



September 17, 2024

United Building Restoration Limited
1935 Silicone Drive, East Entrance
Pickering, ON

Attention: Gurjit Hayer, P.Eng.

Dear Gurjit:

**Subject: Leaside Towers – 85 & 95 Thorncliffe Park Drive, Toronto
Garage and Boiler Room Shored Column 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 publication of Substantial Performance. 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:
 - Asphalt Subcontractor's Warranty Certificate
 - Waterproofing Manufacturer's Warranty Certificate

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

In accordance with the Contract dated May 3, 2023, between the Contractor and the Owner, and on the basis of a joint inspection with the Contractor on September 11, 2024, the Consultant on behalf of the Owner, hereby certifies that:

- 1** The work is Substantially Performed. The work to be done under the Contract is capable of completion or correction at a cost of not more than \$2,500.00, which is less than the \$30,242.80 maximum limit required by the Construction Lien Act.

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 the mastic traffic topping is 5 years, the warranty period for all other work is 2 years.

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

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

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wsp.com

[Click here to enter text.](#)



Sincerely,


Shannon Valente, BA.Sc.
Project Manager


Leah MacEachern, P. Eng.
Project Director

Encl. Certificate of Substantial Performance

Dist: gurjit@ubrl.ca; josh@ubrl.ca; fristani@morguard.com; gpophale@morguard.com placelle@morguard.com; smorasse@morguard.com; seskic@morguard.com; projectaccountingRES@morguard.com; joe.flint@wsp.com; zachary.beltrame@wsp.com; sam.schiafone@wsp.com

WSP Ref.: 221-10592-00



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)

85 & 95 Thorncliffe Park Drive, 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:

Garage and Boiler Room Shored Column Repairs

(short description of the improvement)

to the above premises was substantially performed on

September 11, 2024

(date substantially performed)

Date certificate signed:

September 17, 2024

WSP Canada Inc.

(Payment Certifier where there is one)

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

Name of owner: Morguard Corporation

Address for service: 55 City Centre Drive, Suite 800, Mississauga, ON L5B 1M3

Name of contractor: United Building Restoration Limited

Address for service: 1935 Silicone Drive, East Entrance, Pickering, ON L1W 3V7

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:

Blocks D and J, Plan M-736 Town of Leaside

(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)