

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

*Construction Act*

City of Windsor

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

[415 University Ave.], Windsor Ontario

(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:

(PC 20-16) \_ RFPc 17-03 Elevator Modernization – Various locations

(short description of the improvement)

to the above premises was substantially performed on Oct 28, 2022

(date substantially performed)

Date certificate signed: Nov 3, 2022

(payment certifier where there is one)

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

Name of owner: Windsor Essex Community  
Housing Corporation

Address for service: 945 McDougall Street P.O. Box 1330 Windsor, ON N9A 6R3

Name of contractor: Riverside Elevators Inc.

Address for service: 969 Techmseh Rd W. , Windsor, ON N8X 2A9

Name of payment certifier (where applicable): Kifah Zaia, P. Eng

Address: 945 McDougall Street P.O. Box 1330 Windsor, ON N9A 6R3

(Use A or B, whichever is appropriate)

☐ A. Identification of premises for preservation of liens:

Please refer to the attached page for "assessed property" description on CHC's latest tax bills

(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)



CITY OF WINDSOR  
Interim Tax Bill

2022 Interim
Billing Date January 8, 2022

PAP Withdrawal Amount

\$27,724.86

Roll Number 030-090-05900-0000				ACCOUNT NUMBER 784958			
Assessed Owner(s) / Mailing Address WINDSOR ESSEX COMMUNITY HOUSING CORPORATION PO BOX 1330 945 MCDOUGALL ST WINDSOR ON N9A 6R3				Mortgage Co. & Ref. #			
				Assessed Property 415 UNIVERSITY AVE E PLAN 122 LTS 61-72 PT LTS 60;73 PT CLSD MERCER & ALLEY;PLAN126 LOTS 1-6 BK 12 PT;CLSD ASSUMPT & 333 GLENGARRY; 2.59AC 452.22FR			
Assessment		Municipal		Education			
Tax Class	Value	Levies	Tax Rate	Amount	Tax Rate	Amount	
MT EP	7,625,459	M - MUNICIPAL	0.01648510	\$125,706.45	0.00076500	\$5,833.48	
MT ES	331,541	M - MUNICIPAL	0.01648510	\$5,465.49	0.00076500	\$253.63	
MT EP	7,625,459	H - PROVINCIAL HOSPITAL	0.00017158	\$1,308.38			
MT ES	331,541	H - PROVINCIAL HOSPITAL	0.00017158	\$56.89			
Sub Totals		Municipal Levy		\$132,537.21		Education Levy \$6,087.11	
Special Charges/Credits		Phase-In for Annexed Property		Summary			
				Tax Levy Sub total Municipal & Education \$138,624.32			
				Special Charges/Credits \$0.00			
				Phase-In for Annexed Property \$0.00			
				2022 Interim Tax Cap Adjustment \$0.00			
				2022 Interim Taxes \$138,624.32			
				Past Due/Credit (As at Jan 8, 2022 ) \$0.00			
Total		\$0.00		Total Amount Due \$138,624.32			
1ST INSTALLMENT Due		2ND INSTALLMENT Due		3RD INSTALLMENT Due			
\$0.00 Feb 16, 2022		\$0.00 Mar 16, 2022		\$0.00 Apr 13, 2022			



Withdrawal Dates: Feb 15 Mar 15  
Apr 19 May 16 Jun 15

2022 INTERIM TAX BILL

ACCOUNT NUMBER 784958	MORTGAGE CO. & Ref. #:
PROPERTY ROLL NUMBER 030-090-05900-0000	PROPERTY ADDRESS 415 UNIVERSITY AVE E
ASSESSED OWNER(S) WINDSOR ESSEX COMMUNITY HOUSING CORPORATION	
DUE DATE Apr 13, 2022	AMOUNT DUE \$0.00

3RD INSTALLMENT

REMITTANCE PORTION

Please Return this stub with your Payment.

AMOUNT PAID, IF DIFFERENT

PLEASE MAKE CHEQUE PAYABLE  
TO THE CITY OF WINDSOR

DO NOT PAY

PAYMENTS WILL BE AUTOMATICALLY WITHDRAWN FROM YOUR ACCOUNT



Withdrawal Dates: Feb 15 Mar 15  
Apr 19 May 16 Jun 15

2022 INTERIM TAX BILL

ACCOUNT NUMBER 784958	MORTGAGE CO. & Ref. #:
PROPERTY ROLL NUMBER 030-090-05900-0000	PROPERTY ADDRESS 415 UNIVERSITY AVE E
ASSESSED OWNER(S) WINDSOR ESSEX COMMUNITY HOUSING CORPORATION	
DUE DATE Mar 16, 2022	AMOUNT DUE \$0.00

2ND INSTALLMENT

REMITTANCE PORTION

Please Return this stub with your Payment.

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Withdrawal Dates: Feb 15 Mar 15  
Apr 19 May 16 Jun 15

2022 INTERIM TAX BILL

ACCOUNT NUMBER 784958	MORTGAGE CO. & Ref. #:
PROPERTY ROLL NUMBER 030-090-05900-0000	PROPERTY ADDRESS 415 UNIVERSITY AVE E
ASSESSED OWNER(S) WINDSOR ESSEX COMMUNITY HOUSING CORPORATION	
DUE DATE Feb 16, 2022	AMOUNT DUE \$0.00

1ST INSTALLMENT

REMITTANCE PORTION

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CITY OF WINDSOR

## Final Tax Bill

2022 Final

Billing Date

June 11, 2022

PAP Withdrawal Amount

\$28,841.76

Roll Number 030-090-05900-0000				ACCOUNT NUMBER 784958			
Assessed Owner(s) / Mailing Address WINDSOR ESSEX COMMUNITY HOUSING CORPORATION PO BOX 1330 945 MCDUGALL ST WINDSOR ON N9A 6R3				Mortgage Co. & Ref. #			
				Assessed Property 415 UNIVERSITY AVE E PLAN 122 LTS 61-72 PT LTS 60;73 PT CLSD MERCER & ALLEY;PLAN126 LOTS 1-6 BK 12 PT;CLSD ASSUMPT & 333 GLENARRY; 2.59AC 452.22FR			
Assessment		Municipal			Education		
Tax Class	Value	Levies	Tax Rate	Amount	Tax Rate	Amount	
MT EP	7,625,459	M - MUNICIPAL	0.03367362	\$256,776.81	0.00153000	\$11,666.95	
MT ES	331,541	M - MUNICIPAL	0.03367362	\$11,164.19	0.00153000	\$507.26	
MT EP	7,625,459	H - PROVINCIAL HOSPITAL	0.00034158	\$2,604.70			
MT ES	331,541	H - PROVINCIAL HOSPITAL	0.00034158	\$113.25			
Sub Totals				Municipal Levy		\$270,658.95	Education Levy \$12,174.21
Special Charges/Credits		Phase-In for Annexed Property		Summary			
				Tax Levy SubTotal Municipal & Education			
				\$282,833.16			
				Special Charges/Credits			
				\$0.00			
				Phase-In for Annexed Property			
				\$0.00			
				2022 Tax Cap Adjustment			
				\$0.00			
				2022 Final Taxes			
				\$282,833.16			
				Less Interim Billing			
				(\$138,624.32)			
				Past Due/Credit (As at Jun 10, 2022 )			
				\$0.00			
				Total Amount Due			
				\$144,208.84			
Total	\$0.00	1ST INSTALLMENT	Due	2ND INSTALLMENT	Due	3RD INSTALLMENT	Due
		\$0.00	Jul 20, 2022	\$0.00	Sep 14, 2022	\$0.00	Nov 16, 2022

Withdrawal Dates: Jul 15 Aug 15  
Sep 15 Oct 17 Nov 15

## 2022 FINAL TAX BILL

ACCOUNT NUMBER 784958	MORTGAGE CO. & Ref. #:
PROPERTY ROLL NUMBER 030-090-05900-0000	PROPERTY ADDRESS 415 UNIVERSITY AVE E
ASSESSED OWNER(S) WINDSOR ESSEX COMMUNITY HOUSING CORPORATION	
DUE DATE Nov 16, 2022	AMOUNT DUE \$0.00

## 3RD INSTALLMENT

## REMITTANCE PORTION

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Withdrawal Dates: Jul 15 Aug 15  
Sep 15 Oct 17 Nov 15

## 2022 FINAL TAX BILL

ACCOUNT NUMBER 784958	MORTGAGE CO. & Ref. #:
PROPERTY ROLL NUMBER 030-090-05900-0000	PROPERTY ADDRESS 415 UNIVERSITY AVE E
ASSESSED OWNER(S) WINDSOR ESSEX COMMUNITY HOUSING CORPORATION	
DUE DATE Sep 14, 2022	AMOUNT DUE \$0.00

## 2ND INSTALLMENT

## REMITTANCE PORTION

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Withdrawal Dates: Jul 15 Aug 15  
Sep 15 Oct 17 Nov 15

## 2022 FINAL TAX BILL

ACCOUNT NUMBER 784958	MORTGAGE CO. & Ref. #:
PROPERTY ROLL NUMBER 030-090-05900-0000	PROPERTY ADDRESS 415 UNIVERSITY AVE E
ASSESSED OWNER(S) WINDSOR ESSEX COMMUNITY HOUSING CORPORATION	
DUE DATE Jul 20, 2022	AMOUNT DUE \$0.00

## 1ST INSTALLMENT

## REMITTANCE PORTION

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Explanation of Tax Changes - Schedule 2

2021 to 2022

Property Class(es): Residential; Farm; Managed Forest; Pipeline

2021 Final Levies	\$0.00	2022 Final Levies	\$0.00	Total Year over Year Change	\$0.00
<div><div>* An annualized tax figure is used in this analysis to compensate for mid-year adjustments in tax treatment or assessment value. If a property did not have any mid-year adjustments, the Annualized taxes should equal the Final 2021 levies listed above.</div><div>**Final Levy amount applies only to the property or portion(s) of property referred to in this notice and may not include some special charges and credit amounts.</div></div>		Explanation of Tax Changes			
		2021 FINAL LEVIES			\$0.00
		*2021 ANNUALIZED TAXES			\$0.00
		2022 MUNICIPAL LEVY CHANGE			\$0.00
		2022 PROVINCIAL EDUCATION LEVY CHANGE			\$0.00
		2022 TAX CHANGE DUE TO REASSESSMENT			\$0.00
		**2022 FINAL LEVIES			\$0.00

Explanation of Property Tax Calculations - Schedule 3

2022 Taxation Year

Property Class(es): Commercial; Industrial; Multi-Residential

2022 Total CVA Taxes:	\$0.00	2022 Adjusted Taxes:	\$0.00
Calculation for Adjusted Taxes	Commercial	Industrial	Multi-Residential
2022 CVA TAXES	\$0.00	\$0.00	\$0.00
*2021 ANNUALIZED TAXES	\$0.00	\$0.00	\$0.00
2022 TAX CAP AMOUNT	\$0.00	\$0.00	\$0.00
2022 PROVINCIAL EDUCATION LEVY CHANGE	\$0.00	\$0.00	\$0.00
2022 MUNICIPAL LEVY CHANGE	\$0.00	\$0.00	\$0.00
**2022 ADJUSTED TAXES	\$0.00	\$0.00	\$0.00
<div><div>* An annualized tax figure is used in this analysis to compensate for mid-year adjustments in tax treatment or assessment value.</div><div>** Adjusted tax amount applies only to the property or portion(s) of property referred to in this notice and may not include some special charges and credit amounts or levies that are not part of the capping calculation.</div></div>			

CANCELLATION OF PLAN (OR CHANGE IN BANK ACCOUNT INFORMATION)

If at any time you are no longer responsible for the taxes on the property for which you have registered in this program (i.e. due to sale of that property) you must **NOTIFY US IN WRITING** that you wish to cancel the program 5 business days prior to the next withdrawal date. For the End of Month Plan, 15 Business Days Notice is required in month of June.

NOTE

The City Treasurer may cancel the privilege of continuing the plan if two payments fail to be honoured in the taxation year. The unpaid balance of taxes shall be subject to penalties if overdue (see below). Also, an administration fee will be charged to your tax account if your payment does not clear through the bank.

For inquiries please call:  
311 or 519-255-CITY(2489) or visit [www.citywindsor.ca](http://www.citywindsor.ca)  
for alternative 311 contact information.  
Fax: (519) 255-7310 Email: [propertytax@citywindsor.ca](mailto:propertytax@citywindsor.ca)

For courier delivery mail to:  
TAX COLLECTOR, CITY HALL  
350 CITY HALL SQUARE WEST  
WINDSOR, ON N9A 6S1

PENALTIES AND ARREARS NOTICE FEES

If your Tax Bill indicates a 'Past Due' amount, you will be subject to past due notice letters and related fees. Please refer to the City web site or call 311 and obtain information on the payment plan options if you wish to avoid the notice fees. A penalty authorized by legislation will be imposed on the first day of default, and again on the first day of each month thereafter, at the rate of 1.25% per month. Given the 1.25% per month (15% annualized) interest charges required to incent timely payments to fund the services provided by the municipality, taxpayers encountering cash flow problems are encouraged to seek alternate lower cost financing through options such as their financial institution.

NOTE: Tax installments are payable and must be RECEIVED by the tax office ON or BEFORE the due date.  
For inquiries please call: 311 or 519-255-CITY(2489) or visit [www.citywindsor.ca](http://www.citywindsor.ca) for alternative 311 contact information.  
Fax: (519) 255-7310 Email: [propertytax@citywindsor.ca](mailto:propertytax@citywindsor.ca)