



December 13, 2022

Edge Group Ltd.  
155 Regina Road, Unit 4  
Vaughan, ON L4L 8L9

**Attn: Lucas Stevens**

**lucas@edgegrouppltd.com**

Dear Lucas,

**RE: 801 Bay Street, Toronto – Cladding Repairs  
21149.02  
Certificate of Substantial Performance**

Attached is a copy of the Certificate of Substantial Performance for the above project.

The statutory holdback for the above project will be eligible for release by the Owner, given there are not liens registered against the property, 60 days after publication of Substantial Performance.

The following documentation will need to be provided:

- Invoice requesting the Release of Holdback;
- WSIB Clearance Certificate;
- Release of Holdback Statutory Declaration;
- Confirmation of publication of substantial performance;

Our Certificate for Payment for the Release of Holdback will be issued after receiving the above documents and confirmation of any outstanding work being completed.

In accordance with the Contract dated April 25, 2022 between the Contractor and the Owner, the Consultant on behalf of the Owner, and on the basis of a joint inspection with the Contractor on December 13, 2022, hereby certifies that:

1. The project scope of work or majority portion of the work is ready for use and may be used for the purpose intended,  
  
and
2. The outstanding value of work to be completed or corrected under the Contract is less than \$10,000. This amount is less than \$15,334.92 as calculated per the maximum limit allowed by the Construction Act of Ontario, and the Contract is deemed substantially performed.

The date of substantial performance defines the start of the warranty period. The warranty period for this work is 2 years. Receipt of this Certificate for Substantial Performance does not discharge the Contractor or any of their Subcontractors from their requirement to complete the work within the terms of the Contract.

Please call if you have any questions.

Sincerely

**W. ALLEN PARTNERS**



Barb Kemp, B.Tech., C.E.T., RRO

Principal

416-319-2257

bkemp@wapeng.ca

cc: Christina Towler, GPM

ctowler@gpmmanagement.com

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

CERTIFICATE OF SUBSTANTIAL PERFORMANCE OF THE CONTRACT UNDER SECTION 32 OF THE ACT  
Municipality of Metropolitan Toronto

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

801 Bay Street, Toronto

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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:

Cladding Repairs

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*(short description of the improvement)*

To the above premises was Substantially Performed on:

December 13, 2022

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*(date substantially performed)*

Date Certificate Signed: December 13, 2022

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W. Allen Partners Inc.

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*(Payment Certifier where there is one)*



Barb Kemp  
Principal

Name of Owner: Metropolitan Toronto Condominium Corporation No. 1322

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Address for Service: c/o GPM Property Management Inc., 242 Applewood Cr., Unit 5, Concord, ON L4K 4E5

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Name of Contractor: Edge Group Ltd.

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Address for Service: 155 Regina Road, Unit 4, Vaughan, ON L4L 8L9

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Name of Payment Certifier: W. Allen Partners Inc.

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Address for Service: 6-14845 Yonge Street, Suite 222, Aurora, ON L4G 6H8

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(Use A or B whichever is appropriate)

A. Identification of premises for preservation of liens:

Plan of Survey Showing Parts of Lots 113, 114A, and 114, Registered Plan 159 City of Toronto,  
Municipality of Metropolitan Toronto

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*(where liens attaches to premises, a legal description of the premises, including all property  
identifier numbers and addresses for the premises)*

B. Office to which claims for lien and affidavit must be given to preserve lien:

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*(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)*