

FORM 6
CERTIFICATE OF SUBSTANTIAL PERFORMANCE OF THE
CONTRACT UNDER SECTION 32 OF THE ACT

Construction Lien Act

Region of York

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

8865 Highway 50, Vaughan ON

(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:

Master Group Inc. Phase II Shell Building - 8865 Highway 50, Unit 2

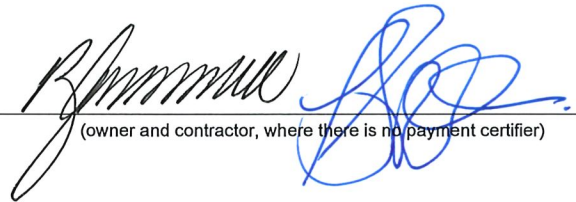
(short description of the improvement)

to the above premises was substantially performed on November 22, 2021

(date substantially performed)

Date certificate signed: November 23, 2021

(payment certifier where there is one)


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

Name of owner: Condor (Boca East) Properties Inc.

Address for service: 1500 Highway 7, Concord ON L4K 5Y4

Name of contractor: Condor Construction Limited

Address for service: 1500 Highway 7, Concord ON L4K 5Y4

Name of payment certifier (where applicable): _____

Address: _____

(Use A or B, whichever is appropriate)

☒ A. Identification of premises for preservation of liens:

PART OF LOTS 14 & 15, CONCESSION 10, ON REGISTERED PLAN 65M-4318; CITY OF

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

VAUGHAN

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

(where liens do not attach to premises)

247 Spadina Avenue
4th Floor
Toronto, Ontario
M5T 3A8

416.506.1600 ☎
416.506.0956 📠

info@cmvarch.com
www.cmvarch.com

November 17, 2021

City of Vaughan
Building Standards Department
2141 Major Mackenzie Drive
Vaughan ON L6A 1T1

Craig
Bonham
B.Arch.

Daniel
Cowling
B.E.S. B.Arch.
OAA MRAIC

Jacqueline
Koos
B.Arch.Sci.

Otto F.
Miller
B.Arch. B.Tech
(Arch.Sci.)
OAA MRAIC

Ahmad
Mostofian
B.Arch OAA

Luigi
Rostirolla
B.Tech
(Arch.Sci.)

Heinz
Vogt
B.Arch OAA
MRAIC

Susan
Webster
B.A. (Hons)
B.E.S. B.Arch

Re: 8865 Highway 50 – Unit 2
 Permit No. 20 000518 000 01 C
 Our Project No. 21A102

To whom it may concern:

This letter shall serve to confirm that, based on field review on November 17, 2021 at the above captioned project, we advise that, in our opinion, the architectural work for the warehouse area has been constructed in general conformance with the approved architectural permit drawings and the requirements of the Ontario Building Code. The office area is unoccupied at present. The related architectural work will be the subject of field review and report when that work has been completed and ready for occupancy.

If you have any questions or comments, do not hesitate to contact the undersigned.

Yours truly,

CMV Group Architects



Allan Stone
Architect



**LMS
ENGINEERING
INC**

BUILDING STRUCTURAL ENGINEER

Nov. 12, 2021

Chief Building Official
Building Standards Department
The City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

To Whom It May Concern,

Re: 8865 Highway 50 (Phase II), Vaughan, ON
Building Permit, No.: 20-000518
Our Project No.: S18-21

This will confirm that the structural work for the above project is completed and that, to the best of our knowledge, all structural elements (Building Addition) are built in general conformance with the structural drawings, which were prepared by LMS Engineering Inc. and reviewed by the City of Vaughan, and with the Ontario Building Code.

This is based on our periodic visits to the site and on reports submitted by Independent Inspection Agencies based on their tests of various materials for this structure (e.g. soil, concrete, structural steel, metal deck, etc.). Only work which has been seen during our site examination of representative samples of the work has been appraised.

Please contact us if you have any questions about that.

Yours very truly,

LMS ENGINEERING INC.

Haijun Li,
M.Sc. P.Eng. BDS, LEED AP.



November 18, 2021

City of Vaughan
Attention: Chief Building Official
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Regarding: **Occupancy**

Project: Revision to Shell Building - Unit 2, 8865 Highway 50, Vaughan, ON
Project Number: 20-258
Permit Number: 20 000518 000 01

Dear Sir/Madam,

Inviro has conducted periodic reviews of the mechanical and plumbing systems during the course of construction for the above noted project. The site reviews were visual in nature only, in order to determine the extent of the work completed.

The installation of the mechanical and plumbing systems, to the best of our knowledge was substantially completed in conformance with the mechanical drawings and specifications as approved for the building permit and the requirements of the Ontario Building Code.

Contractor's obligation is not limited to the deficiencies outlined in the site review reports. The contractor is required to submit all contract close-out documentation.

Yours truly,
Inviro Engineered Systems Ltd.,

Joseph Ieraci, P.Eng.





Professional Engineers
Ontario
Firm BCIN No. 30002

80 Tiverton Court
Suite 700
Markham, Ontario
L3R 0G4
T 905-477-4474
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E disano@disanosprinkler.ca

SPRINKLER REVIEW

Date: November 16, 2021

Re: Condor (Boca East) Properties / Master Group
Sprinkler Installation at 8865 Highway 50 (Phase II)
(Base Building ESFR)
Vaughan, Ontario
Permit No. 20 000518 000 01

The Chief Building Official, City of Vaughan:

A review has been carried out with conformance of the guidelines for providing general review of construction as required by the Ontario Building Code. Upon completion of our review, the base building ESFR system was found to be in general conformity with the approved sprinkler drawings and applicable codes and standards (O.B.C. and N.F.P.A. #13) subject to the following comments:

1. Completed Contractor's Material and Test Certificates are to be forwarded to the local fire authority.
2. The settings on the 1½" pressure restricting valves for the fire hose racks should be set to 4.

Yours truly,
DISANO SPRINKLER DESIGN LIMITED

R.A. Severini, P.Eng



InsBocaEastShellMasterPhase2.com

November 22, 2021

City of Vaughan
Attention: Chief Building Official
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Regarding: Occupancy (Warehouse Shell)

Project: Revision to Shell Building - Unit 2, 8865 Highway 50, Vaughan, ON
Project Number: 20-258
Permit Number: 20 000518 000 01

Dear Sir/Madam,

Inviro has conducted periodic reviews of the electrical systems during the course of construction for the above noted project. The site reviews were visual in nature only, in order to determine the extent of the work completed.

The installation of the electrical systems, to the best of our knowledge was substantially completed in conformance with the electrical drawings and specifications as approved for the building permit and the requirements of the Ontario Building Code and Ontario Electrical Code.

Contractor's obligation is not limited to the deficiencies outlined in the site review reports. The contractor is required to submit all contract close-out documentation.

Yours truly,
Inviro Engineered Systems Ltd.,

Kevin Sekhon, P.Eng.





DIRCAM ELECTRIC LIMITED
ELECTRICAL CONTRACTORS

TRADE NO. 7000320

November 18, 2021

Condor Properties LTD.
1500 Hwy. 7
Concord, Ontario

Project: Vista Glass
8865 Hwy. 50 unit 2
Vaughan, Ontario

RE: Emergency Lighting Test performed on November 16, 2021 (warehouse only)

All exits signs and emergency lighting have been installed tested and were confirmed to function when on battery back up and time of inspection. The Emergency lighting system has been tested for thirty minutes and found to be in good working order.

Regards,

Joshua Rosveldi