

Algonquins of Ontario

January 15, 2021

Robin Souchen
Acting Director
Corporate Real Estate Office
Planning, Infrastructure and Economic Development
City of Ottawa
110 Laurier Ave. W.
Ottawa ON K1P 1J1

BY E-MAIL ONLY

Robin.Souchen@ottawa.ca

Dear Mr. Souchen,

Subject: Public Service and Procurement Canada Property Disposal for 1010 Somerset Street West (Our File CF 49-2-14) – Proposed Gladstone Village by the Corporate Real Estate Office Planning, Infrastructure and Economic Development, City of Ottawa

On behalf of the Algonquins of Ontario (AOO), please accept our appreciation for the informative presentation provided to the Governance, Finance, Economic Development and Capacity Building Working Group on December 10, 2020 on the Proposed Gladstone Village.

The AOO continue to be supportive of the efforts of the City of Ottawa to assemble lands to enable the realization of the Gladstone Village concept. We understand that the City in partnership with OCHC are intending to initiate a neighbourhood development plan to align with overarching citywide programs, policy initiatives and key City Council Priorities.

The AOO applaud this innovative approach of neighbourhood development by the City, while at the same time, we are eager to develop a collaborative partnership with the City through a Collaborative Benefits Agreement (CBA). This Agreement, between the AOO and the City, is intended to further define the benefits and opportunities for the Algonquins as this 19-acre assembly builds out over the coming years.

The AOO acknowledge the list of commitments and benefits provided by the City of Ottawa, in correspondence dated November 9, 2020, as a framework for the formalization of such a CBA to facilitate the sale of 1010 Somerset to the City of Ottawa and to be completed to the satisfaction of the AOO within the next 12 months (attached again for your convenience).

Based on the expressed commitment by the City of Ottawa to formalize a CBA, the AOO is prepared to advise Public Services and Procurement Canada (PSPC) that we consent to the

request by the City to acquire this parcel of land to facilitate the development of Gladstone Village subject to confirmation by PSPC on the following matters:

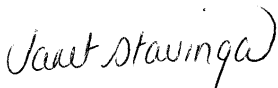
1. The inclusion by PSPC of an obligation for the City, to not only proceed, but to **complete** a CBA to the satisfaction of the AOO as part of the sale agreement; and,
2. Compensation from PSPC for our anticipated costs to be incurred in the negotiation and formalization of the CBA with the City.

However, having said this, the parcel has never been surrendered by the Algonquins of Ontario and the Algonquins have never been compensated for any alienation of it.

The consent of the AOO to this transfer is accordingly without prejudice to all Algonquin aboriginal rights and title and to the right of the AOO to seek accommodation or financial compensation in the context of an Algonquin Treaty for any infringement of Algonquin Aboriginal rights and title that may have resulted or may in the future result from this transfer.

Should you have any questions or require further information, please do not hesitate to contact me by email at jstavinga@tanakiwin.com or by cell at 613-296-1848.

Sincerely,



Janet Stavinga
Executive Director

Att 1 Correspondence from Stephen Willis, General Manager, Planning, Infrastructure and Economic Development, City of Ottawa regarding the proposed disposal of 1010 Somerset Street West by Public Service and Procurement Canada (PSPC) and the expressed commitment by the City of Ottawa to pursue a Collaborative Benefits Agreement (CBA) with the Algonquins of Ontario (AOO), dated November 9, 2020

c.c. Algonquin Negotiation Representatives – AOO
Robert J. Potts, Principal Negotiator and Senior Legal Counsel – AOO
J. E. Hunton, MCIP, RPP, Senior Vice President, Jp2g Consultants Inc. – AOO Technical Advisor
Stephen Willis, General Manager, Planning, Infrastructure and Economic Development, City of Ottawa
Angela Russell, Regional Manager, NCA, Complex Real Estate Transactions, Real Estate Services, Public Services and Procurement Canada
Paul Newton, Negotiator, Crown-Indigenous Relations and Northern Affairs Canada (CIRNAC)
Cheryl Forester, Negotiation Analyst, CIRNAC



November 9, 2020

BY EMAIL ONLY

Janet Stavinga
Algonquins of Ontario
31 Riverside Drive, Suite 101
Pembroke, ON K8A 8R6
Email: jstavinga@tanakiwin.com

RE: 1010 SOMERSET STREET WEST

Dear Ms. Stavinga,

As you are aware, the City of Ottawa is seeking to acquire 1010 Somerset Street West as part of an effort to create a community hub, known as Gladstone Village. This future community will include a mix of affordable housing, limited private sector development together with municipal infrastructure providing a range of services and to deliver City wide programming.

Further to your correspondence from February 18, 2020, regarding the proposed disposal of 1010 Somerset Street West by Public Service and Procurement Canada (PSPC), the City is pleased to issue this letter as confirmation of pursuing a Collaborative Benefits Agreement (CBA) with the Algonquins of Ontario (AOO).

This letter will confirm the City of Ottawa's (the "City") commitment in the development of 1010 Somerset to collaborate with the AOO as follows:

- a) Permanent and Meaningful Recognition of Unceded Algonquin Traditional Territory**
Through the installation of public art, signage and wayfinding, the City's design of Gladstone Village will offer an opportunity to educate residents, visitors and tourists alike about the historical and ongoing presence of Algonquins in the National Capital Region.
- b) Ensure Space for Algonquin Artists**
Gladstone Village is being planned to include a diverse arts community. The City will dedicate space for Algonquin artists to display their work to promote indigenous education and reconciliation while meeting indigenous cultural, social and economic objectives.
- c) Employment and Economic Development Opportunities**
In order to enable opportunities to for Indigenous people, the City will welcome qualified Algonquin-owned suppliers to participate in the procurement processes related to Gladstone Village. The City of Ottawa will investigate and implement construction, development, and operational plans that include economic development opportunities for Algonquin suppliers and employment opportunities for Algonquin individuals within the applicable legal framework. The City will facilitate communication with local vendors and suppliers if required. In addition, the City will work with the AOO, post construction, to examine business and employment opportunities as a result of development on 1010 Somerset.
- d) Youth Mentorship and Job Skills Development**
The City is committed to developing intern position(s) for an indigenous individual(s) to provide job shadowing and mentoring opportunities in the land use planning and real estate management fields. This position is anticipated to be effective 2022 and the City will seek AOO input in the candidate selection process.

e) Revenue Allocation

The majority of Gladstone Village will be occupied by affordable housing, community facilities, park space and municipal services. There will be a limited disposal of strata air rights to private sector developers in order to create a broad social demographic within the community and to generate revenue to the City. This project is not profit driven, and profits from the disposal of air rights will be re-invested into Gladstone Village to offset construction costs and to support social programming. Where proceeds from the sale of strata rights are being reinvested into programming for indigenous education and arts, the City will seek input from the AOO on how best to spend the funds.

You will note that the City has not addressed the AOO request for "Investment Opportunities" as they pertain to the installation of a District Energy System. We are not in a position at this time to make commitments as much remains to be determined with the development and ownership of a district energy system. However, should a district energy system be installed, specifically in partnership with PSPC, the City will work with PSPC and the AOO post construction to examine business and employment opportunities therein.

We trust that the foregoing list of commitments and benefits provides a framework for a Collaboration Benefits Agreement that will facilitate a sale of 1010 Somerset to the City of Ottawa in 2022. During the next 12 months we look forward to completing the agreement as outlined in this letter.

To assist PSPC and CIRVAC in their due diligence on the disposal of this asset, we ask that the AOO sign this letter to mutually acknowledge the commitments of City and AOO. Please return a signed copy of this document to my Executive Assistant, Jacinta Barroso, at Jacinta.Barroso@ottawa.ca.

If you have any additional questions or concerns, please feel free to contact me directly at Stephen.Willis@ottawa.ca.

Regards,



Stephen Willis, MCIP, RPP
General Manager
Planning, Infrastructure and Economic Development (PIED)
City of Ottawa

Cc: Derrick Moodie, Director - Corporate Real Estate Office (PIED) - City of Ottawa
Robin Souchen, Manager - Realty Services (PIED) - City of Ottawa
Charmaine Forgie, Manager - Business & Technical Support Services (PIED) - City of Ottawa

Acknowledged on behalf of Algonquins of Ontario (AOO) this _____ day of _____, 2020.

By: _____

Title: _____