



Algonquins of Ontario

TAGGART
GROUP OF COMPANIES

CAIVAN
COMMUNITIES

TEWIN

Housing Affordability Strategy



April 2026





Housing Affordability at Tewin

Tewin will be an inclusive community for everyone.

Affordability and livability have been thoughtfully incorporated into Tewin's design and will be intentionally delivered through partnerships, funding, and a diverse mix of housing. Development at Tewin will deliver homes, services and amenities suitable for the full range of ages, incomes, and household sizes.

These commitments align with the City of Ottawa's Official Plan, which places an emphasis on providing a mix of housing options – including market-based, market-affordable, and core-affordable housing alongside alternative, community-based housing

solutions – to strive to meet the City's targets under its 10-Year Housing and Homelessness Plan. Tewin's Community Design Plan and Secondary Plan establish a framework to deliver on this objective as the community is developed over time, understanding there will be different opportunities and priorities that are possible, available, or appropriate in each phase of the community's progression.

This document articulates the affordable housing strategies that will be examined and reported on by all applicants throughout the development process to demonstrate Tewin's commitment and achievements in this regard.

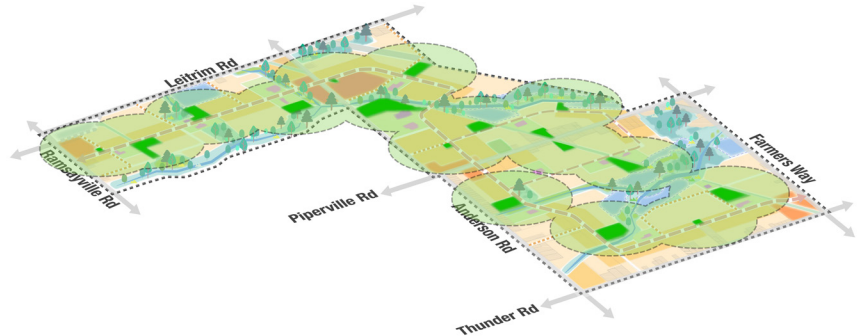
Strategy Overview

Tewin is very well-positioned to meet the Official Plan's goal of providing diverse housing options for everyone, including Indigenous and underserved groups.

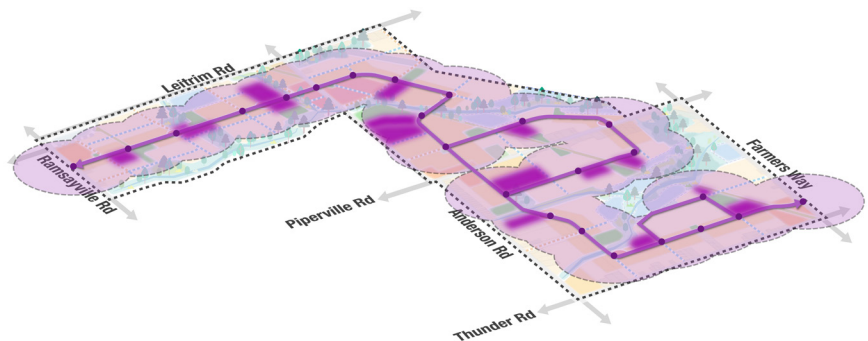
Affordability is embedded into Tewin's land use plan through the land use mix and organization, high densities and range of housing typologies, delivering more than 20,000 homes throughout the Study Area.

- The Secondary Plan designates approximately half of the developable land in Tewin as either a Minor Corridor or a Hub, supporting multi-unit housing options that can best enable market-affordable housing, including rentals.
- Tewin's Open Space System has been strategically designed and located to promote equitable access to this fundamental community resource.
- The Secondary Plan and CDP support the development of non-residential uses in proximity to housing, ensuring 90% of homes in Tewin are within a 10-minute walk from commercial services and amenities.
- The Mobility Network and Open Space System established by these documents also support access to transit and parks within a 5-minute walk of most homes.

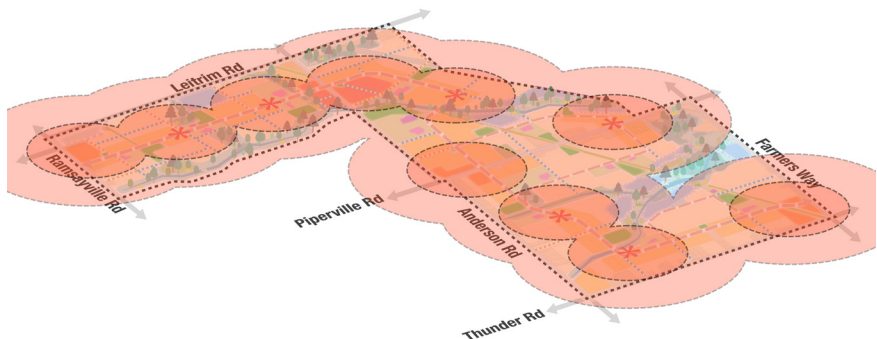
These land use directions all align with the City's goal of creating 15-minute communities.



90% of homes within 400m (~5 min walk) of a park and point of access into the Open Space System.



95% of homes are within 400m (~5 minute walk) of a transit stop with frequent bus service. All schools and community facilities are within 200m of a transit stop with frequent bus service.



50% of homes within a 5-minute walk of diverse commercial uses.
90% of homes within a 10-minute walk of diverse commercial uses

Tewin's Major Landowners

In addition to increasing overall housing supply, Tewin's Major Landowners – the Algonquins of Ontario, Taggart Group of Companies, and Caivan Communities – are committed to implementing new kinds of creative partnerships, actively pursuing funding opportunities, and developing innovative construction methods to support affordable, community-based housing. This commitment is evident from their priorities and track record.

“Tewin represents a generational opportunity for Algonquin people to take their rightful place within the economic fabric of Canada's capital city. As a Major Landowner developing the Tewin lands, the **Algonquins of Ontario (AOO)** has the opportunity to guide the planning and implementation of the new community to ensure that it meets the housing and economic priorities of its ten communities: Antoine, Algonquins of Pikwakanagan First Nation, Bonnechere, Greater Golden Lake, Kijicho Manito Madaouskarini (Bancroft), Mattawa/North Bay, Ottawa, Shabot Obaadjiwan (Sharbot Lake), Snimikobi (Ardoch), and Whitney and Area. Guided by Algonquin principles and teachings, Tewin will deliver other wide-scale socioeconomic benefits for the Algonquin people, including education, training, scholarship and labour-market development programs, as well as jobs both on- and off-site.

Jim Meness

Executive Director, Algonquins of Ontario



The AOO has formed other partnerships in the past to undertake planning and economic development projects in Ottawa, including their Joint Venture Partnership with CLC on the development of 299 Carling, which will deliver 600 residential units, with a portion dedicated to affordable housing.

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93 Norman Street, Ottawa

122-unit purpose built rental apartment developed by Taggart, meeting CMHC affordability criteria and with 25% large units (2+ beds)



46 Flora Street, Ottawa

A 114-unit purpose-built rental apartment built by Taggart, with majority of units meeting CMHC affordability criteria

The **Taggart Group of Companies** has a long-standing commitment to improving and giving back to the communities in which they've lived, worked, and served, for over three generations.

Taggart has been the successful recipient of funding from the Canadian Mortgage and Housing Corporation (CMHC) under the Rental Construction Financing Initiative (RCFi) program for two projects in Ottawa over the past 5 years. They were also recently approved under the Apartment Construction Loan Program and the City's Affordable Housing Community Improvement Plan, and Tax Increment Equivalent Grant programs for a multi-family, residential building currently under development.

In 2024, the Taggart Parkes family helped kick-off the Shepherds of Good Hope Foundation's capital campaign to end homelessness with a landmark \$1M donation. This campaign – chaired by Chris Taggart – supported the development of the Richcraft Hope Centre: a modular built, sustainably green building that provides safe and supportive housing for people experiencing homelessness, including Indigenous people, women and others.



Richcraft Hope Centre, 216 Murray Street, Ottawa
The Taggart family supported a campaign which resulted in the development of an eight storey multi-purpose supportive housing residence, home to 48 people experiencing chronic homelessness

Caivan and its subsidiary, ABIC (Advanced Building Innovation Company), operate a state-of-the-art 105,000 square foot manufacturing facility in Barrhaven, which currently pushes the boundaries of off-site construction technology using industry-leading autonomous and human-operated robotics. Caivan's innovations include countless custom software applications and data-orientated platforms that have contributed to dramatic improvements in the cost and quality of housing, as well as speed of delivery, to make housing more affordable and accessible. Caivan has formed partnerships with not-for-profit organizations to deliver housing using this construction technology, and will continue leveraging these partnerships to bring manufactured housing to Tewin, amongst other actions.

The alignment between the AOO, Taggart, and Caivan in their commitments and vision for the new community establishes the fundamental foundation from which to launch Tewin's commitment to affordability and housing delivery.

All development applicants will be subject to this Strategy and the related policies in Tewin's Secondary Plan.



Barrhaven Ottawa
Caivan and ABIC Construction Build Site

Actions

Tewin's Major Landowners are committed to taking a range of actions to diversify housing and make affordability possible.

While Tewin is well-positioned to meet the needs of residents across the housing continuum, careful consideration must be given to how the project is phased to ensure the appropriate actions are taken at the right moments in Tewin's evolution. In the early days, Tewin's focus will be on establishing a critical mass of residential development that will support the delivery of commercial, retail, amenities, community facilities, and increased transit service. This context is necessary for all residents to thrive, but particularly those within core-affordable housing who particularly benefit from access to these resources close to home. During these early days, the focus of delivering affordability will be primarily through market-affordable home ownership, focusing on diversity in typology and innovations in construction, to create the momentum and critical mass to support the success of other housing types and providers. Once established, rental housing, core-affordable housing and alternative housing models will be actively explored to continue growing affordability.

This represents a general reflection of how priorities will be phased. However, opportunities for partnership and delivery of innovative housing models will be considered and reported on at every stage of the development process to ensure viable solutions are being actively pursued.



Action One

Deliver both ownership and rental housing to serve different needs and income levels.

An objective of Section 4.2 (Housing) of the Official Plan is to encourage the production of more rental units. Tewin will provide a mix of tenures within each of its Community Areas to ensure this mix is delivered throughout its evolution. In doing so, Tewin will also explore mixed-tenure developments which combine different types of housing ownership and income levels, in support of its commitment to becoming an inclusive and sustainable community.



Action Two

Incorporate a mix of unit sizes and typologies to support varying household needs.

The Official Plan (Section 2.2.5) directs the provision of housing that meets people's needs across their lifespan, including the availability of family sized units, spaces to play, shared communal spaces within buildings, space for strollers and bike parking, and accessible units. Tewin will prioritize this through:

- Delivering a diverse mix of typologies (Table 1);
- Mixing various dwelling types within the Neighbourhood designation by block or within blocks to support a range of typologies throughout the community;
- Exploring ways to integrate and deliver accessory dwelling units, such as incorporating Accessory Dwelling Units (ADUs) or ADU readiness into new-builds;
- Inclusion of a mix of unit sizes and unit types within multi-unit housing;
- Designing comfortable homes with operable windows in all regularly occupied spaces, as well as storage space, and balconies or terraces within multi-unit buildings where possible;
- Considering inclusion of accessibility and universal design in all developments, including affordable housing; and
- Supporting communal spaces for local food production (e.g. community gardens) and the sharing economy (e.g. shared parking models, tool libraries, etc.) within development and the broader community.

Did you know?

As currently planned, almost 70% of the total units planned for development in Tewin's Secondary Plan area are projected to be delivered through medium-density building typologies, including a range of townhomes (traditional, stacked, back-to-back) and low-rise apartments (up to 4 storeys). And at least 10% of the remaining units are planned to be provided through mid-rise and high-rise buildings, leaving only 20% of units planned at Tewin to low-density building typologies like single- and semi-detached housing.

This unit mix demonstrates Tewin's commitment to compact, transit-supportive development and a community design that is different from Ottawa's traditional suburbs. This diverse unit mix will also support the provision of a mix of tenures, creating opportunities for both renters and homeowners to call Tewin home.

While this unit mix will change as development plans progress and to respond to the housing market as it evolves, Tewin's planning framework includes policies and guidelines that require a diverse range of typologies and tenures, and minimum densities by designation.

See Table 1 on the page that follows for more details on current unit projections (subject to change).

Table 1. Building Density and Unit Mix by Land Use Designation

Land Use	Predominant Built Forms	Anticipated Density Range ² (net units per hectare)	Projected Units ³ (Minimum, Rounded)	Projected Unit Mix per Designation ³
Hub 1 (Community Core)	High-rise Apartments / Mixed Use Buildings	200 to 350	670	33%
	Mid-rise Apartments / Mixed Use Buildings	140 to 180	240	12%
	Stacked Townhomes, Low-Rise Apartments (4-storeys)	85 to 140	1,100	55%
Hub 2 (Neighbourhood Centres)	Mid-rise Apartments / Mixed Use Buildings	140 to 180	270	22%
	Stacked Townhomes, Low-Rise Apartments (4-storeys)	85 to 140	950	78%
Minor Corridor (Community Corridors)	Mid-rise Apartments / Mixed Use Buildings	140 to 180	390	6%
	Stacked Townhomes, Low-Rise Apartments (4-storeys)	85-140	620	10%
	Traditional and Back-to-Back Townhomes	50-100	5,420	84%
Neighbourhood	Traditional and Back-to-Back Townhomes	50-100	1,660	37%
	Semi-Detached ¹	30-40	440	10%
	Single-Detached ¹	26-35	2,320	53%

1. High-end of density range (30-40 upnh) for single- and semi-detached typologies accommodates Accessory Dwelling Units (ADUs) at an assumed rate of 2.0% - 2.5% of total units (equivalent to approx. 10% - 15% of planned singles & semis)

2. The Official Plan applies density requirements as units per net hectare (upnh) on a per-parcel basis. Tewin's Secondary Plan provides additional policies to clarify how density will be calculated and achieved understanding the "per-parcel" approach may not translate to the scale and context of the Tewin community.

3. The projected minimum units and unit mix by designation represents an estimate of the mix of units that could be constructed at Tewin. This is based on a series of assumptions to achieve the community vision. Changes in assumptions may result in variations to the ultimate supply of each unit typology and resultant population, while still keeping with the minimum densities.



Action Three

Commit to construction innovation to achieve housing affordability.

Keeping down the costs of construction and delivery can have impactful benefits on affordability across the housing continuum, especially at the scale of Tewin. This will be prioritized through construction practices and materials such as manufactured, modular and pre-fabricated housing, as well as the efficient use of land, infrastructure and other existing and emerging methods for building smarter and more sustainable neighbourhoods.



Action Four

Build a community with a diverse mix of uses and services to support affordable housing.

While access to housing is a basic condition needed to sustain community health, the Official Plan (Section 2.2.4.4) recognizes that community resiliency and a healthy population must also be supported through all-season active transportation networks, access to local amenities and healthy and green urban design. Through discussions with affordable housing providers, it is clear that these amenities are especially important for those living in core-affordable housing and alternative housing models. That is why Tewin's commitment to providing a complete community with Day One transit service alongside community services and amenities is critical to delivering on affordability. By thoughtfully establishing all land uses that are necessary to support affordable housing, Tewin is enabling the context required to make affordability successful.



Action Five

Develop partnerships with the City of Ottawa and/or affordable housing providers.

Everyone has a role to play in the delivery of affordable housing. Partnerships will be critical at Tewin to fully provide options across the housing continuum. Achieving core-affordability targets requires significant public investment, often eligible only to non-profit housing providers, which highlights the importance of partnership with the non-profit sector.

Discussions have already begun with the City of Ottawa and non-profit affordable housing providers to explore opportunities. Tewin's Major Landowners are committed to continuing discussions with other affordable housing providers in the city at each stage of the development process. Development at Tewin will create new partnerships where there is cohesion and alignment with the Secondary Plan's vision; this may include building for specific affordable housing providers and operators, land acquisition, providing community supports, and/or supporting groups or entities in their efforts to secure funding or financing.

The Major Landowners are also committed to developing partnerships with the City of Ottawa and/or affordable housing providers on opportunities to test new models for affordable housing delivery, as prioritized in the Official Plan, such as **Policy 5.3.7** of Tewin's Secondary Plan which provides the City with the opportunity to acquire lands to develop affordable housing on institutional sites that are not used for their intended purpose.



Action Six

Pursue programs provided by all levels of government to deliver affordable housing for all, and specifically for Algonquin and other Indigenous communities.

There are several existing programs which continue to evolve to better accelerate and incentivize the provision of affordable housing on privately-owned lands. At the time of writing this Strategy, some programs include:

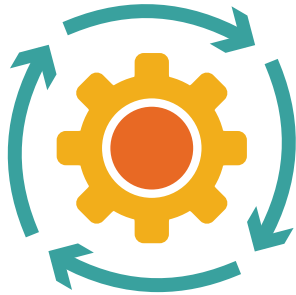
- CMHC Affordable Housing Fund and Housing Accelerator Fund
- GST Rebate
- Green Municipal Fund
- National Investment Co-Investment Fund (NHCF)
- CMHC Mortgage Insurance – MLI Select

Given the long-term timeframe of development within Tewin, it is anticipated that the programs available will change and more programs and incentives will be created to address the broader, national affordable housing crisis, which can be of benefit to Tewin. Major Landowners and developers within Tewin will make best efforts to secure funding partnerships, and/or beneficial financing arrangements in support of affordable housing based on the programs available at the time of future development application (i.e. Plan of Subdivision and/or Site Plan Control). Additionally, the Major Landowners will engage with City Staff in discussions on how best to leverage the Community Benefits Charge in-kind for the provision of affordable housing, where applicable

and appropriate, focusing on ways to keep benefits within the community to serve Tewin residents.

The Algonquins of Ontario (AOO)'s role as a Major Landowner presents a significant and important opportunity to focus on the housing needs of Algonquin peoples at Tewin. Policy Intent 2 under Section 2.2.5 of the Official Plan recognizes that the City needs to do more work to understand the specific needs of Indigenous communities to pursue opportunities which address these needs; Tewin could provide opportunities to enable the City to do so. Major Landowners and developers within Tewin will also explore programs which support AOO values, such as the Support for Indigenous Housing (SIH) program which exists at the time of writing this document. In partnership with Indigenous Services Canada (ISC), Crown-Indigenous Relations, and Northern Affairs Canada (CIRNAC), the SIH program offers a suite of funding opportunities aimed at addressing the housing needs of Indigenous communities across Canada. These initiatives are part of the federal commitment to enhance housing access and quality for Indigenous peoples.

Further work will be undertaken with interest holders, various levels of government, and potential funding partners through future development application processes and beyond to determine the extent to which equity-building programs could be implemented.



Action Seven

Work with the City of Ottawa to eliminate barriers and optimize processes for delivering affordable housing through the development review process.

Recent changes to the Planning Act and Development Charges Act have exempted affordable housing from being subject to the Community Benefits Charge, Parkland Dedication, and Development Charges. The City and Major Landowners will work together to explore similar opportunities for other municipal-related fee exemptions that support the delivery of market-based, market-affordable, and core-affordable housing at Tewin. They will also work together to find opportunities for other incentives such as the Tax Increment Equivalent Grant (TIEG) and Community Improvement Plans (CIP), or other programs that may exist in the future.



Action Eight

Support existing and future landowners and developers in delivering affordable housing through shared knowledge and expertise on delivery mechanisms.

Each of the Major Landowners has a different background and experience when it comes to affordable housing delivery, which they will make available to each other and other existing or future landowners who contribute to Tewin's evolution. Shared knowledge and understanding of the Tewin Intent includes alignment on housing affordability, which will be reflected in the types of development partnerships formed and created within the community.

Implementation and Monitoring

Tewin will be developed through a series of Community Areas that create complete communities and optimize the delivery of public infrastructure. Detailed planning for these areas will first be undertaken through the Plan of Subdivision process, and refined through succeeding development applications.

Given the scale and phased approach to development at Tewin, there remain several key unknowns that will influence the specific deployment of affordable housing over the build-out of the community.

In recognition of this, **Policy 5.3.9 of the Secondary Plan** requires that future development applications report on affordable housing strategies that have been and will be further explored within each of Tewin's Community Areas and how development at Tewin is implementing and tracking towards the city-wide affordable housing target contained in the Volume 1 Official Plan. Recognizing the difference between how the federal and municipal governments define affordability, reporting required by **Policy 5.3.9** will indicate Tewin's contributions to affordable housing that meets each definition, including that of federal and municipal agencies, if different.

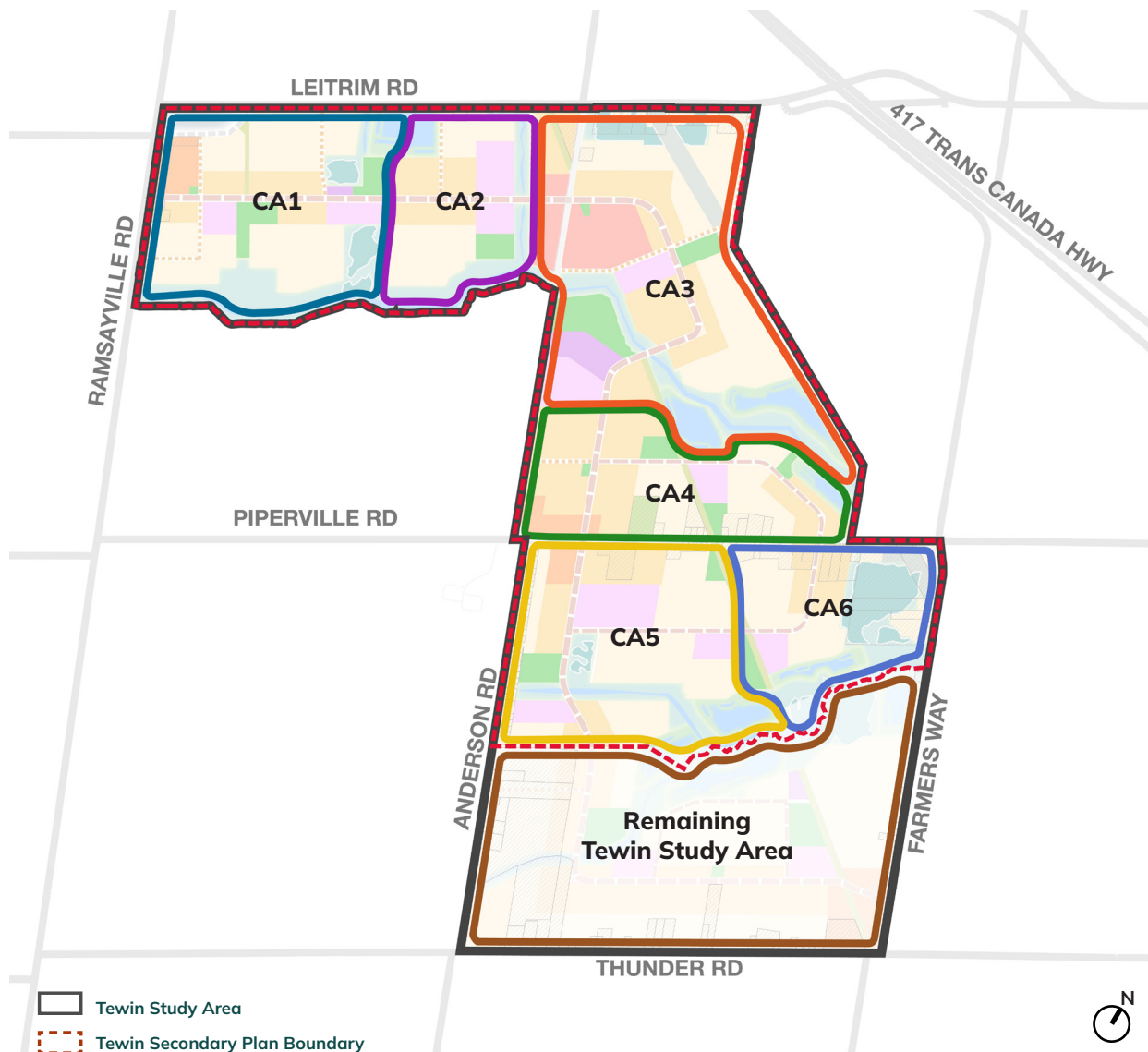


Figure 1. Tewin's Community Areas



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