



2021-02-05

Interior Concrete Coatings Inc.  
2140 Queen Street East  
Toronto, ON M4E 1C9

**Attention: Aaron Binstock, Project Manager**

Dear Aaron,

**Subject: TSCC No. 1948 & 2272 Shared Facilities – 68 & 88 Grangeway Ave., Toronto  
2019 Garage Roof 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 completion of the project. 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

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

In accordance with the Contract dated October 23, 2019 between the Contractor and the Owner, and on the basis of a joint inspection with the Contractor on January 21, 2021, 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 complete.

The date of substantial performance defines the start of the warranty period. The warranty period for the work is two years.

Floor 5  
600 Cochrane Drive  
Markham, ON, Canada L3R 5K3

T: +1 905 475-7270  
F: +1 905 475-5994  
wsp.com



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

Sincerely,

Nick Kwan, B. Sc. Eng.  
Project Manager

Edgar Vargas, P.Eng.  
Project Director

Jorell Mora, B.ASc., EIT  
Building Sciences Consultant

Encl. Certificate of Substantial Performance

Dist: Mark Spehr – mark@interiorcc.com  
Aaron Binstock – aaron@interiorcc.com  
Luisa Kubig – skyscapecondo@bellnet.ca  
Vito Ariganello – v.ariganello@manorcrest.com  
Sil Esposito – s.esposito@manorcrest.com

WSP Ref.: 191-03875-00



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

*Construction Act*

Toronto

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

68 and 88 Grangeway Avenue

\_\_\_\_\_  
 (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:

Localized garage roof repairs

\_\_\_\_\_  
 (short description of the improvement)

to the above premises was substantially performed on

January 21, 2021

\_\_\_\_\_  
 (date substantially performed)

Date certificate signed: February 5, 2021

WSP Canada Inc.

\_\_\_\_\_  
 (Payment Certifier where there is one)

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

Name of owner: Toronto Standard Condominium Corporation No. 1948 and 2272

Address for service: 68 and 88 Grangeway Avenue, Toronto, ON M1H 0A1

Name of contractor: Interior Concrete Coatings Inc.

Address for service: 2140 Queen Street East, Toronto, ON M4E 1C9

Name of payment certifier: WSP Canada Inc.

Address: 600 Cochrane Drive, Suite 500, Markham, ON L3R 5K3

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

Shared Facilities between Phase 1 and 2 Lands:

Phase 1 Lands: Part of Lot 24 on Registrar's Compiled Plan 10152 designated as Parts 1, 2, 3, 7, 9, and 10 on Plan of Survey 66R-23656, being part of P.I.N. 060000-0434(LT)

Phase 2 Lands: Part of Lot 24 on Registrar's Compiled Plan 10152 designated as Parts 4, 5, 6, 8, and 11 on Plan of Survey 66R-23656 and Part 3 on Plan 66R – 19917, being Part of P.I.N. 06000-04340(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:

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(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)