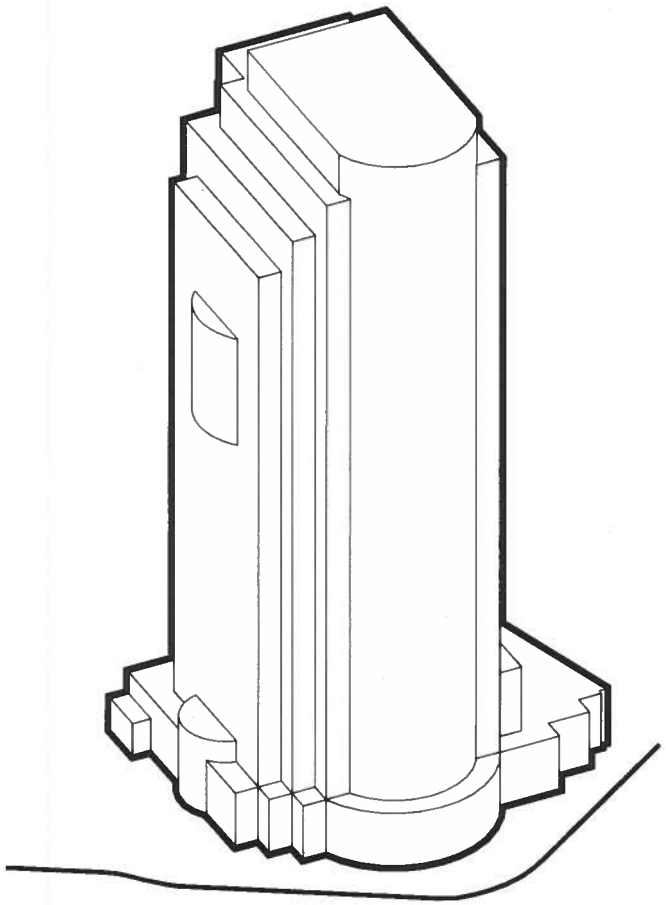


Development Agreement Amendment

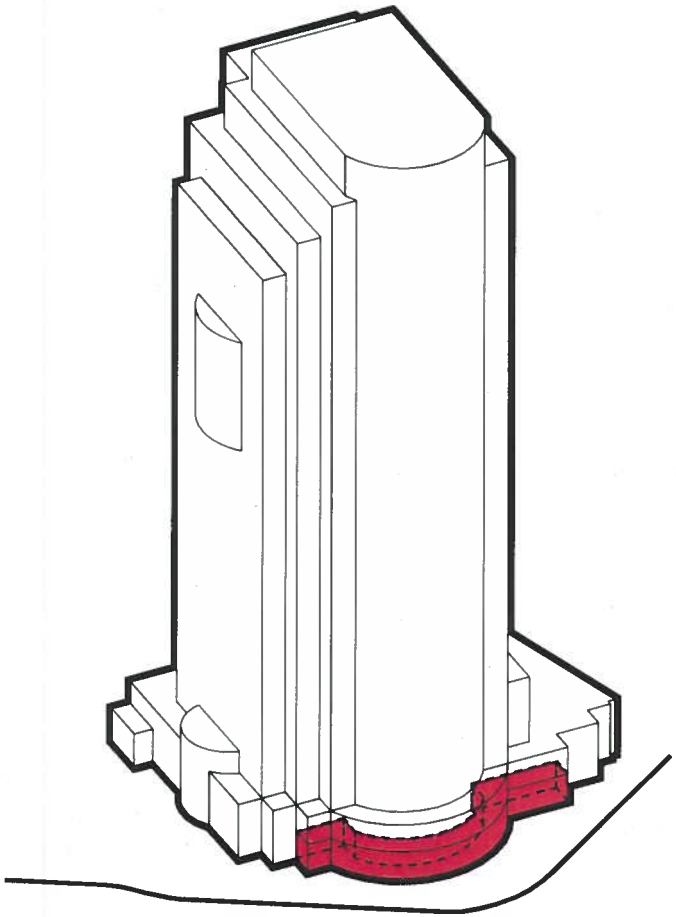
201 Portage

AG 417/1987

Stantec + HARVARD Developments Inc. — A HILL COMPANY —



1987 a wind study was developed to shape the design of 201 Portage



The study lead to a Development Agreement that required the owner to:

1 Provide a protected walkway screening pedestrians from inclement weather

and,

2 The responsibility of prohibiting pedestrians from using the public sidewalk during Winter

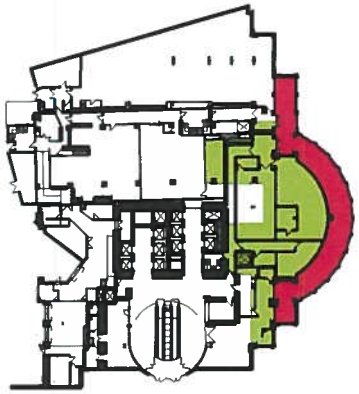
Development was meant to:

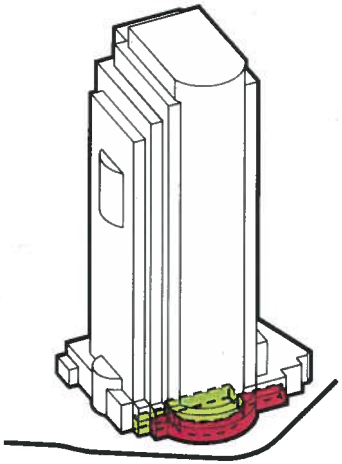
1 **Enhance Pedestrian Comfort, Safety, and Security**

2 **Create an Identity appropriate to its Urban Context**

3 **Contribute to the Image of Portage and Main**

4 **Animate the interface between Interior and Exterior Spaces**







30 years ago 201 Portage was constructed in accordance with the Development Agreement

Since then:

Pedestrians have **preferred to take the public sidewalk**

Protected walkway, meant to screen pedestrians, **screens the Commercial Unit** inside making it **undesirable, unleased, and vacant**

Without eyes on the street, the walkway is used primarily for smoking and other forms of exchange becoming **a security concern**

The Result:

1 A space that is **not comfortable or safe** for Pedestrians

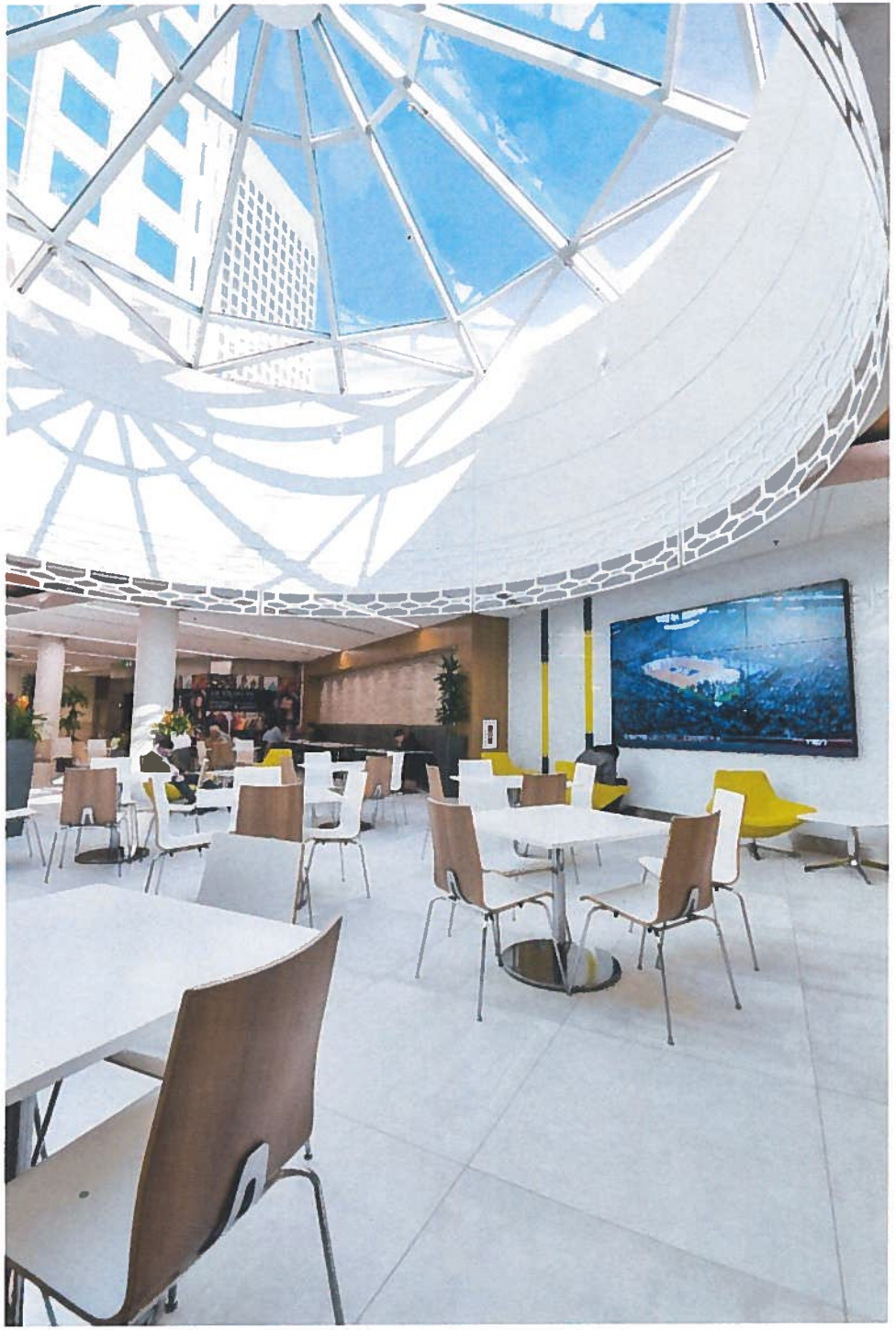
2 An **identity less significant than its address presents**

3 A **landmark unable to fully realize its potential** to contribute to **the image of Portage and Main**

4 A **closed static interface without connection** between Interior and Exterior Spaces

While good intentioned, **the approach set out in the Development Agreement has not succeeded**

Following the success of our **concourse redevelopment**, we are preparing to commence with **phase 2 of our reinvestment in 201**



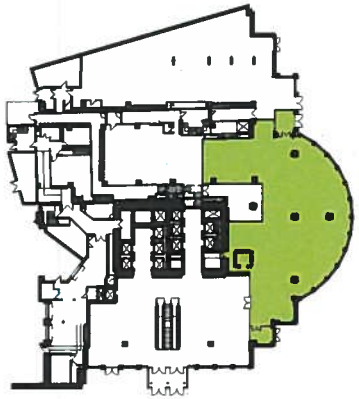

Goodlife
FITNESS

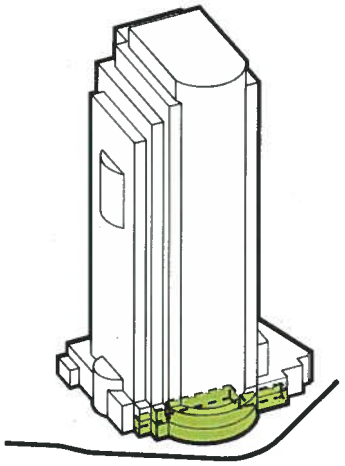


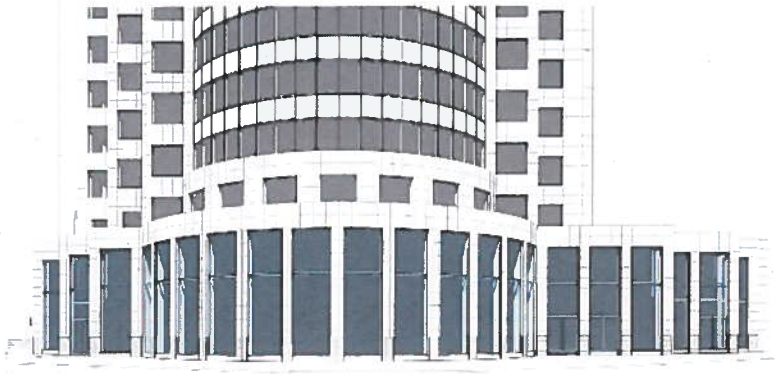




We have come to ask that the **Development Agreement be amended** and the **clauses requiring** the **protected walkway** and **prohibiting the public from** accessing **the public sidewalk be removed.**







We are proposing to **recapture the walkway** through **large expanses of transparent glass** in place of the screen, **connecting the interior space with the public realm**, thereby **making it attractive to potential tenants** which in turn **put eyes on the street** making it:

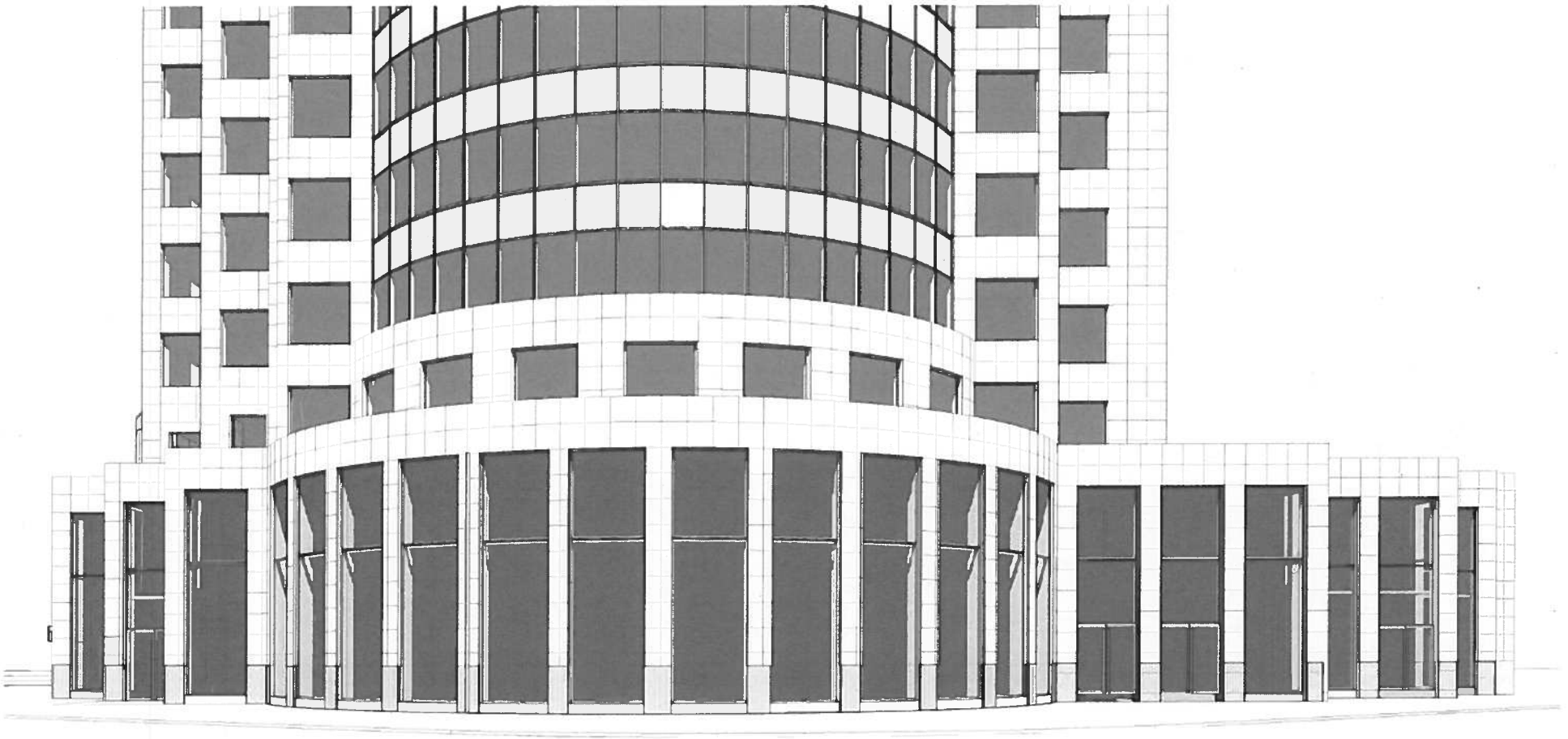
1 Safer

2 Bringing **activity** and **vibrancy to the buildings face** and the corner

3 Creating an **identifiable, leasable space replacing a blank façade**

4 Enhancing the image of the **City's Iconic intersection, Portage & Main**


PORTAGE & MAIN





As the City prepares its long range plan to repair and upgrade its concourse roof membrane and concrete barricades, **we commit to collaborate** with them. Along with other property owners at Portage & Main, **we will work with the City to reimagine this iconic intersection** and address any wind concerns at that time.