



March 16, 2023

Albatech Building Restoration Inc.  
95 West Beaver Creek Rd, Unit 7  
Richmond Hill, ON  
L4B 1H2

**Attention: Emin Karimov, Supervisor**

Dear Emin,

**Subject: 33 Yonge St., Toronto, ON  
Garage Air Shaft Repairs – 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 60 days after completion of the project. Receipt of the following information will also be required:

- Invoice for Release of Holdback with:
  - WSIB Clearance Certificate; and
  - Statutory Declaration.

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

In accordance with the Contract dated July 29, 2022 between the Contractor and the Owner, and on the basis of a joint inspection with the Contractor on March 14, 2023, 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 Contract is deemed complete.

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 this work is 2 years.

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

Sincerely,

  
Leah Petersen, B.Sc.Eng.  
Building Science Consultant

  
Sal Alajek, P.Eng.  
Project Director

25 York Street, Suite 700,  
Toronto, Ontario  
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[wsp.com](http://wsp.com)



Encl. Certificate of Substantial Performance

Dist: Wendy Wu, GWLRA, [wendy.wu@gwlr.com](mailto:wendy.wu@gwlr.com)  
Curtis Black, GWLRA, [Curtis.Black@gwlr.com](mailto:Curtis.Black@gwlr.com)  
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Leah Petersen, WSP, [leah.petersen@wsp.com](mailto:leah.petersen@wsp.com)

WSP Ref.: 211-01128-02



**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)

33 Yonge Street, Toronto, 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:

Garage Air Shaft Repairs

(short description of the improvement)

to the above premises was substantially performed on

March 14, 2023

(date substantially performed)

Date certificate signed:

March 16, 2023

WSP Canada Inc.

(Payment Certifier where there is one)

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

Name of owner: The Canada Life Assurance Company AND 1213763 Ontario Inc. by their agent  
GWLRA Inc.

Address for service: 33 Yonge Street, Suite 300, Toronto, Ontario M5E 1G4

Name of contractor: Albatech Building Restoration Inc.

Address for service: 95 West Beaver Creek Rd, Unit 7, Richmond Hill, Ontario L4B 1H2

Name of payment certifier: WSP Canada Inc.

Address: 25 York Street, Suite 700, Toronto, Ontario M5J 2V5

(Use A or B, whichever is appropriate)

**A. Identification of premises for preservation of liens:**

Part 1 on a plan survey of record in the Office of Land Titles at Toronto (No. 66) as 66R-6049, the boundaries thereof having been confirmed by Plan BA-1324 pursuant to the Boundaries Act and registered as Plan D-532, and Parts 1, 2 & 3, Plan 63R1550 being Parcel 1-13, Section Y-1.

(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)