

February 27, 2024

Ref. Yorkville118SF.lek/c

Toronto Standard Condominium Corporation Nos. 1920 & 1985
c/o Crossbridge Condominium Services
118 Yorkville Avenue
Toronto, ON M5R 1C2

Attention: Ana Mesic

thehazeltontpm@rogers.com

Re: Shared Facilities - 118 Yorkville Avenue, Toronto
Leakage Repairs in Transformer Room
Date of Substantial Performance: January 31, 2024

This letter will serve to confirm our opinion that the above work was Substantially Performed in accordance with the Construction Act on the above date. The Work is warranted by the Contractor against faulty workmanship and materials for a period of **2 years** from the date of Substantial Performance. There is additionally an extended warranty for **10 years** from the Manufacturer for methyl methacrylate Waterproofing.

Payment of the 10% Statutory Holdback becomes due 60 days after Substantial Performance is published and upon the Contractor's submission of the following documentation, provided no liens have been registered against the property.

- Request for Release of Holdback
- WSIB Clearance Certificate
- Statutory Declaration
- Confirmation of Warranty
- Confirmation of Publication of Substantial Performance (A copy of the CCDC Form 9 has been enclosed to facilitate publication of Substantial Performance).

Upon receipt of the above documentation, we will issue a Payment Certificate related to the Release of Holdback.

At this time, we would provide the following photographic summary of the work completed on this project.

Removals along the northside of the electrical room



Installation of new cold-applied waterproofing



Installation of termination bars over the new cold-applied waterproofing



Installation of new PMMA-based waterproofing



Installation of epoxy-coated reinforcement bars



Installation of stamped concrete



Should you wish to review matters further, please contact me at (905) 737-0111.

Yours truly,

BROWN & BEATTIE LTD.



Griffen Brunk, B.A.Sc., EIT



Brad Gascoigne, B.Arch.Sc., BSS

- c. Ken MacDonald, SST Group of Construction Companies Limited
(ken@sstgroup.ca)
- Jason Gheda, SST Group of Construction Companies Limited
(jasongheda@sstgroup.ca)

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)

118 Yorkville Avenue, 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:

Leakage repairs in transformer room

(short description of the improvement)

to the above premises was substantially performed on January 31, 2024

(date substantially performed)

Date certificate signed: February 27, 2024

Griffen Brunk, B.A.Sc., EIT

(payment certifier where there is one)

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

Name of owner: Toronto Standard Condominium Corporation Nos. 1920 & 1985

Address for Service: c/o Crossbridge Condominium Services, 118 Yorkville Avenue, Toronto, ON
M5R 1C2

Name of contractor: SST Group of Construction Companies Limited

Address for service: 29 Haas Road, Etobicoke, Ontario M9W 3A1

Name of payment certifier: Brown & Beattie Ltd.

(where applicable)

Address: 588 Edward Avenue, Unit 49, Richmond Hill, ON, L4C 9Y6

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

TSCC 1920 (Residential Lands):

In the City of Toronto and Province of Ontario, being composed of Parts of Lots 1 and 2, East side of Avenue Toad, according to a plan registered in the Registry Division of the Toronto Registry Office as Plan 289, designated as PARTS 1 and 12 on a plan of survey record deposited in the Land Titles Division of the Toronto Registry Office as Plan 66R-23390.

TSCC 1985 (Hotel Lands):

In the City of Toronto, Part of Lots 1 and 2, East Side of Avenue Road, on plan 289 in the Toronto Registry Office; and designated as Parts 2 to 11 inclusive, and 13 to 17 inclusive on Plan 66R-23390 deposited in the Land Titles Division of the Toronto Registry Office

(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:

Owner's Address for Service

(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)

CA-9-E (2018/04)