



April 25, 2025

Edge Group Ltd.  
14 Meteor Drive Etobicoke, ON  
V5J 4M3

**Attention: Lucas Stevens, Project Manager**

Dear Lucas,

**Subject: 80/88 Palace Pier Court, Etobicoke  
Metal Spandrel Panel Replacement – 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 completion of the project. 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
- Sealant Manufacturer Warranty Certificate
- Metal Panel Warranty Certificate
- 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:
  - general contractor
  - sub-contractors
  - material manufacturers
  - material suppliers

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

In accordance with the Contract dated September 6, 2023, between the Contractor and the Owner, and on the basis of a joint inspection with the Contractor on April 17, 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 Contract is deemed 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 for the Work is two years, while metal spandrels are covered for five years, metal spandrel coatings for ten years, and sealants are warranted in accordance with the manufacturer's specifications.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'J Paulos'.

Jason Paulos, M.B.Sc, LEED AP  
Project Manager

A handwritten signature in black ink, appearing to read 'Andrea Yee'.

Andrea Yee, P.Eng  
Project Director

Encl. Certificate of Substantial Performance

Dist: [julie.stefko@fsresidential.com](mailto:julie.stefko@fsresidential.com); [lucas@edgegrouppltd.com](mailto:lucas@edgegrouppltd.com)

WSP Ref.: 221-12650-00



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

*Construction Act*

Toronto

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

80/88 Palace Pier Court, Toronto ON

(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:

Metal Spandrel Panel Replacement

(short description of the improvement)

to the above premises was substantially performed on

April 17, 2025

(date substantially performed)

Date certificate signed: April 25, 2025

WSP Canada Inc.

(Payment Certifier where there is one)

Project Director

Name of owner: TSCC 1528 c/o FirstChoice Residential

Address for service: 88 Palace Pier Court, Toronto, ON M8V 4C2

Name of contractor: Edge Group Limited

Address for service: 14 Meteor Drive Etobicoke, ON, V5J 4M3

Name of payment certifier: WSP Canada Inc.

Address: 25 York Street, Toronto ON, M5J 2V5

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

Lot 25, Registered Plan 1176, Parts 1 and 2 on Plan 66R-17040

(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)