

February 12, 2025

**Building Division, City of Brampton**  
8850 McLaughlin Road, Unit 1  
Brampton, ON  
L6Y 5T1

**RE: Compliance Letter Interior Alterations, 55 Walker Drive, Brampton ON. Permit  
Number: 24 380510 P01 00 ID**

This is to confirm that the alterations to office space at 55 Walker Drive in Brampton ON have been completed.

It is our opinion that the work is in general conformity with the drawings and specifications submitted for permit.

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The undersigned has reviewed and takes responsibility for design; and has the qualifications meeting the requirements set out in the Ontario Building Code as a Designer.

QUALIFICATION INFORMATION

|                          |   |       |
|--------------------------|---|-------|
| Magdalena Woloszyn-Robak |  | 25065 |
| NAME                     | SIGNATURE   | BCIN  |

REGISTRATION INFORMATION

|  |        |
|--|--------|
| 1912206 Ontario Inc. o/a Ellman Design | 129959 |
| FIRM NAME                              | BCIN   |

**ADDRESS**  
343-67 Mowat Avenue  
Toronto, ON M6K 3E3

**TELEPHONE**  
(416) 531-3569

**EMAIL ADDRESS**  
info@ellmandesign.com

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

*Construction Act*

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


\_\_\_\_\_  
(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:

\_\_\_\_\_  
(short description of the improvement)

to the above premises was substantially performed on \_\_\_\_\_  
(date substantially performed)

Date certificate signed: \_\_\_\_\_



\_\_\_\_\_  
(payment certifier where there is one - signature required)

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

Name of owner: \_\_\_\_\_

Address for service: \_\_\_\_\_

Name of contractor: \_\_\_\_\_

Address for service: \_\_\_\_\_

Name of payment certifier (where applicable): \_\_\_\_\_

Address: \_\_\_\_\_

(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:

\_\_\_\_\_  
(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)



Torque Builders Inc.  
72 Corstae Avenue  
Vaughan, ON L4K 4X2  
torque.ca

5/27/2025

TBI Reference N°: 24010

Interior Renovations  
Jones Healthcare Group-Packaging Services Inc.  
55 Walker Drive  
Brampton, ON L6T 5K5

Attention: Mr. Tom Iannacchino

Re: Interior Renovations, Jones Healthcare Group-Packaging Services Inc.

Please accept this as our application for Substantial Performance as required by our contract with Jones Healthcare Group.

The work in our opinion has been Substantially Performed in accordance with Ontario Construction Lien Act and the original contract scope.

The total contract value including change orders as per application for payment #5 is a value of **\$419,625.69**.

The total contract balance, excluding the noted items above, as per application for payment #5, is a value of **\$2,194.50**.

The project can be used for its intended purpose, and can be completed for less than the following cost as required by the Lien Act:

|  |   |                    |
|--|---|--------------------|
| 3% of the 1 <sup>st</sup> \$1,000,000.00 | = | \$12,588.77        |
| 2% of the 2 <sup>nd</sup> \$1,000,000.00 | = | \$0.00             |
| 1% of the remaining balance              | = | \$0.00             |
| Total                                    | = | <b>\$12,588.77</b> |

Yours truly,  
**TORQUE BUILDERS INC.**

Kieran Bally  
Project Manager

## Application for Substantial Performance of the Contract

|            |   |
|------------|---|
| Owner:     | Jones Healthcare Group-Packing Services |
| Project:   | Interior Renovations                    |
| Project #: | 24010                                   |

|                          |               |
|--------------------------|---------------|
| Original Contract Amount | \$ 318,779.35 |
|--------------------------|---------------|

|                        |               |
|------------------------|---------------|
| Total Contract Changes | \$ 100,846.34 |
|------------------------|---------------|

|                         |               |
|-------------------------|---------------|
| Revised Contract Amount | \$ 419,625.69 |
|-------------------------|---------------|

|                                     |             |
|-------------------------------------|-------------|
| Outstanding Work as of May 28, 2025 | \$ 2,194.50 |
|-------------------------------------|-------------|

|                              |             |
|------------------------------|-------------|
| Subtotal Balance to Complete | \$ 2,194.50 |
|------------------------------|-------------|

### Substantial Performance Criteria

1. The project, or a substantial part of it, is ready for its intended use, or already being used that way

YES

2. The Balance to Complete the project cannot exceed the following amount.

|                        |               |
|------------------------|---------------|
| Revised Contract Value | \$ 419,625.69 |
|------------------------|---------------|

3-2-1 Calculation

|                            |              |
|----------------------------|--------------|
| 3% of first \$1,000,000.00 | \$ 12,588.77 |
|----------------------------|--------------|

|                             |      |
|-----------------------------|------|
| 2% of second \$1,000,000.00 | \$ - |
|-----------------------------|------|

|                         |      |
|-------------------------|------|
| 1% of remaining balance | \$ - |
|-------------------------|------|

|                         |              |
|-------------------------|--------------|
| Subtotal of Calculation | \$ 12,588.77 |
|-------------------------|--------------|

Total Balance to Complete does not exceed 3-2-1 calculation

NO

Therefore, the project meets criteria for substantial performance

YES