



August 6, 2021

iFitness Canada (Fitness and Aquatics)  
5159 Creditview Rd.  
Mississauga, Ontario L5V 1R8

**Attention: Sam Masri, President**

Dear Sam:

**Subject: 25 & 35 Viking Lane, Toronto  
Pool 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
- Confirmation of Publication of Substantial Performance
- Statement of Warranty Form
  - Laticrete Hydroban 25 Year System Limited Warranty

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

In accordance with the Contract dated March 2, 2021 between the Contractor and the Owner, and on the basis of a joint inspection with the Contractor on July 27, 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 defines the start of the warranty period. The warranty period for this work is two (2) years except for the following extended warranties:

- Section 07 54 01 – Laticrete Waterproofing: 25 Year System Limited Warranty

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

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

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



Sincerely,

Sven Curic, B.Eng, EIT  
Project Manager

J. Manuel Estragadinho, B.Tech. (Arch.Sci)  
Senior Building Sciences Specialist

Zack Knight, B.A.Sc.  
Building Science Consultant

Encl. Certificate of Substantial Performance

Dist: Sam Masri info@ifitnesscanada.com  
Ami Le nuvo1.pm@delcondo.com  
Anna Christou nuvo.pm@delcondo.com

WSP Ref.: 201-09511-00



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

*Construction Act*

Toronto Ontario, Canada

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

25 & 35 Viking Lane, Toronto, M9B 0A1

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

Pool Repairs

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

to the above premises was substantially performed on

July 27, 2021

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

Date certificate signed: August 6, 2021

WSP Canada Inc., J. Manuel Estragadinho, B.Tech.  
 (Arch Sci),

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

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

Name of owner: TSCC No. 1862 & TSCC No. 1959 c/o Del Property Management Inc.

Address for service: 25 & 35 Viking Lane, Toronto, Ontario M9B 0A1

Name of contractor: 2585848 ONTARIO INC., operating as iFitness Canada

Address for service: 5159 Creditview Rd., Mississauga, Ontario L5V 1R8

Name of payment certifier: WSP Canada Inc.

Address: 600 Cochrane Drive, 5<sup>th</sup> Floor, Markham, Ontario L3R 5K3

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:



TSCC 1959, Block 12959, Being Part of Pin: 07549-0160

In the City of Toronto (formerly the City of Etobicoke), registered in the Land Titles Division of the Toronto Registry Office (No. 66), municipally located at 25 Viking Lane, Toronto, and comprising all of Lots 44, 45, 52 and 53 on Registered Plan 2706, and parts of Viking Road on Plan 2706 [formerly Woodlawn Avenue, stopped up and closed by By-law no.251-2002 registered as Instrument No. AT-226618], all as more particularly designated as Parts 17 to 23 inclusive on Reference Plan 66R-22763, registered in the Land Titles division of the Toronto Registry Office (No. 66) and being part of Property Identification No. 07549-0160 (LT).

TSCC 1862, Block 12862, Being Part of Pin: 07549-0158

In the City of Toronto (formerly the City of Etobicoke), registered in the Land Titles Division of the Toronto Registry Office (No. 66), municipally located at 35 Viking Lane, Toronto, and comprising part of Lot 6, Concession 5, Colonel Smith's Tract, and part of Lots 47, 48, 49, 50 and 51 on Plan 2706 and part of the 1 foot reserve Plan 2706 (lying south-west of Viking Road) and part of Viking Road on Plan 2706 [formerly Woodlawn Avenue, stopped up and closed by By-law no.251-2002 registered as Instrument No. AT-226618 and by By-law no. 15-2003 registered as Instrument No. AT-226619], all as more particularly designated as Parts 1 to 16 inclusive on Reference Plan 66R-22763, registered in the Land Titles division of the Toronto Registry Office (No. 66) and being part of Property Identification No. 07549-0158 (LT).

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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)