

March 3, 2025

Ref. Kingston325.ste/c

Metropolitan Toronto Condominium Corporation No. 1297  
c/o ComField Management Services Inc.  
685 Sheppard Avenue East, Unit 505  
North York, ON M2K 1B6

**Attention: Vitman Tang**

[vitmant@cfdi.ca](mailto:vitmant@cfdi.ca)

**Re: 325 Kingston Road, Toronto**  
**Water Issue Repairs**  
**Date of Substantial Performance: February 17, 2025**

This letter will serve to confirm our opinion that the above work was Substantially Performed in accordance with the Construction Act on the above date. The Work is warranted by the Contractor against faulty workmanship and materials for a period of **2 years** from the date of Substantial Performance. There is additionally an extended warranty for **5 years** on materials from the manufacturer for sealant materials, and **10 years** on materials from the manufacturer for methyl-methacrylate waterproofing.

Payment of the 10% Statutory Holdback becomes due 60 days after Substantial Performance is published and upon the Contractor's submission of the following documentation, provided no liens have been registered against the property.

- Request for Release of Holdback
- WSIB Clearance Certificate
- Statutory Declaration
- Confirmation of Warranty
- Confirmation of Publication of Substantial Performance (A copy of the CCDC Form 9 has been enclosed to facilitate publication of Substantial Performance).

Upon receipt of the above documentation, we will issue a Payment Certificate related to the Release of Holdback.

At this time, we would provide the following photographic summary of the work completed on this project.



Localized Brick Removal



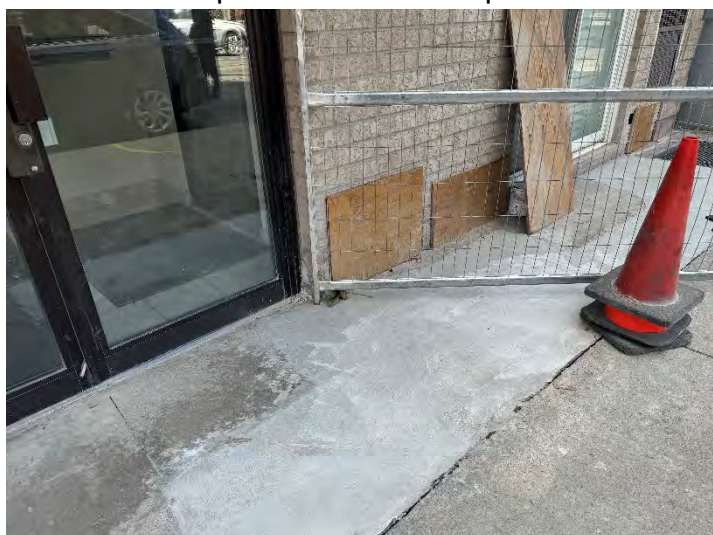
Localized Concrete Removal



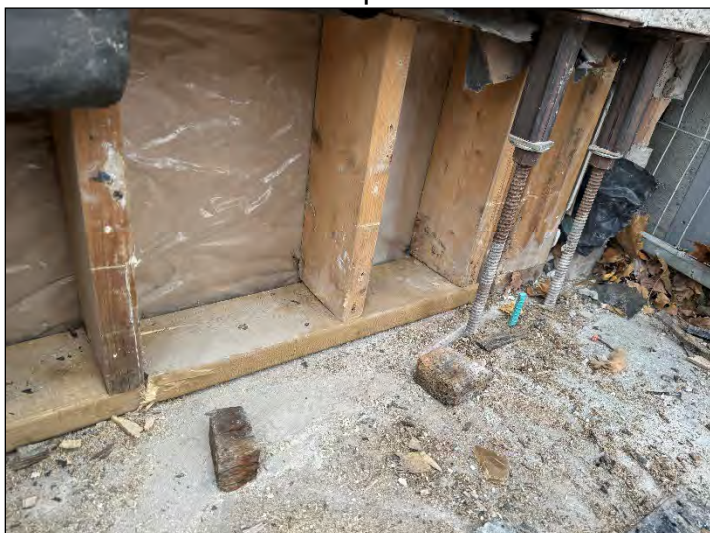
Localized Concrete Removal



Completed Concrete Repairs



Sill Plate Repairs



New Sheathing and Concrete Curb Installation





New Through-Wall Flashing Installation



Completed Brick Reinstatement



Garage Roof Slab Waterproofing



New Drain Installation



Should you wish to review matters further, please contact me at (905) 737-0111.

Yours truly,  
**BROWN & BEATTIE LTD.**

Jeremy Chan, P.Eng.

- c. Brad Gascoigne, Brown & Beattie Ltd. ([gascoigne@brownbeattie.com](mailto:gascoigne@brownbeattie.com))  
Noel James, AccuCon Engineering & Construction Inc. ([njames@accuconengineering.com](mailto:njames@accuconengineering.com))

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

Toronto

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

325 Kingston Road, Toronto

(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:

Water Issue Repairs

(short description of the improvement)

to the above premises was substantially performed on February 17, 2025

(date substantially performed)

Date certificate signed: March 3, 2025



Jeremy Chan, P.Eng.

(payment certifier where there is one)

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

Name of owner: Metropolitan Toronto Condominium Corporation No. 1297

Address for Service: c/o ComField Management Services Inc., 685 Sheppard Avenue East, Unit 505 North York, ON M2K 1B6

Name of contractor: AccuCon Engineering & Construction Inc.

Address for service: 2857 Lawrence Avenue East Unit A-8, Toronto, Ontario M1P 2S9

Name of payment certifier: Brown & Beattie Ltd.

(where applicable)

Address: 588 Edward Avenue, Unit 49, Richmond Hill, ON, L4C 9Y6

(Use A or B, whichever is appropriate)



A. Identification of premises for preservation of liens:

Part of Lots 2 and 3 on Plan 563E, City of Toronto, on the South Side of Kingston Road, designated as Parts 1 and 2 on Plan 66R-18570, being Parcel 2-1, Section A-563-E, Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66).

(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)