

Project No. OT1-817458-RS.

December 14, 2020

Newcastle Building Restoration Limited.  
36 Glassco Ave S, Hamilton, Ontario,  
L8H 1B3

Attn: David Lloyd, President.

E-mail: newcastlebuildingrestoration@yahoo.com

Subject: Underground Parking Garage Repairs at 3650 Kingston Road, Scarborough, Ontario.

## Certificate of Substantial Performance

Dear Sir,

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 after publication of Substantial Performance (45 days from the publication date). Receipt of the following information will also be required:

- ▶ WSIB Clearance Certificate;
- ▶ Statutory Declaration;
- ▶ All applicable warranties; and
- ▶ Request for Release of Holdback.

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

In accordance with the Contract between Toronto Standard Condominium Corporation # 1806 and Newcastle Building Restoration Limited, the Consultant on behalf of TSCC 1806, and on the basis of a joint inspection with the Contractor and the Property Manager on August 24, 2020, 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 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 consists of a 2-year general warranty for workmanship, a 2-year warranty for vertical crack injection, a 5-year warranty for waterproofing material, painting, and all other applicable warranties.

Yours very truly,  
McIntosh Perry



Ebraam Gabour, B.Sc., P.Eng.  
Project Manager



Adam Sharkawy, M.Eng., P.Eng.  
Project Manager

cc: Christina Ouimet

E-mail: tsc1806@mrcm.ca

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

*Construction Act*

Ontario, Scarborough. \_\_\_\_\_  
(County/District/Regional Municipality/Town/City in which premises are situated)

3650 Kingston Road, Scarborough. \_\_\_\_\_  
(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:

Underground Parking Garage Repairs at 3650 Kingston Road, Scarborough, Ontario.

(short description of the improvement)

to the above premises was substantially performed on 2020-08-24 .  
(date substantially performed)

Date certificate signed: 2020-12-15

McIntosh Perry Consulting Engineers.  
(payment certifier where there is one)

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

Name of owner: Toronto Standard Condominium Corporation # 1806.

Address for service: 3650 Kingston Road, Scarborough, ON M1M 3X9.

Name of contractor: Newcastle Building Restoration Limited .

36 Glassco Ave S, Hamilton, Ontario, L8H 1B3.  
Address for service: \_\_\_\_\_

Name of payment certifier (where applicable): McIntosh Perry Consulting Engineers.

Address: 6240 Hwy 7 #200, Woodbridge, ON L4H 4G3

(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:

3650 Kingston Road, Scarborough, ON M1M 3X9.

(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)