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## MANAGEMENT PLAN FOR PRIVATE STRATA MOORAGE APPLICATION

**OWNER:** Mission Shores, KAS 2672

**LOCATION:** 3880 Truswell Road,  
Kelowna, B.C.

**DATE:** November 28, 2013

This management plan is for the addition to the existing strata moorage (Licence No: **3410458**) and the removal of a separate pier on the north end of the property. The existing strata moorage is attached to Lots A, B, C, D, and E, Plan KAP 67760, Sec 1, TWP 25, ODYD on the east side of Okanagan Lake in Kelowna, B.C.

### **1) Background**

The Mission Shores condominium project consists of 54 strata units, all of which are individually owned for either full time or seasonal use.

The moorage facilities for the project however consist of only 34 slips / boatlifts. This was deemed by the original developer to be adequate to meet the anticipated demand for moorage, and was also financially expedient as additional slips would have been in increasingly deeper water and thus more expensive to construct.

Twelve of the 34 slips are allocated for full time usage by individual unit owners, while the remaining 22 slips are each shared by 2 unit owners on a 2 week on, 2 week off rotation.

### **2) Need for Expansion**

All 54 owners utilize the moorage facilities, not just 34 as anticipated by the developer.

Additionally, the 22 shared slips have been problematic from the outset, particularly with regards to storage and use during the 2 week "off" periods.

### **3) Existing Moorage**

The existing Mission Shores condominium development incorporated 3 pre-existing private docks. The 2 most southerly of which shared a common shore access and were incorporated into the existing Mission Shores moorage facility.

In the summer of 2011, high lake levels combined with high winds badly damaged the access walkway portion of the dock (this was essentially all of the original most southerly and oldest pre-existing private dock), and repairs to same upgraded this

portion of the dock to current provincial requirements including 1.5M wide walkway, 343 elevation to bottom of stringers, and Thru-Flow decking. (see drawing MS-EXP-2012-01)

The third pre-existing dock remains as a free standing structure at the north boundary of the property. This dock will be removed as part of the proposed expansion, thus removing an obstruction from the foreshore and reducing the net deck area of the proposed expansion. (see drawing MS-EXP-2012-01)

The portions of the dock constructed as part of the Mission Shores condominium project utilized steel piles and cross caps with structural cross bracing between adjacent piles in the deeper water depths for lateral rigidity. Stringers and decking were timber. The boatlifts were custom built for the project and utilized the steel dock piles for support.

#### 4) Proposed Additional Moorage

Twenty additional boat slips, each with a boatlift are proposed (see drawings MS-EXP-2012-01 & 02). A total of 74 - 219 mm OD steel piles and 36 steel cross caps would be utilized c/w low cross section structural steel cross bracing and cables to provide lateral rigidity. The boatlifts will also be supported by the cross bracing, thus eliminating the need for many additional piles. Stringers and decking would be timber. Main walkway deck width would be 1.5M and the fingers 1.2M wide. Total additional deck area would be 203 sqm, however removal of the existing dock on the north side of the property eliminates 143 sqm of deck area resulting in a net addition of 60 sqm. Elevation to the underside of stringers would be 342.6m to match the existing dock.

Two navigation marker lights would be provided, one each on the outer north and south corners of the dock.

Structural timbers will be ACQ treated Douglas fir. Decking shall consist of 2x6 Douglas fir on the walkways and fingers.

An Environmental Impact Assessment has been completed for this proposed works and has deemed the foreshore in the proposed location as to having low shore spawning habitat value. Construction is therefore not restricted to the least risk work windows as specified by the Ministry of Environment.

Piles will be installed by a floating barge rigged with a pile driving unit. A Qualified Professional will be on site at commencement of work to ensure that the work being done follows Best Management Practices and the Ministry of Environment's Habitat Officer's Terms and Conditions.



Kevin Hanson, RPF  
Burton Marine Pile Driving Inc.

Prepared for: Mission Shores Strata, KAS 2672, 3880 Truswell Road, Kelowna, B.C.