



26.08.2020

Mr. Chris Sawicki  
PortsToronto VP Infrastructure, Planning, & Environment  
207 Queens Quay West, Suite 500  
Toronto, Ontario  
M5J 1A7

Cumulus Architects Inc.  
160 Pears Ave – Suite 300  
Toronto, ON M5R 3P8

416-539-0763  
cumulusarch.com

Re: Substantial Performance  
PortsToronto New Works Facility, 23 Unwin Av., Toronto

Mr. Sawicki,

In accordance with Section 32 of the Construction Act R.S.O. 1990, we have certified that Trisect Construction Corp. had substantially performed the work of above noted project on 2020 08 19. A copy of the Certificate of Substantial Performance will follow from Trisect.

On the basis of our periodic review, we have evaluated the Work and to the best of our knowledge, information and belief, determined that the construction has been carried out in general conformity with the Architectural documents.

Based on this certification we hereby advise you that in accordance with Section 31 of the Construction Act R.S.O. 1990, the release of the basic statutory holdback shall be due on the sixty-first (61<sup>st</sup>) day after publication of the certification by Trisect Construction Corp. Once we have received proof of publication, we will issue a Certificate for Payment for Holdback Release.

It is understood and agreed that the information contained herein is for PortsToronto's use, without any responsibility or liability of Cumulus Architects Inc. to any lending institution, person or entity (lender) who may rely on the said information in relation to the lender's financing of the project.

We trust that the above is understood. Should you have any questions with regard to the above, or are aware of any information which would alter our recommendation please contact the undersigned.

Sincerely,

Sheldon Catarino, OAA, LEED AP, NCARB  
Principal and Director



Cc: Firas Shugaa, PortsToronto Project Manager  
Tom Butkovic, Trisect Construction Corp.  
Per: John Williamson, Cumulus Architects Inc.

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

*Construction Act*

City of Toronto, ON

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

23 Unwin Avenue, Toronto, ON M5A 1A1

(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:

**PortsToronto New Works Facility, 23 Unwin Avenue, Toronto - Partial demolition and renovations to existing facility and complete build out of new warehouse, complete with workshops, office spaces, meeting rooms, washrooms, locker rooms and lunchroom.**

(short description of the improvement)

to the above premises was substantially performed on 8/19/20

(date substantially performed)

Date certificate signed: 8/26/20

\_\_\_\_\_  
(payment certifier where there is one)

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

Name of owner: PortsToronto

Address for service: 500-207 Queens Quay West, Toronto, ON M5J 1A7

Name of contractor: Trisect Construction Corporation

Address for service: 7-4020A Sladeview Crescent, Mississauga, ON L5L 6B1

Name of payment certifier (where applicable): Cumulus Architects Inc.

Address: 300-160 Pears Road, Toronto, ON M5R 3P8

(Use A or B, whichever is appropriate)

☐ A. Identification of premises for preservation of liens:

Ports Toronto Works Facility at the Port of Toronto, 23 Unwin Avenue, Toronto, ON M5A 1A1

(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)