

Project 5849

August 23rd, 2022

Katya Marshall
Assistant Construction Project Manager
Facilities Services/Campus Planning, Design & Construction
York University
4700 Keele Street
Toronto, ON M3J 1P3

Attn: Ms. Marshall

Re: York University e-Recruitment Centre Renovation – Bennett Centre for Student Services

Dear Katya,

Pursuant to Bemocon's letter received on August 23, 2022 requesting Substantial Performance Certificate for the York University e-Recruitment Centre renovation – Bennett Centre for Student Services, enclosed please find for your information and records copy of each of the following:

1. Certificate of Substantial Performance dated July 29th, 2022 and signed August 23rd, 2022.
2. Bemocon's letter requesting Certificate of Substantial Performance, signed and received on August 22nd, 2022.

A copy of this Certificate is to be published in a construction trade newspaper in accordance with Section 32, Subsection (1) 5 of the Construction Act.

Provided the contractor publishes same, the 60-day lien period shall commence on the date of publication and upon the expiry of same, the holdback monies are due provided no liens have been registered.

Please advise your solicitor of the Certificate of Substantial Performance for this project.

A certificate of payment for the holdback monies shall be issued under a separate cover prior to the expiry date of the lien period.

If there any questions regarding the above please do not hesitate to contact the undersigned.

Yours Truly,
GEC Architecture



Peter Osborne PARTNER
B.E.D.S., M.Arch., Architect, OAA, AAA, AIBC, SAA, MAA, FRAIC, LEED® AP

PO/th

H:\5800 - 5849\5849 York University e-Recruitment Centre\6.0 Contract Administration\6.1 Contractor Correspondence\Substantial Performance

GEC Architecture

Calgary
Suite 300, 2207 4th Street SW
Calgary, Alberta T2S 1X1
T 403.283.7796

Edmonton
Suite 310, 14055 West Block Drive NW
Edmonton, Alberta T5N 1L8
T 780.421.8060

Toronto
Suite 403, 179 John Street
Toronto, Ontario M5T 1X4
T 647.749.3388

gecarchitecture.com

PARTNERS

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Queenie Lung
Chartered Accountant

Robert Wenarchuk
Technologist, AET, CCCA

Salima Kheraj
Urban Planner, BES, RPP, MCIP



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

Construction Act

City of Toronto

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

Bennett Centre for Student Services, 99 Ian MacDonald Blvd, North York, ON M3J 1P3

(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:

York University e-Recruitment Centre Renovation (Room W026)

(short description of the improvement)

to the above premises was substantially performed on July 29th, 2022

(date substantially performed)

Date certificate signed: August 23rd, 2022

Peter Osborne,



(payment certifier where there is one - signature required)

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

Name of owner: York University

Address for service: 4700 Keele Street, Toronto, ON, M3J 1P3

Name of contractor: Bemocon Contracting Ltd.

Address for service: 130 Industry Street, Unit 18, North York, ON, M6M 5G3

Name of payment certifier (where applicable): GEC Architecture Inc.

Address: Suite 403, 179 John St., Toronto, ON M5T 1X4

(Use A or B, whichever is appropriate)

☒ A. Identification of premises for preservation of liens:

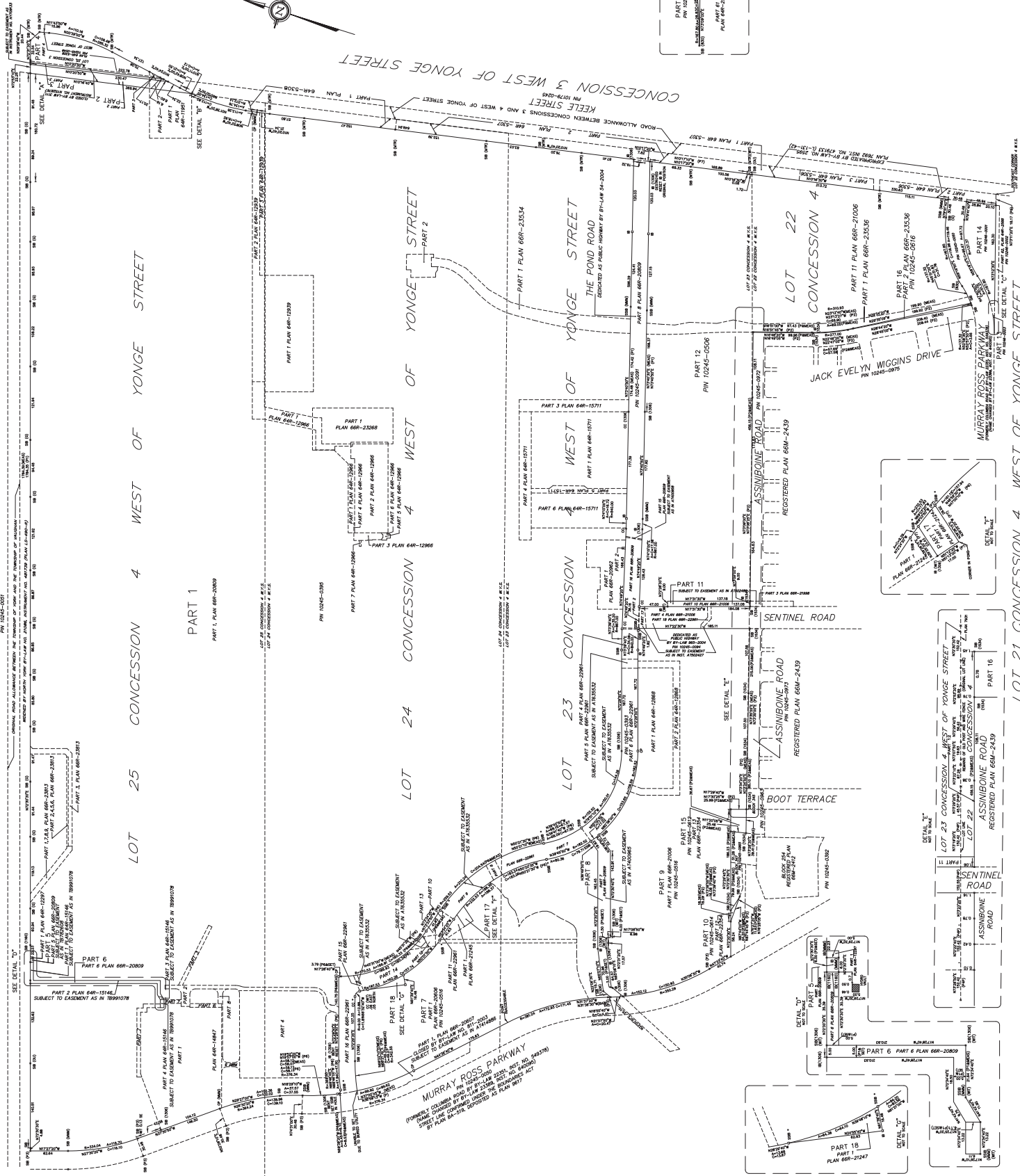
See legal survey for both campuses attached

(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:

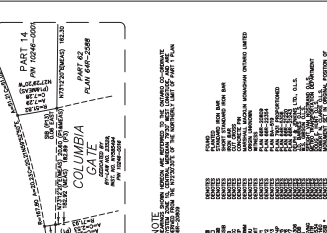
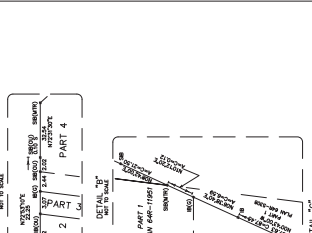
(if the lien does not attach to the premises, the name and address of the person or body to whom the claim for lien must be given)

STEELES AVENUE WEST



SCHEDULE		PLAN 66R-24028	
PART	PLAN	CONVEYANCE	DATE
1	66R-23009	CONVEYANCE	1990/07/28
2	66R-15711	CONVEYANCE	1990/07/28
3	66R-15711	CONVEYANCE	1990/07/28
4	66R-15711	CONVEYANCE	1990/07/28
5	66R-15711	CONVEYANCE	1990/07/28
6	66R-15711	CONVEYANCE	1990/07/28
7	66R-15711	CONVEYANCE	1990/07/28
8	66R-15711	CONVEYANCE	1990/07/28
9	66R-15711	CONVEYANCE	1990/07/28
10	66R-15711	CONVEYANCE	1990/07/28
11	66R-15711	CONVEYANCE	1990/07/28
12	66R-15711	CONVEYANCE	1990/07/28
13	66R-15711	CONVEYANCE	1990/07/28
14	66R-15711	CONVEYANCE	1990/07/28
15	66R-15711	CONVEYANCE	1990/07/28
16	66R-15711	CONVEYANCE	1990/07/28
17	66R-15711	CONVEYANCE	1990/07/28
18	66R-15711	CONVEYANCE	1990/07/28
19	66R-15711	CONVEYANCE	1990/07/28
20	66R-15711	CONVEYANCE	1990/07/28
21	66R-15711	CONVEYANCE	1990/07/28
22	66R-15711	CONVEYANCE	1990/07/28
23	66R-15711	CONVEYANCE	1990/07/28
24	66R-15711	CONVEYANCE	1990/07/28
25	66R-15711	CONVEYANCE	1990/07/28
26	66R-15711	CONVEYANCE	1990/07/28
27	66R-15711	CONVEYANCE	1990/07/28
28	66R-15711	CONVEYANCE	1990/07/28
29	66R-15711	CONVEYANCE	1990/07/28
30	66R-15711	CONVEYANCE	1990/07/28
31	66R-15711	CONVEYANCE	1990/07/28
32	66R-15711	CONVEYANCE	1990/07/28
33	66R-15711	CONVEYANCE	1990/07/28
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37	66R-15711	CONVEYANCE	1990/07/28
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39	66R-15711	CONVEYANCE	1990/07/28
40	66R-15711	CONVEYANCE	1990/07/28
41	66R-15711	CONVEYANCE	1990/07/28
42	66R-15711	CONVEYANCE	1990/07/28
43	66R-15711	CONVEYANCE	1990/07/28
44	66R-15711	CONVEYANCE	1990/07/28
45	66R-15711	CONVEYANCE	1990/07/28
46	66R-15711	CONVEYANCE	1990/07/28
47	66R-15711	CONVEYANCE	1990/07/28
48	66R-15711	CONVEYANCE	1990/07/28
49	66R-15711	CONVEYANCE	1990/07/28
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74	66R-15711	CONVEYANCE	1990/07/28
75	66R-15711	CONVEYANCE	1990/07/28
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77	66R-15711	CONVEYANCE	1990/07/28
78	66R-15711	CONVEYANCE	1990/07/28
79	66R-15711	CONVEYANCE	1990/07/28
80	66R-15711	CONVEYANCE	1990/07/28
81	66R-15711	CONVEYANCE	1990/07/28
82	66R-15711	CONVEYANCE	1990/07/28
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86	66R-15711	CONVEYANCE	1990/07/28
87	66R-15711	CONVEYANCE	1990/07/28
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91	66R-15711	CONVEYANCE	1990/07/28
92	66R-15711	CONVEYANCE	1990/07/28
93	66R-15711	CONVEYANCE	1990/07/28
94	66R-15711	CONVEYANCE	1990/07/28
95	66R-15711	CONVEYANCE	1990/07/28
96	66R-15711	CONVEYANCE	1990/07/28
97	66R-15711	CONVEYANCE	1990/07/28
98	66R-15711	CONVEYANCE	1990/07/28
99	66R-15711	CONVEYANCE	1990/07/28
100	66R-15711	CONVEYANCE	1990/07/28

PLAN OF SURVEY OF
LOTS 22, 23, 24, AND 25
CONVESSION 4 W.Y.S.
AND PART OF CONVESSION 3 W.Y.S.
AND PART OF CONVESSION 4 W.Y.S.
AND PART OF CONVESSION 3 W.Y.S.
AND PART OF CONVESSION 4 W.Y.S.
ROAD ALLOWANCE BETWEEN
CONVESSION 3 AND 4 W.Y.S.
(CLOSED BY BY-LAW 3111, AS IN NY528787)
(FORMERLY CITY OF NORTH YORK)
NAME: GEOMETRICS ONTARIO LIMITED
2000
DATE: 2000/07/28



NOTE: THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT, R.S.O. 1990, CHAPTER S.5, AND THE SURVEY REGULATIONS, R.R.O. 1990, CHAPTER S.6. THE SURVEY WAS COMPLETED ON THE 28TH DAY OF JULY, 2000.

PLAN 66R-	
REQUIRE THE PLAN TO BE RECORDED AND DEPOSITED	
DATE: MAY 29, 2001	DATE:
BY: VAN KOSTER	BY:
FOR: VAN KOSTER	FOR:

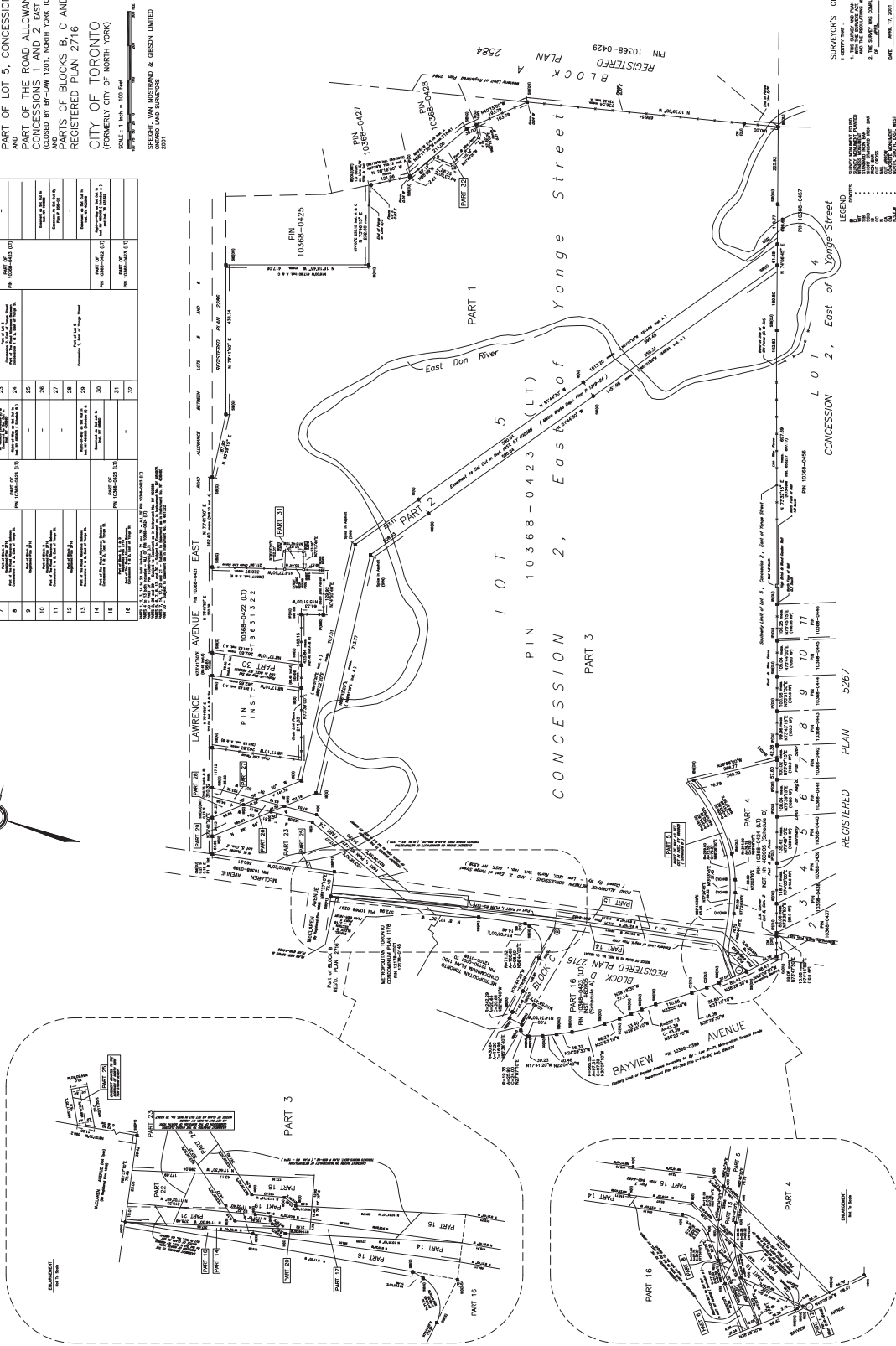
FE 3506

SCHEDULE

PART	REMARKS / CON.	PIN No.	REMARKS	PIN No.	REMARKS
1	CONVEYANCE OF LOT 1	PIN 10368-0423 (LT)	-	17	CONVEYANCE OF LOT 17
2	CONVEYANCE OF LOT 2	PIN 10368-0423 (LT)	-	18	CONVEYANCE OF LOT 18
3	CONVEYANCE OF LOT 3	PIN 10368-0423 (LT)	-	19	CONVEYANCE OF LOT 19
4	CONVEYANCE OF LOT 4	PIN 10368-0423 (LT)	-	20	CONVEYANCE OF LOT 20
5	CONVEYANCE OF LOT 5	PIN 10368-0423 (LT)	-	21	CONVEYANCE OF LOT 21
6	CONVEYANCE OF LOT 6	PIN 10368-0423 (LT)	-	22	CONVEYANCE OF LOT 22
7	CONVEYANCE OF LOT 7	PIN 10368-0423 (LT)	-	23	CONVEYANCE OF LOT 23
8	CONVEYANCE OF LOT 8	PIN 10368-0423 (LT)	-	24	CONVEYANCE OF LOT 24
9	CONVEYANCE OF LOT 9	PIN 10368-0423 (LT)	-	25	CONVEYANCE OF LOT 25
10	CONVEYANCE OF LOT 10	PIN 10368-0423 (LT)	-	26	CONVEYANCE OF LOT 26
11	CONVEYANCE OF LOT 11	PIN 10368-0423 (LT)	-	27	CONVEYANCE OF LOT 27
12	CONVEYANCE OF LOT 12	PIN 10368-0423 (LT)	-	28	CONVEYANCE OF LOT 28
13	CONVEYANCE OF LOT 13	PIN 10368-0423 (LT)	-	29	CONVEYANCE OF LOT 29
14	CONVEYANCE OF LOT 14	PIN 10368-0423 (LT)	-	30	CONVEYANCE OF LOT 30
15	CONVEYANCE OF LOT 15	PIN 10368-0423 (LT)	-	31	CONVEYANCE OF LOT 31
16	CONVEYANCE OF LOT 16	PIN 10368-0423 (LT)	-	32	CONVEYANCE OF LOT 32

PLAN OF SURVEY OF
PART OF LOT 5, CONCESSION 2
AND
PART OF THE ROAD ALLOWANCE BETWEEN
CONCESSIONS 2 AND 3
CLOSED BY BY-LAW 1201, NORTH YORK (TOWNSHIP, REG. NO. 4308)
AND
PARTS OF BLOCKS B, C AND D
REGISTERED PLAN 2716
CITY OF TORONTO
(FORMERLY CITY OF NORTH YORK)

SCALE: 1 inch = 100 feet
SPEIGHT, VAN KOSTER & GIBSON LIMITED
2001



SURVEYOR'S CERTIFICATE

I, THE SURVEYOR, HAVE BEEN DULY SWORN AND DEPOSED THAT I AM A SURVEYOR IN GOOD STANDING AND AM NOT A PARTY TO THIS SURVEY.

DATE: MAY 17, 2001
SPEIGHT, VAN KOSTER & GIBSON LIMITED
2001

BEARING NOTE

ALL BEARINGS ARE GIVEN IN DEGREES, MINUTES AND SECONDS. ANGLES ARE MEASURED TO THE RIGHT. CURVES ARE DESCRIBED BY THEIR RADIUS, BEARING AND CHORD.

LEGEND

1. CONVEYANCE OF LOT 1
2. CONVEYANCE OF LOT 2
3. CONVEYANCE OF LOT 3
4. CONVEYANCE OF LOT 4
5. CONVEYANCE OF LOT 5
6. CONVEYANCE OF LOT 6
7. CONVEYANCE OF LOT 7
8. CONVEYANCE OF LOT 8
9. CONVEYANCE OF LOT 9
10. CONVEYANCE OF LOT 10
11. CONVEYANCE OF LOT 11
12. CONVEYANCE OF LOT 12
13. CONVEYANCE OF LOT 13
14. CONVEYANCE OF LOT 14
15. CONVEYANCE OF LOT 15
16. CONVEYANCE OF LOT 16

IMPERIAL

CONVEYANCE OF LOT 1
CONVEYANCE OF LOT 2
CONVEYANCE OF LOT 3
CONVEYANCE OF LOT 4
CONVEYANCE OF LOT 5
CONVEYANCE OF LOT 6
CONVEYANCE OF LOT 7
CONVEYANCE OF LOT 8
CONVEYANCE OF LOT 9
CONVEYANCE OF LOT 10
CONVEYANCE OF LOT 11
CONVEYANCE OF LOT 12
CONVEYANCE OF LOT 13
CONVEYANCE OF LOT 14
CONVEYANCE OF LOT 15
CONVEYANCE OF LOT 16

G. MICHAEL BENNETT, President
mbennett@bemocon.com

BEMOCON

CONTRACTING LTD.

130 INDUSTRY STREET, UNIT 18
NORTH YORK, ONTARIO M6M 5G3
(416) 769-6545 FAX (416) 769-9447

Gec Architecture

August 22, 2022

Attn: Tamara Haines

Re: York University- e-recruitment Centre

Please accept this as our notification that the above-mentioned project is substantially complete as defined. We would ask that a form 9 be sent using the date of July 29th 2022 as date of substantial completion. We are currently preparing As-Builts and manuals and will submit as soon as possible. We note the Warranty period is effective as of July 29th 2022.

Thank you for your assistance on this project,

Michael Bennett

