

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

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

965 Major MacKenzie Dr. West
(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:

Foresee Eyecare Renovations
(short description of the improvement)

to the above premises was substantially performed on January 31/2022
(date substantially performed)

Date certificate signed: Sept 9/2022

(payment certifier where there is one)

X [Signature]
(owner and contractor, where there is no payment certifier)

Name of owner: Dr. Timothy Tsang & Dr. Miranda Mok

Address for service: 965 Major MacKenzie Dr. West

Name of contractor: Leap Construction Management

Address for service: 235 Nugget Dr., Scarborough Unit 17

Name of payment certifier (where applicable): N/A

Address: N/A

(Use A or B, whichever is appropriate)

☒ A. Identification of premises for preservation of liens:

965 Major MacKenzie

(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)



Building Standards Department

The City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
Canada, L6A 1T1
Tel (905) 832-8510
Fax (905) 832-8558

BUILDING PERMIT

Permit No.: 21-107431

Revision No.: 00

Issued: July 16, 2021
Project Location: 965 Major Mackenzie Dr
Suite/Unit No.: C3 & C4
Legal Description: CONC 2 Part of Lot 20 CONC 2 Part of Lot 19 PLAN 65M3985 Block 207

Buliding Type: 130 - Professional Services Unit
Work Proposed: Alteration
Description: Interior Alteration of an existing Optometry Office including interior partition, ceiling, plumbing, HVAC, and sprinkler relocation work

Permit Holder:
Timothy Tsang (Dr. Timothy Tsang & Dr. Miranda Mok Optometry Professional Corporation)

Owner:
Timothy Tsang (Dr. Timothy Tsang & Dr. Miranda Mok Optometry Professional Corporation)

Builder:

Applicant:
james wong (Leap Construction Services) 235 NUGGET AVE SCARBOROUGH ONTARIO L6C 0K1

Building and Permit Information:

Security Deposit Required	Yes	Security Deposit Received?	Yes	Plumbing Work Included?	Yes
Estimated Value of Construction	119000	Building Area (sq m)	238	Backflow Device Included?	No

General Conditions of Permit Issuance

This permit is granted subject to the terms on the Application and on condition that all work authorized by the permit shall be completed in all respects in accordance with the plans, specifications any other information on the basis of which the permit was issued, including The City of Vaughan Zonin By-Law and other Applicable Law.

This permit is subject to revocation on the expiry date shown above, unless the authorized construction or demolition has been seriously commenced.

Requirements For Inspection

The Permit Holder must provide to the Inspector with a minimum of 24 hours notice at each of the stages of construction listed on the reverse side.

This permit must be posted on the site. The Plans and Specifications reviewed and issued by this department must also be kept on site and be made available to Inspectors from the Building Standards Department.

(Printed at 10:21:49 on Jul 16, 2021)

THIS PERMIT MUST BE POSTED ON SITE

Except as noted, CALL FOR INSPECTIONS AT (905) 832-8511

between 9:00 am and 4:00 pm (Monday to Friday)

Requests for inspections must be made at the stages of construction noted below.

A minimum of 1 business day notice is required when scheduling an inspection

YOU MUST PROVIDE US WITH YOUR PERMIT NUMBER WHEN YOU CALL

An Inspection will be considered complete and approved only if initialed and dated by a City of Vaughan Building/Plumbing/Environmental inspector

HOUSING AND SMALL BUILDINGS			PLUMBING SYSTEMS		
	Inspector	Date		Inspector	Date
Preliminary Meeting			Preliminary Meeting		
Excavation Inspection - prior to concrete			Building sewers (Outside Drains)		
Backfill Inspection - prior to backfill			Building drains (Inside Drains)		
Heating Rough-In - prior to covering			Water service pipes		
Structural Framing - prior to insulation			Fire service mains		
Fire Separation - prior to covering			Drainage systems and venting systems		
Insulation and V. P - prior to covering			Water distribution system		
Insulation 2 and V. P - prior to covering			Plumbing fixtures, appliances and devices		
Occupancy/Final Int. Inspection - prior to occupancy			Final Inspection		
Final Exterior Inspection - completion of permit			Other: _____		
Optional Inspections (If optional equipment provided)			ON SITE SERVICING		
▪ Masonry fireplaces and masonry chimneys				Inspector	Date
▪ Factory built fireplaces and allied chimneys			Preliminary Meeting		
▪ Stoves, ranges, space heaters and add-on			Sanitary Sewer - Prior to Backfill		
Other: _____			Storm Sewer - Prior to Backfill		
Ind/Com/Inst/High-Rise			Water Services - Prior to Backfill		
	Inspector	Date	Hydrants - Prior to Backfill		
Preliminary Meeting			Manholes - Prior to Backfill		
Foundation Review			Catch basins - Prior to Backfill		
HVAC Rough In- at each storey			Final Inspection - completion of permit		
Structural Framing - at each storey			Other: _____		
Fire Sep. & Closures -- at each storey			PUBLIC POOLS & SPAS		
HVAC Final				Inspector	Date
Fire Access Routes - Fire Dept.			Preliminary Meeting		
Fire Protection Systems - Fire Dept.			Suction and Gravity Outlets		
HVAC Final			Circulation/Re-Circulation Systems		
Occupancy/Use Inspection - prior to occupancy			Substantial Completion prior to first water		
Final Exterior Inspection - completion of permit			Pool Deck/Dressing rooms & Emergency Stop		
Other: _____			Chemical and Service Rooms		
			Occupancy/Use Inspection		
ACCESSORY & DESIGNATED STRUCTURES (Garages Decks etc.)			SEPTIC SYSTEMS		
	Inspector	Date		Inspector	Date
Preliminary Meeting			Preliminary Meeting		
Excavation Inspection - prior to placing concrete			Siting and Soils		
Structural Framing - completion of framing			Tank & Title Field		
Final Exterior Inspection - completion of permit			Backfill Inspt.		
Other: _____			Pumps and Equip.		
			Final Inspection - completion of permit		
			Other: _____		

Note

For Private Swimming Pool Enclosure inspections please contact By-law and Compliance at bylaw@vaughan.ca or 905-832-2281.

For Sign inspections contact Building Inspections at buildinginspections@vaughan.ca or 905-832-8511.

For Electrical inspections please call the Electrical Safety Authority at 1-877-372-7233.

Subject to the regulations, no person shall not occupy or use a building or part of a building that is newly erected or installed or permit it to be occupied or used until notice of the date of completion of the building or part must be given to the chief building official.