

October 29, 2024

Ref. Yonge1246.rfg/c

Metropolitan Toronto Condominium Corporation No. 593
c/o ICC Property Management Ltd.
2875 14th Avenue, Suite 300
Markham, ON L3R 5H8

Attention: Warren Reidwreid@iccpropertymanagement.com**Re: 1246 Yonge Street, Toronto
Roofing Replacement****Date of Substantial Performance: July 29, 2024**

This letter will serve to confirm our opinion that the above work was Substantially Performed in accordance with the Construction Act on the above date. The Work is warranted by the Contractor against faulty workmanship and materials for a period of **2 years** from the date of Substantial Performance. There is additionally an extended warranty for **5 years** (or longer) on materials from the manufacturer for sealant materials, and **15 years** on labour and materials from the manufacturer for modified bitumen roofing.

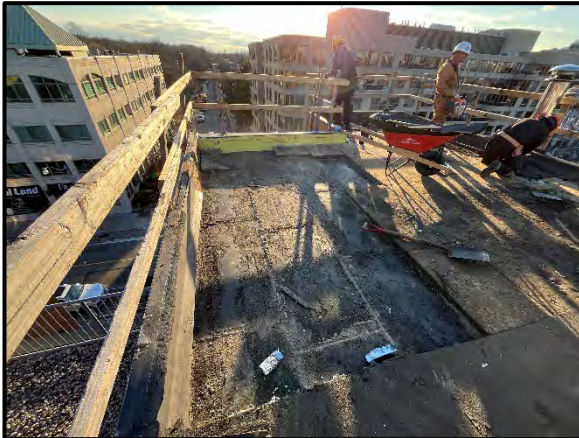
Payment of the 10% Statutory Holdback becomes due 60 days after Substantial Performance is published and upon the Contractor's submission of the following documentation, provided no liens have been registered against the property.

- Request for Release of Holdback
- WSIB Clearance Certificate
- Statutory Declaration
- Confirmation of Warranty
- Confirmation of Publication of Substantial Performance (A copy of the CCDC Form 9 has been enclosed to facilitate publication of Substantial Performance).

Upon receipt of the above documentation, we will issue a Payment Certificate related to the Release of Holdback.

At this time, we would provide the following photographic summary of the work completed on this project.

Removal of Existing Roofing System



Installation of New Insulation, Modified Bitumen Roofing & Membrane Flashings



Installation of New Modified Bitumen Cap Sheet



Installation of Metal Cap Flashing



Installation of New Safety Railings



Should you wish to review matters further, please contact me at (905) 737-0111.

Yours truly,
BROWN & BEATTIE LTD.



Jeremy Chan, P.Eng.

- c. Brad Gascoigne, Brown & Beattie Ltd. (gascoigne@brownbeattie.com)
Jeremy Nixon, Brown & Beattie Ltd. (nixon@brownbeattie.com)
Joe Flores, Viana Roofing & Sheet Metal Ltd. (info@vianaroofting.com)

FORM 9
CERTIFICATE OF SUBSTANTIAL PERFORMANCE OF THE
CONTRACT UNDER SECTION 32 OF THE ACT
Construction Act

Toronto

(County/District/Regional Municipality/Town/City in which premises are situated)

1246 Yonge Street, Toronto

(street address and city, town, etc., or, if there is no street address, the location of the premises)

This is to certify that the contract for the following improvement:

Roof Replacement

(short description of the improvement)

to the above premises was substantially performed on July 29, 2024

(date substantially performed)

Date certificate signed: October 29, 2024

Jeremy Chan, P.Eng.

(payment certifier where there is one)

(owner and contractor, where there is no payment certifier)

Name of owner: Metropolitan Toronto Condominium Corporation No. 593

Address for Service: c/o ICC Property Management Ltd., 2875 14th Avenue, Suite 300,
Markham, ON L3R 5H8

Name of contractor: Viana Roofing & Sheet Metal Ltd.

Address for service: 74 Advance Road, Toronto, ON M8Z 2T7

Name of payment certifier: Brown & Beattie Ltd.

(where applicable)

Address: 588 Edward Avenue, Unit 49, Richmond Hill, ON, L4C 9Y6

(Use A or B, whichever is appropriate)



A. Identification of premises for preservation of liens:

The legal registration / roll number of the property is understood to be: In the City of Toronto, being comprised of Lots 1, 2, 3, 4 and 5 on Registered Plan 669 York, designated as Parts 2 to 8 inclusive and parts 10 to 22 inclusive on a Plan of Survey deposited in the Land Registry Office for the Land Titles Divisions of Toronto (No. 66) as Plan Number 66R-12955, being all of PIN 21192-0001(LT).

(if a lien attaches to the premises, a legal description of the premises, including all property identifier numbers and addresses for the premises)



B. Office to which claim for lien must be given to preserve lien:

(if the lien does not attach to the premises, the name and address of the person or body to whom the claim for lien must be given)