



January 13, 2025

August Contracting Ltd.
2346 Wyecroft Road
Oakville, ON L6L 6M1

Attention: Jerry Girardi, President

Dear Jerry:

**Subject: The Prince Arthur Residence (MTCC 1276) – 38 Avenue Road, Toronto
2024 East and North Elevation Cladding 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
- Roofing Manufacturer Warranty Certificate
- Roofing Contractor Warranty Certificate
- 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:
 - 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 April 15, 2024 between the Contractor and the Owner, and on the basis of a joint inspection with the Contractor on December 16, 2024, the Consultant on behalf of the Owner, hereby certifies that 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 is 20 years for the roof system, and 2 years for all other work.

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

25 York Street
Suite 700
Toronto, ON, Canada M5J 2V5

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

[Click here to enter text.](#)



Sincerely,

Joy Gideon, B.Eng
Building Science Consultant

Shannon Valente, B.A.Sc
Project Manager

John Kosednar, P.Eng.
Senior Project Director

Encl. Certificate of Substantial Performance

Dist: Jerry Girardi Email: augustjg@yahoo.ca
Jarrod Liberatore Email: j.l.august@yahoo.ca
Yasmeen Nurmohamed Email: yasmeen@royalegrande.com

WSP Ref.: CA0011462.2479



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)

38 Avenue Road, 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:

East and North Elevation Cladding Repairs, Terrace, Planter and Roof Re-waterproofing at 10th Floor

 (short description of the improvement)

to the above premises was substantially performed on

December 16, 2024

 (date substantially performed)

Date certificate signed: January 13, 2025

WSP Canada Inc.

 (Payment Certifier where there is one)

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

Name of owner: Metropolitan Toronto Condominium Corporation No. 1276

Address for service: 38 Avenue Road, Toronto, ON M5R 2G2

Name of contractor: August Contracting Ltd.

Address for service: 2346 Wycroft Road, Oakville ON L6L 6M1

Name of payment certifier: WSP Canada Inc.

Address: 25 York Street, Suite 700, Toronto, ON, M5J 2V5

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

38 Avenue Road, Toronto, ON Parts of Lots 25, 26, 27, 28 and 29 on Registered Plan 301Y and Lots 1, 2, 3 and 4 on Registered Plan 371Y designated as PART 1 on Reference Plan 66R-18428

 (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)