



April 26, 2024

Alto Restoration  
3258 Wharton Way  
Mississauga, ON L4X 2C1

**Attention: Jack Leitao, President**

Dear Jack:

**Subject: The Village by the Grange – 78 St. Patrick Street, Toronto  
2023 Podium Waterproofing Renewal – Certificate of Substantial Performance**

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:

- Invoice for Release of Holdback with:
  - WSIB Clearance Certificate; and
  - Statutory Declaration.
- 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 March 23, 2023 between the Contractor and the Owner, and on the basis of a joint inspection with the Contractor on April 12, 2024, 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 2 years.

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

Sincerely,

Steph Tzanis, EIT MASc CPHC  
Building Science Consultant

Jillian Wilson, P.Eng  
Project Manager

Daniel Templeton, P.Eng, BDS  
Senior Project Director



Encl. Certificate of Substantial Performance

Dist: Lidia Serebriakova – [vbtc.pm@delcondo.com](mailto:vbtc.pm@delcondo.com)  
Phillip Leitao – [pleitao@altorestoration.com](mailto:pleitao@altorestoration.com)  
Jack Leitao – [jleitao@altorestoration.com](mailto:jleitao@altorestoration.com)

WSP Ref.: 221-04233-01



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

*Construction Act*

Toronto, ON

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

78 St. Patrick Street

\_\_\_\_\_  
 (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:

2023 Podium Waterproofing Renewal

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

to the above premises was substantially performed on

April 12, 2024

\_\_\_\_\_  
 (date substantially performed)

Date certificate signed: April 26, 2024

WSP Canada Inc.

\_\_\_\_\_  
 (Payment Certifier where there is one)

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

Name of owner: Grange Service Corporation c/o Del Property Management

Address for service: 78 St. Patrick Street, Unit 160, Toronto ON M5T 2W7

Name of contractor: Alto Restoration Inc.

Address for service: 3258 Wharton Way, Mississauga ON L4X 2C1

Name of payment certifier: WSP Canada Inc.

Address: 25 York Street, Suite 700, Toronto ON, M5J 2V5

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:



TO THE SERVICE AGREEMENT

Part I

THOSE PARTS of Lots 1, 2, 6, 7, 8, 14 and 15, and Part of Lots 3, 4, 5, 9, 10, 11, 12, 13, 16, 17, 18 and 19 on Plan 368, (City of Toronto), registered in the Land Registry Office for the Registry Division of Toronto (No. 53), and parts of Lots 9, 10, 12, 13 and 18 and Part of Lots 11, 17 and 19 on Plan 49 or 55, (City of Toronto), registered in the said Land Registry Office and Part of Lots 1, 2 and 3 on Plan 74E (City of Toronto), registered in the said Land Registry Office, and Part of Park Lot 13, Concession 1 from the Bay and Part of a three foot strip of Plan 1, (City of Toronto), registered in the said Registry Office, lying to the west of Lots 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22 on Plan 49 or 55, (City of Toronto), registered in the said Land Registry Office, all of which lands are designated as Parts 54 to 135 inclusive and Parts 145 and 146 on a Plan of Survey deposited in the Land Registry Office for the Land Titles Division of Metropolitan Toronto, (No. 66) , at Toronto as No. 65R-13357.

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(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:

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(if the lien does not attach to the premises, a concise description of the premises, including addresses, and the name and address of the person or body to whom the claim for lien must be given)