



Community Engagement Announcement

What: On October 28, 2024, Six Nations of the Grand River Elected Council (SNGREC) approved to send a proposed agreement with Tercot Communities to community engagement.

Why: Tercot Communities, a development company, is planning on building condominiums on part of the Flemingdon Golf Club in Toronto. They propose that a cultural center be installed at the bottom of one of those condominiums. This would be owned and operated by Six Nations or if not feasible, there would be payment instead.

The City of Toronto did not approve Tercot's development application, and they are appealing to the Ontario Land Tribunal (OLT). Tercot Communities wants SNGREC's support at that appeal in exchange for a cultural center or payment. Tercot Communities has hired many consultants for the OLT and are confident that they will win.

Tercot has hired Two Row Architect to do the design for the development.

The remaining land that the condominiums will not be built on, are returning to the City of Toronto as green space. This proposed project is on land located in the Fort Albany/1701 Nanfan Treaty area.

The OLT is scheduled to start in February 2025 for several weeks.

How: Two Engagement sessions have been scheduled. One in person and one virtual.

Where: (1) **Wednesday November 13, 2024**, at the Community Hall from 6 pm to 8 pm.
Dinner will be served

(2) **Friday November 22, 2024**, at 12 pm on SNGREC Livestream.

Follow Six Nations of the Grand River Elected Council social media, watch advertisements in Two Row Times and Turtle Island News and updates on Jukasa and CKRZ for information.

For any questions or comments, please contact Lands and Resources at 519-753-0665

Frequently Asked Questions:

What species will be impacted?

One hundred and thirty (130) trees will have to be removed due to construction. Due to Toronto Tree Offset Bylaws, 316 trees will be replanted as a direct result of the development. Since only 0.76 hectares of the 16.94 hectares of the site are being developed, there is additional opportunity for more tree planting through the Don River Restoration Plan and transferring of remaining 16 hectares to parkland and for environmental restoration.

Due to trees being removed, some roosting habitat for federally listed species of bats, such as, Hoary Bat and Silver Haired Bat will be removed. Additionally, habitat for an Ontario Listed Special Concern Bird, the Eastern Wood Peewee, will also be removed.

The Don River is not slated to have any direct impacts and thus, fish and fish habitat will remain untouched.

Will water quality/quantity be impacted?

Water quality and quantity impacts are likely to be extremely limited. The developed area is 10 meters outside of the flood plain for the Don River, and minimal dewatering will take place due to the higher elevation of the development. There will be temporary dewatering necessary during the construction period in order to hook up services and construction of underground parking. The Toronto Regional Conservation Authority (TRCA) has been involved in decision making regarding water and soil protection.

Is there concern for soil quality and contamination?

While on-site historical contaminant sources are limited to historical imported fill and pesticide use, due to the surrounding urban areas, there are additional potential sources for contamination based on desktop investigations. Additional Studies through a Phase 2 Environment Assessment (ESA) are slated but are unavailable at this time.

What are the benefits to the environment?

The remaining undeveloped land, about 16 hectares, is slated to be returned to City of Toronto ownership and part of the Don Valley Trail Network (The Don Valley Restoration Plan). This would include the planting and environmental restoration of the Don River within the project area. Thirty (30) meters of riparian area, inclusive of site appropriate native species, and species potentially important for Indigenous People is planned, to better protect natural components of the Don River. Additional opportunities will be provided to the Six Nations Consultation and Accommodation Process (CAP) Team to provide comments and to Six Nations Community for placemaking and involvement in this initiative.

How can I get involved?

The Six Nations Wildlife and Stewardship Office has a plant list of species previously indicated as important to the Six Nations community. We are always looking for input on this list. The list is used to help ensure that developers within Nanfan Treaty Area are properly accounting and preventing impacts on these species, and to provide notification to companies like Kayanase for seed harvesting and plant rescue opportunities. To give your input on this list or if you have any other comments/questions, contact the Lands and Resources Office.

The Proposed Agreement:

Tercot Communities would build a Cultural Centre space at the bottom of one of the condominiums proposed for development. There are four condominiums planned for the development. Tercot would give this Cultural Centre to SNGREC to own and operate in exchange for SNGREC's support at the Ontario Land Tribunal (OLT). Tercot has agreed to pay all costs for the first thirty-six months including any HST. After this time period, the costs would be up to SNGREC to cover, or they could sell it. The Cultural Centre would have a kitchen area, an office area and it would include two parking spaces. This is an opportunity for Six Nations to have a cultural/information centre to promote Six Nations Tourism and to re-educate Torontonians about Six Nations' unextinguished interests in the Toronto area.

The agreement also has a provision that if the Cultural Centre ends up not being feasible, SNGREC will receive a one-time payment of one million dollars.

Tercot Communities will cover all legal fees and will reimburse SNGREC at \$125 an hour for time spent at the OLT.

Archaeology:

In August 2022, an archaeological company (PHC) conducted a stage 2 test pit survey on a portion of the development site. The assessment study report found no archaeological material was encountered during this stage on that portion of the site. Therefore, that portion of the site is considered free of any archaeological concern and no further archaeological assessment is recommended. In October 2023, this portion of the development site was cleared by the Ministry.

The remaining portion of the subject site has archaeological potential and stage 2 test pit survey is recommended if developed at a later date.





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