

Portland Commons Limited Partnership

To: City of Toronto, Infrastructure and Environment Committee

c/o: iec@toronto.ca

September 13, 2021

Re: 2021.IE24.14 - Coordination of Public and Private Works – Wellington Street West and Portland Street- Portland Commons Development

Carttera (Portland Commons LP) is the developer of a major, new best-in-class office building at 530 Front Street West known as Portland Commons. The building, which will bring 550,000 square feet of new LEED Platinum office space to the city, is currently under construction (bounded by Wellington/Portland/Draper and Front streets). We need to coordinate any public projects with the City of Toronto in an orderly fashion, so that we are not disrupted in our construction schedule, and so that we can complete significant streetscape improvements along Wellington, Portland and Front Streets.

We wish to bring to the Committee's attention that the background report on this item, "*Updates on Wellington Street Capital Projects*", omits mention of the Portland Commons project in the section "*Wellington Street West – Project Coordination*" (starting on page 7 of the report). We believe that after mention of the "The Well" project, it should be noted that: "Construction of "Portland Commons" is currently underway and streetscape enhancements on the south-side boulevard of Wellington Street West (and east side of Portland and north side of Front Streets) will be implemented by the developer adjacent to their property."

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Additionally, it came to our attention this past Spring that the City of Toronto plans to replace the watermain on Portland Street (from Front Street West to Queen Street West) commencing in August 2022. This is in direct conflict with our construction schedule. Unfortunately, we have experienced a considerable delay and cost overrun due to a similar circumstance at our 65 King East project in Ward 13 (the future home of Google Canada), and so we immediately brought our concern on this conflict to the attention of the relevant City staff and Councillor Cressy.

In response to our concern, we have to date been invited to a single meeting with the various stakeholders (including Toronto Water, Transportation Services and Engineering Construction Services (ECS)) which was coordinated by the ECS's Infrastructure Coordination (ICU) Unit on June 14, 2021.

Although the meeting discussion was positive, we have yet to receive any meaningful follow-up. At the meeting, Toronto Water agreed to explore completing the Wellington to Front portion of the Portland watermain replacement starting in August 2023 instead of August 2022, which would substantially reduce conflict with Portland Commons' construction. However, in the three months since the meeting we have been advised only that: *"Toronto Water has escalated the matter to its senior management"*, and: *"your desire for further discussion will be conveyed. The group will be kept informed when there is new information to share."*

Given the extent of logistical planning required to complete a large construction project such as Portland Commons, we hereby request that the Infrastructure and Environment Committee please note to ECS and their "client", Toronto Water, the urgency of advancing our discussions concerning the Portland water main replacement.

We also wish to express our eagerness to participate in the coordination efforts for planned work in this area (between City Planning, Transportation Services, Toronto Water, Engineering and Construction Services, and ourselves) including our Wellington Street West streetscape enhancements, and the Portland Watermain replacement timing.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lewis Poplak', with a long horizontal line extending to the right.

Lewis Poplak, VP, Development

Portland Commons LP

cc. Councillor Joe Cressy

cc. Alissa Park, Senior Project Manager, Infrastructure Coordination
Engineering Support Services

cc. Jim Tadeson, Founder and Managing Partner, Carttera

cc. Adam Banting/Ian Pearson, Cavendish Project Management