

August 18, 2022



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Ottawa Community Housing  
39 Auriga Drive,  
Ottawa, Ontario,  
K2E 7Y8  
**Attention: Gord Downes, Director Construction**

EllisDon Corporation  
2680 Queensview Drive  
Ottawa, Ontario  
K2B 8J9  
Attention: Mr. Ziad Issa

RE: **OCH 811 Gladstone  
Substantial Completion**  
Our project # 1818

Dear Sir:

Please find attached Certificate of "Substantial Performance of the work" for the construction of Project at 811 Gladstone Avenue (Midrise Building), 22 Balsam Street (Townhouse), and 28 Balsam Street (Townhouse). In accordance with the Contract and the Construction Lien Act, the "Part of the Work" referred to as 811 Gladstone Development reached Substantial Performance as defined below on August 15, 2022

1. For the purposes of the Construction Lien Act, the part of the work is substantially performed,
  - (a) when the improvement to be made under that contract or a substantial part thereof is ready for use or is being used for the purposes intended; and
  - (b) when the improvement to be made under that contract is capable of completion or, where there is a known defect, correction, at a cost of not more than,
    - (i) 3 per cent of the first \$500,000 of the contract price,
    - (ii) 2 per cent of the next \$500,000 of the contract price, and
    - (iii) 1 per cent of the balance of the contract price. R.S.O. 1990, c. C.30, s. 2 (1).

Please refer to the attached application submission from EllisDon Corporation

Warranties for items completed under this phase of the project shall commence on August 15, 2022. A list of all warranties and relevant dates will be included in the final operations and maintenance manuals.

On the basis of our periodic review, we have evaluated the Work and to the best of our knowledge, information and belief, determined that the construction has been carried out in general conformity with the Architectural documents.

Based on this certification we hereby advise you that in accordance with Section 31 of the Construction Lien Act, R.S.O. 1990, the release of the basic holdback



shall be due on the 46<sup>th</sup> day after publication of the certification by the Contractor. Once we have received proof of publication, we will issue a separate Certificate for Payment for the holdback amount.

It is understood and agreed that the information contained herein is for our client's use, without any responsibility or liability of Hobin Architecture Incorporated to any lending institution, person or entity (lender) who may rely on the said information in relation to the lender's financing of the project.

We trust that the above is understood. Should you have any questions with regard to the above, or are aware of any information which would alter our recommendation please contact the undersigned.

Yours truly,

A handwritten signature in black ink, appearing to read 'Doug Brooks'. The signature is fluid and cursive, with a large initial 'D' and 'B'.

Doug Brooks, Partner – Senior Technologist

Form 6

Construction Lien Act, 1983

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

City of Ottawa

*(County/District or Regional Municipality/City or Borough of  
Municipality of Metropolitan Toronto in which premises are situate)*

811 Gladstone Avenue, Ottawa Ontario, 22 Balsam Street Ottawa Ontario, 28 Balsam Street Ottawa Ontario

*(Street address and city, town, etc. or, if there is not street address, the location of the premises)*

This is to certify that the contract for the following improvement:

Construction of a 6 storey apartment building with one level of underground parking and two 3 storey back-to-back row houses.

*(short description of the improvement)*

To the above premises was substantially performed on: August 15, 2022

*(date substantially performed)*

Date certificate signed: August 18, 2022

*(Signature of payment certifier where there is one)*

Douglas Brooks, Partner, Senior Technologist

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

Name of owner: Ottawa Community Housing

Address for service: 39 Auriga Drive, Ottawa, Ontario, K2E 7Y8

Name of contractor: EllisDon Corporation

Address for service: 2680 Queensview Drive, Ottawa, Ontario K2B 8J9

Name of payment certifier: Hobin Architecture Inc.

*(where applicable)*

Address: 63 Pamilla Street, Ottawa Ontario K1S 3K7

*(Use A or B whichever is appropriate)*

A. Identification of premises for preservation of liens:

Lots 263, 264, 265, 271 & 272 and Part of Lots 262, 266, 267, 270, and 273, Registered Plan 16 (Rochester) City of Ottawa Plan 4R-23498

*(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)*