

December 13, 2024

Mr. Pat Galati
Joe Pace & Sons Contracting Inc.
100 Wildcat Road
Toronto, Ontario M3J 2V4
Email: pat@jpacecontracting.ca

Dear Mr. Galati:

RE: SUNNYSIDE SUPPORTIVE HOUSING, 247 Franklin Street North, Kitchener, Ontario
LETTER OF SUBSTANTIAL PERFORMANCE
- GENERAL CONTRACTOR: JOE PACE & SONS CONTRACTING INC.

This is to advise you that the building contract for the above-mentioned project has been accepted as substantially performed as of December 6, 2024 (per enclosed Certificate of Substantial Performance).

In accordance with the project specifications, the balance of the holdback will be released after the expiration of the 60-day lien period. Pursuant to the requirements of the Construction Act it is necessary that the Contractor shall publish the certificate in a construction trade newspaper. The date of publication commences the lien period.

The acceptance of this work does not relieve the General Contractor and his subcontractors of their responsibility to carry out any and all deficiencies in materials and workmanship that might come to light during the warranty/guarantee period which will run from June 1, 2023 to June 1, 2024 for stairs/LVP; February 15, 2024 to February 15, 2026 for carpet, installation; and February 15, 2024 to February 15, 2034 for carpet manufacturer's warranty.

Mr. Pat Galati

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Joe Pace & Sons Contracting Inc.

December 13, 2024

RE: SUNNYSIDE SUPPORTIVE HOUSING, 247 Franklin Street North, Kitchener, Ontario

LETTER OF SUBSTANTIAL PERFORMANCE

- GENERAL CONTRACTOR: JOE PACE & SONS CONTRACTING INC.

The holdback will not be released until the following required documents have been received:

- i. Workplace Safety and Insurance Board Certificate of Clearance from the General Contractor;
- ii. Statutory Declaration that no liens are on the building from the General Contractor;
- iii. Copy of advertisement of Substantial Performance Certificate, as published in a construction trade newspaper, to the Architect and the Owner.

If there are any further questions, please do not hesitate to contact our office.

Sincerely,

+VG ARCHITECTS



Kevin Church

cc: Robert Smith – Region of Waterloo (rosmith@regionofwaterloo.ca)
Filippo Pace – Joe Pace & Sons Contracting (fil@jpacecontracting.ca)
Ryan Turner, Travis Forret - +VG Architects

Attachment

This communication is intended as a private communication for the sole use of the primary addressee and those individuals listed for copies in the original message. The information contained in this communication is private and confidential and if you are not an original intended recipient you are hereby notified that copying, forwarding or other dissemination or distribution of this communication by any means is prohibited. If you are not specifically authorized to receive this communication and if you believe that you received it in error please notify the original sender immediately. This is proprietary to +VG Architects (The Ventin Group).

K:\TVG-Brantford\Sunnyside Flooring & Handrails-21915\Contract Admin\SubstCompl\2024.12.13 Substantial Performance Ltr.docx

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

Kitchener, Ontario

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

247 Franklin Street North, Kitchener, Ontario

(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:

Flooring Replacement

(short description of the improvement)

to the above premises was substantially performed on **December 6, 2024**

(date substantially performed)

Date certificate signed: **December 13, 2024**



(payment certifier where there is one)

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

Name of owner: **Region of Waterloo**

Address for service: **150 Frederick Street, Kitchener, Ontario N2G 4J3**

Joe Pace and Sons Contracting

Name of contractor: **Inc.**

Address for service: **100 Wildcat Road, Toronto, Ontario M3J 2V4**

Name of payment certifier (where applicable): **The Ventin Group Ltd.**

Address: **50 Dalhousie Street, Brantford, Ontario N3T 2H8**

(Use A or B, whichever is appropriate)

☒ A. Identification of premises for preservation of liens:

247 Franklin Street North, Kitchener, Ontario

(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)