From: Christina Cheater | |
Sent: Monday, May 09, 2016 11:23 PM
To: Poitras, Andrew
Cc: CLK-CityClerks
Subject: Nomination of Phoenix Block - 388 Donald Street

To whom it may concern:

It has come to our attention as owners of 388 Donald Street that our property has come to the attention of the Historical Building and Resources Committee. We were advised that under section 8(4) of the Historical By-law 55/2014 that the committee is seeking to add our building to the List of Historical Resources. While we do understand why the building has come to the attention of the committee, we do not believe that it is necessary for it to be added to the list of Historical Resources in Winnipeg. Our building is full of character as outlined in the letter from the committee. It is a beautiful three story brick and stone building with a flat roof. It has large display windows and of course PHOENIX BLOCK is prominently displayed on the building. The inside is full of tin roofs and wood accents. We take pride in all of our properties in Winnipeg. We currently own 3 commercial properties. We own a small Construction business that has been in operation for 50 years and in the last twenty years began acquiring real estate to have some stable long term investments in this City we love so much. We take pride in the buildings we own. We try to keep them well maintained and full of tenants. However, that being said, owning property in Downtown Winnipeg is a very risky investment. We currently have two buildings in downtown Winnipeg. 388 Donald and 323 Portage Ave. 388 Donald is currently only rented out at 55% capacity. We recently put an add in the Winnipeg Free Press for $9.00 per square feet to lease out our property. This is well below what downtown Winnipeg Real Estate should be leasing for. We are having to lower our lease prices 35% just to try and get people downtown. Our area is plagued with individuals who are intoxicated at all hours of the day and night entering our building and loitering. These individuals scare away customers from the retail establishments who rent from us. They have expressed to us time and time again that their clients no longer want to come downtown. Security issues, graffiti and littering are just some of the issues we face. Now, if the Historical Building and Resources Committee are successful, our building will be subject to rules and regulations as to what renovations can be done to our building as well as increased costs to us as building owners trying to comply with those new Rules and Regulations. While we certainly can see why the City of Winnipeg would want to add our property to the list of Historical Buildings, we would ask that the City of Winnipeg stay out of Private individuals trying to make a living. We have owned the Phoenix building for many years already. We have not made substantial changes to the character of the property, but as owners of the building, we should have the freedom to make whatever changes necessary to ensure we can lease out the property and make sure it is financially viable. We are already in a situation where we are finding it difficult to remain viable downtown. Please don't make it any harder than it already is.

Thank you,

Christina Cheater
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