



July 18, 2022

EllisDon Corporation  
1004 Middlegate Road,  
Mississauga, ON  
L4Y 1M4

**Attention: Josh Van Der Lee, Project Manager**

Dear Josh:

**Subject: Terraces of Baycrest & Wagman Geriatric Care – Window Retrofit  
55 Ameer Avenue, Toronto, ON – 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 45 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.
- A better understanding of the parties involved is required to assist in potential future disputes or warranty claims. Please provide the name, address, telephone number, and contact person of:
  - general contractor
  - sub-contractors
  - material manufacturers
  - material suppliers

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

In accordance with the Contract dated May 6, 2021 between the Contractor and the Owner, and on the basis of a joint inspection with the Contractor on June 23, 2022, 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 less than the \$15,402.75 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

2300 Yonge Street  
Suite 2300  
Toronto, ON, Canada M4P 1E4


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F: +1 416 487-9766  
wsp.com





defines the start of the warranty period. The warranty period for this work is 2 years, as per Letter of Warranty provided by Restorers Group Inc. on June 28, 2022.

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

Sincerely,

  
Sidney Picco, B. Eng.  
Building Sciences Consultant

  
Jaewon Bae, B.A.Sc.  
Building Science Consultant

  
Jillian Wilson, P. Eng.  
Project Manager

  
Greg Spangler, P. Eng.  
Senior Project Director

Encl.      Certificate of Substantial Performance  
            Letter of Warranty – Restorers

Dist:      Penny Phelan - pennyphelelan@bty.com  
            Josh van der Lee - jvanderlee@ellisdon.com  
            Erick Costa - ecosta@ellisdon.com  
            Lucas Nosworthy - lucasn@restorersgroup.ca

WSP Ref.: 201-10896-00



**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)

55 Ameer Avenue, Toronto, Ontario, M6A 2Z1

(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:

Window Retrofit & Concrete Repairs at Architectural Fins and Balcony Soffits

(short description of the improvement)

to the above premises was substantially performed on

June 30, 2022

(date substantially performed)

Date certificate signed: July 18, 2022

WSP Canada Inc.

(Payment Certifier where there is one)

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

Name of owner: Baycrest Center for Geriatric Care

Address for service: 55 Ameer Avenue, Toronto, Ontario, M6A 2Z1

Name of contractor: EllisDon Corporation

Address for service: 1004 Middlegate Road #1000, Mississauga, Ontario, L4Y 1M4

Name of payment certifier: WSP Canada Inc.

Address: 2300 Yonge Street, Suite 2300, Toronto, Ontario, M4P 1E4

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

PART OF LOT 9 CONCESSION 2, WEST OF YONGE STREET, CITY OF TORONTO

(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)



## **LETTER OF WARRANTY**

**Terraces of Baycrest and Wagman Center – Window Retrofit**


**FOR**

**BAYCREST HOSPITAL**

**AT**

55 Ameer Ave., Toronto, ON M6A 2Z1

The Contractor (THE RESTORERS GROUP INC.) guarantees the work and material as set out in the contract, subject to the settlement of our account, for a period of Two (2) Years from the date of Substantial Completion. The Contractor is liable under this guarantee for the correction of any defects in the Contractor's work, but does not extend to liability for structural, foundation, design or construction defects which may occur after the completion of said work.

Signature:   
Name: Lucas Nosworthy  
Title: Project Manager  
Date: June 28, 2022

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The Building Restoration Specialists

Head Office: 344 Newkirk Road, Richmond Hill, ON L4C 3G7 Telephone: 905.770.1323 Fax: 905.770.0603