



April 25, 2025

Crawford Roofing Corporation
87 Bakersfield Street
North York, ON M3J 1Z4

Attn: Gaspar Da Costa

gaspar.dacosta@crawfordroofing.ca

Dear Gaspar,

**RE: 238 Queen Street West, Toronto – Roof Replacement
21163.03
Certificate of Substantial Performance**

Attached is a copy of the Certificate of Substantial Performance for the above project.

The statutory holdback for the above project will be eligible for release by the Owner, given there are not liens registered against the property, 60 days after publication of Substantial Performance.

The following documentation will need to also be provided:

- Invoice requesting the Release of Holdback;
- WSIB Clearance Certificate;
- Release of Holdback Statutory Declaration;
- Confirmation of publication of substantial performance

Our Certificate for Payment for the Release of Holdback will be issued after receiving the above documents and confirmation of any outstanding work being completed.

In accordance with the Contract dated April 9, 2024 between Crawford Roofing Corporation and the YMCA of Greater Toronto, the Consultant on behalf of the Owner, and on the basis of a joint inspection with the Contractor on April 25, 2025, hereby certifies that:

1. The project scope of work or majority portion of the work is ready for use and may be used for the purpose intended,

and
2. The outstanding value of work to be completed or corrected under the Contract is less than \$1,000. This amount is less than \$6,375 as calculated per the maximum limit allowed by the Construction Act of Ontario, and the Contract is deemed substantially performed.

The date of substantial performance defines the start of the warranty period. The warranty period for this work is 2 years. Receipt of this Certificate for Substantial Performance does not discharge the Contractor or any of their Subcontractors from their requirement to complete the work within the terms of the Contract.

Please call if you have any questions.

Sincerely

W. ALLEN PARTNERS



Barb Kemp, B.Tech., C.E.T., RRO

Principal

416-319-2257

bkemp@wapeng.ca

cc: Tina Goldis, YMCA

tina.goldis@ymcagta.org

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

CERTIFICATE OF SUBSTANTIAL PERFORMANCE OF THE CONTRACT UNDER SECTION 32 OF THE ACT
City of Toronto

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

238 Queen Street West, 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:

Roof Replacement

(short description of the improvement)

To the above premises was Substantially Performed on:

April 25, 2025

(date substantially performed)

Date Certificate Signed:

April 25, 2025

W. Allen Partners Inc.

(Payment Certifier where there is one)



Barb Kemp
Principal

Name of Owner:

YMCA of Greater Toronto

Address for Service:

90 Eglinton Avenue East, Unit 300, Toronto, ON M4P 2Y3

Name of Contractor:

Crawford Roofing Corporation

Address for Service:

87 Bakersfield Street, Toronto, ON M3J 1Z4

Name of Payment Certifier:

W. Allen Partners Inc.

Address for Service:

6-14845 Yonge Street, Suite 222, Aurora, ON L4G 6H8

(Use A or B whichever is appropriate)

A. Identification of premises for preservation of liens:

PCL 13-15 SEC Y2; PT PARKLT 13 CON 1 FTB TWP OF YORK PARTS 12 AND 13, 66R14419;
TORONTO, CITY OF TORONTO

(where liens attaches to premises, a legal description of the premises, including all property
identifier numbers and addresses for the premises)

B. Office to which claims for lien and affidavit 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)