



August 28, 2023

Industrial Roofing Services Limited
582 Rivermede Road, Unit #16
Concord, ON L4K 2H5

Attn: Doug Fletcher

Doug@industrialroofing.ca

Dear Doug,

**RE: 20 Grosvenor Street, Toronto – Central Y Roof 407 Replacement
Certificate of Substantial Performance**

Attached is a copy of the Certificate of Substantial Performance for the above project. This form is for your reference, but it does not have to be published as the confirmation of the work being completed starts the lien period.

The statutory holdback for the above project will be eligible for release by the Owner, given there are not liens registered against the property, 60 days after completion of the project.

The following documentation will need to also be provided:

- Invoice requesting the Release of Holdback;
- WSIB Clearance Certificate; and
- Release of Holdback Statutory Declaration.

Our Certificate for Payment for the Release of Holdback will be issued after receiving the above documents and confirmation of any outstanding work being completed.

In accordance with the Contract dated May 1, 2023, to Industrial Roofing Services Limited, and on the basis of a joint inspection with the Contractor on August 24, 2023, hereby certifies that:

1. The project scope of work or majority portion of the work is ready for use and may be used for the purpose intended,

and
2. The outstanding value of work to be completed or corrected under the Contract is less than \$9,000. This amount is less than \$9,500 as calculated per the maximum limit allowed by the Construction Act of Ontario, and the Contract is deemed substantially performed.

The date of substantial performance defines the start of the warranty period. The warranty period for this work is 2 years. Receipt of this Certificate for Substantial Performance does not discharge the Contractor or any of their Subcontractors from their requirement to complete the work within the terms of the Contract.

Please call if you have any questions.

Sincerely,

W. ALLEN PARTNERS



W. Allen Lyte, B.Tech., C.E.T., RRO
Principal
416-358-8190
alyte@wapeng.ca

cc: Tina Goldis, YMCA of Greater Toronto
Alex Versluis, YMCA of Greater Toronto

tina.goldis@ymcagta.org
Alex.Versluis@YMCAGTA.ORG

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

CERTIFICATE OF SUBSTANTIAL PERFORMANCE OF THE CONTRACT UNDER SECTION 32 OF THE ACT

City of Toronto

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

20 Grosvenor Street, Toronto

(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:

Roof 407 Replacement

(short description of the improvement)

To the above premises was Substantially Performed on:

August 24, 2023

(date substantially performed)

Date Certificate Signed:

August 28, 2023

W. Allen Partners Inc.

(Payment Certifier where there is one)



William Allen Lyte
Principal

Name of Owner:

YMCA of Greater Toronto

Address for Service:

90 Eglinton Avenue East, Suite 300, Toronto, ON M4P 2Y3

Name of Contractor:

Industrial Roofing Services Limited

Address for Service:

582 Rivermede Road, Unit #16, Concord, ON L4K 2H5

Name of Payment Certifier:

W. Allen Partners Inc.

Address for Service:

6-14845 Yonge Street, Suite 222, Aurora, ON L4G 6H8

(Use A or B whichever is appropriate)

A. Identification of premises for preservation of liens:

Lot 53 to 56 and 60 to 67 inclusive and Part of Lot 52, 57 and 68, Registered Plan 159

(where liens attaches to premises, a legal description of the premises, including all property identifier numbers and addresses for the premises)

B. Office to which claims for lien and affidavit 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)