



May 22, 2025

Alexa Straughan
Restorex Contracting Ltd.
22 Bramwin Ct., Unit B
Brampton, ON L6T 5G2

Re: St. Joseph's Health Centre – Parking Garage Structural Restoration Services
Project Close-out and Certificate of Substantial Performance
Entuitive Project No.: EN023-03258

Dear Alexa,

Entuitive, Unity Health Toronto and Restorex Contracting Ltd. performed a final walk-through of the work area associated with the Parking Garage Structural Restoration Services at the located at St. Joseph's Health Centre, 7 Sunnyside Ave. on May 13, 2025 to review the condition of the Work completed and identify any deficiencies. Based on the review, all parties are in agreement that the project is substantially performed as of May 13, 2025. Please find enclosed the Certificate of Substantial Performance for publication.

Minimal deficiencies were observed at the time of the review and are summarized in the attached deficiency list. Any deficiencies identified are expected to be addressed prior to the holdback invoice becoming due.

Per the terms of the Contract, you are required to comply with all close-out procedures as per the Construction Act, Workers Compensation Act and all other contractual obligations. Please provide all close-out documents in accordance with the Contract Documents, including but not limited to the following items:

- Warranty Documents, including joint warranties with the manufacturer as required
- Project Record Drawings
- Operation and Maintenance Manuals

Please provide the Certificate of Publication, WSIB Clearance Certificate and Statutory Declaration with your holdback invoice. The holdback will be considered payable 60 days from the date of publication in accordance with the Construction Act.

We trust the above is self explanatory and is all the information you require at this time. Should you have any questions or concerns, please do not hesitate to contact our office.

Sincerely,
Entuitive

A handwritten signature in black ink, appearing to read 'M. Duff', with a stylized flourish at the end.

Matthew Duffy, Dipl. Arch. Tech
Associate

FORM 9

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

Construction Act

The City of Toronto

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

7 Sunnyside Avenue, Toronto, Ontario, M6R 1B4

(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:

St. Joseph's Health Centre Parking Garage Structural Restoration Services

(short description of the improvement)

to the above premises was substantially performed on May 13, 2025

(date substantially performed)

Date certificate signed: May 22, 2025



(payment certifier where there is one)

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

Name of Owner: Unity Health Toronto - St. Joseph's Health Centre

Address for service: 30 The Queensway, Toronto, ON M6R 1B5

Name of Contractor: Restorex Contracting Ltd.

Address for service: 22 Bramwin Ct unit b, Brampton, ON L6T 5G2c

Name of Payment Certifier Entuitive Corporation
(where applicable)

Address 120 Bremner Blvd., 4th Floor, Toronto, ON M5J 0A1

(Use A or B whichever is appropriate)

A. Identification of premises for preservation of liens:

7 Sunnyside Avenue, Toronto, Ontario, M6R 1B4


(where liens attach to premises, reference to lot and plan or instrument registration number)

B. Office to which claim for lien and affidavit must be given to preserve lien:




(where liens do not attach to premises)

DEFICIENCY LIST

PROJECT NAME	Sunnyside Parking Garage – Parking Garage Rehabilitation	DATE OF REVIEW	May 22, 2025
PROJECT NO.	EN023-03258	PREPARED BY	Erin Holwell, P.Eng., CCCA
PAGES	2	REVIEWED BY	Matthew Duffy, Dipl. Arch. Tech.
Distribution List			
NAME	COMPANY	EMAIL	
Carla Cain	Unity Health Toronto (UH)	carla.cain@unityhealth.to	
Gavin Bening	Restorex (RES)	gavin@restorex.ca	
Alexa Straughan	Restorex (RES)	alexa@restorex.ca	
Matthew Duffy	Entuitive (ENT)	matthew.duffy@entuitive.com	
Erin Holwell	Entuitive (ENT)	erin.holwell@entuitive.com	

	DEFICIENCY & LOCATION	ACTION REQUIRED	PHOTOGRAPH	CONTRACTOR RESPONSE / ANTICIPATED COMPLETION DATE
1	P2 Level at New Guardrail Installation Excess primer for new waterproofing system visible on guardrail.	Excess primer to be cleaned from the surface of the new guardrail.		

All photos and deficiencies contained in this report are based on a deficiency walkthrough completed on May 13, 2025 at 2:00PM.

2	Throughout the Parking Garage Removal of wire from formwork not complete.	Contractor to remove all accessories for the formwork from the work area.		
3	Throughout the Parking Garage Smooth surface of underside of the suspended slab not provided at pressure grouting pumping locations.	Contractor to grind the excess concrete material at the pumping connection locations.		
4	Throughout the Parking Garage Smooth surface of underside of the suspended slab not provided at edges of concrete repairs.	Contractor to grind the excess concrete material at repair locations.		

End of Deficiency List

All photos and deficiencies contained in this report are based on a deficiency walkthrough completed on May 13, 2025 at 2:00PM.