

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

**ISSUED TO:** APPLICANT: BOSA PROPERTIES INC., **FILE:** TUP#25-03  
ATTN: REBECCA CHASTER as authorized  
agent for Blue Sky Properties Inc. (Land Owner)

**PROPERTY:** **ADDRESS:** 5987 WILSON AVENUE UNIT #105  
**LEGAL:** STRATA LOT 5 DISTRICT LOTS 151 AND 153 GROUP 1  
NEW WESTMINSTER DISTRICT STRATA PLAN  
EPS11374

1. **Site:** This Permit applies to the portion of the Property shown hatched on Schedule "A" (**attached**) 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:  
  
Residential sales centre
3. **Conditions:** The Temporary Permitted Use is permitted subject to:
  - (a) compliance with section 302.2 of the Burnaby *Zoning Bylaw*;
  - (b) provision of two commercial parking stalls for the temporary use;
  - (c) prior to commencement of the temporary use:
    - issuance of a Building Permit for the commercial tenant improvement with an accompanying code report and submission of acceptable alternative solutions if required; and completion of the work under that Building Permit; and
  - (d) within 30 days of expiry of the TUP:
    - issuance of a tenant improvement Building Permit for the reversion of the commercial space to its residential use as approved through the Comprehensive Development zoning for the site (Bylaw 14613), with an accompanying code report and submission of acceptable alternative solutions if required.
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

