

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

*Construction Act*

Toronto, Ontario

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

691,693 and 695 Spadina Avenue

(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:

P999-20-098 Spadina Housing

(short description of the improvement)

to the above premises was substantially performed on September 20, 2024

(date substantially performed)

Date certificate signed: October 4, 2024



Maria Denegri, OAA, FRAIC

(payment certifier where there is one)

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

Name of owner: The Governing Council of the  
University of Toronto

Address for service: 255 McCaul Street, Toronto, Ontario 4<sup>th</sup> Floor

Name of contractor: Morosons Construction Limited

Address for service: 103 Fairbank Avenue, Toronto ON M6E 3Y9

Name of payment certifier (where applicable): Denegri Bessai Studio

Address: 1088 Bathurst Street, Ontario M5R 3G9

(Use A or B, whichever is appropriate)

☒ A. Identification of premises for preservation of liens:

See schedule A

(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, 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)

## **Schedule A**

Address: 691 Spadina Avenue, Toronto, Ontario

PIN: 21211-0116 (LT)

Legal Description: PT LT 48-49 PL 449 TORONTO AS IN EP141856, EP140810 & EP128038; T/W EP128038, EP140810 & EP141856; CITY OF TORONTO

Address: 693 Spadina Avenue, Toronto, Ontario

PIN: 21211-0048 (LT)

Legal Description: PT LT 46-49 PL 449 TORONTO AS IN EXPROP PL EP129291, EP129787 & EP145318; S/T & T/W EP129787; T/W EP145318; S/T EP129291; CITY OF TORONTO

Address: 695 Spadina Avenue, Toronto, Ontario

PIN: 21211-0049 (LT)

Legal Description: PT LT 47-48 PL 449 TORONTO AS IN CT776032; S/T & T/W CT776032; CITY OF TORONTO