



December 16, 2024

Canada Construction Contractors Inc

c/o Rick Sloka
3135 Universal Drive, Unit 21
Mississauga, ON L4X 2E6

Dear Sir:

Re Substantial Performance
 Localized Balcony Repairs
 CAPREIT Limited Partnership
 270 Sheldon Ave, Toronto, Ontario
 Our Reference: CCC-242069-02

Please find enclosed a copy of the Certificate of Substantial Performance for this project for the Localized Balcony Repairs project at 270 Sheldon Ave, Toronto, Ontario.

Provided no liens have been registered against the property, statutory holdback for the project will become due after publication of Substantial Performance. Receipt of the following information will also be required:

1. WSIB Clearance Certificate.
2. CCDC9A Statutory Declaration.
3. Request for Release of Holdback.
4. All applicable warranties.

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

In accordance with the Contract between Contractor and CAPREIT Limited Partnership, the Consultant on behalf of the CAPREIT Limited Partnership, and based on a joint inspection with the Contractor on December 13, 2024, hereby certifies that:

1. The Work or a substantial part thereof is ready for use and may be used for the purpose intended.
2. The Contract is deemed complete. However, certain deficiencies were observed as attached in Field observation report 10.

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 a specified in the contract document.

Substantial Performance

Localized Balcony Repairs- 270 Sheldon Ave, Toronto, Ontario

CCC-242069-02

We trust this meets your needs at this time, should you have any further questions or wish to discuss this letter please contact our office.

Yours truly,

Egis



Gavin Johnson, B.Arch.Sc., BSS, C.E.T.

Snr Project Manager

Facility Assessment and Restoration

Enclosed: Form 9 Certificate of Substantial Performance of the Contract Under Section 32 of the Act

Field Observation Report # 10

Project:	Localized Balcony Repairs
Location:	270 Sheldon Ave, Toronto, Ontario
Our Reference:	CCC-242069-02
Date:	December 5, 2024
Type of Observations	Balcony railing refurbishment and concrete repairs
Locations Observed	East and South elevations
Total Pages:	5

1.0 PROTECTION OF PROPERTY

Egis has performed a general overview of construction safety as per the requirements of the Professional Engineers Act of Ontario. Any construction safety concerns expressed by the Consultant shall be addressed and corrected immediately by the Contractor. The Contractor shall be solely responsible for construction safety, for compliance with applicable legislation, and as set out in the requirements of the Contract.

2.0 COMMENTS

As per your request, Egis was on site to review the work progress for general conformance with the project's specification. The following observations were noted at the time of the site visit:

2.1 Observations

1. Weather was approx. -2°C and cloudy. There were no workers present at the time of this review.
2. Egis reviewed the status of the work completed on the south and east elevations balcony railing refurbishment and concrete repairs.
3. Welding inspection of balcony panels in all units from the first to the sixth floors. Panel welding is completed with some few issues noted during the inspection.
4. First floor:

Unit 101 - Concrete floor slab separated from the wall creating gap. Tenant complains about rodent access. Contractor to seal gap with concrete. Contractor shall install caulking joint at wall-to-slab junction as per scope of work.

Unit 107 - Fix/bolt loose railing end to concrete knee wall to make it firmer.

5. Second floor:

Unit 211 – Base of Left end panel needs one additional weld.

6. Third floor:

Unit 301 - Middle panel needs paint touch up.

7. Fourth floor:

Unit 403 - Middle panel needs one additional welding joints at the base.

Unit 415 – Tenant complains about vibration of right end panel at high winds. Additional welding needed to make it firmer.

8. Fifth floor:

Unit 503 - Contractor to remove all remaining form board.

9. Sixth floor:

Unit 611 – Both end panels need one additional welding joints at the base.

- a. View of concrete slab separation from wall in unit 101. Contractor shall install caulking joint at wall-to-slab junction as per scope of work.



- b. View of loose railing from concrete wall in unit 107.



- c. Additional welding needed in unit 211 Left end panel.



- d. Painting touch up of welding joint in unit 301.



- e. Additional welding needed at base of middle panel of unit 403.



- f. View of cracked drain cover in lawn.



- g. Damaged grass/sod (lawn)



- h. Removed formboard at edge of concrete in unit 503.



3.0 NEXT STEPS

1. Clean debris and any garbage/construction waste on site. [Outstanding](#)
2. Replace areas of grass/sod (lawn) damaged by construction activities. [Outstanding](#)
3. Replace drain cover in lawn. [Outstanding](#)

Field Observation Report # 10

Localized Balcony Repairs- 270 Sheldon Ave, Toronto, Ontario

CCC-242069-02

End of Field Observation Report # 10

Prior to leaving the site, I advised the superintendent of the conditions detailed in this report.

Provided by:
Isaac Agyapong
Project Manager

Reviewed by:
Gavin Johnson
Sr. Project Manager

Egis

This site report is valid only for that work which was specifically requested and is subject to review should additional information become available. Egis is not responsible for any views or opinions expressed by employees performing this work, which fall outside of our exact Terms of Reference. The report is the result of work performed in conformance with normal practice. The company is not responsible for any deviation within the normal limits of accuracy. This report is prepared for the exclusive use of our Client and is not a substitute for, or to be relied upon in place of, inspections by any authorities having jurisdiction.

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

Construction Act

Toronto, ON

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

270 Sheldon Ave, Toronto, ON

(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:

Localized Balcony Repairs

(short description of the improvement)

to the above premises was substantially performed on December 13, 2024

(date substantially performed)

Date certificate signed: December 16, 2024



(payment certifier where there is one - signature required)

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

Name of owner: CAPREIT Limited Partnership

Address for service: 270 Sheldon Ave, Toronto, ON

Name of contractor: Canada Construction Contractors Inc

Address for service: 3135 Universal Drive, Unit 21, Mississauga, ON L4X 2E6

Name of payment certifier (where applicable): Egis Canada

Address: 6240 Highway 7 Unit 200, Woodbridge, ON

(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:

270 Sheldon Ave, Toronto, ON

(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)