



February 26, 2025

Nu Era Building Restoration Inc.  
38 Belvia Road,  
Etobicoke, ON  
M8W 3R3

**Attention: Joe Couto, Contract Manager**

Dear Joe:

**Subject: 75-125 George Appleton Way, Toronto  
Exterior Wall Repairs – Certificate of Substantial Performance**

Please find enclosed a copy of the Certificate of Substantial Performance for this project. Receipt of the following information will also be required:

- Confirmation of Publication of Substantial Performance
- Statement of Warranty Form

Based on the Financial Agreement between Owner and Contractor, TSCC 1791 has exempt Nu Era Building Restoration from holdback payments. As such, the Owner is to continue paying the Contractor until the balance of the contract value has been paid off.

In accordance with the Contract dated May 22, 2024, between the Contractor and the Owner, and on the basis of a joint inspection with the Contractor on February 4, 2025, 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 work is Substantially Performed. The work to be done under the Contract is capable of completion or correction at a cost of not more than \$34,500.50, maximum limit required by the Construction Lien Act.

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 the balcony elastomeric coating is five (5) years. The warranty period for all other work is two (2) years.


150 Commerce Valley Dr W  
Thornhill, ON  
L3T 7M8

T: 1 905- 882-100  
F: 1 905-882-0055


[wsp.com](http://wsp.com)

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

Sincerely,

  
Madison Denomme, BASc.  
Building Sciences Consultant

  
Cornelia Kong, B.Arch.Sc., BSS  
Project Manager

  
Edgar Vargas, P.Eng.  
Project Director

Encl. Certificate of Substantial Performance

Dist:	Marc Cengiz	<a href="mailto:mcengiz@citysitespm.com">mcengiz@citysitespm.com</a>
	Vijay Vigneswaramoorthy	<a href="mailto:vijay@citysitespm.com">vijay@citysitespm.com</a>
	Joe Leal	<a href="mailto:jleal@nuerabuildingrestoration.com">jleal@nuerabuildingrestoration.com</a>
	Carla Leal	<a href="mailto:cleal@nuerabuildingrestoration.com">cleal@nuerabuildingrestoration.com</a>
	June Barnes	<a href="mailto:jbarnes@nuerabuildingrestoration.com">jbarnes@nuerabuildingrestoration.com</a>
	Joe Couto	<a href="mailto:jcouto@nuerabuildingrestoration.com">jcouto@nuerabuildingrestoration.com</a>
	Noel Cochon (WSP)	<a href="mailto:Noel.cochon@wsp.com">Noel.cochon@wsp.com</a>

WSP Ref.: CA0034603.3029



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

*Construction Act*

City of Toronto

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

75-125 George Appleton Way, Toronto

(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:

Exterior Wall Repairs – Phase 3A and 3B

(short description of the improvement)

to the above premises was substantially performed on

February 4, 2025

(date substantially performed)

Date certificate signed: February 26, 2025

WSP Canada Inc.

(Payment Certifier where there is one)

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

Name of owner: Toronto Standard Condominium Corporation No.1791 c/o City Sites Property Management Inc.

Address for service: 75-125 George Appleton Way, Toronto, ON M3M 2E9

Name of contractor: Nu Era Building Restoration Inc.

Address for service: 38 Belvia Road, Etobicoke, ON M8W 3R3

Name of payment certifier: WSP Canada Inc.

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

(Use A or B, whichever is appropriate)

Identification of premises for preservation of liens:

A.

Toronto Standard Condominium Plan No. 1791, Part of PIN 10235-1363, Part of lot 10, Concession 3, West of Yonge Street, designated as PARTS 3, 4 and 5 on Plan 66R-21689, save and excepting therefrom PART 8 on Plan 66R-22243.

(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:

N/A



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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)