



June 27, 2022

K.I.B. Building Restoration Inc.  
5320 Bradco Blvd.,  
Mississauga, ON  
L4W 1G7

**Attention: Anthony Monardo, Chief Estimator**

Dear Anthony:

**Subject: 1 King Street West, Toronto  
Aluminum Railing Replacement– 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 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.
- Confirmation of Publication of Substantial Performance
- Statement of Warranty Form (including extended railing & glass warranties & inspection plans)
- 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
  - sub-contractors
  - material manufacturers
  - material suppliers

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

In accordance with the Contract dated August 4, 2020 between the Contractor and the Owner, and on the basis of a joint inspection with the Contractor on June 14<sup>th</sup>, 2022, 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.

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

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



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 as noted:

- Aluminum Railings: 10 years (inc. bi-annual inspection plan over warranty period)
- Other: 2 years

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

Sincerely,

  
Hannah Thevapalan, M. Eng.  
Project Manager

  
Hamid Vossoughi, P.Eng.  
Project Director

Encl. Certificate of Substantial Performance

Dist: [amonardo@kibrestitution.com](mailto:amonardo@kibrestitution.com);  
[tasneem.queshi@onekingwest.com](mailto:tasneem.queshi@onekingwest.com);  
[ylh@ylhendler.com](mailto:ylh@ylhendler.com)

WSP Ref.: 181-13525-02



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

*Construction Act*

City of Toronto

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

1 King Street West, Toronto, Ontario, M5H 131

(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:

Aluminum Railing Replacement

(short description of the improvement)

to the above premises was substantially performed on

April 12, 2022

(date substantially performed)

Date certificate signed: June 27, 2022

WSP Canada Inc.

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 1703 c/o Y.L. Hendler Ltd.

Address for service: 1 King Street West, Toronto, ON M5H 1A1

Name of contractor: K.I.B. Building Restoration Inc.

Address for service: 5320 Bradco Blvd., Mississauga, ON L4W 1G7

Name of payment certifier: WSP Canada Inc.

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

(Use A or B, whichever is appropriate)

- A. Identification of premises for preservation of liens:  
 Part of Town Lot 2, South Side of King Street, Town of York Plan, designated as PART 1, Plan 66R-21873, Being Part of P.I.N. 21407-0004 (LT).  
 Part of Town Lot 2, South Side of King Street, Town of York Plan, designated as PARTS 2, 3, 4, 5, 13 AND 17 on Plan 66R-21873.  
 Part of Town Lot 2, South Side of King Street, Town of York Plan, designated as PARTS 9, 10, 11, 18, 19, 20, 21, 23 and 24 on Plan 66R-21873.

(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, 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)