

September 30th, 2025Silver Birch Contracting Ltd.
17045 Hwy. 27, PO Box 29
Schomberg, ON L0G 1T0Attention: Mr. Shane Steenhoek
Project Manager**Re: LCBO #787 Kleinburg New Store Interior Fit-up
WZMH Project No. 08727
Substantial Performance Form 9**

Dear Shane,

We are pleased to submit herewith the Construction Act Form 9 dated September 30th, 2025, acknowledging Substantial Performance achieved on September 24th, 2025, for the LCBO #787 Kleinburg New Store fit-out. Publishing this document in print Daily Commercial News, or electronic format, is the sole responsibility of Silver Birch Contracting Ltd. WZMH and the Owner, **Liquor Control Board of Ontario**, require confirmation that the Form 9 has been published according to the Construction Act. Please contact the undersigned if you have any queries regarding the above.

Yours truly,
WZMH ARCHITECTS**Frank Ilia, OAA**
Project ManagerAttached:
Form 9, Silver Birch Contracting Ltd. letter and calculations

cc.	James Lau	LCBO
	Shane Steenhoek	Silver Birch Contracting
	Jeremiah Bennett	WZMH Architects
	Supreet Barhay	WZMH Architects

Principals
Len Abelman, OAA, MRAIC
Mohammed Al-Atheri, OAA, MRAIC
Supreet Barhay, OAA, MRAIC, LEED AP BD+C
Nicola Casciato, OAA, MRAIC
Harrison Chan, OAA, MRAIC
Jee-Young-Kang, B.Arch.
Jeffrey Leong-Poi, OAA, MRAIC
Richard Myers, OAA, MRAIC, LEED AP BD+C
Moran Olsha, B.Tech, LEED AP
Zenon Radewych, B.Tech

Chief Financial Officer
Genevieve Easton, CPA, CA, ACA

A Partnership of Corporations

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

Construction Act

VAUGHAN, ONTARIO

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

6540 MAJOR MACKENZIE DRIVE W, VAUGHAN L4H 3Y3

(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:

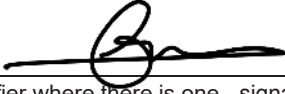
LCBO #787 KLEINBURG NEW STORE INTERIOR FIT-UP

(short description of the improvement)

to the above premises was substantially performed on SEPTEMBER 24th, 2025

(date substantially performed)

Date certificate signed: SEPTEMBER 30th, 2025



(payment certifier where there is one - signature required)

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

Name of owner: Liquor Control Board of Ontario

Address for service: 100 QUEENS QUAY EAST, 9TH FLOOR, TORONTO, ON M5E 0C7

Name of contractor: SILVER BIRCH CONTRACTIN LTD.

Address for service: 17045 Hwy. 27, PO Box 29, SCHOMBERG, ON L0G 1T0

Name of payment certifier (where applicable): WZMH ARCHITECTS

Address: 95 ST. CLAIR AVENUE WEST, SUITE 1500, TORONTO, ON M4V 1N6

(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:

LCBO, 100 QUEENS QUAY EAST, 9TH FLOOR, TORONTO, ON M5E 0C7

(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)



Request for Certificate of Substantial Performance

Project: LCBO #787 Kleinburg New Store Interior Fit-up
Owner: Liquor Control Board of Ontario
Consultant: WZMH Architects

Date: September 19th, 2025

Attn: Jeremiah Bennett

Jeremiah,

We formally request issuance of Certificate for Substantial Performance for this project, based on calculations, updated contract breakdown and Progress Application No. 04 dated September 19th, 2025.

Based on the calculation of completed work exceeding the minimum required amount (see attached), and the site being ready for Owner's use, we feel we have exceeded the requirements for Substantial Performance of the Project and request a Certificate be issued promptly so that we may advertise accordingly.

Please feel free to contact us should you have any further questions or comments.

Regards,

Shane Steenhoek
Project Manager
Silver Birch Contracting Ltd.

Tel: 905-952-3856 Fax: 905-952-3857
17045 Hwy 27 P.O. Box 29, Schomberg, Ontario, L0G 1T0
HST # 84445 5311 RT 0001



<u>Substantial Calculation Breakdown & Calculations</u>	
	Amount
Original Contract Value	\$ 697,600.00
Change Orders to Date	\$ 17,231.94
(less) Retainage for Closeout Documents	\$ (20,000.00)
(less) Amount for Window Film not able to complete	\$ (10,000.00)
Contract value for purposes of establishing Substantial Performance	\$ 684,831.94
Minimum value of completed work to meet minimum requirement as per Construction Act (97% of 1 st \$1M)	\$ 664,296.98
Completed Work to Date Based on Progress Draw No. 4	\$ 680,124.14



Invoice

Silver Birch Contracting Ltd.
PO Box 29, 17045 Hwy. 27
Schomberg, Ontario
L0G 1T0

Date: September 19, 2025
Invoice #: **DRAFT**
HST # 84445 5311 RT 0001

To: **Liquor Control Board of Ontario**
100 Queens Quay East, 9th Floor
Toronto, ON M5E 0C7
Attention: James Lau

RE: LCBO Store 787 Kleinburg
New Store Interior Fit-up
Progress Draw #04
Period: to September 19th, 2025
Purchase Order: PO# 94519

Copy To: WZMH Architects Inc.
Project Manager

Silver Birch Job #

Payment Terms

Due Date

Shane Steenhoek	2025022	28 days	October 28, 2025
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Original Contract Amount (not including HST)	697,600.00
Approved Changes to Date	17,231.94
Revised Contract Amount	714,831.94
Contract Work Completed to Date	662,892.20
Changes Completed to Date	17,231.94
Total Work Completed to date	680,124.14
Less Work Completed and Approved Previous	439,796.94
Completed Work This Period	240,327.20
Current Draw Value	240,327.20
Less 10% Holdback	24,032.72
Subtotal	216,294.48
HST	28,118.28
Total Amount Payable	244,412.76

Payable to Silver Birch Contracting Ltd.

Thank you for your business!

17045 Hwy. 27, PO Box 29, Schomberg, Ontario, L0G 1T0
Phone 905-952-3856 Fax 905-952-3857 Email; Admin@Birchcon.ca



LCBO Store 787 Kleinburg

Progress Draw # 04

Contract Breakdown

DESCRIPTION	CONTRACT		TO DATE		PREVIOUS COMPLETE		THIS DRAW	
	AMOUNT	%	AMOUNT	%	AMOUNT	%	AMOUNT	
Division 01: General Conditions	\$70,400.00	98.00%	\$68,992.00	75.00%	\$52,800.00	23.00%	\$16,192.00	
Closeout Documents	\$20,000.00	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	
Bonding & Insurance	\$9,000.00	100.00%	\$9,000.00	100.00%	\$9,000.00	0.00%	\$0.00	
Mobilization	\$5,000.00	100.00%	\$5,000.00	100.00%	\$5,000.00	0.00%	\$0.00	
Rough Carpentry (incl. Plywood)	\$12,000.00	99.00%	\$11,880.00	70.00%	\$8,400.00	29.00%	\$3,480.00	
Metal Fabrications	\$22,000.00	100.00%	\$22,000.00	100.00%	\$22,000.00	0.00%	\$0.00	
Drywall & Acoustics	\$80,000.00	100.00%	\$80,000.00	90.00%	\$72,000.00	10.00%	\$8,000.00	
Openings: H.M., Hardware	\$14,000.00	100.00%	\$14,000.00	70.00%	\$9,800.00	30.00%	\$4,200.00	
Impact Traffic Doors	\$15,000.00	100.00%	\$15,000.00	75.00%	\$11,250.00	25.00%	\$3,750.00	
Auto Operators	\$5,000.00	100.00%	\$5,000.00	5.00%	\$250.00	95.00%	\$4,750.00	
Security Shutters	\$36,000.00	100.00%	\$36,000.00	5.00%	\$1,800.00	95.00%	\$34,200.00	
Accordion Folding Grille at Vestibule	\$8,000.00	100.00%	\$8,000.00	5.00%	\$400.00	95.00%	\$7,600.00	
Window Film	\$10,000.00	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	
Floor Finishes - Ceramics & VCT	\$40,000.00	100.00%	\$40,000.00	70.00%	\$28,000.00	30.00%	\$12,000.00	
Painting	\$20,000.00	100.00%	\$20,000.00	60.00%	\$12,000.00	40.00%	\$8,000.00	
Floor Grille	\$12,000.00	100.00%	\$12,000.00	5.00%	\$600.00	95.00%	\$11,400.00	
Security Gate and Cart Corral	\$15,000.00	100.00%	\$15,000.00	5.00%	\$750.00	95.00%	\$14,250.00	
Miscellaneous Specialties	\$15,000.00	100.00%	\$15,000.00	0.00%	\$0.00	100.00%	\$15,000.00	
Appliances	\$2,000.00	100.00%	\$2,000.00	0.00%	\$0.00	100.00%	\$2,000.00	
Millwork Installation	\$23,200.00	100.00%	\$23,200.00	75.00%	\$17,400.00	25.00%	\$5,800.00	
Warehouse Racking Installation	\$3,300.00	100.00%	\$3,300.00	0.00%	\$0.00	100.00%	\$3,300.00	
Retail Metal Shelving Installation	\$12,500.00	100.00%	\$12,500.00	75.00%	\$9,375.00	25.00%	\$3,125.00	
Signage Installation	\$29,000.00	100.00%	\$29,000.00	50.00%	\$14,500.00	50.00%	\$14,500.00	
Refrigeration - Install Only	\$44,840.00	100.00%	\$44,840.00	75.00%	\$33,630.00	25.00%	\$11,210.00	
Refrigeration Commissioning (5%)	\$2,360.00	95.00%	\$2,242.00	0.00%	\$0.00	95.00%	\$2,242.00	
HVAC	\$47,840.00	98.00%	\$46,883.20	75.00%	\$35,880.00	23.00%	\$11,003.20	
HVAC Commissioning (8%)	\$4,160.00	95.00%	\$3,952.00	0.00%	\$0.00	95.00%	\$3,952.00	
Air Balancing & Testing	\$4,500.00	100.00%	\$4,500.00	0.00%	\$0.00	100.00%	\$4,500.00	
Plumbing	\$30,820.00	100.00%	\$30,820.00	50.00%	\$15,410.00	50.00%	\$15,410.00	
Plumbing Commissioning (8%)	\$2,680.00	95.00%	\$2,546.00	0.00%	\$0.00	95.00%	\$2,546.00	
Electrical	\$77,900.00	98.00%	\$76,342.00	80.00%	\$62,320.00	18.00%	\$14,022.00	
Electrical Commissioning (5%)	\$4,100.00	95.00%	\$3,895.00	0.00%	\$0.00	95.00%	\$3,895.00	
Totals	\$697,600.00	95.02%	\$662,892.20	60.57%	\$422,565.00	34.45%	\$240,327.20	

CSIO CERTIFICATE OF INSURANCE

DATE

June 27, 2025

BROKER

Petrela Winter & Associates
 36 York Mills Road, Suite 501
 Toronto, ON M2P 2E9
 Tel: (416) 488-2522 Fax: (416) 488-8527



This certificate is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not amend, extend or alter the coverage afforded by the policies below.

NAMED INSURED

Silver Birch Contracting Ltd.
 PO Box 29, 17045 Highway 27
 Schomberg, ON LOG 1T0

COMPANIES AFFORDING COVERAGE

COMPANY A	AVIVA Insurance Company of Canada
COMPANY B	
COMPANY C	
COMPANY D	

COVERAGES

This is to certify that the policies of insurance listed below have been issued to the insured named above for the policy period indicated, notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain. The insurance afforded by the policies described herein is subject to all the terms, exclusions and conditions of such policies. **LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.**

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY TERM (YYYY/MM/DD)	LIMITS (Stated in Canadian Dollars)	
A	GENERAL LIABILITY COMMERCIAL GENERAL LIABILITY	S1638160	2025/02/12 to 2026/02/12	EACH OCCURRENCE	\$5,000,000
				PRODUCTS / COMPLETED OPERATIONS AGGREGATE	\$5,000,000
				TENANTS LEGAL LIABILITY	\$1,000,000
				NON-OWNED AUTOMOBILE	\$5,000,000
A	AUTOMOBILE LIABILITY ALL OWNED/LEASED VEHICLES	6741268540	2024/06/17 to 2025/06/17	BODILY INJURY & PROPERTY DAMAGE COMBINED SINGLE LIMIT	\$5,000,000
A	UMBRELLA LIABILITY	S1638160	2025/02/12 to 2026/02/12	EACH OCCURRENCE	\$5,000,000
				DEDUCTIBLE	\$10,000
A	BUILDERS RISK	81934452	2025/02/12 to 2026/02/12	LIMIT	\$697,600
				DEDUCTIBLE	\$5,000

DESCRIPTION OF OPERATIONS/PROJECT:

LCBO Store #787 Kleinburg New Store Interior Fit-Up
 6540 Major Mackenzie Drive West, Vaughan, ON L4H 3Y3

Start Date: June 2nd, 2025 Completion Date: September 20th, 2025

ADDITIONAL INSURED:

Liquor Control Board of Ontario, WZMH Architects, 427 Major Mac Commercial Developments Limited (5400 Yonge St., Suite 501, Toronto, ON. M2N 5R5)

It is understood and agreed that the above is (are) added as Additional Insured(s) to the General Liability policy but only with respect to liability arising out of the operations of The Named Insured as it relates to the captioned project.

CERTIFICATE HOLDER

Liquor Control Board of Ontario
100 Queens Quay East, 9th Floor
Toronto, ON
M5E 0C7

CANCELLATION

Should any of the above described policies be cancelled before the expiration date thereof, the issuing company will endeavor to mail '30 days' written notice to the certificate holder named to the left, but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives.

AUTHORIZED REPRESENTATIVE: Pam Edmunds

Petrela Winter & Associates

Pam Edmunds



Your clearance(s) / Vos certificats de décharge

We confirm that the business(es) listed below are active and in good standing with us.
Nous confirmons que la ou les entreprises énumérées ci-dessous sont actives et que leurs comptes sont en règle.

Contractor legal or trade name / Raison sociale ou appellation commerciale de l'entrepreneur	Contractor address / Adresse de l'entrepreneur	Contractor NAICS Code and Code Description / Code du SCIAN de l'entrepreneur et description	Clearance certificate number / Numéro du certificat de décharge	Validity period (dd-mmm-yyyy) / Période de validité (jj- mmm-aaaa)
SILVER BIRCH CONTRACTING LTD.	PO BOX 29 17045 HWY 27, SCHOMBERG, ON, L0G1T0, CA	007060: Non-Exempt Partners and Executive Officers in Construction - G6 236220: Commercial and institutional building construction	A0000JHNDY	20-Aug-2025 to 19-Feb-2026

Under Section 141 of the *Workplace Safety and Insurance Act*, the WSIB waives our right to hold the principal (the business that has entered into a contractual agreement with the contractor/subcontractor) liable for any unpaid premiums and other amounts the contractor may owe us for the validity period specified.
Aux termes de l'article 141 de la *Loi sur la sécurité professionnelle et l'assurance contre les accidents du travail*, la WSIB renonce à son droit de tenir l'entrepreneur principal (l'entreprise qui a conclu une entente contractuelle avec l'entrepreneur ou le sous-traitant) responsable de toute prime impayée et autre montant que l'entrepreneur pourrait lui devoir pour la période de validité indiquée.

WSIB Head Office: 200 Front Street West
Toronto, Ontario, Canada M5V 3J1

Siège social : 200, rue Front Ouest
Toronto (Ontario) Canada M5V 3J1

1-800-387-0750 | TTY/ATS 1-800-387-0050
employeraccounts@wsib.on.ca | wsib.ca

Frank Ilia

From: Shane Steenhoek <shanes@birchcon.ca>
Sent: Monday, September 29, 2025 4:26 PM
To: Frank Ilia
Cc: LCBO Projects; Jeremiah Bennett; James Lau (james.lau@lcbo.com)
Subject: [EXTERNAL] RE: LCBO 787 DRAFT Substantial Invoice and Request for Substantial

CAUTION EXTERNAL: This email originated from outside of the organization. Do not click links or open attachments unless you have verified the sender and know the content is safe.

Hi Frank, most have these have been completed between your visit Wednesday and when we de-mobilized on Friday. I am going to site tomorrow can I send you photos of these items?

Thanks,

SHANE STEENHOEK C.E.T.

PROJECT MANAGER

📞 905-952-3856 | C 705-890-1367

✉ shanes@birchcon.ca

🌐 www.birchcon.ca

📍 P.O. Box 29 | 17045 Hwy. 27
Schomberg, ON | L0G 1T0



From: Frank Ilia <FIlia@wzmh.com>
Sent: September 29, 2025 3:16 PM
To: Shane Steenhoek <shanes@birchcon.ca>
Cc: LCBO Projects <lcboprojects@wzmh.com>; Jeremiah Bennett <JBennett@wzmh.com>; James Lau (james.lau@lcbo.com) <james.lau@lcbo.com>
Subject: RE: LCBO 787 DRAFT Substantial Invoice and Request for Substantial

Hi Shane,

I reviewed your last draw and have the following comments:

1. Drywall and Acoustics 95% (Hold for drywall deficiencies and missing panels in the staff room)
2. Painting 90% (Hold for painting deficiencies)
3. Security gate 95% (Hold for missing floor covers)
4. Miscellaneous 90% (Holding \$1.5K for all caulking job)
5. Warehouse racking 70% (Hold for shelves anchoring and missing racks)

Please adjust your last invoice or feel free to contact me.

Thanks

Frank Ilia

OAA
Project Manager
416.961.4111 ext. 246

WZMH

Frank Ilia

From: Zhang, Peter <Peter.Zhang.2@wsp.com>
Sent: Monday, September 29, 2025 8:41 AM
To: Frank Ilia
Cc: LCBO Projects; Jeremiah Bennett; Ray Makimoto
Subject: [EXTERNAL] RE: LCBO 787 DRAFT Substantial Invoice and Request for Substantial

CAUTION EXTERNAL: This email originated from outside of the organization. Do not click links or open attachments unless you have verified the sender and know the content is safe.

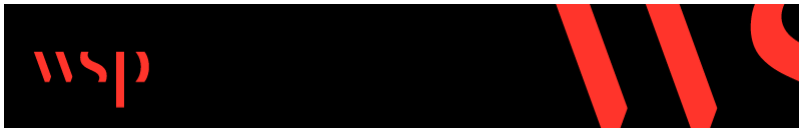
Hi Frank,

The proposed percentage for electrical is reasonable.

Thanks,

Peter Zhang
Senior Electrical Engineer
P.Eng., LEED Green Associate

T +1 289-982-7403



From: Frank Ilia <FIlia@wzmmh.com>
Sent: September 26, 2025 7:49 PM
To: Zhang, Peter <Peter.Zhang.2@wsp.com>
Cc: LCBO Projects <lcboprojects@wzmmh.com>; Jeremiah Bennett <JBennett@wzmmh.com>; Ray Makimoto <RMakimoto@wzmmh.com>
Subject: FW: LCBO 787 DRAFT Substantial Invoice and Request for Substantial

Hi Peter,
Quick reminder to review the draw and advise if this invoice is acceptable to you.

Thanks

Frank Ilia
OAA
Project Manager
416.961.4111 ext. 246

WZMMH

WZMMH Architects is a winner of Canada's Best Managed Companies program (since 2015). This e-mail message, and any attachments, is intended only for the named recipient(s) above and may contain information that is privileged, confidential and/or exempt from disclosure under applicable law. If you have received this message in error, or are not the named recipient(s), please immediately notify the sender and delete this e-mail message. Thank you.

Frank Ilia

From: Lo, William <ChingHinWilliam.Lo@wsp.com>
Sent: Tuesday, September 30, 2025 9:57 AM
To: Frank Ilia
Cc: LCBO Projects; Jeremiah Bennett; Lee, Marcus; Latiff, Fazal; Zhang, Peter
Subject: [EXTERNAL] RE: LCBO 787 DRAFT Substantial Invoice and Request for Substantial
Attachments: Invoice (draft) LCBO 787 Kleinburg PD #04 SUBSTANTIAL.pdf

CAUTION EXTERNAL: This email originated from outside of the organization. Do not click links or open attachments unless you have verified the sender and know the content is safe.

Hi Frank.

We have reviewed the attached draw #5 and we are of the opinion that the following mechanical values shall be adjusted.

- Plumbing from 100% to 98%
- 2.2.4. Right-hand lever tank WC shall be provided for unisex W/C. **Photo #6**

Otherwise, the following mechanical values are fair and reasonable.

- HVAC 98%

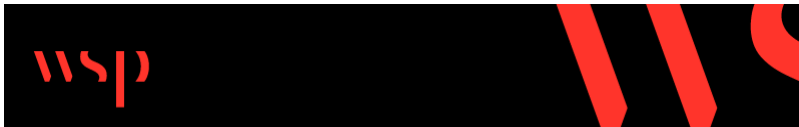
Regards,

William Lo

Mechanical Designer
Buildings – Mechanical & Electrical Engineering

T+ 1 289 982 9359
E- chinghinwilliam.lo@wsp.com

WSP Canada Inc.
150 Commerce Valley Drive West
Thornhill, Ontario
L3T 7Z3 Canada



Vacation Alert:

From: Frank Ilia <FIlia@wzmmh.com>
Sent: September 29, 2025 11:33 AM
To: Lo, William <ChingHinWilliam.Lo@wsp.com>
Cc: LCBO Projects <lcboprojects@wzmmh.com>; Jeremiah Bennett <JBennett@wzmmh.com>
Subject: FW: LCBO 787 DRAFT Substantial Invoice and Request for Substantial

Hi William,