

Allowing Multiple Vehicles In A Single Parking Stall

Board Decision Criteria

In my opinion, the tests for decisions of the Board should govern the assessment of any application for a variance from the Board. Assuming an application was made, the tests would be assessed by me as follows:

Allowing multiple vehicles to be parked in a single parking stall is permitted by the Restrictive Covenant provided said parking has been approved by the Board of Directors of the Condominium Corporation. The Board interprets this to mean that, on a case by case basis, it has the obligation to review any application for multiple vehicle parking and either reject it or accept it.

The Board recognizes that it must develop consistent criteria to be used when determining whether to accept or reject an application and that those making the determination will have to rely on their judgment when evaluating an application against the criteria.

The Criteria that the Board shall use when making the accept /reject decision shall be:

1 Safety

Multiple vehicles in a parking stall will be deemed safe provided the vehicles - in combination - do not:

- Protrude from the parking stall or present a tipping hazard that could result in protruding from the parking stall
- Increase the total allowable leakage of oil or gasoline within the surface area of the stall
- Block access to any common area or impede firefighting efforts more than if a single larger passenger vehicle or truck was present in the parking stall
- In any other way endanger the safety of people or property within the condominium

2 Community Development

Multiple vehicles in a parking stall will be deemed to not be detrimental to community development provided the vehicles - in combination - do not:

- Exhibit offensive pictures or language
- Emit offensive odours
- Make excessive noise within the parking complex
- Otherwise cause justifiable concern to those in adjacent parking stalls or in the complex in general

3 Value Retention

Multiple vehicles in a parking stall will be deemed to not be detrimental to property value provided the vehicles - in combination - do not:

- Create an eyesore that may detract from the value of the nearby or any other property in the facility
- Increase maintenance costs within the common property areas
- Otherwise have the potential to negatively influence property values

4 Alignment With Requirements

Multiple vehicles in a parking stall will be deemed to be aligned with the Restrictive Covenant (for accessing please use link on the web page) provided the vehicles - in combination – are in agreement with:

- Clause 7
- Clause 9
- Any other requirement that is not permitted a variance by the same document or a document having higher authority.

END