

Update 3 from Council – Parkade Membrane Project, Phase 1

December 3, 2025

Since the last update, work on the five affected patios is now around 95% complete.

Extra membrane will be installed in three locations to add height. This will compensate for uneven spots on the concrete slab and help prevent water from pooling. These locations are:

- Underneath the metal staircase
- Near the ventilation shaft by the 244 building
- Near a patio behind the 244 building

Prostar is hoping to complete work on the patios before the Christmas break, as well as begin to move in fresh earth to have planters and grass areas “plant-ready.” The break will occur between December 22 and January 2, 2026. Work will resume on January 2, with completion of the entire project set to happen in January.

Work completed since the previous update:

- Primer and two layers of membrane applied to the concrete slab behind the 244 building.
- Second layer of membrane applied to patios.
- Second layer of membrane applied to the concrete slab between the 244 and 248 buildings.

Work still to be done:

- Primer and membrane extended to the retaining wall area between the 244 and 248 buildings (there is currently a small gap).
- Membrane applied to the concrete curb along the retaining wall.
- Foam layer and root barrier installed on concrete slab in all areas.
- Preparation of housekeeping pads (concrete supports) at base of stairs.
- Drainage work around the ventilation shaft.
- Allan block wall to be re-assembled behind the ventilation shaft.

Final work to complete the project:

- Reinstatement of removed steps on the metal staircase.
- Reinstatement of pavers and Allan blocks between the 244 and 248 buildings.
- Replacement of soil in relevant areas so they are “plant ready.”
- Replacement of hardy planking (boards) on patios and affected walls.
- Replacement of flashing (metal trim) on patios.
- Replacement of stone cladding on pillars.
- Miscellaneous finishings, including re-installation of downspouts.

Further updates:

Site meetings take place every two weeks between council, the property management company, Prostar and Strata Engineering. Council Vice-President Jeff Franchuk attends all meetings (other council members attend when available).

The next meeting is scheduled for December 15, 2025. Another update will be made to owners shortly after this meeting.