



August 29, 2024

Viana Roofing & Sheet Metal Ltd.
74 Advance Road,
Toronto, Ontario
M8Z 2T7

Attention: Joe Flores, Senior Estimator

Dear Joe:

**Subject: 218 Queen's Quay West, Toronto ON
Terrace Repairs – 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
- Statement of Warranty Form

Upon receipt of the required information, we shall issue a Certificate for Payment for Release of Holdback.

In accordance with the Contract dated October 16, 2023 between the Contractor and the Owner, and on the basis of a joint inspection with the Contractor on July 2, 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:

- Contractor warranty: 2 years
- Roof system manufacturer warranty: 20 years

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

T: +1 416-487-5256
F: +1 416-487-9766
wsp.com

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

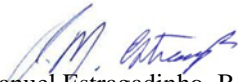
Sincerely,



Carl Shakhloul, B.ASc
Building Science Consultant



Nicholas Kwan, B.Sc.Eng
Project Manager



J. Manuel Estragadinho, B. Tech. (Arch.Sci)
Project Director

Encl. Certificate of Substantial Performance

Dist: mreijerkerk@iccpropertymanagement.com
joe@vianaroofting.com

WSP Ref.: CA0002078.9392



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)

218 Queen's Quay West

(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:

Terrace Repairs

(short description of the improvement)

to the above premises was substantially performed on

July 2, 2024

(date substantially performed)

Date certificate signed: August 29, 2024

WSP Canada Inc.

(Payment Certifier where there is one)

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

Name of owner:

Toronto Standard Condominium Corporation 1686 c/o ICC Property Management Limited

Address for service:

218 Queens Quay W., Toronto, Ontario, M5J 2Y2

Name of contractor:

Viana Roofing & Sheet Metal Ltd.

Address for service:

74 Advance Road, Toronto, Ontario M8Z 2T7

Name of payment certifier:

WSP Canada Inc.

Address:

25 York Street Suite 700, Toronto, Ontario, M5J 2V5

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

In the City of Toronto and Province of Ontario, being composed of Part of Blocks 2 and 3, according to a plan registered in the Registry Division of the Toronto Registry Office (No. 66) as Plan 616-E, designated as PARTS 7, 8, 10, 16, 17, 22, 24, 26 and 27 on a plan of survey of record deposited in the Land Titles Division of the Toronto Registry Office as Plan 66R-20928, (save and except PARTS 1, 2 and 3 on Plan 66R-21350), hereinafter referred to as the "West Tower Lands".

(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, 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)