

# Artesia Parking & Storage Overview

## Parking and Storage Dimensions:

### Storage Locker

Approx. 4ft. wide, 5.5ft. tall and 6ft. in length

### Parking Stall

Approx Width: from 7ft. and 10.5in. to 8ft. and 6.5in.

Approx Length: from 15ft. and 9in. to 18ft.

Approx Lowest Height: 6ft. and 8in.

## Parking and Storage Allocation:

As mutually agreed at the time of purchase, the location and type of parking and storage are at the sole discretion of the Vendor.

THE VENDOR IS UNABLE TO ACCOMMODATE SPECIFIC REQUESTS RELATING TO VEHICLE TYPE, PARKING OR STORAGE LOCATION, OR PARKING OR STORAGE ASSIGNMENT.  
Please kindly note that any such inquiries may not receive a response.

## Understanding the Allocation Process

Assigning specific parking stalls to individual homes in a multi-family residential building is a complex process influenced by several interdependent factors:

### 1. *Building Code and Accessibility Requirements*

Municipal and provincial regulations—such as those enforced by the City of Burnaby—require a certain number of accessible, visitor, and small-car stalls. These must remain in specific locations to comply with code, meaning they cannot be freely reallocated to individual homeowners.

### 2. *Unit-to-Stall Ratio and Efficiency*

The total number of stalls and lockers is finite and typically determined by zoning bylaws. In most developments, every stall is accounted for, leaving no extras to facilitate swaps or preferences (e.g., proximity to elevators or larger vehicles).

### 3. *Fairness and Administrative Practicality*

With hundreds of homeowners, it's not possible to satisfy each person's individual preferences (e.g., near the elevator, corner stall, or specific size). To ensure fairness and consistency, allocations are therefore conducted at random.

### 4. *Legal and Disclosure Considerations*

Parking assignments are typically governed by long-term parking leases or designations included in the Disclosure Statement and Purchase Agreement. Once filed, these documents restrict the Vendor's ability to alter assignments without re-registration or additional City and legal approvals.

### 5. *Post-Closing Strata Control*

After completion, management of parking—especially accessible stalls—falls under the Strata Corporation, not the Vendor. Any adjustments or reassignments would require strata approval and compliance with existing legal and municipal frameworks.

All parking stalls are EV-ready. Please contact your Property Manager to activate your outlet.

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## **Spare Parking and Storage:**

There are no additional parking stalls or storage lockers available.

## **Accessible Parking Stalls:**

Approximately 15 accessible stalls will be randomly assigned to strata lots.

Approximately 15 accessible parking stalls will not be assigned upon closing and, as required by the City of Burnaby, will fall under the management responsibility of the Strata Corporation.

Purchasers with disabilities requiring the use of an Accessible Parking Stall may apply to the Strata Corporation for access, subject to the following conditions:

- Proof of disability must be provided and deemed acceptable by the Strata Corporation
- Approval is subject to availability of an Accessible Parking Stall
- All Accessible Parking Stalls remain Common Property of the Strata Corporation

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