

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

Toronto, ON, Canada

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

Graduate House Residence, 60 Harbord St., Toronto, ON., M5S 3L 1

(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:

2024 WC and Suite renovations to suites 018, 302, 318, 368, 370, 378, 416, 602, 664, 674, 710 & 024, 414

(short description of the improvement)

to the above premises was substantially performed on August 9, 2024

(date substantially performed)

Date certificate signed: September 5, 2024

Rachel Tennant

PM, University of Toronto

Mano Elia

Mano Elia, PM
Brook Restoration Ltd.

(payment certifier where there is one)

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

Name of owner: Governing Council of the University of Toronto

Address for service: 255 McCaul Street 4th Level, Toronto, Ontario, M5T 1W7

Name of contractor: Brook Restoration Ltd.

Address for service: 11 Kelfield St, Etobicoke, Ontario, M9W 5A1

Name of payment certifier (where applicable): N/A

Address:

(Use A or B, whichever is appropriate)

- ☒ A. Identification of premises for preservation of liens:
PIN 21211-0064, 21211-0015, 21211-0014, 21211-0013, 21211-0012, 21211-0065/ Refer to attached Schedule A for full legal address/
description
(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)

Schedule "A"

Legal Property Descriptions

PIN:	21211-0064
Legal Description:	LT 6-9 PL D254 TORONTO; S/T CA682140; CITY OF TORONTO
PIN:	21211-0015
Legal Description:	PCL 5-1 SEC AD254; PT LT 5 E/S SPADINA AV PL D254 TORONTO PREM THAT THE BUILDINGS AND FENCES HEREINAFTER MENTIONED ARE THOSE UPON THE LAND HEREINAFTER MENTIONED ON 21ST JUNE 1906, THEN, COMM AT A POINT IN THE ELY LIMIT OF SPADINA RD, AT ITS INTERSECTION BY THE PRODUCTION WLY OF THE CENTRE LINE OF THE PARTY WALL BTN THE HOUSE ON THIS LAND AND THAT TO THE S THEREOF, SAID POINT BEING DISTANT 8 FT MORE OR LESS NLY FROM THE SW ANGLE OF SAID LT; THENCE ELY ALONG SAID PRODUCTION OF SAID CENTRE LINE, AND ALONG THE FENCE FORMING THE DIVISION BTN THE PREMISES IN REAR IN ALL 150 FT MORE OR LESS TO THE WLY LIMIT OF A LANE AT A POINT DISTANT 17 FT 1 INCH SLY FROM THE NLY LIMIT OF SAID LT 5; THENCE NLY ALONG SAID WLY LIMIT, 17 FT 1 INCH TO SAID NLY LIMIT OF SAID LT 5; THENCE WLY ALONG SAID NLY LIMIT 150 FT MORE OR LESS TO THE ELY LIMIT OF SPADINA AV; THENCE SLY ALONG SAID ELY LIMIT 17 FT 2 1/2 INCHES TO THE POB; TORONTO , CITY OF TORONTO
PIN:	21211-0014
Legal Description:	PCL 4-1 SEC AD254; PT LT 4 E/S SPADINA AV PL D254 TORONTO; PT LT 5 E/S SPADINA AV PL D254 TORONTO PREM THE BUILDINGS AND FENCES HEREINAFTER MENTIONED ARE THOSE EXISTING ON THE 15TH JUNE 1909, THEN, COMM AT A POINT IN THE ELY LIMIT OF SPADINA AV AT ITS INTERSECTION BY THE PRODUCTION WLY OF THE CENTRE LINE OF THE PARTY WALL BTN THE HOUSE ON THIS LAND AND THAT TO THE N THEREOF, SAID POINT BEING DISTANT 8 FT MORE OR LESS NLY FROM THE SW ANGLE OF LT 5 ON SAID PL; THENCE ELY ALONG SAID PRODUCTION, SAID CENTRE LINE AND ALONG THE FENCE FORMING THE DIVISION BTN THE PREMISES IN REAR IN ALL 150 FT MORE OR LESS TO THE WLY LIMIT OF A LANE AT A POINT DISTANT 17 FT 1 INCH SLY FROM THE NLY LIMIT OF SAID LT 5; THENCE SLY ALONG THE LAST MENTIONED LIMIT 16 FT 5 1/2 INCHES MORE OR LESS TO THE DIVISION WALL BTN THE SHED ON THIS LAND AND THAT TO THE S THEREOF; THENCE WLY ALONG SAID DIVISION WALL AND ALONG THE FENCE LINE BTN THE PREMISES ON THIS LAND AND THAT TO THE S AND TO AND ALONG THE CENTRE LINE OF THE PARTY WALL BTN THE HOUSE ON THIS LAND AND THAT TO THE S AND THE PRODUCTION WLY THEREOF IN ALL A DISTANCE OF 150 FT MORE OR LESS TO THE E LIMIT OF SPADINA AV; THENCE NLY ALONG THE E LIMIT OF SPADINA AV 16 FT 7 INCHES MORE OR LESS TO THE POC; TORONTO , CITY OF TORONTO
PIN:	21211-0013
Legal Description:	PCL 3-1 SEC AD254; PT LT 3 E/S SPADINA AV PL D254 TORONTO; PT LT 4 E/S SPADINA AV PL D254 TORONTO PREM THAT THE BUILDINGS AND FENCES HEREINAFTER MENTIONED ARE THOSE EXISTING ON 15TH JUNE, 1909 THEN COMM AT A POINT IN THE E LIMIT OF SPADINA AV AT THE INTERSECTION OF THE PRODUCTION WLY OF THE CENTRE LINE OF THE PARTY WALL BTN THE HOUSE ON THIS LAND AND THAT TO THE S SAID POINT BEING DISTANT 24 FT 6 1/2 INCHES MORE OR LESS NLY FROM THE SW ANGLE OF SAID LT 3; THENCE ELY ALONG SAID PRODUCTION AND ALONG SAID CENTRE LINE OF WALL AND ALONG THE FENCE IN REAR FORMING THE DIVISION BTN THE SAID PREMISES IN ALL 150 FT MORE OR LESS TO A POINT IN THE E LIMIT OF SAID LT 3 DISTANT 24 FT 5 1/2 INCHES NLY FROM THE S LIMIT OF SAID LT; THENCE NLY

ALONG THE E LIMITS OF SAID LOTS 17 FT MORE OR LESS TO THE DIVISION WALL BTN THE SHED STANDING ON THIS LAND AND THAT TO THE N THEREOF; THENCE WLY ALONG SAID DIVISION WALL AND ALONG THE FENCE LINE BTN THE PREMISES ON THIS LAND AND THAT TO THE N AND TO AND ALONG THE CENTRE LINE OF PARTY WALL BTN SAID HOUSES AND THE PRODUCTION WLY THEREOF IN ALL 150 FT MORE OR LESS TO THE E LIMIT OF SPADINA AV; THENCE SLY ALONG THE LAST MENTIONED LIMIT 16 FT 8 INCHES MORE OR LESS TO THE POB; TORONTO , CITY OF TORONTO

PIN:

21211-0012

Legal Description:

PCL 3-2 SEC AD254; PT LT 3 E/S SPADINA AV PL D254 TORONTO COMM AT A POINT IN THE E LIMIT OF SPADINA AV DISTANT 7 FT 4 1/2 INCHES NLY FROM THE SW ANGLE OF SAID LT; THENCE NLY ALONG SAID E LIMIT OF SPADINA AV 17 FT 2 INCHES MORE OR LESS TO THE INTERSECTION OF THE PRODUCTION WLY OF THE CENTRE LINE OF THE PARTY WALL BTN THE HOUSE ON THIS LAND AND THAT TO THE N; THENCE ELY ALONG SAID PRODUCTION SAID CENTRE LINE OF WALL AND ALONG THE FENCE LINE IN REAR FORMING THE DIVISION LINE BTN THE SAID PREMISES IN ALL 150 FT MORE OR LESS TO A POINT IN THE E LIMIT OF SAID LT DISTANT 24 FT 5 1/2 INCHES NLY FROM THE SE ANGLE OF SAID LT; THENCE SLY ALONG THE E LIMIT OF SAID LT 16 FT 11 INCHES MORE OR LESS TO THE SE ANGLE OF A SHED AT A POINT DISTANT 7 FT 6 1/2 INCHES NLY FROM THE SE ANGLE OF SAID LT; THENCE WLY ALONG THE SLY FACE OF SHED AND ALONG THE FENCE LINE DIVIDING THE ABOVE DESCRIBED LAND AND THE LANDS TO THE S THEREOF AND TO AND ALONG THE S FACE OF THE S WALL OF THE HOUSE ON THIS LAND AND ALONG THE PRODUCTION THEREOF IN ALL 150 FT MORE OR LESS TO THE POB; TORONTO , CITY OF TORONTO

PIN:

21211-0065

Legal Description:

LT 1-2 PL D254 TORONTO; PT LT 3 PL D254 TORONTO AS IN EP124574, EP125412, EP141242 & EP143596; CITY OF TORONTO