

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

ISSUED TO: BIRDIE INDOOR GOLF CENTER LTD. as **FILE:** TUP#24-03
authorized agent for AJJ Holdings Ltd.

4280 NO. 3 ROAD, RICHMOND, BC V6Y 0C2

PROPERTY: **ADDRESS:** 5318 IMPERIAL STREET
PID: 000-559-580
LEGAL: LOT 1 EXCEPT: PARCEL "BB" BYLAW PLAN 33213,
BLOCKS 2 AND 3 DL 98 GROUP 1 NWDP 2066

1. **Site:** This Permit applies to the portion of the Property shown hatched on drawing number ID-0.2 **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:

Public assembly and entertainment – indoor recreation use
3. **Conditions:** The Temporary Permitted Use is permitted subject to compliance with section 302.2 of the Burnaby *Zoning Bylaw*.
 - (a) completion of:
 - (i) the renovations to the interior improvements to the existing building on the Site, and parking improvements (the "Parking") substantially in accordance with the drawings numbered ID-0.2, and ID-4 **attached** as Schedule A to this Permit, prior to commencing operations of the indoor recreation use.
4. **Security:** Not applicable.
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 rezoning, subdivision approval, sign permit, 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 COUNCIL ON DAY OF , 20

THIS PERMIT IS HEREBY ISSUED THIS DAY OF , 20

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General Notes

No.	Date	Revision/Issue

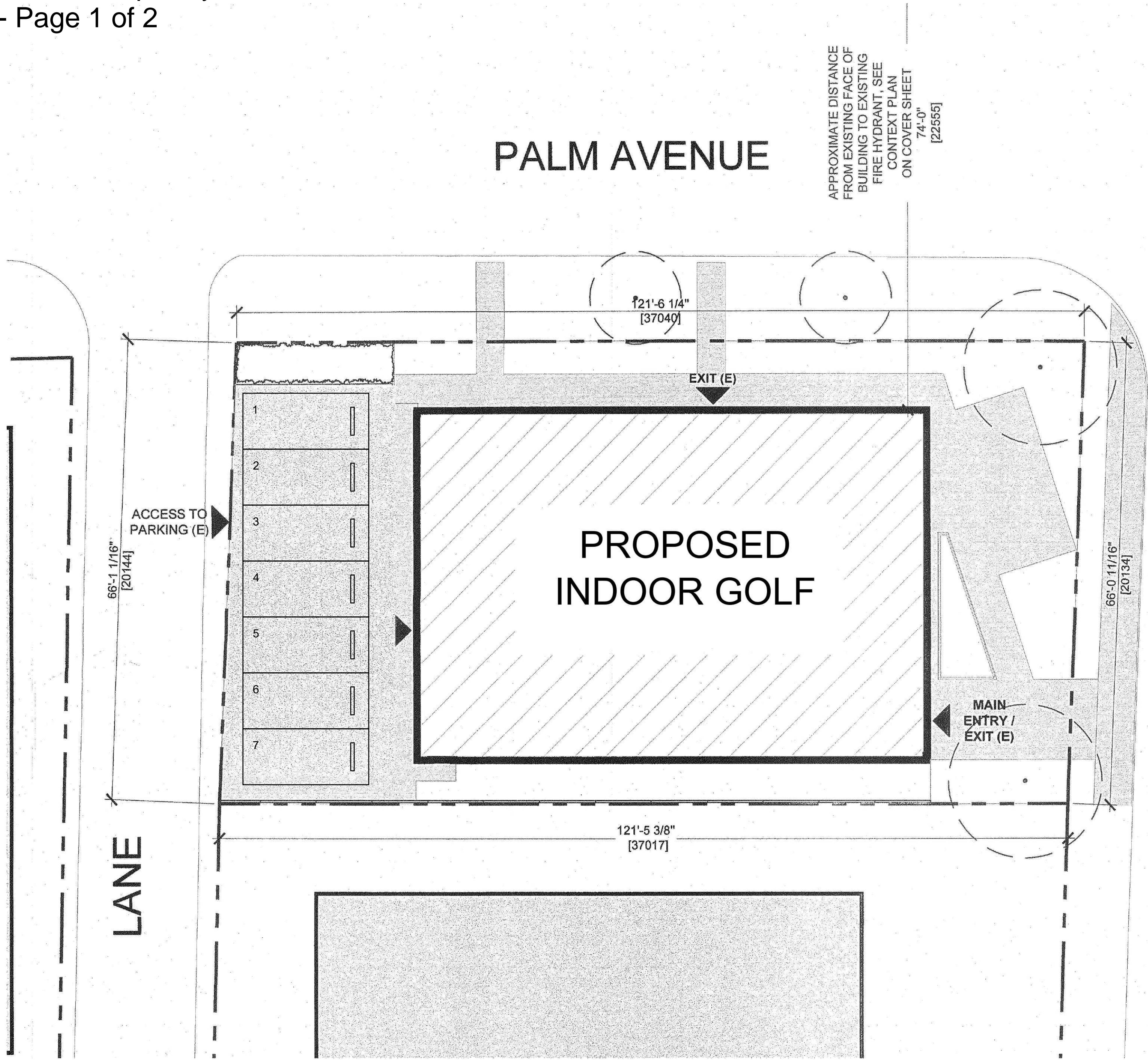
PROJECT
 INDOOR GOLF SIMULATOR
 WAREHOUSE AND RETAIL
 PROJECT ADDRESS
 5318 IMPERIAL ST.
 BURNABY, BC

ISSUED FOR
 WAREHOUSE AND RETAIL
 TENANT IMPROVEMENT

DRAWING TITLE
 PROPOSED SITE PLAN
 W/ NEW PARKING SPOT

PROJECT NO.	032
DATE	2024-11-22
SCALE	1/8"=1'-0"
DRAWN	
CHECK	

SHEET NO.	REVISION
ID-0.2	



APPROXIMATE DISTANCE OF FROM EXISTING FACE OF BUILDING TO EXISTING FIRE HYDRANT, SEE CONTEXT PLAN ON COVER SHEET
 74'-0" [22555]

1 PROPOSED SITE PLAN W/ NEW PARKING SPOT
 D-0.2 SCALE: 1/8"=1'-0"

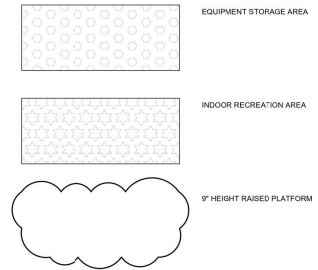
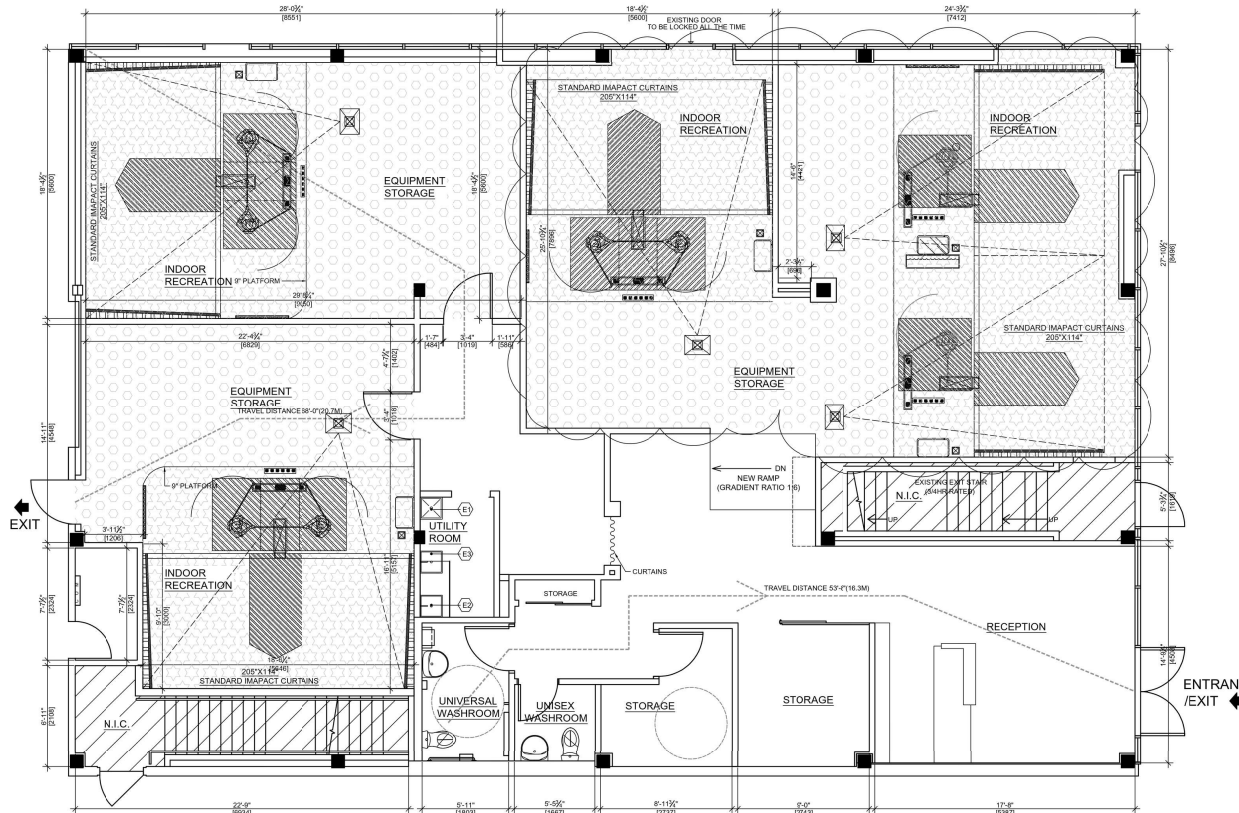
Schedule "A" to Temporary Use Permit # 24-00003

Site Plan - Page 2 of 2

\design&build-3.jpg

DEWELL INTERIORS INC.
 2480 SHELL ROAD
 RICHMOND, B.C., V6X 2P1
 tel: 604-349-9888
 cell: 778-867-3306

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EQUIPMENT LIST

CODE	DESCRIPTION	DIMENSION WIDTH	DEPTH	HEIGHT	QTY.	NOTES
(E1)	NEW MOP SINK	18"	18"	10"	1	
(E2)	NEW ONE COMPARTMENT SINK	18"	18"	41"	1	
(E3)	NEW HAND SINK, DROP IN	18"	18"	41"	1	

1 PROPOSED FLOOR PLAN
 IC-4 SCALE: 1/4"=1'-0"

PARKING CALCULATIONS FOR TUP24-03
 INDOOR RECREATION = 781.83 SF @ 1/495.16 SF = 1.57
 OFFICE AREA = 1,332.33 SF @ 1/592.02 SF = 2.25
 STORAGE/WAREHOUSE = 1,490.84 SF @ 1/2002.15 SF = 0.74

MAIN FLOOR TOTAL AREA = 3,605 SF
SECOND FLOOR TOTAL AREA = 3,605 @ 1/2002.15 ST = 1.8
TOTAL PARKING REQUIRED = 6.36

General Notes

No.	Date	Revision/Issue

PROJECT
INDOOR GOLF SALES & EXPERIENCE CENTER

PROJECT ADDRESS
**5318 IMPERIAL ST.
 BURNABY, BC**

ISSUED FOR
TENANT IMPROVEMENT

DRAWING TITLE
PROPOSED FLOOR PLAN

PROJECT NO.	032
DATE	2024-02-03
SCALE	1/4"=1'-0"
DRAWN	
CHECK	
SHEET NO.	REVISION

ID-4