

Date: January 17, 2022

To: Mr. Kevin Newson
Executive Director, Procurement
Waterfront Toronto
20 Bay Street, Suite 1310
Toronto, ON
M5J 2N8

Re: Request for Proposals for Quayside Development Opportunity/ RFP No. 2021-10

Dear Mr. Newson,

In my capacity as Fairness Monitor for Waterfront Toronto's Quayside Development Opportunity procurement, this letter addresses fairness-related matters of the Request for Proposals process and the selection of the Preferred Proponent.

The Request for Proposals (RFP) was issued on July 26, 2021 to the four Proponents shortlisted as a result of the Requests for Qualifications (RFQ) process completed in July 2021. I reviewed the RFP content which, in my view, met all fairness-related requirements. The objective of this RFP process was to select a Preferred Proponent to develop the Quayside properties.

The 4 Submissions received by Waterfront Toronto were evaluated following a rigorous process and I attended all meetings of the Evaluation Committee. In my opinion, the evaluation was conducted in a fair, objective and thorough manner, and pursuant to the terms and requirements of the RFP.

The Evaluation Committee recommended Quayside Impact Limited Partnership as Preferred Proponent to advance to the contract negotiation stage, and the Steering Committee supported the recommendation.

To conclude, I am satisfied, without reservation, that all aspects of this procurement process to date, including selection of the Preferred Proponent, were undertaken fairly. No Proponent was put in a position of advantage or disadvantage either by the RFP or the evaluation process itself. I am therefore able to certify that the process followed throughout was fair, consistent with the RFP, and thus in the public interest.

Yours sincerely,



The Right Honourable Beverley McLachlin, P.C., C.C., CStJ,