

Update 5 from Council – Parkade Membrane Project, Phase 1

Phase 1 of the membrane replacement project is now nearing completion, with fit and finish issues remaining, as well as some other tasks in-progress, as noted below.

Once any remaining deficiencies have been addressed and work is complete, Strata Engineering will return to do a final inspection and if everything is in order, they will sign the project as completed.

Work completed since the previous update:

- Re-installation of downspouts (ongoing).
- Installation of wooden beams and gravel.
- Placement of soil for “plant ready” state.
- Replacement of hardy planking (boards) on patios and affected walls.
- Final flushing of all exterior drains related to membrane work (ongoing).
- Reconnecting the electrical to the three lamp standards affected by Phase 1 (ongoing).

Work still to be done:

- 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.
- Filling the excavation at the end of the walkway to allow access to the stairs leading to the hospital lane. This will be a temporary design until Phase 2 begins (design is under review).
- Replacement of spray insulation that has fallen in the parkade.
- Repairing cracks in the parkade ceiling in areas noted by Strata Engineering.

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 February 9, 2026. Another update will be made to owners shortly after this meeting.