

December 20, 2023

Kingsgate Restoration Inc.  
900 The East Mall, Suite 101  
Toronto, ON  
M9B 6K2

**Attn: Mr. Yaz Yadegari**

Email: [yaz@kingsgaterestoration.com](mailto:yaz@kingsgaterestoration.com)

**Re: Shoreline Towers, 2313 Lakeshore Boulevard West, Toronto  
Balcony Repairs – Certificate of Substantial Performance**

Sense's Project No. 22tR019B

Dear Yaz,

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 May 9<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 27<sup>th</sup>, 2023, 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 \$20,000, which is less than the \$42,088.60 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 pedestrian traffic coating and the aluminum guards is five years as per Section 01 78 36. The warranty period for the Duranar aluminum guard coating and the exterior insulation finishing system coating 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 (GTA) Ltd.**



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



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



**Mason Spencer**, B.ASc.  
Project Associate (289) 795-8659

cc: Andrus Kung, Briarlane  
Erinda Shehu, Briarlane

Email: akung@briarlane.ca  
Email: eshehu@briarlane.ca

*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)

2313 Lakeshore Boulevard West, 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:

Balcony Repairs

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

to the above premises was substantially performed on November 27<sup>th</sup>, 2023  
(date substantially performed)

Date certificate signed: December 14, 2023



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

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

Name of owner: The Shoreline Towers Inc. c/o Briarlane Rental Property Management Inc.

Address for Service: 85 Spy Court, Suite 100, Markham, ON, L3R 4Z4

Name of Contractor: Kingsgate Restoration Inc.

Address for Service: 900 The East Mall, Suite 101, Toronto ON, M9B 6K2

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

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

(Use A or B, whichever is appropriate)

- A. Identification of premises for preservation of liens:  
Plan 164 PT Lots 377 and 378 PT Water LOT PTJJ CL 48907 RP 66R22062 PT PART 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, the name and address of the person or body to whom the claim for lien must be given)