



January 11, 2021

Horizon Connect Construction  
43 McCormack St.  
Toronto, ON M6N 1X8

**Attention: Robert Traverso, Senior Project Manager**

Dear Robert:

**Subject: 2575 Danforth Ave., Main Square  
Basement Storage Locker Room 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.
- 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 July 20, 2020 between the Contractor and the Owner, and on the basis of a joint inspection with the Contractor on January 8, 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 substantially performed.

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 (January 8, 2021) defines the start of the warranty period. The warranty period for this work is two years.

2300 Yonge Street  
Suite 2300  
Toronto, ON, Canada M4P 1E4

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



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

Sincerely,

A handwritten signature in black ink, reading 'Nathan Gravelle'.

Nathan Gravelle, B. Eng.  
Building Sciences Consultant

A handwritten signature in black ink, reading 'Jaimee Loh'.

Jaimee Loh, B.Eng.  
Project Manager

A handwritten signature in black ink, reading 'Dan Templeton'.

Dan Templeton, P.Eng., BDS  
Senior Project Director

Encl. Certificate of Substantial Performance

Dist: Yaz Yadegari – yaz@horizoncc.ca  
Robert Traverso – rob@horizoncc.ca  
Shawn Ruff – shawn.ruff@realstar.ca

WSP Ref.: 201-00260-00



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

*Construction Act*

Toronto (East York)

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

2575 Danforth Avenue, Toronto

(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:

Basement Storage Locker Room Repairs

(short description of the improvement)

to the above premises was substantially performed on

January 8, 2021

(date substantially performed)

Date certificate signed: January 11, 2021

WSP Canada Inc.

(Payment Certifier where there is one)

Dan Templeton, P.Eng., BDS  
Senior Project Director

Name of owner: Victoria Wood (Main Square) Inc. c/o Realstar Management Partnership

Address for service: Main Square, 2575 Danforth Avenue, Toronto, ON M4C 1L5

c/o Realstar Management, 77 Bloor St. W, Suite 200, ON M5S 1M2

Name of contractor: Horizon Connect Construction Ltd.

Address for service: 43 McCormick Street, Toronto, ON M6N 1X8

Name of payment certifier: WSP Canada Inc.

Address: 2300 Yonge Street, Suite 2300, Toronto, Ontario M4P 1E4

(Use A or B, whichever is appropriate)



A. Identification of premises for preservation of liens:

PART I: Part of Lot 3, Concession 1 from the Bay, designated as part 1 and 2 on Reference Plan 64R-16200, City of Toronto; together with a right and easement in the nature of an easement for free, uninterrupted and unobstructed pedestrian and vehicular access, ingress, egress and passage, over, across, along and upon that part of the said Lot e designated as Part 1 on Reference Plan 64R-16718 as set out in Instrument No. E586494; and subject to a right and easement in the nature of an easement for free, uninterrupted and unobstructed pedestrian and vehicular access, ingress, egress and passage, over, across, along and upon that part of said Lot 3 designated as Part 2 on Reference Plan 64R-16718 as set out in Instrument No. E586495.

PART II: Part of Lot 3, Concession 1 from the Bay, designated as Part 3 and 4 on Reference Plan 64R-16200, City of Toronto.

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(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)