

Parking Lot Condition Assessment

Bonavista Estates II — Lake Bonavista, Calgary

Prepared May 2026 • Confidential — For Condo Board Use Only

Imagery: Google Maps 2026 Satellite • Surface area verified via Google Maps polygon measurement (sq m × 10)

1211 Lake Fraser Green SE

Calgary, AB • T2J 7H6 • Lake Bonavista • Bonavista Estates II

URGENT — Approaching Critical Maintenance Threshold

2004 YEAR BUILT	22 yrs PAVEMENT AGE	33,420 sq ft / 0.77 acres PAVED SURFACE AREA	41 EST. STALLS
Fair / Poor SURFACE CONDITION	4 / 10 CONDITION SCORE	Heavy oxidation — binder loss evident OXIDATION STATUS	Cracking & faded markings throughout SURFACE DISTRESS

AERIAL OVERVIEW — Full Complex, 1211 Lake Fraser Green SE

UyNS4wIKXMDS0ASAFQAw%3D%3D



CENTRAL PARKING COURT — Main Lot, Circular Drive Lane & Resident Stalls



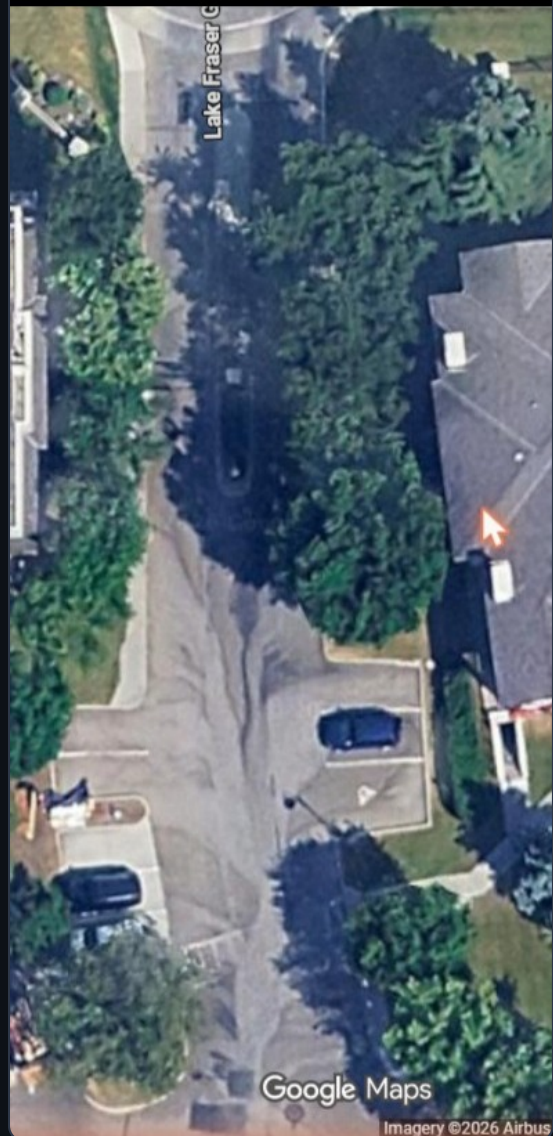
NORTH ENTRY — Lake Aspen Road SE Approach

864,-114.0675595,69m/data=!3m1!1e3?entry=ttu&g_ep=EgoyMDI2MDUyNS4wIjKXMDS oASAFQAw%3D%3D



WEST ENTRY — Lake Fraser Drive SE Approach

p=EgoyMDI2MDUyNS4wIjKXMDS oASAFQAw%3D%3D



FIELD OBSERVATIONS

- **Surface oxidation:** Heavy graying and binder loss throughout the central court, drive lanes, and both entry approaches — consistent with 22-year-old unprotected asphalt in an Alberta climate.
- **Cracking:** Longitudinal and transverse cracks visible across the central court surface. Crack penetration has likely reached the

RECOMMENDED PROGRAM

Full crack fill, clean & seal coat, and complete re-stripe. At 22 years with visible cracking and binder loss across all areas, this surface is at the last viable window for cost-effective preservation. Sealing now extends service life 8-12 years. Deferring 2-3 more

base course in high-traffic zones along the circular drive lane.

- **Line markings:** Stall markings severely faded throughout the central court. Directional arrows and crosswalk markings partially visible but significantly degraded — full re-stripe required.
- **Entry approaches:** Both the Lake Aspen Road SE and Lake Fraser Drive SE entries show surface oxidation and wear consistent with the main lot. Entry lanes are functional but show the same age-related distress.
- **Accessible parking:** Accessible stall markings require repainting to maintain compliance.
- **Drainage:** The circular court low-point and curved drive lanes are prone to ponding — standing water at this stage of pavement life accelerates sub-base deterioration.

seasons risks base course damage requiring mill-and-repave at 3-5× the cost.

ASSET SUMMARY

33,420 sq ft total paved surface — **0.77 acres**. Includes central circular court, north entry from Lake Aspen Road SE, west entry from Lake Fraser Drive SE, all resident and visitor stalls, and connecting drive lanes throughout the complex.

This report is prepared for informational purposes and intended for use by the condo board and authorized contractors. C