



2021-05-27

Industrial Roofing Services Limited
582 Rivermede Road
Concord, ON L4K 2H5

Attention: Angelo Simone, Project Manager

Dear Angelo:

**Subject: Brampton Towers – 440 McMurchy Avenue South, Brampton
2021 Roof Replacement – 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 publication of Substantial Performance. Receipt of the following information will also be required:

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

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

In accordance with the Contract dated January 26, 2021 between the Contractor and the Owner, and on the basis of a joint inspection with the Contractor on May 5, 2021, 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 work is Substantially Performed. The work to be done under the Contract is capable of completion or correction at a cost of not more than \$6,500.00, which is less than the \$8,787.00 maximum limit required by the Construction Lien Act.

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 the extended manufacturer's labour and material modified bitumen roofing is 10 years; all other work has a 2-year warranty period.

Floor 5
600 Cochrane Drive
Markham, ON, Canada L3R 5K3

T: +1 905 475-7270
F: +1 905 475-5994
wsp.com



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

Sincerely,

A handwritten signature in black ink, appearing to be 'C. Kong'.

Cornelia Kong, B.Arch.Sc.
Building Science Consultant

A handwritten signature in black ink, appearing to be 'B. Sagriff'.

Ben Sagriff, B.A.Sc., EIT
Project Manager

A handwritten signature in black ink, appearing to be 'R. Johnson'.

Reid Johnson, P.Eng
Project Director

Encl. Certificate of Substantial Performance

Dist: Hussain AlSerafy - halserafy@oxfordproperties.com;
Angelo Simone - angelo@industrialroofing.ca;
Cathy Fuller – admin@industrialroofing.ca

WSP Ref.: 211-00698-00



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

Construction Act

City of Brampton

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

440 McMurchy Avenue South

(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

May 5, 2021

(date substantially performed)

Date certificate signed: May 27, 2021

WSP Canada Inc.

(Payment Certifier where there is one)

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

Name of owner: Oxford Properties Group

Address for service: 900 - 100 Adelaide Street West, Toronto, ON , M5H 0E2

Name of contractor: Industrial Roofing Services Limited

Address for service: 582 Rivermede Road, Concord, ON, L4K 2H5

Name of payment certifier: WSP Canada Inc.

Address: 600 Cochrane Drive, Markham, ON, L3R 5K3

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

CON 1 WHS PT LOT 1 RP 43R7484 PART 20

(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)