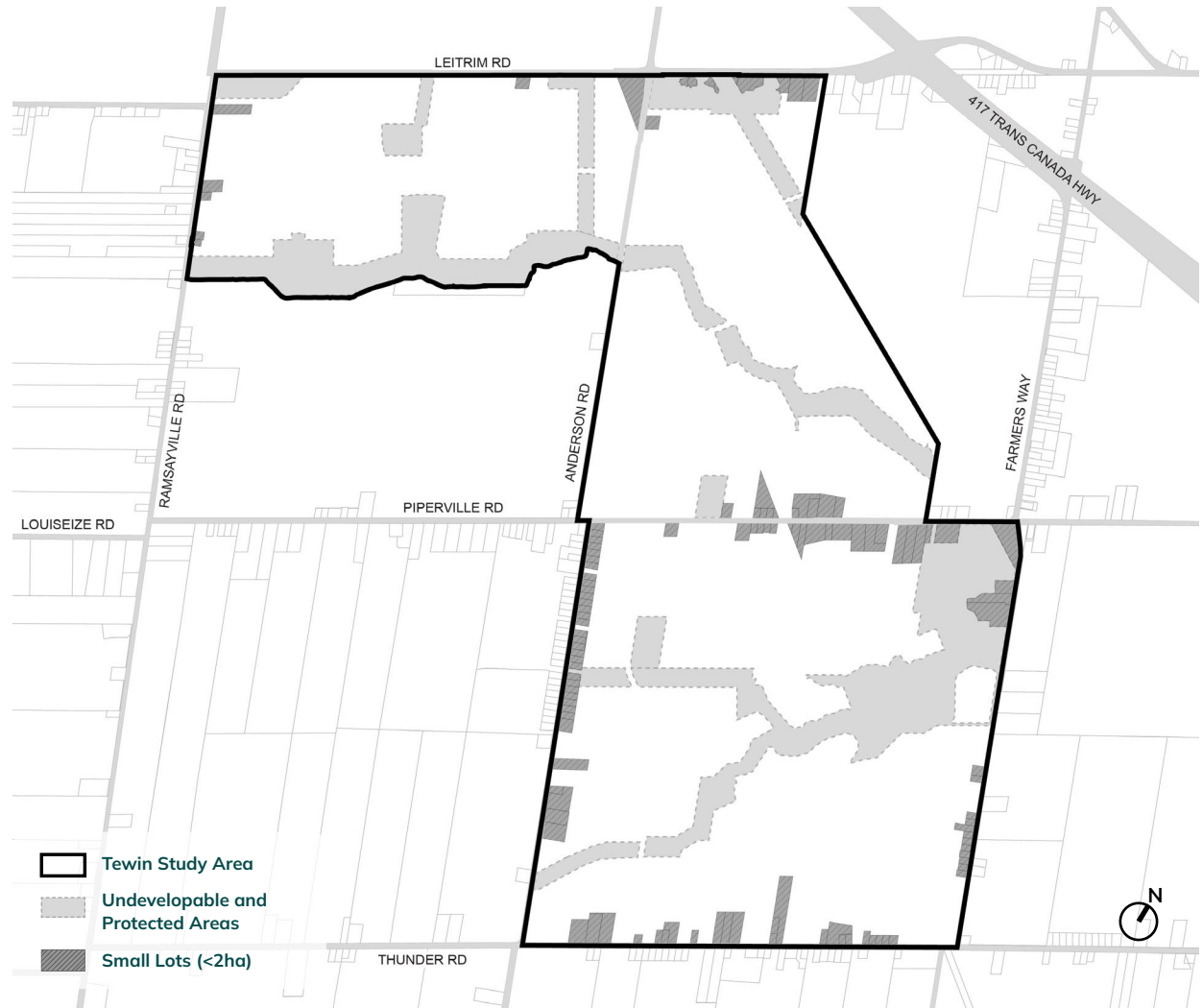


Figure 3. Small (<2ha), separately owned, and developed parcels are part of the CDP, and those inside the 445.35 ha developable area are part of the Secondary Plan. However, they are not counted as developable area as they are not anticipated to change as part of Tewin.

Step Three: Delineate a contiguous Secondary Plan boundary based on the permitted Net Developable Area

A total of 615 hectares of net developable land is identified within the Tewin Study Area. From this total, the 445.35 hectares of net developable area is permitted by the Official Plan. The area to be included within the Secondary Plan was selected to appropriately capture the largest contiguous parcel of land and associated infrastructure and natural areas needed to support it. This encompasses the northern portion of the Study Area, where municipal services are planned to be efficiently extended to Tewin.

The net developable area within the Secondary Plan will accommodate the following land uses:

- Residential and mixed-use areas
- School sites
- Parks and open space connections
- Community and recreational facilities
- New roads
- Stormwater ponds
- Water storage facilities

While small existing lots (<2 hectares) have not been factored into the calculation of the net developable area, they have been included within the Secondary Plan boundary to comprehensively plan for the evolution of this area. Existing uses on these lands will be permitted to continue, regardless of their inclusion within the Secondary Plan.

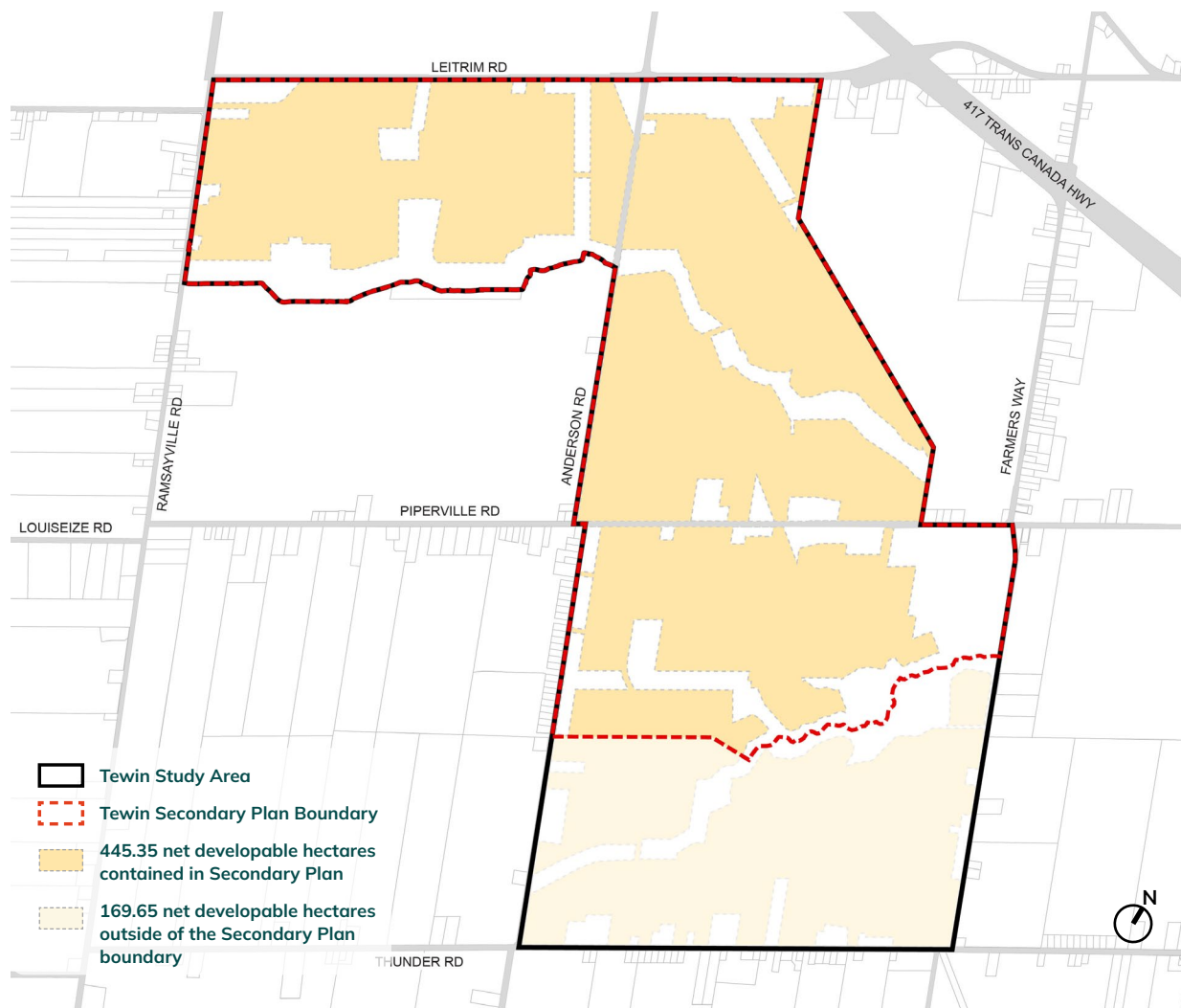


Figure 4. Determining the Tewin Secondary Plan based on the Net Developable Area within the Study Area

» Identifying Land Use Designations

Land use designations have been identified for the Secondary Plan area based on each of the Community Components and Open Space System elements identified within this CDP. They generally align with existing designations within the City's Official Plan, with some new land use designations and recommended policy modifications and additions to fully capture Tewin's vision.

The Official Plan recognizes that urban designations "are not based on land use, but, rather, on their urban function". This approach aligns with Tewin's vision of creating a complete, transit-oriented community. Rather than separating uses from one another, Tewin's land use approach (**Figure 52**) seeks to maintain flexible land use permissions while being clear on the intended use, function, and scale of development within any of its components, protecting natural systems, and providing Parks, Schools, and community facilities.

Implementation of Tewin's Secondary Plan will amend various schedules of the Official Plan (B7, C2, C3, C4, C7-A, C11-C, C12, C16, and C17) to implement its vision within the broader city framework, and introduce Secondary Plan schedules that provide additional details within its boundary. **Table 3** provides an overview of how the CDP's various components will translate into Secondary Plan designations.

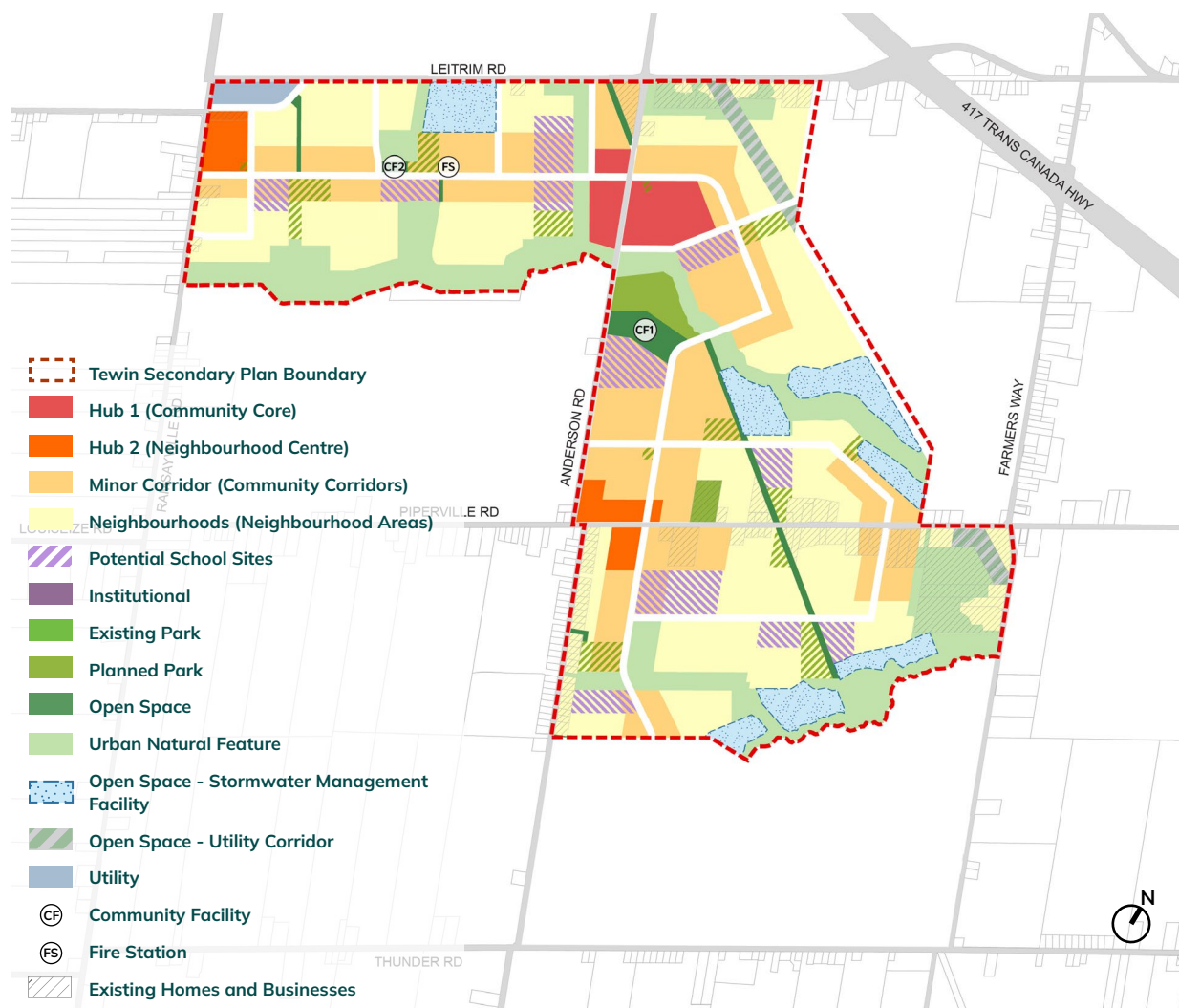


Figure 5. Land Use Designation Recommendations for Tewin's Secondary Plan

CDP Component	Recommended Designation(s)/Overlay(s)	
	Parent Official Plan	Secondary Plan
Open Space System		
Ecological Corridor	Greenspace - Urban Natural Feature	Ecological Corridor
Parks	Greenspace - Park (once secured)	Community Park/ Park/ Planned Park with underlying designation
Linear Open Spaces	Greenspace - Open Space	Open Space Connection; Open Space Connection - Utility Corridor; or Open Space Connection - Harvest Walk
School Sites	N/A	"Potential School Sites" with underlying land use designation
Community Facilities	Large central community facility site designated Open Space	Schedule B Open Space: Community Facilities Schedule E Land Use Designation: Large central community facility site designated Open Space; otherwise retain underlying designation
Stormwater Ponds	N/A	Open Space: Stormwater Management Ponds
Mobility Network		
Arterials	Arterial	Arterial
Community Spine	Collector	Community Spine
Loop Street	Collector	Loop Street
Neighbourhood Collectors	Collector	Neighbourhood Collector
Key Local Connections	N/A	Key Local Connections
Community Components		
Community Core	Hub / Design Priority Area	Hub 1 (Community Core)
Neighbourhood Centres	Hub	Hub 2 (Neighbourhood Centres)
Community Corridors	Corridor	Minor Corridor / Community Corridors
Neighbourhood Areas	Neighbourhood	Neighbourhoods
Existing Properties	Varies	Existing Properties Overlay with underlying designation

Table 1. Implementing the CDP through Official Plan and Secondary Plan Designations

Hubs

Section 6.1 of the Official Plan describes the purpose of Hubs:

Hubs are areas centred on planned or existing rapid transit stations and/or frequent street transit stops. The planned function of Hubs is to concentrate a diversity of functions, a higher density of development, a greater degree of mixed uses and a higher level of public transit connectivity than the areas abutting and surrounding the Hub. Hubs are also intended as major employment centres.

It is recommended that the Hub designation be applied to Tewin's Community Core and Neighbourhood Centres. Both components are intended to support a diverse mix of uses and housing types, and the highest densities within the Plan area. They are also positioned along the Community Spine and planned to be served by the "frequent street transit stops", as identified for the Hub designation. The Secondary Plan will include site-specific policies which distinguish the character, intensity, and focus of these complementary yet distinct areas.

Minor Corridors

Section 6.2 of the Official Plan describes the purpose of the Corridors:

The Corridor designation applies to bands of land along specified streets whose planned function combines a higher density of development, a greater degree of mixed uses and a higher level of street transit service than abutting Neighbourhoods, but lower density than nearby Hubs.

This designation includes two sub-designations: Mainstreet Corridors and Minor Corridors. They are differentiated by the degree of mixed-use development anticipated within them and the maximum depth that they are permitted to comprise along the streets they front.

It is recommended that the Minor Corridor designation be applied to the Community Corridor areas, with some modifications. The Community Corridors will provide transit-supportive densities that are lower than the Core and Neighbourhood Centres but still support frequent transit service. While they will include some commercial and mixed-use developments, the focus will be on local-serving uses, which is better aligned with the Official Plan's vision of Minor Corridors.

In the Official Plan, Minor Corridors are to have a maximum depth of 120 metres. It is recommended that Tewin's Secondary Plan provide site-specific direction to enable Tewin's Corridor area to extend beyond this depth, as depicted in the Land Use Plan. This is a key component of Tewin's vision, ensuring density is more strategically distributed throughout the community to provide a broader mix of housing and support frequent transit service.

Additionally, the Official Plan states the maximum height along Minor Corridors should be 6 storeys. It is recommended that Tewin's Secondary Plan provide site-specific direction to enable heights up to 8 storeys along the Community Spine as this reflects a 1:1 street to building relationship, which supports a comfortable, human-scale public realm.

Neighbourhoods

Section 6.3 of the Official Plan describes the purpose of Neighbourhoods:

Neighbourhoods are contiguous urban areas that constitute the heart of communities. It is the intent of this Plan that they, along with hubs and corridors, permit a mix of building forms and densities.

Neighbourhoods are not all at the same stage of development, maturity and evolution. It is the intent of this Plan [...] to seed the conditions for future 15-minute neighbourhoods into those that currently are not.

It is recommended that the Neighbourhoods designation be applied to Tewin's Neighbourhood Areas, with policies that require a mix of densities and typologies. It is further recommended that home-based businesses and other neighbourhood-level commercial uses be permitted these areas, in alignment with the Official plan.

Existing Properties

The parcels within the Secondary Plan boundary will form part of the Urban Area, and will be redesignated with urban designations, including Neighbourhoods and Minor Corridor. However, recognizing the nature of these existing properties – many of which are small lots and all of which contain existing rural uses – it is recommended that an overlay be applied to these properties, with associated policies that allow for existing uses to continue regardless of the new land use designations.

Urban Natural Features

Section 7.3.1 of the Official Plan states,

Urban Natural Features are primarily publicly-owned urban natural areas that are managed for conservation or passive leisure uses.

This definition is reflective of Tewin's Ecological Corridor, which will contain a number of features and functions. As such, it is recommended that Tewin's Secondary Plan recognize the Ecological Corridor through this Greenspace designation, which is associated with the appropriate suite of policies to protect and enhance its elements. It is recommended that the Secondary Plan contain policies that permit strategic infrastructure crossings, as detailed in Tewin's Environmental Management Plan and Master Servicing Study, and further identified through future Plan of Subdivision application processes. Other modifications may be required to its policies to better capture Tewin's vision for the Ecological Corridor, as articulated within its Environmental Management Plan.

Parks and Schools

Parks and Schools are uses that are permitted across all of the land use designations being recommended at Tewin. Given that the provision of and need for these uses are tied to the amount of development that is ultimately implemented at Tewin, the details regarding the exact size, location, and timing of delivery for these uses will be determined through the development application process.

These areas comprise a large portion of the Community Open Spaces component of the Open Space System identified within this CDP. As such, it is recommended that their anticipated size and location be captured on a Secondary Plan schedule depicting the Open Space System, along with a policy that permits refinements through the development application process as area-specific designs evolve.

When it comes to the Land Use Designation schedule of the Secondary Plan, it is recommended that these sites be identified using a symbol and boundary on top of their underlying land use designation, which should be determined based on the surrounding context. This approach will support clarity at the time of development, protecting space for these uses unless it is determined through the appropriate process that some or all of that space is not required, at which time a broader mix of uses based on the underlying designation would be permitted on those lands.

Community Facilities

This CDP contemplates two community centres, one library, and one fire station within the Secondary Plan boundary.

One community centre and library have been co-located next to the central Community Park and Community Core, marking an important location for gathering within Tewin and a key linkage within the Open Space System. Given its importance, it is recommended that these lands be designated Institutional to appropriately protect for the proposed land use. This would be a Tewin-specific designation that aligns with policies of the Official Plan regarding the location of recreation facilities.

The preferred location for one additional facility has been identified along the Community Spine adjacent to a planned Park, forming a key link within the Open Space System. It is recommended that this site be designated "Open Space", as community facilities are a permitted use under this designation. Additional community facilities will be required and provided through Tewin's development. The precise location of the identified facilities and any others will be determined through Community Area planning and Demonstration Plans. It is recommended that community facilities be permitted across all designations (with some limitations within Neighbourhoods) in support of the Official Plan's objective of creating 15-minute communities.

The preferred location for the Fire Station is located within the Minor Corridor designation. It is recommended that emergency services be permitted within this designation, and the preferred location of the Fire Station be identified (via symbol) on the Land Use Designation Schedule.

Mobility Network

Development at Tewin will significantly change the Mobility Network through a number of new streets and connections, in addition to improvements to and reconfigurations of existing streets. It is recommended that the Secondary Plan secure key streets and connections through an area-specific Mobility Network schedule and related policies, with flexibility for the entire network to be further articulated through area-specific planning.

The Community Spine and Loop Streets are foundational components within the Mobility Network. It is recommended that they be recognized as special streets within the Secondary Plan to recognize their unique character and function, while still reflecting their role as a Major Collector / Collector within the street network.

Key local connections identified in this CDP do not represent the entire local street network but rather the most essential links to deliver on the connectivity and active mobility objectives of this Plan. These lines are conceptual and can be delivered through development through a range of design approaches. As such, it is recommended that they be identified on the Mobility Network schedule with associated policies which secure their intent while providing flexibility on how they are designed and implemented.

» Comprehensive Planning for the Full Study Area

This CDP and its supporting studies planned comprehensively for the full Study Area, per the provisions of the Official Plan and direction of City Staff. This process enabled the most appropriate 445.35 ha of developable land to be identified as the basis for the Secondary Plan, while thoroughly considering the characteristics, infrastructure needs and planning potential for the broader context of the Study Area. The applicable Environmental Assessment work for all potential infrastructure and transportation elements was also completed for the full Study Area.

Section 5.6.2 and Annex 10 of the Official Plan provide direction for the preparation of technical studies, this CDP, and the associated Tewin Secondary Plan. City Staff directed that all studies and reports, aside from the Secondary Plan, be prepared for the entire Tewin Study Area. This work has been completed in accordance with Annex 10 and the agreed upon terms of reference for each of the required technical reports. This technical analysis identified a total of 615 net developable hectares within the Study Area, 169.65 hectares more than is permitted to be included within the Secondary Plan area per Policy 5.6.2.1.14.

Should there be a need identified in the future to consider additional urban lands, this CDP, its associated studies, and the EA provide comprehensive baseline information.



Figure 6. Appropriate land use designations for the remaining Tewin Study Area, as determined through the Coordinated Process