

December 12, 2022

Can Mar Contracting Ltd.  
169 City View Drive,  
Toronto, ON  
M9W 5B1

**Attn: Mr. Francesco Gallo, Sr. Project Manager**

Email: francesco@canmarcontracting.com

**Re: 450 Walmer Road, Toronto – Garage Repairs**  
**Certificate of Substantial Performance**

Sense Project No. 21tR033E

Dear Francesco,

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 60 days after completion of the project. Receipt of the following information will also be required:

- WSIB Clearance Certificate;
- Statutory Declaration;
- Request for Release of Holdback; and
- Confirmation of publication of substantial performance.

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

In accordance with the Contract dated April 14<sup>th</sup>, 2022, between the Contractor and the Owner, the Consultant on behalf of the Owner, and on the basis of a joint inspection with the Contractor on November 28<sup>th</sup>, 2022, 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 at a cost of not more than \$8,000, which is less than the \$36,353.90 maximum limit required by the Construction 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 defines the start of the warranty period. The warranty period for the aluminium railings, elastomeric vehicular traffic coatings and hydronic snow melting system is 5 years and the warranty for the hot rubberized asphalt waterproofing is 10 years. All other components of the work have a 2 year warranty.

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

Yours Truly,  
**Sense Engineering Ltd.**



**Stéphan Trépanier**, M.Sc.Eng., P.Eng.  
Project Principal (416) 471-6999



**Rajeev Saravanamuthu**, P.Eng.  
Project Manager (416) 316-7717



**Theodore Giannoukakis**, EIT  
Project Associate (416) 294-2872

cc: Edith Devico  
Daniela Verzan

Email: edevico@azuriagroup.com  
Email: dverzan@azuriagroup.com

**Attachments:**

1. Certificate of Substantial Performance



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

*Construction Act*

Toronto

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

450 Walmer Road

\_\_\_\_\_  
(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:

Parking Garage Repairs

\_\_\_\_\_  
(short description of the improvement)

to the above premises was substantially performed on November 28<sup>th</sup>, 2022

\_\_\_\_\_  
(date substantially performed)

Date certificate signed: December 9<sup>th</sup>, 2022



\_\_\_\_\_  
(payment certifier where there is one - signature required)

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

Name of owner: Azuria Group Inc.

Address for Service: 79 St.Clair Avenue East, Suite 201, Toronto, ON

Name of Contractor: Can Mar Contracting Ltd.

Address for Service: 169 City View Drive, Toronto, ON

Name of payment certifier (where applicable): Sense Engineering (GTA) Ltd.

Address: 15-10 Greensborough Village Circle, Markham, ON, L6E 1M4

(Use A or B, whichever is appropriate)



A. Identification of premises for preservation of liens:

Plan 911 LOT 39 40 41 & 42 PT, LOTS 38 & 43 PLAN 711 FT RESERVE

\_\_\_\_\_  
(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)