



January 8, 2025

Structural Contracting Ltd.
29 Gormley Industrial Avenue
Gormley, ON
L0H 1G0

Attention: Tony Gatta, Project Manager

Dear Tony,

**Subject: North American Centre – 5650 & 5700 Yonge Street, Toronto
2024 Garage and Waterproofing Repairs
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 completion of the project. Receipt of the following information will also be required:

- Invoice for Release of Holdback with:
 - WSIB Clearance Certificate; and
 - Statutory Declaration.

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

In accordance with the Contract dated May 9, 2024 between the Contractor and the Owner, and on the basis of a joint inspection with the Contractor on December 19, 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** The Contract is deemed complete.

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 2 years.

Suite 700
25 York Street
Toronto, ON, Canada M5J 2V5

T: +1 416 487-5256
F: +1 416 487-9766
wsp.com

[Click here to enter text.](#)



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

Sincerely,

A handwritten signature in black ink, appearing to read 'Joy Gideon'.

Joy Gideon, P.Eng.
Building Sciences Consultant

A handwritten signature in black ink, appearing to read 'Ryan Soroka'.

Ryan Soroka, B.A.Sc.
Project Manager

A handwritten signature in black ink, appearing to read 'Sam Schiafone'.

Sam Schiafone, P.Eng.
Project Director

Encl. Certificate of Substantial Performance

Dist: John Ienco - JIenco@structform.com
Sam Porco - Sporco@structform.com
Pamela Kalsner - Pamela.Kalsner@jll.com
Emilio Hernandez - Emilio.hernandez@jll.com
Ruel Bautista - Ruel.Bautista@jll.com
Shannen Krost (WSP)
Jillian Wilson (WSP)

WSP Ref.: CA0003434.1803



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

Construction Act

City of Toronto

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

5650 & 5700 Yonge Street, Toronto, 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:

2024 Garage and Waterproofing Repairs

(short description of the improvement)

to the above premises was substantially performed on

December 19, 2024

(date substantially performed)

Date certificate signed: January 8, 2025

WSP Canada Inc.

(Payment Certifier where there is one)

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

Name of owner: JLL Canada (Manulife Investment Management)

Address for service: 5650 Yonge Street, Suite 100, Toronto, Ontario

Name of contractor: Structural Contracting Ltd.

Address for service: 29 Gormley Industrial Avenue, Gormley, ON L0H 1G0

Name of payment certifier: WSP Canada Inc.

Address: 25 York Street, Suite 700, Toronto, Ontario

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

P.I.N. 10141-0302 (LT), Lots 1 and 2, Registered Plan 3454

(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)