



2024-11-13

Xcel Construction Limited
255 Carrier Dr, 2nd Floor
Etobicoke, ON
M9W 5Y8

Attention: Nick Bressi, Vice President

Dear Nick:

**Subject: YRCC 747 - 80 McCallum Drive, Richmond Hill
Wood Deck and Fence Replacement – Certificate of Substantial Performance**

Please find enclosed a copy of the Certificate of Substantial Performance for this project. Provided no liens have been registered against the property, statutory holdback for the project will become due 60 days after publication of Substantial Performance. Receipt of the following information will also be required:

- Invoice for Release of Holdback with:
 - WSIB Clearance Certificate; and
 - Statutory Declaration.
- Confirmation of Publication of Substantial Performance
- Statement of Warranty Form

Upon receipt of the required information, we shall issue a Certificate for Payment for Release of Holdback.

In accordance with the Contract dated September 29, 2023 between the Contractor and the Owner, and on the basis of a joint inspection with the Contractor on August 19th, 2024 and November 11, 2024, the Consultant on behalf of the Owner, hereby certifies that:

- 1** The work or a substantial part thereof is ready for use and may be used for the purpose intended; and
- 2** There is no further work to be done under the Contract.

The issuance of this Certificate does not release the Contractor or any Subcontractor from the duty of completing the Work pursuant to the terms of the Contract. The date of substantial performance defines the start of the warranty period. The warranty period for this work is two (2) years.

Should you have any questions, please do not hesitate to contact us.

Yours sincerely,

Julian Gutierrez, B.E.Sc., PMP
Project Manager

Edgar Vargas, P.Eng
Project Director

150 Commerce Valley Dr
Thornhill, ON

T: +1 905 882-1100

T: +1 905 882-0055

F: +1 604 683-8655

wsp.com

Encl. Certificate of Substantial Performance

Dist: nick@xcelconstruction.ca; giancarlo@xcelconstruction.ca; aradeanu@iccpropertymanagement.com

WSP Ref.: CA0004133.8145



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

Construction Act

City of Richmond Hill

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

80 McCallum Drive, Richmond Hill

(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:

Wood Deck and Fence Replacement

(short description of the improvement)

to the above premises was substantially performed on

October 28, 2024

(date substantially performed)

Date certificate signed: November 13, 2024

WSP Canada Inc.

(Payment Certifier where there is one)

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

Name of owner: YRCC 747

Address for service: 80 McCallum Drive, Richmond Hill, ON L4C 9X5

Name of contractor: Xcel Construction Limited

Address for service: 255 Carrier Dr, 2nd Floor, Etobicoke, ON M9W 5Y8

Name of payment certifier: WSP Canada Inc.

Address: 150 Commerce Valley Drive West, Thornhill, ON L3T 7Z3

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

(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:

York Region Condominium Corporation No. 747; 80 McCallum Drive, Richmond Hill, ON L4C 9X5

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