

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

Construction Act

City of Kitchener, Ontario, Canada

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

221 Victoria St, Kitchener, ON N2H 5C7 & 64 Margaret Ave, Kitchener, ON N2H 4H2

(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:

Construction management Fee's associated with the construction of 221 Victoria St N, and 64 Margaret St.

(short description of the improvement)

to the above premises was substantially performed on April 15th 2024

(date substantially performed)

Date certificate signed: _____

DocuSigned by:

Noah Schetter

C768073D7A04467

(payment certifier where there is one)

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

Name of owner: Margaret-Victoria Holdings Inc. C/O Vive Development Corp.

Address for service: 50 King Street East, Hamilton, Ontario L8N 1A6

Name of contractor: Zehr Construction Inc.

Address for service: 1440 King Street North, Unit 2, PO Box 622, St. Jacobs, ON N0B 2N0

Name of payment certifier (where applicable): _____

Address: _____

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

221 Victoria St, Kitchener, ON N2H 5C7 & 64 Margaret Ave, Kitchener, ON N2H 4H2

(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, the name and address of the person or body to whom the claim for lien must be given)

Notes

Pending items to be completed

1.General: Closeout documents for both 221 VIC and 64 Marg

2.221 VIC

a.Deficiencies pending such as - and not limited to - Repairing the backsplash for the Vanities, Hardware for closets to be recheckedetc

3.64 Marg

a.COK Deficiency Report (attached)to be cleared



Building Division
Inspection Services

Building Inspection Report
64 MARGARET AVE
PERMIT # 18 117665 RM
Rowhouse (3 or More) - New Construction

To request Building Inspections
please call (519)741-2761 or
visit onlineserviceportal2.kitchener.ca

Inspection Deficiencies to be Addressed

Occupancy Only Inspection

Correct & phone for inspection

<i>Location</i>	<i>Issue Date</i>	<i>Issue Details</i>	<i>Remedy Details</i>
2	05-Apr-2024	Gas final incomplete	
4	05-Apr-2024	Unit 205 attic space had the vapour barrier torn due to wind. to be reinstated.	
5	05-Apr-2024	install all range hoods	
6	05-Apr-2024	submit plumbing inspection report. https://form.kitchener.ca/DSD/BUILD/Plumbing-inspection-report?_gl=1*1umth23*_ga*MTMzNDQ2NjI0MC4xNjM5NTk5NTUy*_ga_E8XW1ZK2RY*MTcxMjMyNDg3NC41MTUuMS4xNzEyMzI0OTcwLjAuMC4w	
7	05-Apr-2024	provide the final letter from the consultant for the alternative solution. Dimmensions proposed on the approved alternative solution have not been met. Revised proposed solution and submit for approval	
8	05-Apr-2024	How is compliance with article 9.9.4.4. being met for units that have a single exit stair?	
9	05-Apr-2024	complete gypsum board in the attic spaces on the north and east walls to achieve the required 45 min FRR	unit 205
10	05-Apr-2024	Rim test not holding	
11	05-Apr-2024	hot water required for occupancy	
12	05-Apr-2024	R60 required for the attic insulation	

13	05-Apr-2024	exterior stairs facing magaret ave, top of stairs on left side guard containing the pickets connection to newel post is incomplete
14	05-Apr-2024	support thermal expansion tanks
15	05-Apr-2024	unit 005 exterior walk up stair, support the top ends of each handrail
16	05-Apr-2024	ensure foam insulation is covered with an approved material at all window sill locations.
17	05-Apr-2024	electrical room door to be 45 min closure, self closing device and door hardware
18	05-Apr-2024	electrical room, confirm what ABS stubs are coming out of the floor. If primer lines, condensate required.
19	05-Apr-2024	electrical room, fire stop ends of conduit pipe
20	05-Apr-2024	unit 003 bedroom, make gypsum ceiling tight to smoke alarm octagon box. Gypsum mud acceptable
21	05-Apr-2024	unit 202 and 201, self closing devices on principal entrance doors to comply with alternative solution
22	05-Apr-2024	unit 202 17.75 inch clearance to combustible materials (fridge) from the range
23	05-Apr-2024	unit 201 and 202 3rd floor, an egress window required with a sill height not more than 1m above the floor or a permanently built in step
24	05-Apr-2024	unit 202 third floor bedroom natural lighting requirements
25	05-Apr-2024	units 201, 202, 204, 205 doors on second floor leading to exit stairs must be fire rated closures with self closing devices

Submit

<i>Location</i>	<i>Issue Date</i>	<i>Issue Details</i>	<i>Remedy Details</i>
1	05-Apr-2024	Submit ESA	