ARTIS
REIT

February 21, 2017

City Council, City of Winnipeg
510 Main Street, Winnipeg, Manitoba R3B 1B9

Re: Opening Portage and Main

Your Worship Mayor Brian Bowman and members of Winnipeg City Council:

Artis is pleased to present our support to open the intersection of Portage and Main provided the City will:

- Minimize the impact on vehicular traffic
- Modernize the City's assets in the below-grade within and leading into the concourse to standards commensurate with private investment in adjacent spaces
- Significantly enhance at-grade street-scaping and lighting
- Improve signage and way-finding at and below grade
- Create an artistic focal point at Portage and Main that draws visitors and Winnipeggers alike to the iconic intersection

We see Portage and Main as fundamental to the connectivity and accessibility of downtown Winnipeg and support the City of Winnipeg's efforts to create a more vibrant, walkable and accessible downtown 365 days of the year.

Artis presently has in excess of two hundred million dollars of underway and near term investment in property improvements at Portage and Main. Collaboration with the City for infrastructure alignment both at and below grade is essential in ensuring the greatest public and private benefit.

Artis and our tenants have concerns that below grade-level commercial marketability may suffer if significant improvements and investment to the assets in the concourse below street level is omitted. This is why a holistic approach to the intersection is critical.

We look forward to seeing the City's comprehensive plan and vision for Portage and Main to ensure ongoing and upcoming efforts of all parties will be aligned.

Sincerely,

Frank Sherlock
Executive Vice President
Property Management
Artis REIT

Suite 300-360 Main Street, Winnipeg, Manitoba R3C 3Z3
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JAMES RICHARDSON & SONS, LIMITED
ESTABLISHED 1857

HARVARD
Developments Inc.
—A HILL COMPANY—

February 22, 2017

City Council, City of Winnipeg
510 Main Street
Winnipeg, Manitoba R3B 1B9

Re: Opening Portage and Main

Your Worship Mayor Brian Bowman and members of Winnipeg City Council:

We are pleased to present our support to open the intersection of Portage and Main subject to the commitment of the City to develop a comprehensive plan aligning the efforts, investments and vision of all involved parties that works to:

- Minimize the impact on vehicular traffic
- Phase in investment to improve and modernize the City's assets in the below-grade both within and leading into the concourse, and align with private investment in adjacent spaces
- Commit to enhanced at-grade street-scaping and lighting
- Significantly improve signage and way-finding at and below grade
- Work collaboratively towards the installation of a future artistic focal point at Portage and Main that will draw visitors and Winnipeggers alike to the iconic intersection

We see the historic Portage and Main intersection as fundamental to the connectivity and accessibility of downtown Winnipeg and support the City of Winnipeg's efforts to create a more vibrant, walkable and accessible downtown 365 days of the year.

Collectively, our organizations represent hundreds of millions of dollars in existing and future investment in this iconic landmark intersection. We are committed to Portage and Main and believe in its future. Collaboration with the City of Winnipeg will help align our visions, both at and below grade, and ensure the greatest public and private benefit.

A comprehensive plan for above-grade traffic infrastructure improvements will help minimize the disruptive impact potential changes may have on access to our buildings, as well as at grade-level commercial spaces. We have concerns that below grade-level commercial marketability may suffer unless appropriate planning and investment by the City of Winnipeg is given to this critical component of the intersection.

It would be our collective desire to have the City share a comprehensive plan and vision for Portage and Main in Fall 2017, to ensure that ongoing and upcoming efforts of all parties may be aligned as soon as possible.

We look forward to working further with the City of Winnipeg on the opening of the Portage and Main intersection and the development of public realm improvements in the area. Together, we can ensure the greatest public benefit from our respective investments.

Sincerely,

Dave Finnbogason
Vice-President, Corporate Development
James Richardson & Sons, Limited

Rosanne Hill Blaisdell
Managing Director
Harvard Developments Inc.

Martin MacCool
Vice President Winnipeg District
Scotiabank

Mike Hassett
Regional Vice President
Bank of Montreal

BMO Bank of Montreal

Stephanie Potter M.B.A
Head of Divisional Operations
Alberta & Northwest Territories and
Prairies Central Canada Divisions

First Canadian Centre
6th Floor, 350- 7 Avenue SW
Calgary, AB T2P 3N9

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March 14, 2017

City Council, City of Winnipeg
510 Main Street, Winnipeg, Manitoba R3B 1B9

Re: Opening Portage and Main

Your Worship Mayor Brian Bowman and members of Winnipeg City Council:

We the undersigned are pleased to present our support to consider opening the intersection of Portage and Main, with the support of the community and the commitment of the City to develop a comprehensive plan aligning the efforts, investments and vision of all involved parties that works to:

- minimize the impact on vehicular traffic
- phase in investment to improve and modernize the City's assets in the below-grade within and leading into the concourse and align with private investment in adjacent spaces
- commit to enhanced at-grade street-scaping and lighting significantly improve signage and way-finding at and below grade
- work collaboratively towards the installation of a future artistic focal point at Portage and Main that draws visitors and Winnipeggers alike to the iconic intersection

We see Portage and Main as fundamental to the connectivity and accessibility of downtown Winnipeg; we support the City of Winnipeg's efforts to create a more vibrant, walkable and accessible downtown 365 days of the year in a manner that aligns with the wishes of the public.

Sharing our objectives with the City of Winnipeg allows all parties to confidently proceed in our own onsite efforts to revitalize this key downtown community and work with the City to share this iconic landmark intersection with everyone.

Collectively, our organizations represent billions of dollars in existing and future investment in the Portage and Main area. Our buildings provide employment, retail, tourism, hospitality, residential spaces for thousands Winnipeggers and visitors every day. Collaboration with the City for infrastructure alignment both at and below grade is essential in ensuring the greatest public and private benefit from investing in the improved accessibility of Portage and Main.
A comprehensive, collaborative plan for above-grade traffic infrastructure improvements will have the least disruptive impacts on access to our buildings, as well as at grade-level commercial spaces. We have concerns that below grade-level commercial marketability may suffer in particular from

BMO Bank of Montreal

Stephanie Potter M.B.A
Head of Divisional Operations
Alberta & Northwest Territories and
Prairies Central Canada Divisions

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investment that omitted equal improvements and investment to the assets in the concourse below street level. This is why a holistic approach to the intersection is critical.

It would be our collective desire to have the City share with us a comprehensive plan and vision Portage and Main in Fall 2017, to ensure ongoing and upcoming efforts of all parties may be aligned as soon as possible.

We look forward to working further with the City of Winnipeg on the prospect of opening of the Portage and Main intersection and area public realm improvements. Together, we can ensure the greatest public benefit from our respective investments.

Sincerely,

Stephanie Potter
Head of Divisional Operations
Alberta & Northwest Territories & Prairies Central Canada Divisions

200 PORTAGE INC.
c/o 407 Graham Ave, 2nd Floor
Winnipeg, MB R3C 0L3

October 11, 2017

City Council, City of Winnipeg
510 Main Street
Winnipeg, MB R3B 1B9

Re: Opening Portage and Main

Your Worship Mayor Brian Bowman and members of Winnipeg City Council:

On behalf of the new owners of 200 Portage Avenue, we are pleased to present our support to open the intersection of Portage and Main subject to the commitment of the City to develop a comprehensive plan aligning the efforts, investments and vision of all involved parties that works to:

- Minimize the impact on vehicular traffic
- Phase in investment to improve and modernize the City's assets in the below-grade both within and leading into the concourse, and align with private investment in adjacent spaces
- Commit to enhanced at-grade street-scaping and lighting
- Significantly improve signage and way-finding at and below grade
- Work collaboratively towards the installation of a future artistic focal point at Portage and Main that will draw visitors and Winnipeggers alike to the iconic intersection

We see the historic Portage and Main intersection as fundamental to the connectivity and accessibility of downtown Winnipeg and support the City of Winnipeg's efforts to create a more vibrant, walkable and accessible downtown 365 days of the year.

We are committed to Portage and Main and believe in its future. Collaboration with the City of Winnipeg will help align our visions, both at and below grade, and ensure the greatest public and private benefit.

A comprehensive plan for above-trade traffic infrastructure improvements will help minimize the disruptive impact potential changes may have on access to our buildings, as well as at grade-level commercial spaces. We have concerns that below grade-level commercial marketability may suffer unless appropriate planning and investment by the City of Winnipeg is given to this critical component of the intersection.

It is our desire to have the City share a comprehensive plan and vision for Portage and Main in Fall 2017, to ensure that ongoing and upcoming efforts of all parties may be aligned as soon as possible.

We look forward to working further with the City of Winnipeg on the opening of the Portage and Main intersection and the development of public realm improvements in the area. Together, we can ensure the greatest public benefit from our respective investments.

Sincerely,

200 PORTAGE INC.

Per: 
Carmyn Aleshka