

Update 4 from Council – Parkade Membrane Project, Phase 1 December 29, 2025

Happy New Year.

Due to a planned Christmas break, the regular biweekly meeting was followed one week later by another just before the break. This report covers both meetings and work done since then.

The Irrigation System

The irrigation system was discussed and the scope of work has been taken back from Prostar, with our own contractor to perform the work as needed. The work will restore the irrigation that was affected by Phase 1 in a slightly altered format, as the original system was improperly designed. Additionally, under a previous council, the irrigation system had its main line cut off, and this will now need to be reconnected. A quote is being worked on for council to approve.

The original irrigation system was installed with the sprinkler heads aimed toward buildings. The new piping will need to be installed at the buildings, so the water sprays away from them, not at them. Most of the sprinkler heads and electronic valves are in good shape, but it was suggested that the piping be replaced, as re-using would require many connection points, each introducing a potential point of failure.

The existing watering zone behind the 244 building would be split into two zones, to allow each to be watered as needed, which will save on water costs:

1. Behind the 244 building.
2. Beside the 244 building, on its north side.

The zone between the pathway and the 248 building's south side will be changed to a weeping system for flowers and trees, allowing it to run in summer months under water restrictions.

Work completed since the previous update:

- Primer and membrane extended to the retaining wall area between the 244 and 248 buildings.
- 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.
- Reinstatement of removed steps on the metal staircase.
- Reinstatement of pavers and Allan blocks between the 244 and 248 buildings (in progress).
- Replacement of flashing (metal trim) on patios, pillars and building bases.

Work still to be done:

- Re-installation of downspouts.

- Installation of wooden beams and gravel.
- Placement of soil for “plant ready” state.
- Replacement of hardy planking (boards) on patios and affected walls.
- Drainage work around the ventilation shaft.
- Allan block wall to be re-assembled behind the ventilation shaft.
- Membrane design for the three pipes on the south side of the 248 building.
- Returning the open area between the visitor parking lot and the area between the 244 and 248 buildings to its original state.
- Replacement of spray insulation that has fallen in the underground parking.
- Final flushing of all exterior drains related to membrane work.
- Reconnecting the electrical to the three lamp standards affected by Phase 1.

A regular work schedule will resume on January 3, 2026, with completion of the project still expected by the end of January.

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 January 12, 2026. Another update will be made to owners shortly after this meeting.