



December 5, 2023

Mosquito Creek Marina Limited Partnership Memo to Tenants

To our valued Tenants:

At Mosquito Creek Marina, the safety and security of the public and all our tenants is of utmost importance. I am writing to inform you of a decision that will significantly impact the services which many tenants receive at the Marina.

Following an extensive maintenance assessment of structural integrity and safety, we have determined that the following docks at Mosquito Creek Marina have reached their end of serviceable life:

- The original floats and mooring system on Docks A, B, C, D, E, G, H, and I,
- The Fuel Dock, and
- The southern end of JNW.

The state of these docks has deteriorated such that critical repairs, which will begin immediately, are needed to stabilize them for the winter.

The Mosquito Creek Marina and many of its docks have been in use for over 50 years. This time-span is common in the lifespan of docks. Over time, extensive repairs have been done to prolong the life of Mosquito Creek Marina's docks; however, the latest available assessments indicate that the state of decay is too great for further repairs to successfully extend the lifespan of these structures.

Therefore, we regret to inform you that while we will implement actions to mitigate any imminent safety hazards, we will also need to permanently close the Marina docks (as described above) in the future and to develop extensive rehabilitation or redevelopment plans for our Marina. Please see the attached map for details of the impacted sections of Mosquito Creek Marina docks.

We value our relationships with Mosquito Creek Marina tenants and want to provide any affected Marina tenants with the maximum feasible period of time to make other arrangements for your boats and property moorage.

Balancing this consideration with the urgency of the relevant safety concerns, **we have determined that all tenants of the affected Mosquito Creek Marina docks (as described above) must vacate their slips or moorage by May 31st, 2024.**



We deeply regret having to take these necessary actions to ensure a safe environment for our valued tenants and their property. Public and Marina tenant safety is, and continues to be, our highest priority.

This announcement does not affect tenants in float homes, who may safely remain in their moorages.

We invite you to attend an on-line Mosquito Creek Marina Tenant meeting on Thursday, December 7, 2023 from 6:00 pm–7:00 pm to meet with our team and ask any questions you may have about the necessary closures and other safety measures we are taking. Please see below for a link to join virtually (which would allow you to see our team and give you the choice of appearing on camera or leaving your camera off), or a phone number to dial in for audio only.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary Muuren".

Gary Muuren

Executive Vice President, Operations

Nch'kay

MOSQUITO CREEK MARINA TENANT INFO AND Q&A SESSION **Thursday, Dec. 7, 6:00 pm–7:00 pm – online only**

Microsoft Teams Meeting Details

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 227 895 504 744

Passcode: rnBtrY

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Or call in (audio only)

[+1 437-703-4522,,307273217#](#) Canada, Toronto

Phone Conference ID: 307 273 217#

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For any other enquiries please feel free to email:

enquiry@mosquitocreekmarina.com

Emergency Repair Area

