



March 14, 2024

MCF Contracting Ltd.  
39 Enterprise Rd.  
Etobicoke, ON

**Attention: Jack McLaren**

Dear Jack:

**Subject: TSCC 1709 - 4200 Bathurst Street, North York  
Balcony 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.
- Confirmation of Publication of Substantial Performance
- Statement of warranty form
- 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

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

In accordance with the Contract dated January 24, 2023 between the Contractor and the Owner, and on the basis of a joint inspection with the Owner on March 7, 2024, the Consultant on behalf of the Owner, hereby certifies that the work is deemed substantially 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 general warranty period for this work is 2 years. The warranty for the elastomeric coating is 5 years.

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

Sincerely,

Justin Trinh, B.Eng.  
Building Science Consultant

Victor Ricafrente B.Arch.Sc. (Bldg.Sc.)  
Project Manager

Edgar Vargas, P.Eng.  
Project Director

Encl. Certificate of Substantial Performance

Dist: [jack@mcfcontracting.com](mailto:jack@mcfcontracting.com)  
[kelly@mrcm.ca](mailto:kelly@mrcm.ca)

WSP Ref.: 221-05282-00

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

T: +1 905 882 1100  
F: +1 905 882 0055  
[wsp.com](http://wsp.com)

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

*Construction Act*

City of Toronto

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

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4200 Bathurst Street, Toronto, Ontario

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(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:

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Balcony Repairs

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(short description of the improvement)

to the above premises was substantially performed on

March 7, 2024

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(date substantially performed)

Date certificate signed: March 14, 2024

WSP Canada Inc.

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(Payment Certifier where there is one)



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

Name of owner: Toronto Standard Condominium Corporation No. 1709

Address for service: 4200 Bathurst Street, Toronto, Ontario M3H 6C7

Name of contractor: MCF Contracting Ltd.

Address for service: 39 Enterprise Road, Toronto, ON, M9W 1C4

Name of payment certifier: WSP Canada Inc.

Address: 150 Commerce Valley Drive West, Thornhill, Ontario, L3T 7Z3

(Use A or B, whichever is appropriate)

**A. Identification of premises for preservation of liens:**

PIN 10203-2098, Part of Lots 109, 110, 111, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125 and 126 Plan 2427 designated as Parts 1 to 5 inclusive and 7 to 11 inclusive Plan 66R-21837, City of Toronto (formerly North York)

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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)