

**Metropolitan Toronto Condominium Corporation 620
3900 Yonge Street, Toronto, ON**

Prepared for:

Xcel Construction Ltd.
255 Carrier Drive
Toronto, ON M9W 5Y8
Attn: Paul Karwowski, Project Manager

Prepared by:

Leading Edge Building Engineers Inc.

September 23, 2024
Project No. 24-001

Parking Garage Repairs - Certificate of Substantial Performance

Please find enclosed a copy of the Certificate of Substantial Performance for the above-referenced project. Provided no liens have been registered against the property, statutory holdback for the project will become due 60 days after publication.

Please forward the following documentation to our attention at your earliest convenience:

- Invoice for Release of Holdback, including a WSIB Clearance Certificate and Statutory Declaration.
- Confirmation of Publication with the Daily Commercial News
- Statement of Warranty Letter with all applicable manufacturer/supplier warranties.

In accordance with the CCDC Contract between the Contractor and the Owner, 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 substantially 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 two (2) years following the date of substantial completion. Upon receipt of the above required documentation, we shall review and issue a Certificate for Payment for Release of Holdback.

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



Kevin Abdi, P.Eng., Project Manager

Encl: Form 9 Certificate of Substantial Performance

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

Construction Act

City of Toronto

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

3600 Yonge Street, Toronto, ON

(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:

Parking Garage Repairs (Phase 1)

(short description of the improvement)

to the above premises was substantially performed on **September 20, 2024**

(date substantially performed)

Date certificate signed: **September 23, 2024**



(payment certifier where there is one)

**Metropolitan Toronto
Condominium Corporation 620
c/o Del Property Management**

Name of owner:

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

Address for service: **3900 Yonge Street, Toronto, ON, M4N 3N6**

Name of contractor: **Xcel Construction Ltd.**

Address for service: **255 Carrier Drive Toronto, ON M9W 5Y8**

Name of payment certifier (where applicable): **Leading Edge Building
Engineers**

Address: **350 Creditstone Road, Unit 201, Vaughan, ON, L4K 3Z2**

(Use A or B, whichever is appropriate)

☐ A. Identification of premises for preservation of liens:

(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:

3900 Yonge Street, Toronto, ON, M4N 3N6

(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)