



# Edward J. Cuhaci and Associates Architects Inc.

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September 24, 2021

1925-6.7.01

Conseil des écoles catholiques du Centre-Est  
4000 Labelle Street  
Ottawa, Ontario  
K1J 1A1

Attention: Mr. Jacques Lavictoire  
Gestionnaire de Projets  
lavici@ecolecatholique.ca

Re: École élémentaire catholique Horizon-Jeunesse Addition – Phase 2  
349 Olmstead Street, Ottawa  
**Substantial Performance Certificate**

Dear Sir

Further to the application for Substantial Performance dated September 09, 2021 from ASCO Construction Ltd., enclosed please find the Certificate of Substantial Performance of the Work regarding the above-noted project.

**Criteria No. 1 - Financial Criteria Calculation:**

Contract Amount as per Payment Certificate No. 14r3 was \$2,517,392.79, inclusive of authorized changes.

\$1,000,000.00 @ 3%	\$30,000.00
\$1,000,000.00 @ 2%	\$20,000.00
\$534,704.31 @ 1%	\$5,173.93
TOTAL	\$55,173.93

Financial criteria balance to achieve Substantial Performance: **\$55,173.93**

Incomplete work as of Payment Certificate No. 14r3: **\$28,498.51**

**Criteria No. 2: Improvement under the contract is being used for the purposes intended.**

Criteria No. 2 has been met. Occupancy Permit was achieved on August 26, 2021

Therefore, both criteria have been met and the Certificate of Substantial Performance for this project can be issued.

By copy of this letter, the Contractor is advised to provide outstanding documents no later than September 31, 2021.

The 60-day lien period will commence on the date of publication by the Contractor in the Daily Commercial News.

Sincerely,

  
Jerzy Jurewicz, OAA, AIA

Enclosures

Cc: Jason Assaly, ASCO Construction Ltd.

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

OTTAWA

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

349 OLMSTEAD STREET, OTTAWA, K1L 7K2 ONTARIO

(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:

ÉCOLE ÉLÉMENTAIRE CATHOLIQUE HORIZON-JEUNESSE, PHASE 2

(short description of the improvement)

to the above premises was substantially performed on September 09, 2021

(date substantially performed)

Date certificate signed: September 24, 2021

(payment certifier where there is one)

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

Name of owner: Conseil des écoles catholiques  
du Centre-Est

Address for service: 4000 Labelle Street, Ottawa, Ontario, K1J 1A1

Name of contractor: ASCO Construction Ltd.

Address for service: 1125 Tupper Street, Unit #1, Hawkesbery, K6A 3T5 Ontario

Jerzy Jurewicz, OAA, AIA,  
Edward J. Cuhaci and

Name of payment certifier (where applicable): Associates Architects Inc.

Address: 171 Slater Street, Suite 100, Ottawa, Ontario, K1P 5H7

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

PART OF LOTS D, E, F, G, H, AND I REGISTERED PLAN 381 CITY OF OTTAWA

(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)



# INSPECTION REPORT

**Address** 349 Olmstead St **Application No.** A16-007827  
**Owner/Builder** Conseil Scolaire de la Langue Francaise **Permit No.** 1805985  
**Site Contact** Marc 613-223-2792 **Block No./Lot No.** \_\_\_\_\_ **Floor** \_\_\_\_\_ **Unit No.** \_\_\_\_\_

**BUILDING**  
**Occupancy** \_\_\_\_\_ **Inspection Passed** \_\_\_\_\_

**MECHANICAL**

**PLUMBING**  **Water meter not installed**

**INSPECTION COMMENTS**  **Order Issued**

Construct a 2 storey addition and interior alterations to an existing 2 storey institutional building (Ecole Elementaire Horizon-Jeunesse)

all interior work completed  
all required documents for occupancy received  
all occupancy requirements completed

Occupancy permit issued see note A below

Note A -- to maintain construction safety fence for at emergency exiting and path to play area

for final complete exterior cladding and all exterior grades

Inspection not ready, \$100.00 reduction to Refundable Inspection Fee (if applicable)

**Received By** Emailed Marc Bellefeuille <mbellefeuille@ascoconstruction.com>

**Building Official** Guy Gascon **Date Requested** 26-Aug-2021  
Guy.Gascon@ottawa.ca **Date Completed** 26-Aug-2021  
Tel: 613-580-2424 Ext. 41598  Same  
Fax: 613-580-2687



# OCCUPANCY PERMIT

The Building Code Act, S.O. 1992, Chapter 23, Section 11; Building Code 2012, Division C, Subsection 1.3.3., as amended

## BUILDING PERMIT INFORMATION

**Address:** 349 Olmstead St **Unit(s):** \_\_\_\_\_  
**Owner:** Conseil Scolaire de la Langue Francaise  
**Tenant:** Ecole Elementaire Horizon-Jeunesse  
**Building Permit No.:** 1805985  
**Building Permit Description:** Construct a 2 storey addition and interior alterations to an existing 2 stry school

## PERMISSION TO OCCUPY

**PERMISSION TO OCCUPY** is hereby granted to the owner or occupant in respect of the scope of work identified by the above noted building permit, for the portion(s) of the building stated below.

## PORTION(S) OF BUILDING APPROVED FOR OCCUPANCY

All floor areas, or  Floor areas specified below

\*\*\*Occupancy granted for rear hallway

## REQUIRED NOTIFICATION

Where permission to occupy a building (or a portion thereof) that has not been fully completed has been granted, the Chief Building Official shall be notified forthwith upon its completion.

Arrange for Final Inspection upon completion

## ISSUANCE

**Building Official:** Guy Gascon, BCIN: 19892 **Date:** 26-Aug-2021  
Guy.Gascon@ottawa.ca  
Tel: 613-580-2424 Ext. 41598  
Fax: 613-580-2687