

# Excerpt of Letter of Intent

## The Zibi Project

April 2017

In working with Algonquin Anishinabe communities and stakeholders, Windmill/Dream has identified a broad set of ideas to support, and continue to develop together. This Letter of Intent (LOI) demonstrates our commitment to continuing to work on:

### 1. Long Term Investment Opportunities

- Invite Algonquin Anishinabe investment in the proposed community district energy system, targeted to be one of the most sustainable energy systems in the world, and a revenue source for generations;
- Invite the Algonquin Anishinabe to develop at least one (1) commercial building in partnership with Windmill/DREAM, in conformance with the Zibi Master Plan, on the Project Lands for market ownership by the Algonquin Anishinabe, to host other First Nation organizations and tenants, Algonquin Anishinabe office space, etc.;
- Create an Algonquin Anishinabe led Economic Development/Investment Fund based on a fee per square foot of development, to be used for initiatives of importance to the Algonquin Anishinabe Nation in the area;
- Implement a preferential condominium purchase program for members of the Algonquin Anishinabe Nation at the Zibi development;
- Work with knowledgeable expertise to develop an affordable housing program that is inclusive specifically of Algonquin Anishinabe and First Nations.

### 2. Permanent Recognition of Traditional Territory

- Acknowledge publicly that these lands form part of unceded Algonquin Anishinabe Ancestral Territory in order to raise awareness and the profile of the Nation in the region;
- Integrate cultural symbols and histories in the public domain and landscaping to demonstrate the presence of the Algonquin Anishinabe in the region. This could include public art, signage and way-finding, landscaping, and cultural activity infrastructure;
- Celebrate project milestones with traditional celebrations and ceremonies, as appropriate.

### 3. Construction & Permanent Entrepreneurial Opportunities

- Priority access to Algonquin Anishinabe construction contractors and companies;
- Promote and support the creation of an inventory of skilled personnel who are qualified to provide services to the project;
- Encourage Algonquin Anishinabe and First Nations businesses/retailers to locate to Zibi.

#### 4. Facilitate Employment Opportunities

- Work with the Algonquin Anishinabe Nation to attempt to resolve administrative and jurisdictional barriers to work at the Zibi project;
- Implement hiring goals for all service providers on site to engage qualified Algonquin personnel on the project;
- Explore the possibility of permanent hiring goals for future businesses and tenants at Zibi after the project is completed.

#### 5. Create Connections to Other Sites of Importance to the Algonquin Anishinabe in the Area

- Work with our neighbours at Energy Ottawa and the Algonquin Anishinabe Nation to provide strong connections through the new development to sites of cultural importance, including the Chaudière Falls, the LRT Pimisi Station, and the existing capital pathway network;
- Publicly commit Windmill's support for an Algonquin Anishinabe led development on Victoria Island (which is ***not*** part of the Zibi project);
- Support the Federal and Provincial governments in their consultations with the Algonquin Anishinabe Nation to convert existing perpetual leases to fee simple title to allow for a seamless community with seamless connections to the surrounding important sites.