



## Substantial Completion of Landscape Works

November 27, 2023

**Project:** Parking Lot Expansion and Exterior Stair Replacement  
2063 Islington Ave., Toronto, ON  
FM-451878

**Owner:** **Toronto Community Housing Corporation**  
35 Carl Hall Road, Unit 3  
Toronto, Ontario M3K 2B6

**To:** **Bevcon Construction and Paving Ltd.**  
205-7880 Keele Street  
Vaughan, Ontario L4K 4G7

**Attn.:** Adam DellaPenta  
[adam@bevcon.ca](mailto:adam@bevcon.ca)

Notice is hereby given that, as Consultant to the contract between the Owner and Contractor, we certify the above-named project is Substantially Complete on November 27th, 2023. To the best of our knowledge, information, and belief, we have determined that the construction has been carried out in general conformity with the Contract Documents.

The following deficiencies were noted, and shall be corrected immediately:

1. Handrail to be installed and gaps/seams to be welded on stairs.
2. Area surrounding the stairs to be regraded.
3. Riprap and sod to be installed at stairs.
4. Debris to be removed.
5. The abandoned holes in the tops of the stair footings shall be filled/parged with non-shrink grout suitable for exterior use.
6. Missing section of sidewalk and tactile plate to be installed at top of stairs.
7. The pre-drilled hole in the sidewalk near the north-east accessible parking stall shall be filled/parged with non-shrink grout suitable for exterior use.

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Issued by:

**Snow Larc Landscape Architecture Ltd.**  
Stephanie A. Snow, OALA CSLA

No. of Pages: 5

**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)

2063 Islington Avenue, Etobicoke, ON, M9P 2R7

(street address and city, town, etc., or, if there is no street address, the location of the premises)

Exterior stair replacement and parking lot upgrades

(short description of the improvement)

to the above premises was substantially performed on 27 November, 2023

(date substantially performed)

Date certificate signed: 28 November, 2023

(payment certifier where there is one)

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

Name of owner: Toronto Community Housing Corporation

Address for service: 35 Carl Hall Road, Unit #1, Toronto, Ontario, M3K 2B6

Name of contractor: Bevcon Construction and Paving Ltd.

Address for service: 205-7880 Keele Street, Vaughan, ON, L4K 4G7

Name of payment certifier (where applicable): Stephanie Snow - Snow Larc Landscape Architecture Ltd.

Address: 2069 Concession 2, Uxbridge, ON, L9P 0G8

(Use A or B, whichever is appropriate)

☐ A. Identification of premises for preservation of liens:

(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:

Toronto Community Housing Corporation, 931 Yonge Street, 3rd Floor, Toronto, Ontario, M4W 2H2

(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)