

**York Region Condominium Corporation (YRCC) 605
7440 Bathurst Street, Thornhill, ON**

Prepared for:

Board of Directors for YRCC 605 c/o DEL Property Management
4800 Dufferin Street
North York, ON M3H 5S9
ATTN: Mr. Ron Britt, Property Manager

Prepared by:

Leading Edge Building Engineers Inc.

December 22, 2023

Project No. 23-037

Waterproofing Repairs - Certificate of Substantial Performance

Please find enclosed a copy of the Certificate of Substantial Performance for the above referenced project. Provided no liens have been registered against the property, statutory holdback for the project will become due in 60 days after publication.

Please forward the following documentation to our attention at your earliest convenience:

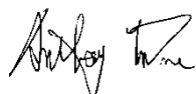
- Invoice for Release of Holdback, including a WSIB Clearance Certificate and Statutory Declaration.
- Confirmation of Publication with the Daily Commercial News
- Statement of Warranty Letter with all applicable manufacturer/supplier warranties.

In accordance with the CCDC Contract between the Contractor and the Owner, 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 two (2) years following the date of substantial completion. Upon receipt of the above required documentation, we shall review and issue a Certificate for Payment for Release of Holdback.

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



Anthony La Torre, P.Eng., BSS Principal

Encl: Form 9 Certificate of Substantial Performance

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

Construction Act

York Region

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

7440 Bathurst Street, Vaughan, ON L4J 7K8

(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:

Waterproofing Repairs

(short description of the improvement)

to the above premises was substantially performed
on

December 19, 2023

(date substantially performed)

Date certificate signed: **December 22, 2023**

(payment certifier where there is one)

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

Name of owner: **YRCC 605 c/o DEL Property
Management**

Address for service: **7440 Bathurst Street, Vaughan, ON L4J 7K8**

Name of contractor: **Xcel Construction Limited**

Address for service: **255 Carrier Drive, 2nd Floor, Toronto, Ontario M9W 5Y8
Leading Edge Building**

Name of payment certifier (where applicable): **Engineers**

Address: **350 Creditstone Road, Unit 201, Vaughan ON, L4K 3Z2**

(Use A or B, whichever is appropriate)

- ☒ A. Identification of premises for preservation of liens:
YORK REGION CONDOMINIUM PLAN NO. 605 ; PT BLK 9 PL 65M2325, PTS 11, 12, 13, 14, 15, 16, 20 & 21 65R9806, MORE FULLY

(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)