

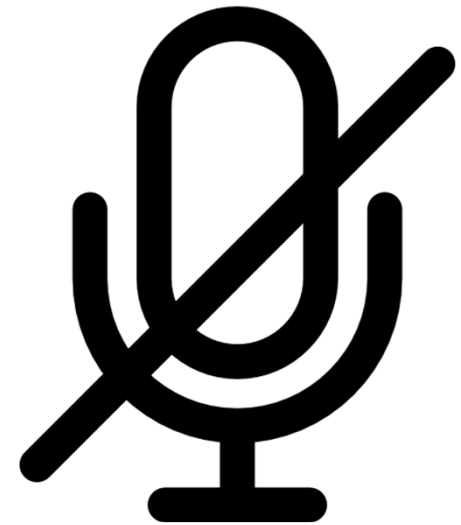
Towne Square Revitalization: Project Update

Public Meeting
Virtual Meeting: MS Teams

September 10, 2025
6:30 p.m. 8:00 p.m.

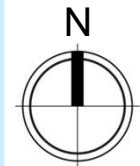
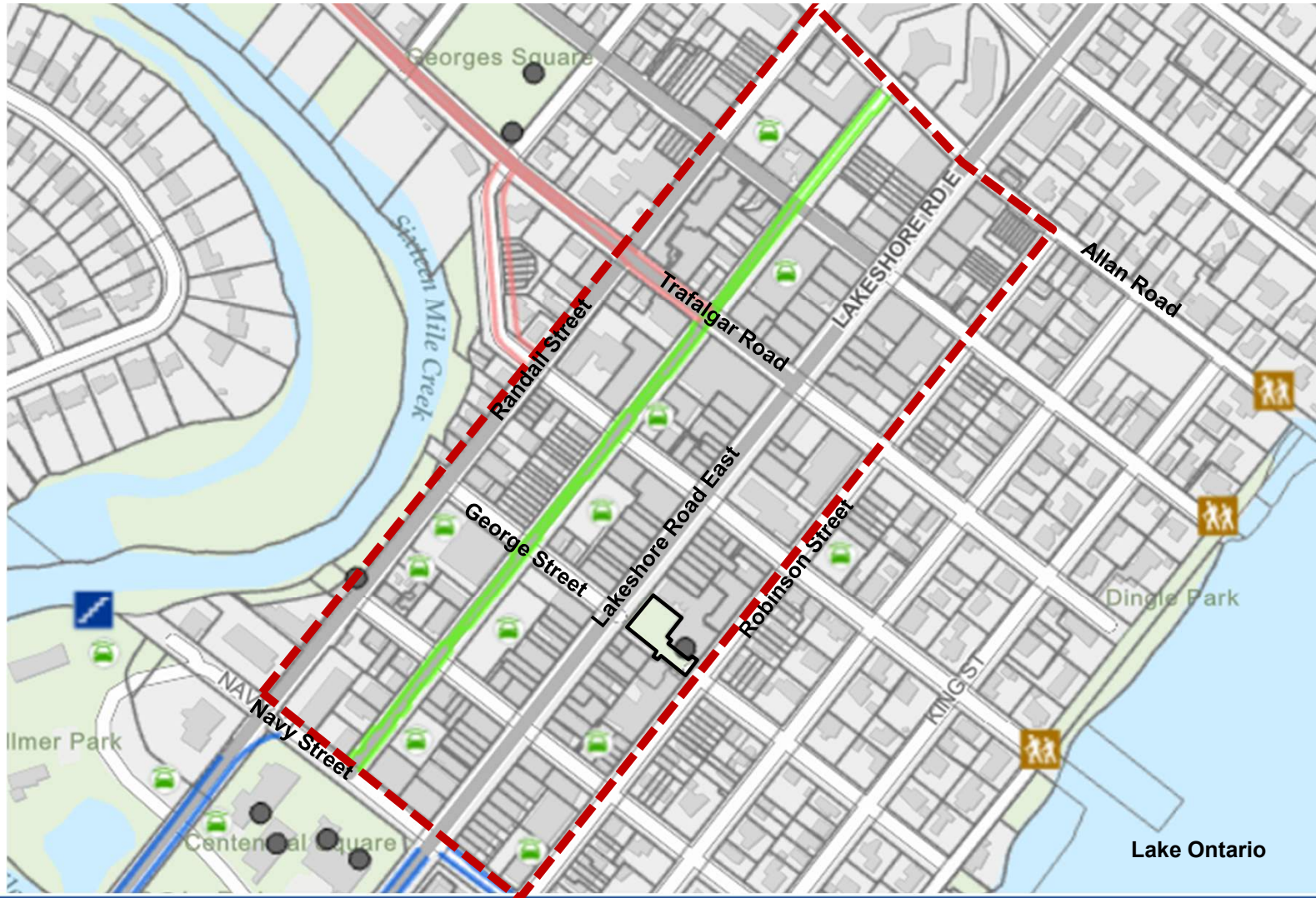
A Friendly Reminder...

- This meeting is being recorded.
- Please mute your microphone until the Q&A period.
- Thank you for your cooperation and participation!

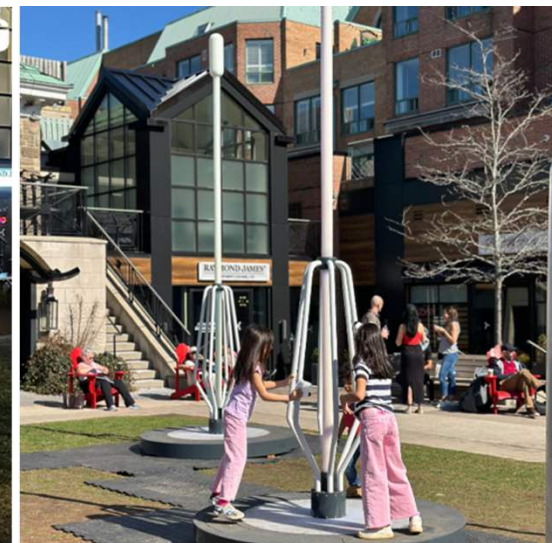


Agenda

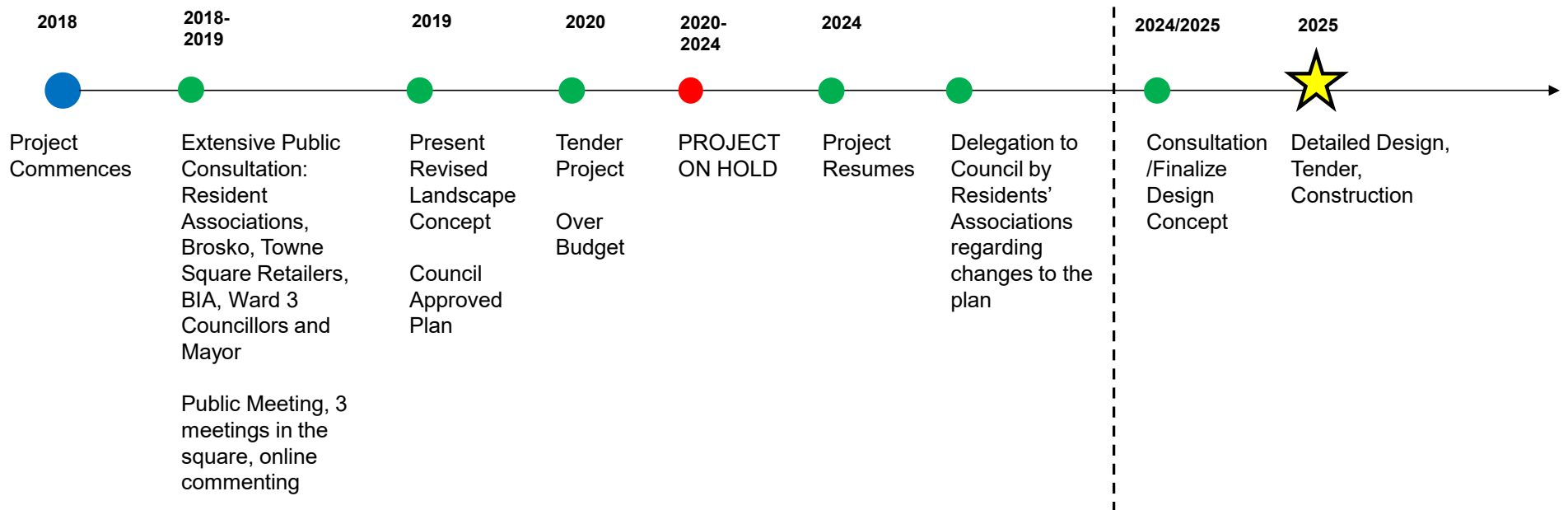
1. Introductions
2. Background/Context
3. Scope Changes
4. Waterproofing Technical Requirements
5. Optimal Schedule/Construction Staging Plan
6. Mitigative Strategies during Construction
6. Next Steps
7. Q&A/Discussion







Background-Project Timeline

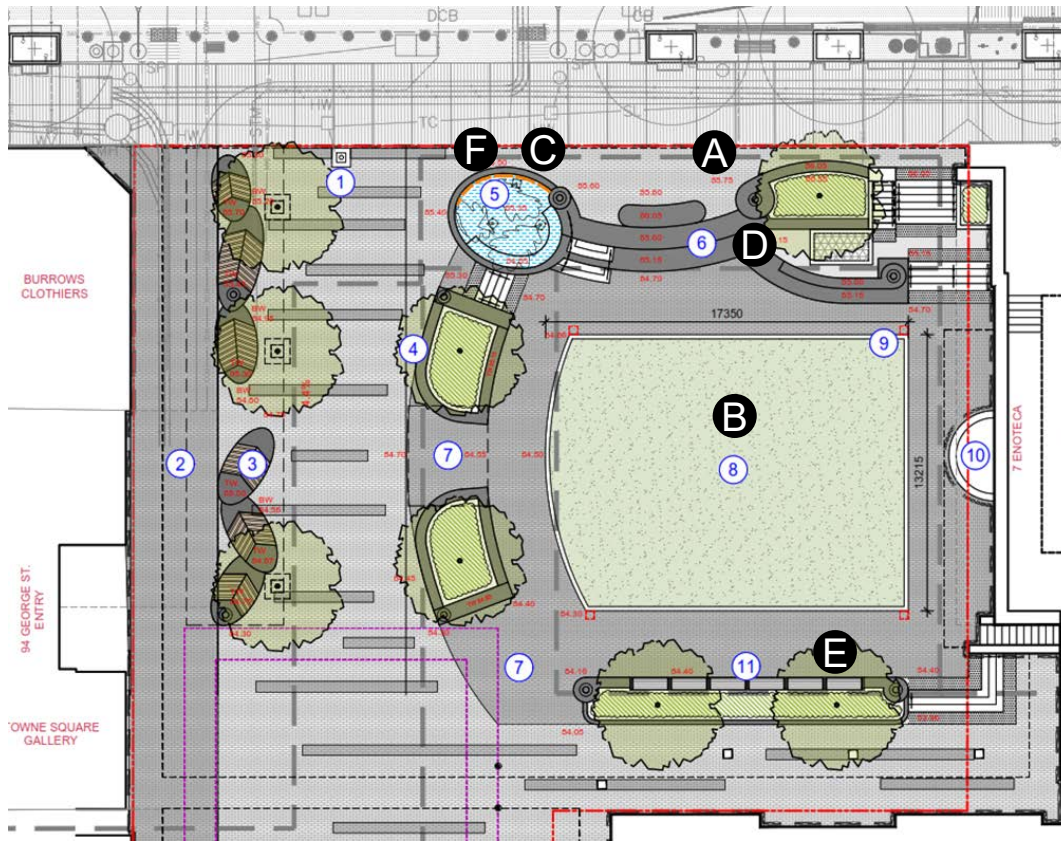




2024 Delegation Key Take-Aways

- Simple and Functional
- Flexible
- Modest Water Feature
- Flexible Seating/Steps for Seating
- Trees and Greenery
- 'Instagrammable' Moment





- A Simple and Functional:** Permeability from sidewalk
- B Flexible:** Slightly larger square/promenade connection
- C Modest Water Feature:** Significantly scale down and flexible for seasonal plantings/displays during the winter months
- D Flexible Seating/Steps for Seating:** Additional seating, mezzanine, benches
- E Trees and Greenery**
- F 'Instagrammable' Moment:** Oak Leaves combined with 'Oakville' identifier for a stronger visual impact

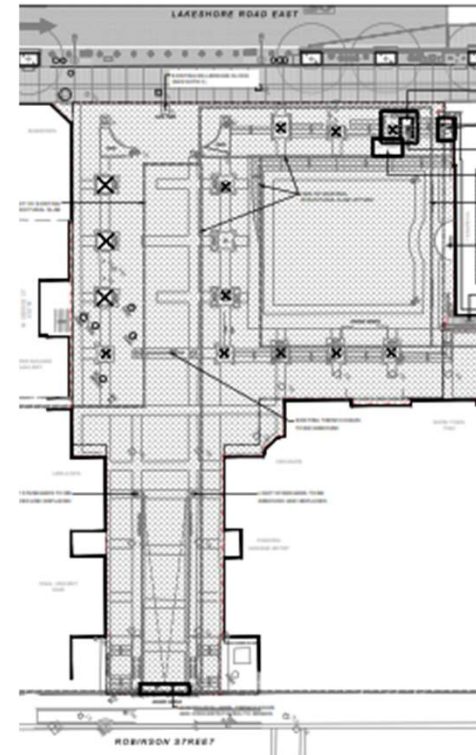


Scope Changes since February 2025

1. Waterproofing Replacement
2. Relocation of Mechanical Equipment
3. Addition of A/V Equipment
4. Addition of Security Cameras
5. Relocation of Digital Sign
6. Renovation of Lionhead Fountain

Waterproofing & Technical Requirements

1. Strata Agreement/Jurisdiction
2. Waterproofing Membrane Life Cycle
3. Replacement/Timing/Opportunity
4. Installation Requirements
5. Explored Winter Construction/Premium Cost/Not Recommended
6. Explored Project Schedule Options



Optimal Schedule (Jan – Nov 2026)

Phase 1 (January 1 - April 30)	Schedule	# Weeks
Demolition, Removals of Top Works (Core)	January 1 - February 2	4.0
Strip Existing Waterproofing and Removals	February 2 - February 23	3.0
Slab Repairs (allowance)	February 23 - March 11	2.5
Slab Concrete Curing (allowance+winter heat)	March 11 - April 20	5.5
New Waterproofing Installation	April 20 - April 30	1.5

Phase 2 (April 30 - May 29)		
Demolition & Removals (Perimeter)	April 30 - May 14	2.0
Strip Existing Waterproofing and Removals	May 14 - May 21	1.0
New Waterproofing Installation	May 21 - May 28	1.0
Construction Top Works On-Going	April 30 - May 29	4.0

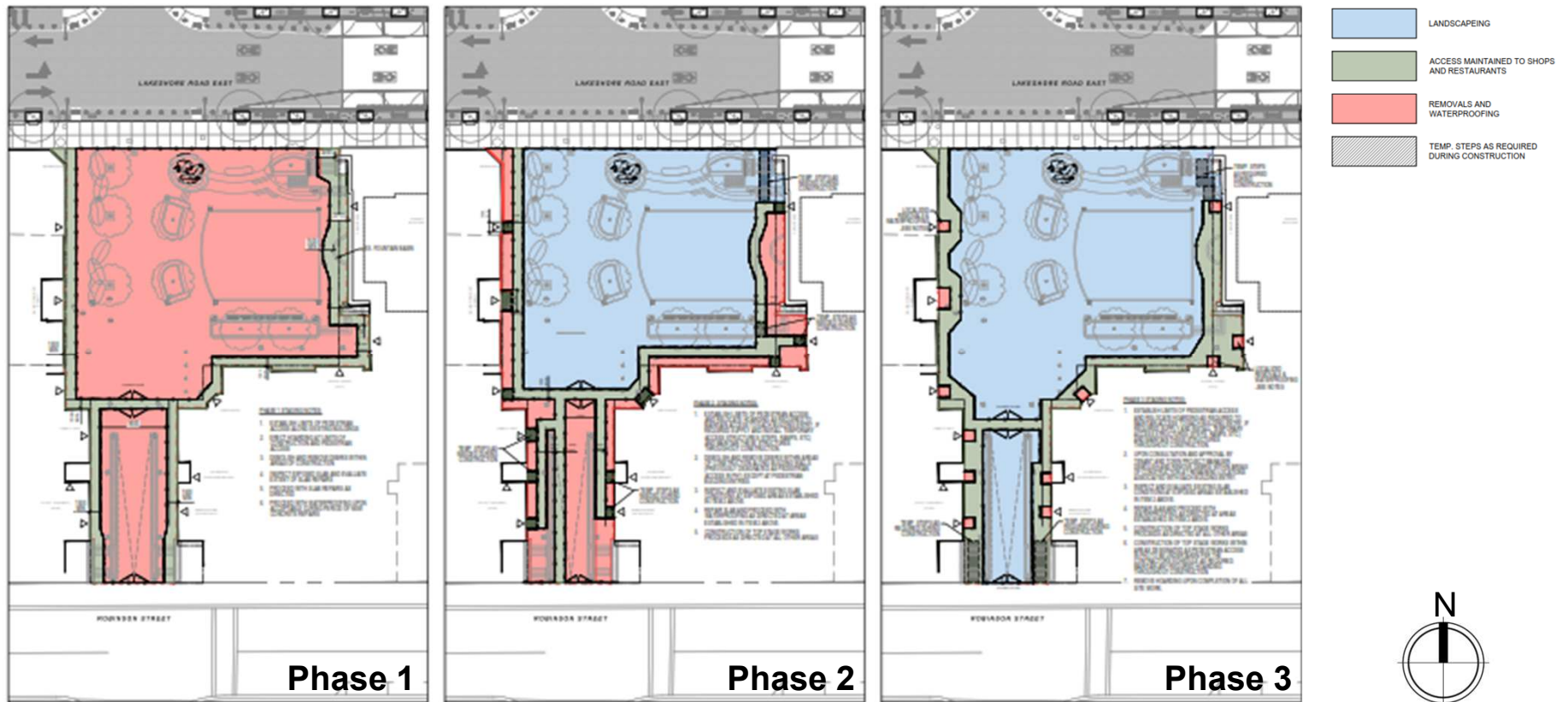
Phase 3 (May 29 - January 22)		
Demolition & Removals (at Localized Retail Entries)	May 29 - June 9	1.5
Strip Existing Waterproofing and Removals	June 9 - June 16	1.0
New Waterproofing Installation	June 16 - June 30	2.0
Construction Top Works - North of Ramp	June 30 - October 30	18.0
Construction Top Works - Remaining Areas	October 30 - January 22	12.0

Commissioning	April 23 - May 7	2.0
Substantial Completion	May 7	0



GOAL: Towne Square open
Christmas Tree Lighting
Ceremony/Santa Claus Parade!

Construction Staging Plan



Mitigative Strategies during Construction

- 1. Construction Start/Accelerated Schedule**
- 2. Maintain Access to Condos/Businesses**
- 3. Prioritize the Square for Christmas Tree Lighting**
- 4. Communications Strategy/On-Going Liaison**
- 5. Mitigative Measures**
 - Beautification /Hoarding/Access/Way-Finding Signage
 - Deliveries/Parking
 - Noise/Dust
- 6. Street Closure/Activation** for both sides of BIA (West & East)

Next Steps

1. Presentations (Brosko/Tenants/HCC/BIA): September 2025
2. Public Meeting: September 10, 2025
3. 100% Detailed Design: end of September 2025
4. Tender: October/November 2025
5. Project Award: November/December 2025
6. Construction: January 2026 – November 2026

Discussion



**Thank you and we
welcome your feedback!**

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