



October 23, 2024

McCarthy Restorations Inc.
274 Durham Regional Road 8
Uxbridge, ON L9P 1R1

Attention: Rob McCarthy

Dear Rob:

**Subject: 2554 and 2552 Ladyfern Crossing, Pickering
Leakage Repairs at Metal Canopy Roof – 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:

1. Invoice for Release of Holdback with:
 - WSIB Clearance Certificate; and
 - Statutory Declaration.
 2. Statement of Warranty Form
A better understanding of the parties involved is required to assist in potential future disputes or warranty claims. Please provide the name, address, telephone number, and contact person of:
 - general contractor
 3. Confirmation of Publication of Substantial Performance in the daily construction trade news
- Upon receipt of the required information, we shall issue a Certificate for Payment for Release of Holdback.

In accordance with the Contract dated August 26th, 2024, between the Contractor and the Owner, and on the basis of a joint inspection with the Contractor on October 15th, 2024, the Consultant on behalf of the Owner, hereby certifies that:

- 1** There is no further work to be done under the Contract; 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.

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

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

[Click here to enter text.](#)



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

Sincerely,

A handwritten signature in black ink, appearing to read 'Kristen'.

Noel Kristen Cochoy, M.BSc.
Building Science Consultant

A handwritten signature in blue ink, appearing to read 'Edgar'.

Edgar Vargas, P.Eng.
Project Director

Encl. Certificate of Substantial Performance

Dist: Rob McCarthy, mccarthyrestorations@live.ca
Syed Ahmed, syed.ahmed@fsresidential.com
Paris Sajedi, paris.sajedi@fsresidential.com

WSP Ref.: CA0016446.2652



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

Construction Act

City of Pickering

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

2554 and 2552 Ladyfern Cross, Pickering, ON L1X 0E6

(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:

Leakage Repairs at Metal Canopy Roof

(short description of the improvement)

to the above premises was substantially performed on


October 15, 2024

(date substantially performed)

Date certificate signed: October 23, 2024

WSP Canada Inc.

(Payment Certifier where there is one)


Edgar Vargas, P.Eng.
Project Director

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

Name of owner: Durham Standard Condominium Corporation (DSCC) 321

Address for service: 2645 Skymark Avenue, Suite 101, Mississauga, ON L4W 4H2

Name of contractor: McCarthy Restorations Inc.

Address for service: 274 Durham Regional Rd 8, Uxbridge, ON L9P 1R1

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:

Block 2, Plan 40M-2568, in the City of Pickering, Regional Municipality of Durham registered in the Land Registry Office for the Land Titles Division of Durham (No. 40), being P.I.N. 26408-1521 (LT).

(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:

N/A

(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)