

**ISSUED BY:** CITY OF BURNABY  
4949 CANADA WAY  
BURNABY, BC V5G 1M2

**APPLIED FOR BY:** CLOUDSCAPE ARCHITECTURE INC.  
ATTN: EIZABURO KIBAYASHI  
1906 – 1155 THE HIGH STREET  
COQUITLAM, BC V3B 7W4  
AS AGENT ON BEHALF OF:  
1158428 B.C. LTD, INC.NO. BC1158428  
88 BRIGANTINE DRIVE  
COQUITLAM, BC  
V3K 6Z6

**FILE:** TUP#23-00004

**PROPERTY:** 5609 IMPERIAL STREET  
PID: 024-187-721  
LOT 1 DISTRICT LOT 94 GROUP 1 NEW WESTMINSTER DISTRICT  
PLAN LMP38145

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1. **Site:** This Permit applies to the Property shown on drawing number ID-104 **attached** as Schedule “A” and any and all buildings, structures and other improvements thereon (the “**Site**”).
2. **Temporary Permitted Use(s).** The Site may be used for the following temporary use(s) in accordance with this Permit:  
  
Retail Grocery Store
3. **Conditions:** The temporary use is permitted subject to:
  - a. Compliance with Section 302.2 of the Burnaby Zoning Bylaw.
  - b. Completion of:
    - (i) The parking improvements (the “**Parking**”) and renovations to the existing building on the Site, substantially in accordance with the drawings numbered ID-104 and ID-201 attached as Schedule A to this Permit (the “**Site Plan**”);
    - (ii) the landscaping improvements (the “**Landscaping**”) substantially in accordance with the drawing number L1 attached as Schedule

B to this Permit (the “**Landscape Plan**”), prior to commencing operations of the Retail Grocery Store, and thereafter use and maintenance of the Site in accordance with the Site Plan and Landscape Plan; and,

4. **Security:** As a condition of the issuance of this Permit, the applicant will deliver to the City security in the amount set out below (the “Security”) to ensure the Parking and Landscaping improvements are carried out in accordance with the terms and conditions of this Permit.

Cash, certified cheque, bank draft, or an Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$67,415.77.

The Parking and Landscaping shall be completed prior to commencement of the operation of the retail grocery store. When the Parking and Landscaping is substantially complete as determined by the City, without the City having to use the Security, the City will return the entirety of the Security to the Permit holder. If the City does not give final approval of the Parking and Landscaping prior to commencement of the operation of the retail grocery store, then the City may, at its option, use the Security to complete the Parking and Landscaping, and thereafter return the balance of the Security, if any, to the Permit holder. The Owner hereby authorizes the City or its agents to enter upon the Property to complete the Parking and Landscaping.

If the City elects not to enter the Property to complete the Parking and Landscaping and the Owner does not complete the Parking and Landscaping as required under this Permit, then the Security is forfeited to the City three (3) years after the date of issuance of this Permit.

5. **Undertakings:** Not applicable
6. **Compliance with Laws:** This Permit is issued subject to compliance with all statutes, regulations, bylaws, orders, covenants and agreements relating to the Property, Site and the Temporary Permitted Use(s), except as specifically varied or supplemented by this Permit. No variances other than those specifically set out in this Permit are implied or to be construed by the issuance of this Permit.
7. **Other Permits and Approvals:** This Permit does not constitute a building permit, business licence, or other required City permit or approval for the Site or Temporary Permitted Use(s).
8. **Lapse:** If this Permit authorizes construction, this Permit lapses if:
  - (a) a complete Building Permit application for the construction is not submitted to the City within ninety (90) days of the date of issuance of this Permit, except

where an extension is granted by the General Manager Planning and Development; or

(b) the construction is not substantially started within two (2) years after the date of issuance of this Permit.

9. **Expiration:** Unless renewed in accordance with the *Local Government Act* and the *Burnaby Development Procedures Bylaw*, this Permit expires three (3) years after the date of issuance of this Permit. This Permit may be renewed only once.

10. **No Assignment or Transfer:** This Permit cannot be assigned or transferred.

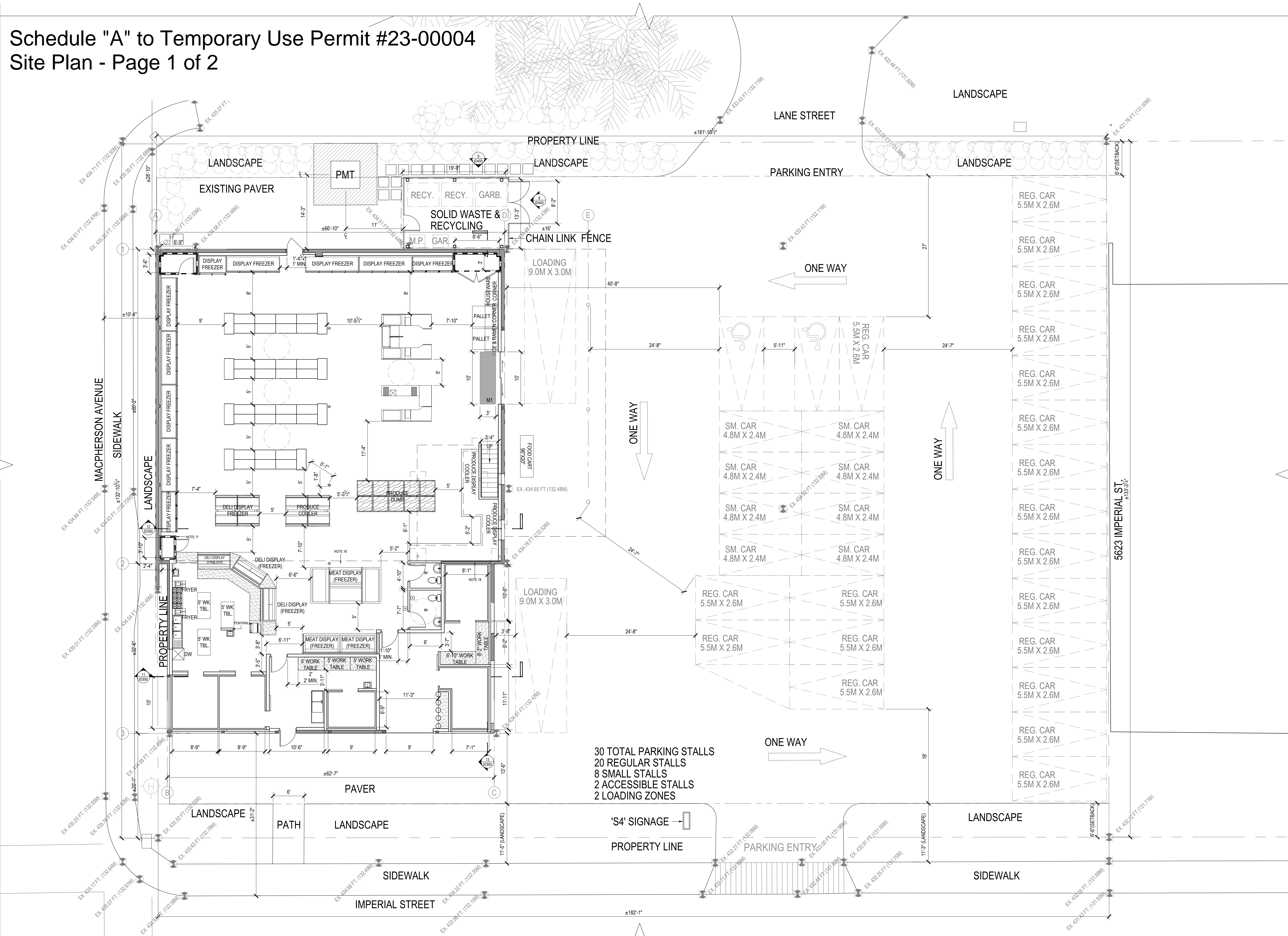
**AUTHORIZING RESOLUTION PASSED BY BURNABY CITY COUNCIL** on the \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CORPORATE OFFICER**

**DATE OF ISSUANCE:** \_\_\_\_\_

Schedule "A" to Temporary Use Permit #23-00004  
Site Plan - Page 1 of 2



PROJECT

5609 IMPERIAL STREET  
BURNABY, BC

CLIENT

**T-BROTHERS**  
FOOD & TRADING LTD  
88 BRIGANTINE DRIVE  
COQUITLAM, BRITISH COLUMBIA

ARCHITECT

**cloudscape**  
Architecture Inc.

CONSULTANTS

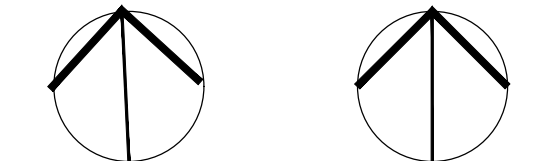
THIS DRAWING IS NOT TO BE SCALED.  
REFER TO APPROPRIATE SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, LANDSCAPE, ETC. CONSULTANT DRAWINGS BEFORE PROCEEDING WITH THE WORK.  
CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.  
THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED FOR CONSTRUCTION MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS WORK.  
THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF THE ARCHITECT.  
THE CONTRACTOR SHALL VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND SHALL NOTIFY THE APPROPRIATE CONSULTANT OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION.

KEY PLAN

SEAL



TRUE NORTH CONSTRUCTION NORTH



REVISIONS		
No.	Date	Description
6	24-03-08	ISSUED TO CLIMATE ACTION DEPARTMENT
5	24-03-05	ISSUED TO DIRECTOR DEVELOPMENT
4	24-02-23	ISSUED FOR BUILDING DEPT. REVIEW
3	23-11-10	ISSUED FOR TENDER
2	23-10-19	ISSUED FOR BUILDING PERMIT
1	23-10-09	ISSUED TO CONSULTANTS
No.	Date	Description
ISSUED		
DRAWN BY: EK		REVIEWED BY: EK
DATE: 24-03-05		SCALE: AS NOTED
CA PROJECT NO.:		22-919
SHEET TITLE		

PARKING PLAN

SHEET NUMBER:



## PARTITION PLAN NOTES:

- ANY CONFLICTS, OMISSIONS, DISCREPANCIES, AND DISAGREEMENTS IN INTERIOR DRAWINGS AND SPECIFICATIONS SHALL BE REPORTED TO CLOUDSCAPE PRIOR TO ANY WORK PROCEEDING FOR CLARIFICATION.
- PRIOR TO PARTITION LAYOUT ON SITE, CHECK ALL FORESEEABLE INTERFERENCE OF EXISTING BASE BUILDING CONDITIONS. REPORT TO CLOUDSCAPE FOR FURTHER INSTRUCTIONS.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS AND THE PROJECT MANUAL.
- GC TO CONFIRM COMPLIANCE WITH ALL BUILDING CODE PROVISIONS FOR EXITING MIN. 20 BUSINESS DAYS PRIOR TO OCCUPANCY. CONFIRMATION IS NOT LIMITED TO TI SCOPE OF WORK BUT INCLUDES BASE BUILDING HARDWARE, LANDSCAPE & TEMPORARY PROVISIONS DURING CONSTRUCTION.
- ALL INTERIOR HM / WOOD DOOR OPENINGS TO BE OFFSET 4" AT HINGED SIDE, U.N.O.
- DIMENSIONS ARE TO THE FACE OF FINISHED GYPSUM WALL BOARD U.N.O.
- CONTRACTOR TO MAKE GOOD ALL EXISTING PARTITIONS, DEMISING WALLS, SHAFT WALLS AND CORE WALLS AS REQUIRED.
- PATCH, REPAIR AND MAKE GOOD ALL EXISTING WALLS AND SILLS TO RECEIVE NEW FINISHES. CONTACT CLOUDSCAPE FOR FURTHER CLARIFICATION IF REQUIRED.
- ALL PARTITIONS TO BE TYPE P28 U.N.O.
- GC TO COORDINATE EXACT LOCATION OF ALL SURFACE MOUNTED AND SEMI-RECESSED FIRE EXTINGUISHERS WITH CLOUDSCAPE.
- PROVIDE WOOD BLOCKING OR PLYWOOD WHERE REQUIRED FOR WASHROOM ACCESSORIES, SLIDING DOOR TRACKS, MILLWORK, MERCHANDISING, MECHANICAL/ELECTRICAL EQUIPMENT, STORAGE SHELVING, ETC.
- ALL WOOD PRODUCT IN CONCEALED SPACES TO BE FULLY CLAD IN GWB, TYPICAL ALL AREAS. G.C. TO ENSURE ALL MATERIALS MEET B.C. BUILDING CODE REQUIREMENTS, INCLUDING FLAME-SPREAD RATINGS, FOR MATERIALS IN CONCEALED SPACES.
- US DECK AT ± 20'-0" AFF. PROVIDE ADEQUATE GAUGE, SPACING & BRACING FOR ALL FRAMING COMPONENTS.
- LINE OF CANOPY ABOVE.
- FOR UNIVERSAL TOILET ROOM BARRIER-FREE CODE COMPLIANCE INFORMATION SEE ID-300.
- LINE OF GWB BULKHEAD ABOVE.
- EXISTING #6" CONCRETE CURB.
- EXISTING SHEAR WALL.

## PARTITION PLAN LEGEND:

## ROOM IDENTIFICATION

XXX — ROOM NAME  
XXX — ROOM NUMBER

## DOOR IDENTIFICATION

DOOR NUMBER  
(SEE ALSO DRAWING ID-102 DOOR SCHEDULE)

## WINDOW IDENTIFICATION

WINDOW NUMBER (SEE ALSO  
DRAWING ID-105 WINDOW SCHEDULE)

## PARTITION KEY

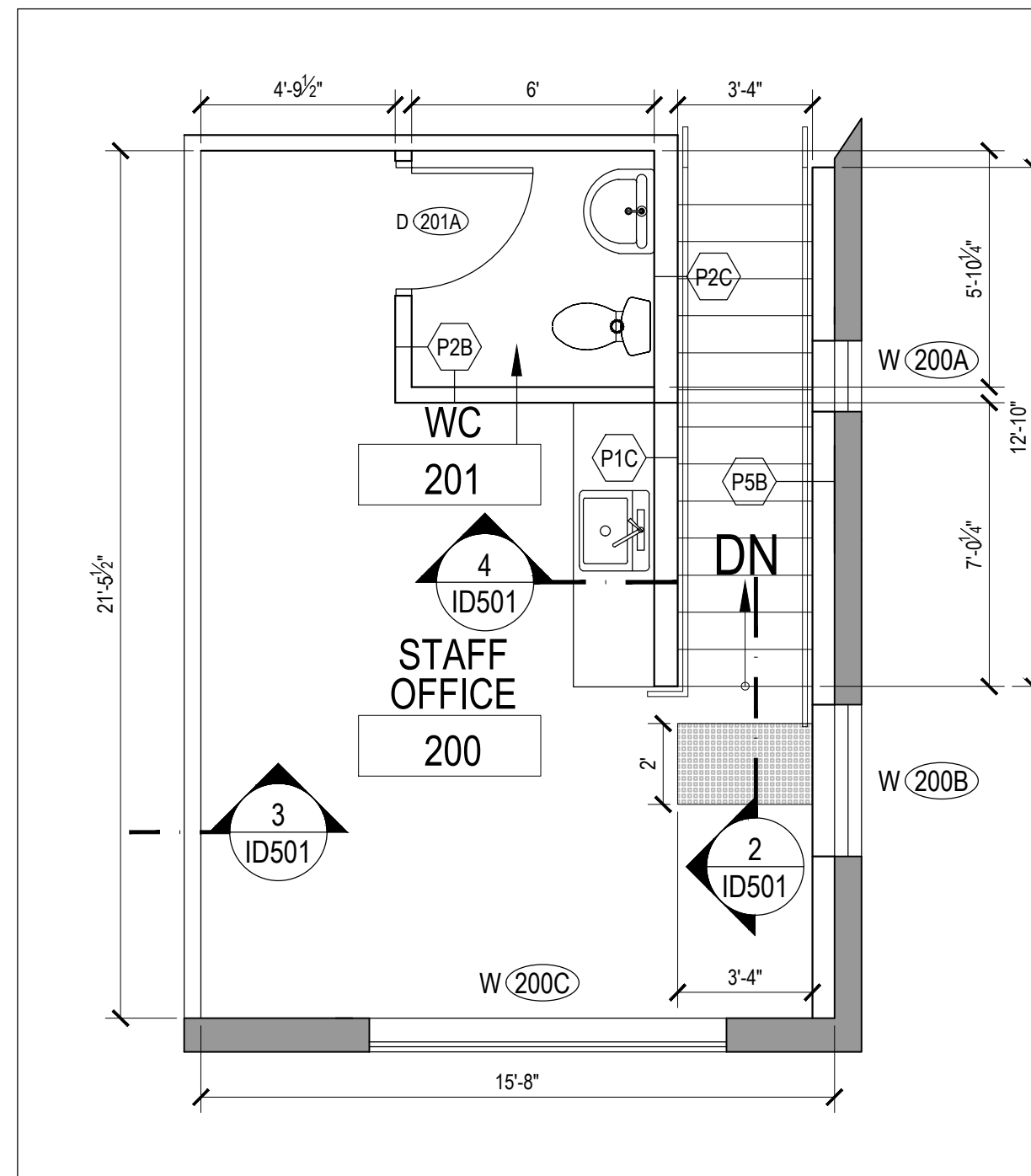
PARTITION TYPE  
(SEE ALSO DRAWING ID-101)

## DETAIL KEY

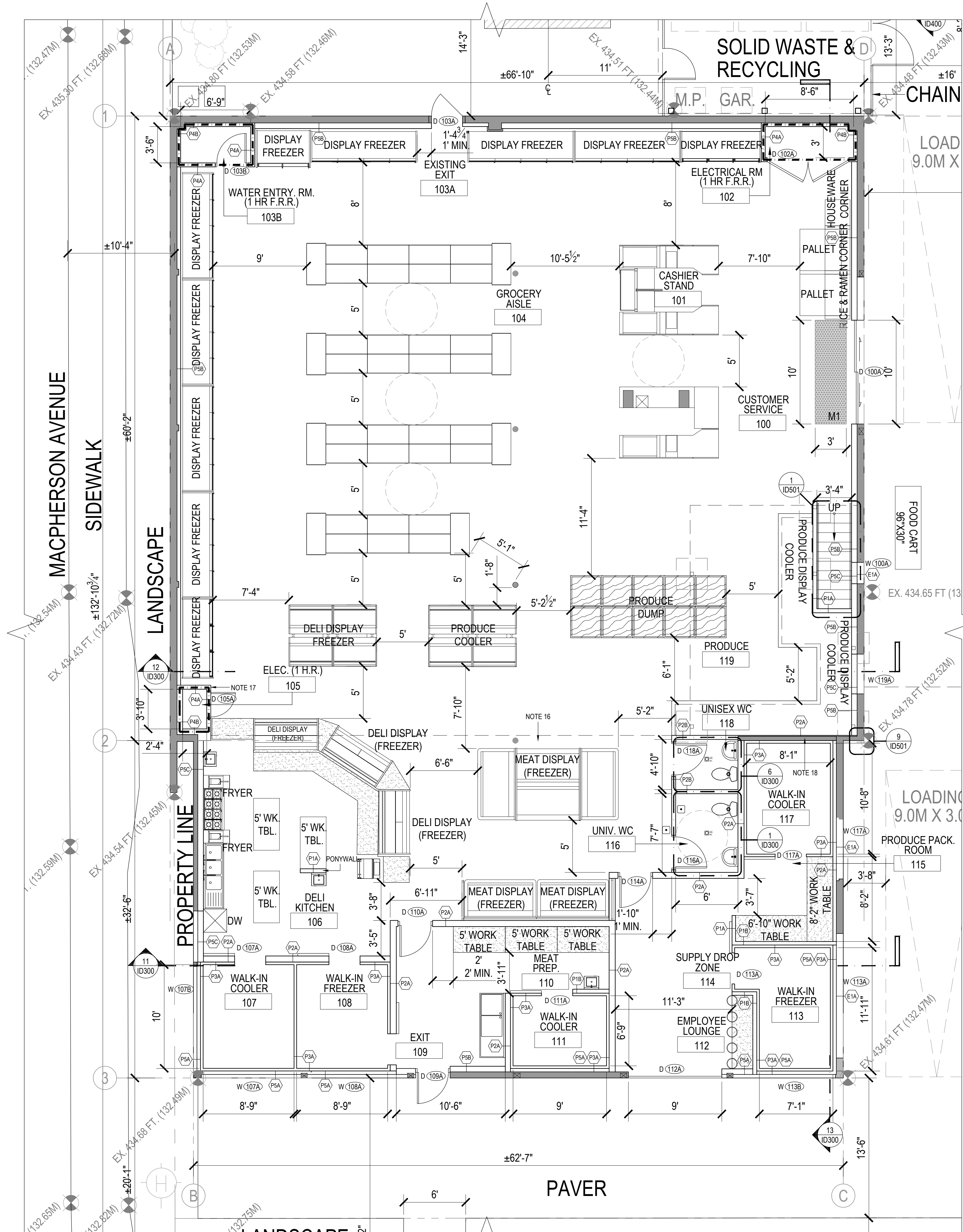
EXISTING AREA TO REMAIN AS-IS (NOT IN CONTRACT)  
EXISTING BUILDING PARTITION TO REMAIN  
NEW PARTITION  
REFER TO PARTITION KEY  
NEW 1HR. F.R. PARTITION  
REFER TO PARTITION KEY  
NEW DOOR OPERATOR, REFER TO  
ELECTRICAL DRAWINGS FOR MORE DETAILS.  
FLOOR DRAIN

# Schedule "A" to Temporary Use Permit #23-00004

## Site Plan - Page 2 of 2



2 PROPOSED OFFICE MEZZANINE PARTITION PLAN  
SCALE: 1/4" = 1'-0"



1 PROPOSED PARTITION PLAN  
SCALE: 3/16" = 1'-0"

## PROJECT

5609 IMPERIAL STREET

5609 IMPERIAL STREET  
BURNABY, BC

## CLIENT

**T-BROTHERS**  
FOOD & TRADING LTD

88 BRIGANTINE DRIVE  
COQUITLAM, BRITISH COLUMBIA

## ARCHITECT

**CLOUDSCAPE**  
ARCHITECTURE INC.

## CONSULTANTS

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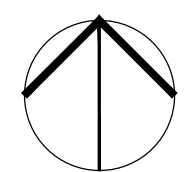
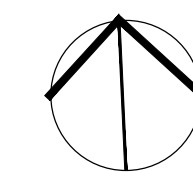
## KEY PLAN

## SEAL



TRUE NORTH

CONSTRUCTION NORTH



## REVISIONS

No.	Date	Description
13	24-03-08	ISSUED TO CLIMATE ACTION DEPARTMENT
12	24-03-05	ISSUED TO DIRECTOR OF DEVELOPMENT
11	23-11-10	ISSUED FOR TENDER
10	23-10-19	ISSUED FOR BUILDING PERMIT
9	23-10-09	ISSUED TO CONSULTANTS
8	23-08-31	ISSUED FOR CLIENT REVIEW
7	23-08-24	ISSUED TO CONSULTANTS
6	23-08-17	ISSUED FOR TUP APPLICATION R1
5	23-06-15	ISSUED FOR TUP APPLICATION
4	23-06-08	ISSUED FOR CLIENT REVIEW
3	23-04-28	ISSUED TO CONSULTANTS
2	23-02-24	ISSUED FOR PRELIMINARY TUP REVIEW
1	23-02-17	ISSUED FOR CLIENT REVIEW

No. Date Description

DRAWN BY: EK REVIEWED BY: EK

DATE: 24-03-05 SCALE: AS NOTED

CA PROJECT NO.: 22-919

SHEET TITLE

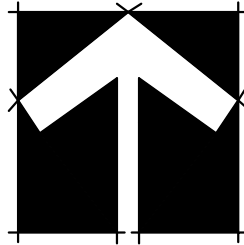
PROPOSED  
PARTITION PLANS

SHEET NUMBER:

ID-201



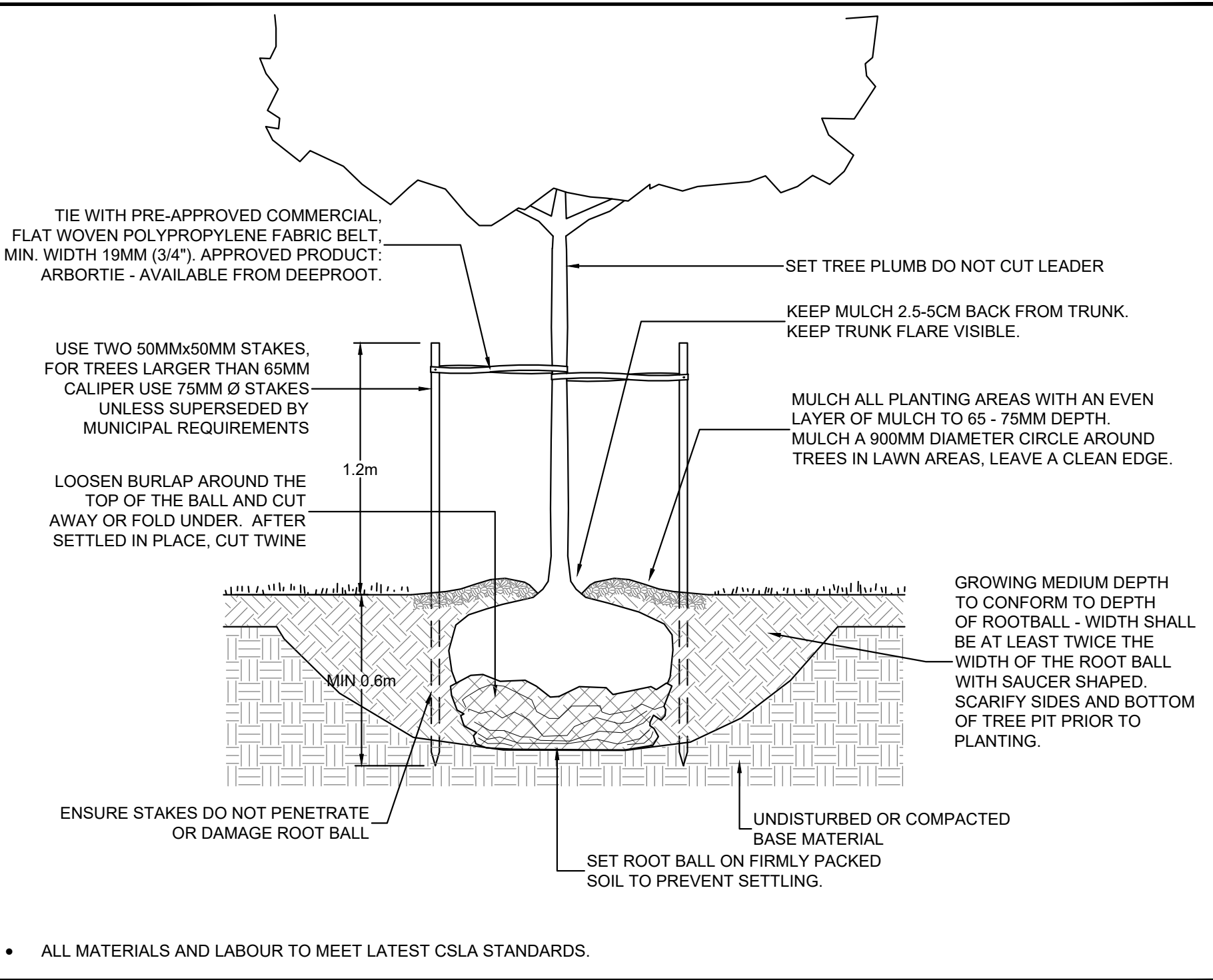
Schedule "B" to Temporary Use Permit #23-00004  
Landscape Plan - Page 1 of 1



pmg  
LANDSCAPE  
ARCHITECTS

Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p: 604 294-0011 ; f: 604 294-0022

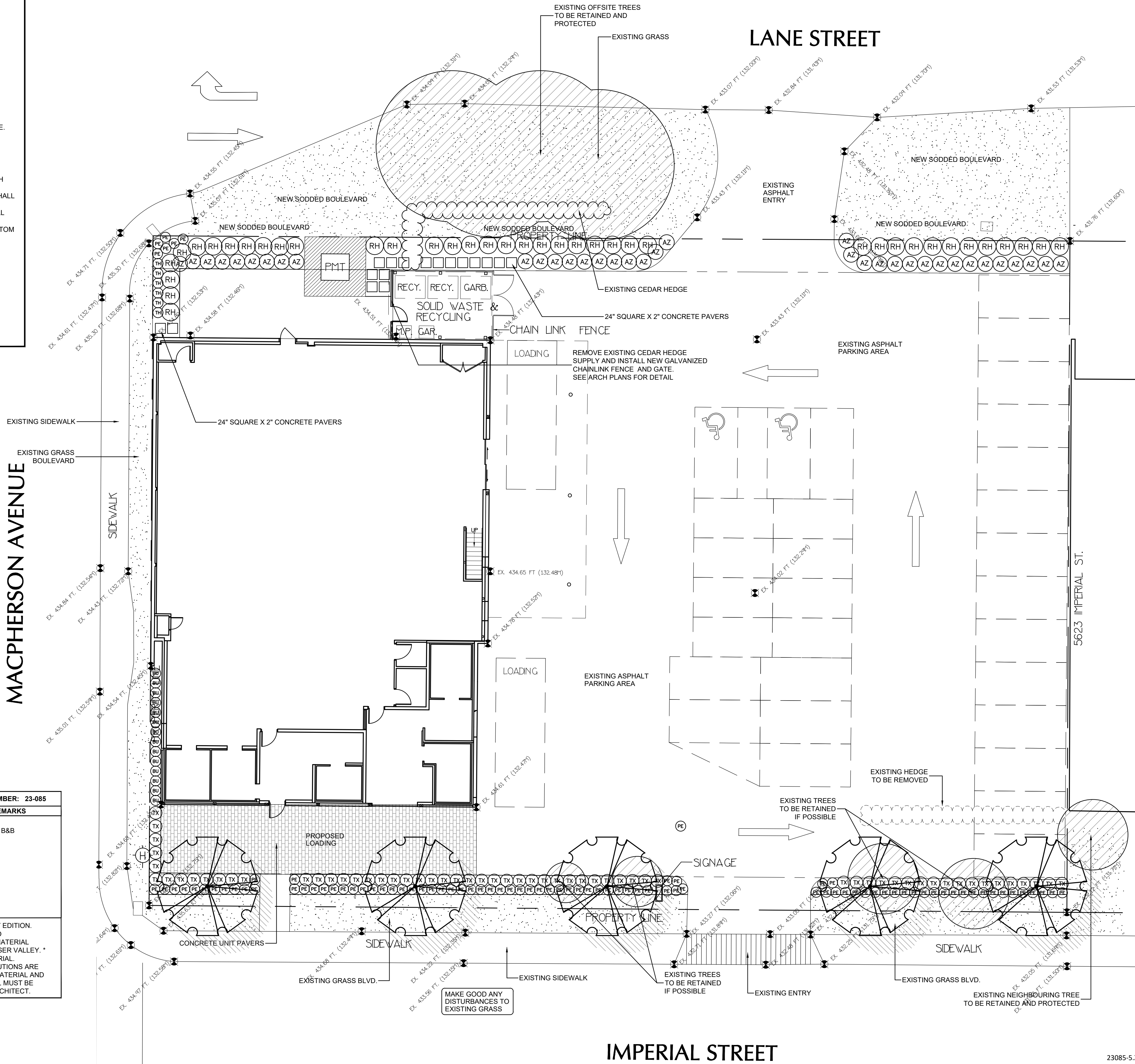
SEAL:



1 TREE PLANTING DETAIL  
L1 1/2"=1'-0"

PLANT SCHEDULE				PMG PROJECT NUMBER: 23-085	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
TR	5	LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'	SWEET GUM	6CM CAL; 2M STD; B&B	
SH	36	AZALEA JAPONICA 'CORAL BELLS'	AZALEA; SHELL PINK	#3 POT; 40CM	
BU	14	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM	
RH	39	RHODODENDRON 'LEE'S DARK PURPLE'	RHODODENDRON; PURPLE; L. MAY	#3 POT; 50CM	
TX	60	TAXUS X MEDIA 'HICKSI'	HICK'S YEW	#7 POT; 1.0M B&B	
TH	6	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.8M HT; B&B	
GR	90	PENNISSETUM ALOPECUROIDES 'HADELIN'	DWARF FOUNTAIN GRASS	#1 POT	

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. \* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



NO.	DATE	REVISION DESCRIPTION	DR.
6	24.MAR.05	CITY RESUBMISSION	
5	24.FEB.12	NEW SITE PLAN - TRANSFORMER	DO
4	23.NOV.10	ISSUED FOR TENDER	
3	23.OCT.17	ISSUED FOR BP	
2	23.JUN.19	REMOVE HEDGE FOR C/L FENCE	
1	23.JUN.05	ADDITIONAL PAVERS ADDED	MM

CLIENT:

PROJECT:

T-BROTHERS  
FOOD & TRADING LTD

5609 IMPERIAL STREET  
BURNABY, BC

DRAWING TITLE:

LANDSCAPE  
PLAN

DATE: 23.MAY.29

SCALE: 3/32=1'-0"

DRAWN: DO

DESIGN: DO

CHK'D: MCY

L1

OF 2

PMG PROJECT NUMBER:

23-085

23085-5.ZIP