From: Lisa Holowchuk
Sent: Thursday, August 26, 2004 1:51 PM
To: Freeman, Carol
Subject: Exchange District BIZ Position on Delisting Ryan/King Building

Dear Carol,

At the June 14 regular board meeting of the Exchange District BIZ, we discussed the application submitted by Ken Reiss / Bedford Investments to the City to remove the Ryan/KingBuilding at the corner of Bannatyne & King from the historic buildings list.

At the meeting, we decided that I would speak at the public hearing on behalf of the Management Board, based on a position developed from our guiding principles. I have included the motion, as well as a five-paragraph statement detailing the BIZ position regarding the delisting application.

MOTION: To develop a position on the application to delist the King Building based on the guiding principles of the Exchange District BIZ, to be brought forward to the public hearing on this matter.

Curt Sparrow/Derek Maternick

CARRIED

BIZ Position Statement

The mission of the Exchange District BIZ is to represent business and promote the Exchange District by identifying and enhancing the unique business opportunities presented by our historic and cultural legacy; focusing on planned development of commercial, cultural and residential activity; and maintaining and beautifying the zone consistent with the architectural character of the area.

Therefore, the Management Board of the Exchange District Business Improvement Zone supports the redevelopment of the Ryan/King Building in a manner that is consistent with the above-stated BIZ mission statement. Ideally, the building is redeveloped into a mixed-use complex of offices or condos with street level storefront retail. Another acceptable option, in our view, would be to retain the facade of the building, much like Red River College. This would help ensure the redevelopment of the site is sensitive to the surrounding area by acknowledging the architectural character of this warehouse district and incorporating historic features into a new design..

The Exchange District BIZ is aware that Ken Reiss of Bedford Investments, the owner of the Ryan/King Building, has expressed desire in the past to redevelop the site for parking. The Exchange District BIZ recognizes that available parking in the West Exchange has reached the upper limit of its capacity. We would like to see more spots become available to support

commerce in the area and this is a priority we have stated time and again to PP&D as well as the City's new parking authority.

However, the BIZ also recognizes the value in considering all proposed development in the broader setting of the Exchange District. The BIZ is of the view that excellence in urban design should also be a high priority in the area, to maintain the pedestrian-friendly environment that also supports commerce and street life and makes this the most unique neighbourhood in Winnipeg.

Therefore, the Exchange District BIZ would not support delisting the King Building to facilitate its demolition for a surface parking lot. The Exchange District BIZ would support delisting the Ryan/King Building to redevelop the site using its facade and/or facilitate its demolition for new development under the following conditions: a solid and committed plan must be in place, with a proscribed time limit for development. The proposed new development must follow a high standard of urban design and respect the heights, massing, composition, materials, and other architectural details of the buildings in the vicinity of the Ryan/King Building at this key site in the heart of the Exchange District.

If you have any questions please do not hesitate to contact me at 942-2595.

Lisa Holowchuk
Executive Director
Exchange District BIZ