



City of Richmond
Planning and Development Department

Report to Committee

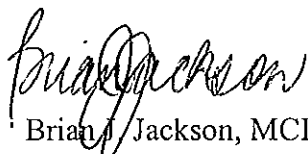
To: General Purposes Committee
From: Brian J. Jackson
Director of Development
Date: April 21, 2008
File: TU 08-412295
Re: **Application by Lions Communications Incorporated for a Temporary Commercial Use Permit at 12631 Vulcan Way**

Staff Recommendation

1. That the application of Lions Communications Incorporated for a Temporary Commercial Use Permit for the property at 12631 Vulcan Way be considered at the May 20, 2008 Public Hearing at 7:00 pm to be held in the Council Chambers of Richmond City Hall, and that the following recommendation be forwarded to that meeting for consideration:

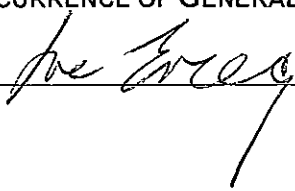
“That a Temporary Commercial Use Permit be issued to Lions Communications Incorporated for the property at 12631 Vulcan Way for the purposes of permitting a Summer Night Market between May 30, 2008 to October 5, 2008 inclusive and May 15, 2009 to October 4, 2009 inclusive based on the conditions and requirements outlined in the Temporary Commercial Use Permit and attached Schedules.”

2. That the Public Hearing notification area be expanded to include all the properties within the area bounded by River Road to the north, No. 5 Road to the west, Bridgeport Road to the south and Knight Street to the east.



Brian J. Jackson, MCIP
Director of Development

BJJ:ke

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Business Licences	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Community Bylaws	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Law	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Building Approvals	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Transportation	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Fire-Rescue	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Lions Communications Incorporated (Paul Cheung) has applied to the City of Richmond for a Temporary Commercial Use Permit at 12631 Vulcan Way (**Attachment 1**) for the purposes of operating a seasonal evening market during specified periods of 2008 and 2009.

The application by Lions Communications Incorporated for a Summer Night Market for 2008 and 2009 represents a new Temporary Commercial Use Permit at 12631 Vulcan Way. The proposal is by a different event management company from previous years. Authorization from the applicable property owner has been obtained by Lions Communications Incorporated to facilitate an application for a Temporary Commercial Use Permit, with the applicant submitting all required information and materials to staff to facilitate processing of the application.

Event Dates & Hours of Operation

	Opening and Closing Dates	Days of Operation	Hours of Operation
2008	May 30 to October 5	<ul style="list-style-type: none"> Friday, Saturday, Sunday and Statutory Holidays June 30, 2008 (Canada Day Long Weekend) 61 operation days proposed 	<ul style="list-style-type: none"> 7pm to midnight
2009	May 15 to October 4	<ul style="list-style-type: none"> Friday, Saturday, Sunday and Statutory Holidays July 2, 2009 (Canada Day Long Weekend) 68 operation days proposed 	<ul style="list-style-type: none"> 7pm to midnight

An abbreviated event timetable is identified for 2008 with opening and closing dates proposed for May 30, 2008 and October 5, 2008 respectively. In 2009, the event organizers are proposing a full season commencing on May 15, 2009 and closing on October 4, 2009.

Event Configuration and Operations

The following provides a summary of the Summer Night Market event configuration as proposed by the applicant:

- The market area containing merchandise and food vendors are situated along the north-west portion of the site in between the existing warehouse building and River Road.
- The remainder of the subject property will generally be utilized for off-street parking (dedicated to event use) and vehicle circulation (i.e., drive-aisles; emergency access).
- All existing warehouse buildings on-site will not be permitted to be utilized for the event and access will be restricted with fencing.
- The subject property has two access/egress points. River Road on the north side and Vulcan Way on the south side. The Traffic Control and Parking Management Plan requires a one-way vehicle flow, facilitated by vehicles entering via River Road and exiting via Vulcan Way.

- An overall plan for the subject property and close-up of the market area is contained in **Attachment 2**.

Event organizers of the Summer Night Market have indicated the following staffing contingent proposed during event operations:

- Administration and Marketing – 5 staff.
- Event Coordination – 14 staff.
- Janitorial – 23 staff (to be responsible for on-site and off-site duties during and after each day of operation for the event).
- Security – 3 staff (Securiguard).
- First Aid – 2 first aid attendants.

This event staffing is in addition to the required staffing by RCMP and Community Bylaws and professional traffic control company staff as outlined in the following sections of this report.

Subject Site Background

The subject property at 12631 Vulcan Way was the location of the Richmond Night Market, organized and operated by the previous event organizer (Target Event Productions), which had obtained the appropriate Temporary Commercial Use Permits from Richmond City Council to function on the site from 2004 through to 2007.

Findings Of Fact

Item	Existing	Proposed
Owner	3547 Holdings Ltd. Ko Ming Chong	No change. Applicant has secured authorization from the property owner to apply for the temporary use.
Applicant	Lions Communications Incorporated (Paul Cheung)	No change
Site Size	5.2 ha (12.8 acres)	No change
Land Uses	Industrial Warehouse Paved area for off-street parking	Evening market within the outdoor industrial yard with accompanying off-street parking.
OCP Designation - General	Business & Industry	No change. Temporary Commercial uses can be considered under this designation.
Bridgeport Area Plan Designation	Industrial	No change.
Zoning	Light Industrial District (I2)	No change.

Surrounding Development

To the north	River Road, the dyke and North Arm of the Fraser River.
To the east	A recently constructed light industrial complex
To the south	Vulcan Way and the rail right-of-way. Light industrial/commercial buildings (i.e., Home Depot) are located further south, close to Bridgeport Road.
To the west	Light industrial buildings accessed by Vauxhall Place.

Related Policies & Studies

Local Government Act

The Local Government Act grants municipalities the ability to:

- a. Designate areas where temporary commercial or industrial uses may be considered through either an Official Community Plan or Zoning Bylaw;
- b. Issue temporary use permits through Council resolution; and
- c. Specify specific terms and conditions to be undertaken and/or satisfied through the temporary commercial and industrial permit.

Additional parameters identified by the Local Government Act relate to the maximum validity of such a permit (2 years) and ability to renew the permit (a renewal is applicable for a maximum of 2 years) would apply to the Summer Night Market as proposed by Lions Communications Incorporated. Should the event organizer receive Council approval for a Temporary Commercial Use Permit for 2008 & 2009, any subsequent renewal of the Temporary Commercial Use involves submission and processing of a development application. This renewal application also involves Council review and consideration through the appropriate Committee, Council and the required Public Hearing process.

Official Community Plan (OCP)

Schedule 1 of the City's OCP states the following:

"Permit Temporary Commercial Use Permits in those areas designated 'Commercial', 'Neighbourhood Service Centre', 'Local Commercial', 'Business and Industry', 'Limited Mixed Use', 'Mixed Use' and 'Airport' where deemed appropriate by Council and subject to conditions suitable to the proposed use and surrounding area."

The subject site at 12631 Vulcan Way is designated for "Business and Industry" in the Generalized Land Use map of the OCP. Based on the regulations contained in the Local Government Act and the City's OCP, a Temporary Commercial Use Permit can be considered on the subject property to permit a seasonal, evening market during specified times and under certain parameters and conditions.

Public Correspondence

Letter #1 (Dated March 31, 2008)

Correspondence was received in relation to the Temporary Use Permit application at 12631 Vulcan Way (refer to **Attachment 3**). The letter is from representatives of the Canadian Anti-Counterfeiting Network (CACN), outlining concerns of alleged illegal commercial activities involving vendors operating at similar market themed events in Richmond.

Issues raised by the CACN are generally covered by Federal Government Regulations (i.e., Criminal Code of Canada; Copyright Act) and are not within the legislative authority of the Local Government. A response letter from the City's Business & Financial Services Department (dated April 11, 2008) to the CACN is contained in **Attachment 4**.

As additional follow-up to the concerns raised by the CACN, RCMP staff (Commercial Crimes Unit) have been consulted on the proposed Temporary Commercial Use Permit application on the issue of commercial crime and the merchandising of fraudulent items. RCMP staff have identified that police actions have been required to respond to the retailing of counterfeit goods at events of this nature. As a result, it was recommended to the event organizer that the contract with potential vendors include clauses to:

- Notify potential vendors that engagement in any illegal commercial activities is prohibited and that vendors are required to shut down operations immediately.
- Indicate that in the event that a vendor did not operate within all government laws and regulations, the contract between the vendor and event operator could be terminated and that the vendor not be permitted to operate at the event for the remainder of the season.

A sample contract was submitted by the event organizers confirming the inclusion of comments made by the RCMP to provide an improved deterrent. Staff have also advised the event organizer (Lions Communications Incorporated) and representatives from CACN to initiate communication in order to help identify the issues and provide workable solutions to the satisfaction of all parties. At the time of the preparation of this report, the event organizer noted they were actively liaising with the RCMP and representatives from the CACN.

Letter #2 – Dated April 9, 2008

Correspondence was also received from a property owner in the surrounding area located at River Road and No. 5 Road (**Attachment 5**). The letter makes note of the overall negative impact on the strata development due to:

- Parking conflicts between tenants and event attendees.
- Incurred costs associated with clean-up of the property and hiring of staff to monitor parking on-site.

The event organizers consulted over a wide area surrounding the subject property, including contacting some businesses at the stratified industrial complex at the south-east corner of River Road and No. 5 Road. To address concerns surrounding garbage and clean-up of surrounding area as well as parking related issues, the applicant has prepared a plan with a number of initiatives to be implemented to deal with concerns and issues identified by surrounding businesses (**Attachment 6**). Furthermore, provisions in the Traffic Control & Parking Management Plan can also help to alleviate some of the concerns about parking and short-cutting through the industrial property by implementing appropriate signage and temporary barricades to limit or restrict access to event attendees, while enabling employees and clients to gain access. The Traffic Control Plan (**Attachment 7**) contains specific provisions for signage and potential barricades to mitigate against traffic short cutting through the property and attendees utilizing it for parking purposes.

Analysis

Traffic Control & Parking Management Plan

The Traffic Control & Parking Management Plan (TCPMP) contains requirements for off-street parking and provides a plan to address traffic control to and from the subject site when the event is in operation (**Attachment 7**). The TCPMP is divided into sections on off-street parking, Traffic Control Plan and operations and logistics.

Off-Street Parking

Due to the size and magnitude of the event proposed and based on experiences from previous years events on the same site, Transportation has indicated that a minimum of 1,000 off-street parking stalls need to be solely dedicated for Summer Night Market attendees. Based on the TCPMP and parking arrangements confirmed by the event organizers, a minimum of 1,256 off-street parking stalls is being provided and broken down as follows:

- Subject Site (12631 Vulcan Way) – 706 off-street stalls available (refer to **Attachment 2**).
- 12591 Vulcan Way – 50 off-street stalls available.
- 2700 Sweden Way (Home Depot) – 200 stalls available.
- 2633 Sweden Way (Sears; Ethan Allen) – 200 stalls available.
- 12551 Bridgeport Road (Linens N' Things) – 150 stalls available.
- Refer to **Attachment 8** for copies of letters confirming agreements.

Based on the parking available on the subject site of the event and parking arrangements confirmed for nearby properties, the organizers have provided a sufficient number of off-street parking stalls available for use by the event organizer.

Traffic Control Plan

The Traffic Control Plan (TCP) addresses the routing of vehicles to and from the subject site, which was reviewed and approved by the City's Transportation Division (refer to **Attachment 7**). The TCP contains details on vehicle routing for entry to the subject property (via River Road) and exiting (via Vulcan Way). The TCP also contains details on the placement of certified Traffic Control Persons necessary for the implementation and operations of the plan. The TCP also includes information on event signage, entrance barricades and other items related to traffic operations for the event.

Operations and Logistics

Implementation of the TCP must be undertaken by a professional traffic control company with the appropriate trained and certified staff to operate the TCP. A requirement of the TCPMP is for the event organizers to hire the appropriate company to implement and operate the plan for all evenings the Summer Night Market is to be in operation. A minimum of 5 certified Traffic Control Persons and 1 Traffic Control Supervisor are required run and operate the plan as identified in Schedule A attached to the Temporary Commercial Use Permit.

RCMP and Community Bylaws Staffing

Due to the large attendance an event of this nature has attracted in the past, RCMP and Community Bylaws staffing dedicated solely for the purposes of the Summer Night Market event are required to ensure a policing and Community Bylaw enforcement presence. The event organizer is responsible for the costs related to City and RCMP member staffing. A security bond (or acceptable letter or credit) must be provided prior to consideration of the Temporary Commercial Use Permit application at Public Hearing (May 20, 2008) and prior to April 20, 2009 to cover City and policing related costs associated with the event.

RCMP

A minimum of two RCMP Constables are required to be present at all times during the hours of operation of the Summer Night Market. The role of the RCMP members will be to provide a continuous police presence at the event, oversee crowds/event attendees, monitor the operations of the TCPMP and intervene when the need arises. The event organizer is responsible for providing sufficient, dedicated on-site security personnel as part of the operations of the event and have liaised with a professional security company to provide appropriately trained staff.

RCMP members are not to be involved in the operation of the TCPMP, unless the RCMP members deem it necessary to do so. The event organizers are required to hire a professional traffic control company to implement the TCP, with RCMP members overseeing the general operations. The event organizers are responsible for the costs of the required 2 RCMP members.

Community Bylaws

A minimum of 2 Bylaw Enforcement Officers is required solely for the purposes of monitoring on-street parking and related City roadway regulations in and around the Summer Night Market area. The Bylaw Enforcement Officers function will also be to ensure that safety regulations are complied with and addressed (i.e., blocking fire access routes; parking in front of hydrants; blocking access to neighbouring properties). Based on previous experience, events of this nature pose a challenge to Bylaw Enforcement staff. As a result, Community Bylaws recommends a minimum of 2 Bylaw Enforcement Officers during event operations with assigned shifts for each officer. The event organizers are responsible for the costs of the required 2 Bylaw Enforcement Officers.

Event Organizer Consultation with Surrounding Businesses

Consultation with surrounding business operators and property owners in the vicinity of the subject site was undertaken by the event organizers. A form letter submitted to businesses and property owners in conjunction with a summary table of the consultation is contained in **Attachment 9**. A map is contained in **Attachment 10** showing the properties consulted by Lions Communications Incorporated based on information submitted to staff. The event organizer has developed a strategy through the consultation process as a response to comments and suggestions from surrounding businesses. The response includes specific contingencies to be included in the applicable plans (i.e., employee/client ease of access during Summer Night Market operations – refer to **Attachment 6**).

Notification and Public Hearing

As part of the notification required to be undertaken by the City in regards to consideration of a Temporary Use Permit application, appropriate notice of the application is required to be published in consecutive issues of a local paper prior to the Public Hearing in conjunction with a direct mailed letter to nearby properties. As in previous Temporary Use Permit applications on the same site, staff recommend that the mailed notification area be expanded to include all properties north of Bridgeport Road, east of No. 5 Road, south of River Road and west of Knight Street.

Additional Permit and License Requirements

Building Permit

Appropriate Building Permits are required to be applied for and issued for the purposes of confirming how the event will be serviced (Water, drainage, and sanitary). Building Permits are also required for any temporary structures and buildings to brought on the subject property.

Staff note that approval of the Building Permit and completion of works associated with the permit are required prior to the issuance of any Business Licences or permits from Richmond Health Services. As a result, the event organizers have met with Building Approvals Division staff to discuss expectations and requirements of the forthcoming Building Permit submission. Staff note that building permits associated with the Summer Night Market event will not be able to be issued unless Council authorizes the Temporary Use Permit application.

Business Licensing

Each vendor to operate at the proposed Summer Night Market is required to apply for and obtain the appropriate Business License to operate at the event. Any conditions, requirements and fee payment to be completed as part of the Business License application must be addressed as part of the processing of a Business License application. Event organizers are also required to obtain the appropriate Business License for the purpose of operating the Summer Night Market event.

Based on the event organizers site plan, a total of 211 merchandise and 72 food/refreshment booth vendors are identified. Each of these vendors will require issuance of the appropriate Business License from the City in order to operate at the event. Event organizers have identified in their submission that a maximum of 325 potential vendors (225 general merchandise; 100 food booths) pending development, growth and marketing of the event.

Richmond Health Services

Any vendor involved in the selling and/or handling of food and beverages at the Summer Night Market is required to obtain the appropriate permits from RHS. As a result, in addition to a Business License application, each food/refreshment booth vendor (72 vendors identified by the organizer) is required to obtain the appropriate permits from RHS.

RHS has an application and inspection process to ensure compliance with food safety, sanitation and handling requirements. RHS staff have noted that some of the requirements associated with permitting of the food vendors is reliant on issues to be addressed through the Building Permit (i.e., water services and approved plumbing and wash basins). As such, staff have directed the event organizers to liaise with RHS to identify requirements and expectations to vendors and

work with Building Approvals staff throughout the processing of the Temporary Commercial Use Permit application.

Forthcoming Process – Building Permit, Business Licenses and Richmond Health Service Permit

The following sequencing of required permits is identified for clarification purposes, given the relatively short time period between the potential issuance of the Temporary Commercial Use Permit at the May 20, 2008 Public Hearing and proposed event opening date of May 30, 2008. Staff note that issuance of any Building Permits and/or Business Licenses for this event cannot occur until after a decision on the application has been rendered by Council at Public Hearing.

- Issuance of applicable Building Permit(s) for any buildings/structures to be brought on or constructed on site in conjunction with permits to address how the market will be serviced (water, storm, sanitary).
- All works, construction and installation of services is required to be inspected as part of the standard Building Permit application process.
- Submission, review and issuance of Business Licenses for all vendors to be operating on the subject site (including event organizer).
- Submission, review, inspection and issuance of RHS related plans and permits for food booths (Temporary Food Booth Permits; Food Safety and Sanitation Plans).

To ensure that event organizers and vendors are aware of the required permits and licenses, staff have requested that event organizers liaise with applicable City Divisions and RHS in order to ensure submissions are complete and all requirements fulfilled.

Financial Impact

Cost Recovery – RCMP and Community Bylaws Staffing

The Summer Night Market is a privately operated event open to the general public. Due to the significant popularity of similar events from previous years, it was recognized that presence from RCMP members and various staff from other City Divisions was required. As such, it was identified that an event of this nature would need to provide dedicated RCMP and Bylaw Enforcement staff to this event, while maintaining existing service levels throughout the City. As such a cost recovery approach is taken in regards to City staff and resources involved in the Summer Night Market event.

Bond Security Requirements

Based on the requirements of staffing identified by the RCMP and Community Bylaws as well as City related costs (generating and posting event directional signage and periodic attendance by Transportation Division staff to monitor implementation of the TCP), a detailed review of anticipated City costs has been undertaken for the event as proposed in 2008 and 2009. A breakdown of the cost is as follows:

- RCMP – 2 members assigned to the event during all hours of operation at the applicable overtime rate (commute time to and from the event is included).
- Community Bylaws – 2 Bylaw Enforcement Officers assigned to the each night the event is in operation for a maximum of 4 hours for each Bylaw Officer at the applicable overtime rate.
- Production, posting and take-down of event directional signage by City staff.
- Periodic attendance by Transportation Division staff to monitor implementation of the TCP by the hired professional traffic control company.

- 2008 - 61 days of operation.
- 2009 - 68 days of operation.

Based on this analysis, the required bond amount is as follows:

- 2008 - \$116,000
- 2009 - \$134,000

Reasons for the difference in the two requested bond amounts between 2008 & 2009 are:

- 7 additional days of operation for 2009.
- Anticipated increases in hourly wages for City and RCMP staff based on existing collective agreements.

Bond Submission Requirements

The procedure bylaw for Council consideration of Temporary Commercial Use Permits, as outlined in Bylaw 7273 (Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure), requires that the bond/securities be submitted prior to Council consideration of the application at Public Hearing. As a result, the following bond/securities deadlines apply:

- For 2008 - \$116,000 must be submitted prior to May 20, 2008.
- For 2009 - \$134,000 must be submitted prior to April 20, 2009.

Conclusion

The application by Lions Communications Incorporated for the purposes of a Temporary Commercial Use Permit at 12631 Vulcan Way to allow a Summer Night Market to operate as outlined in the report has been reviewed by City staff. Issues relate to traffic control, parking, policing, event operations and dates and forthcoming City permits and licenses have been clarified and resolved to the satisfaction of City stakeholders. On this basis, staff recommend approval of Temporary Commercial Use Permit application.

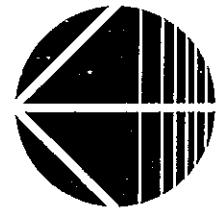
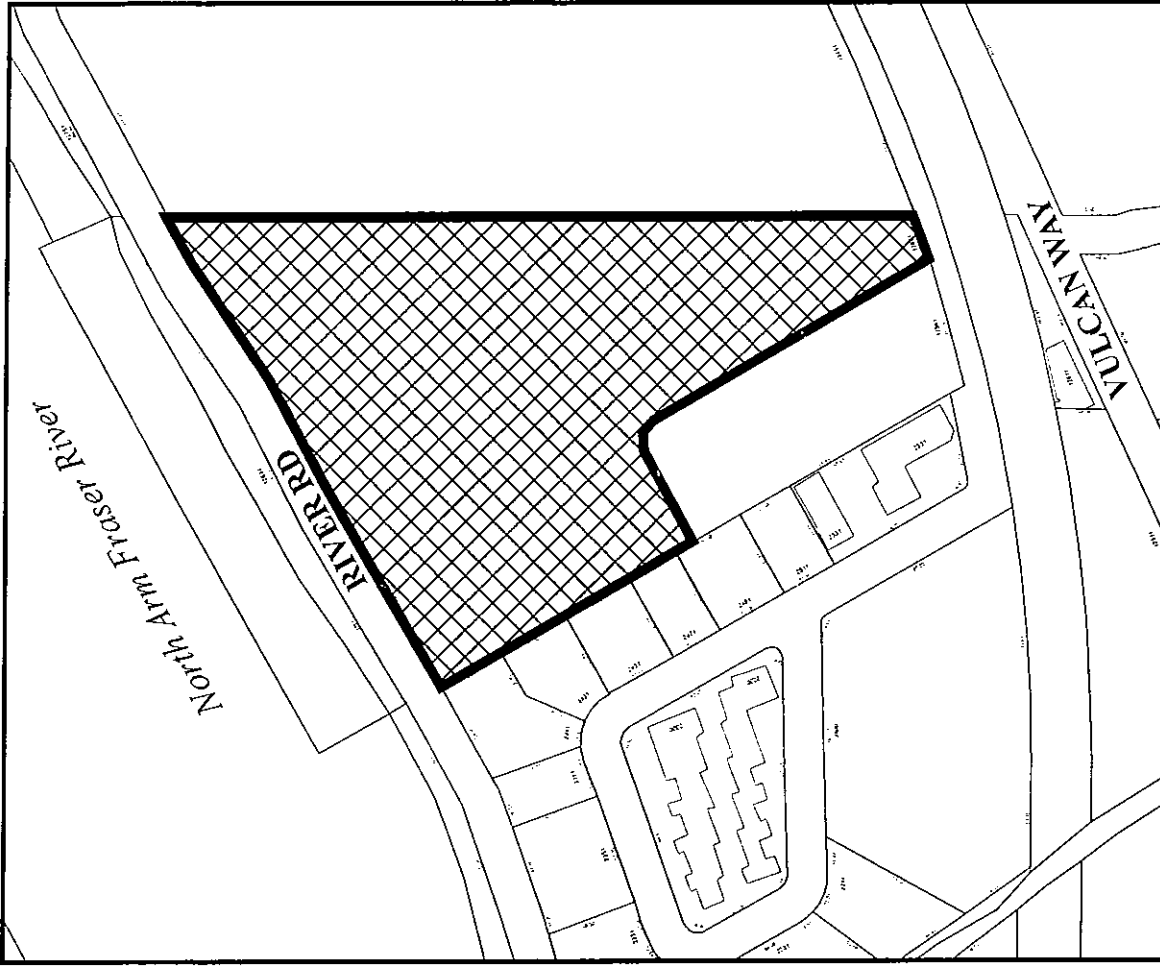
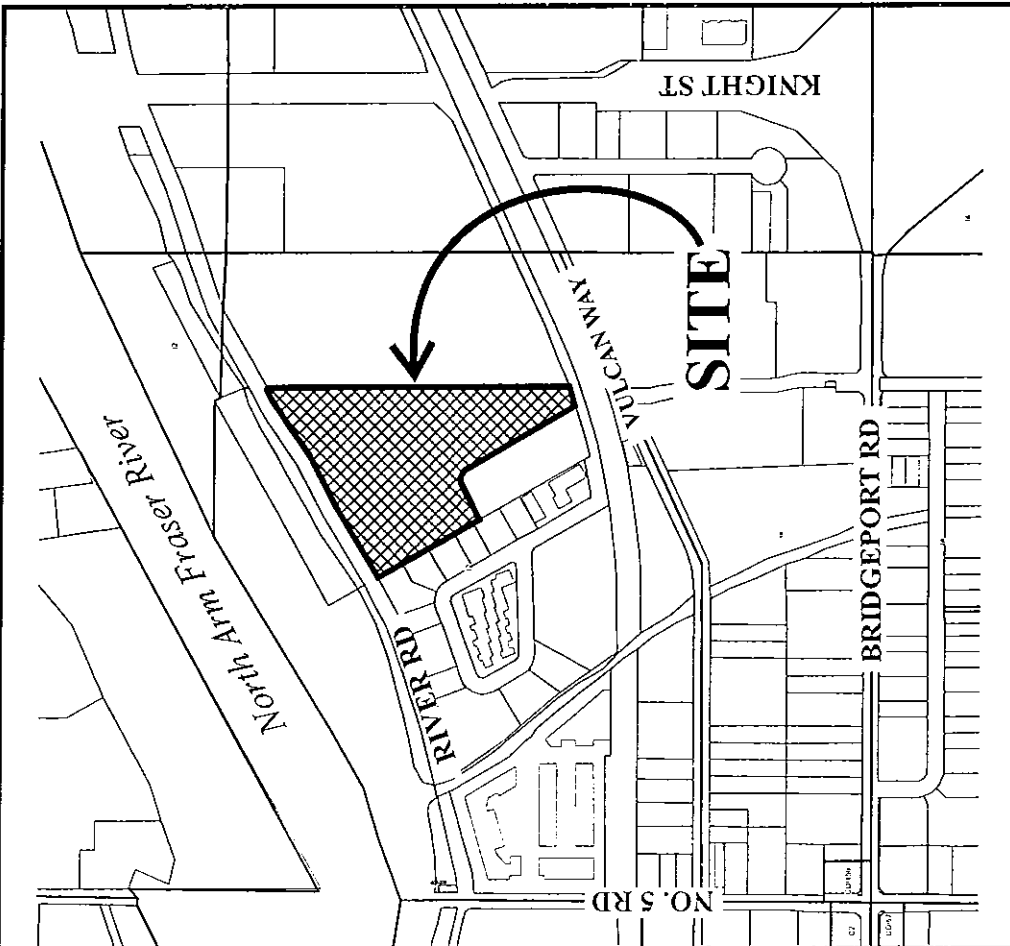


Kevin Eng
Planner 1

KE:cas

- Attachment 1 – Location Map
- Attachment 2 – Site Plan and Summer Night Market Area
- Attachment 3 – Public Correspondence (March 31, 2008)
- Attachment 4 – Letter from Manager of Business Liaison and Business Licenses (April 11, 2008)
- Attachment 5 – Public Correspondence (April 9, 2008)
- Attachment 6 – Implementation Strategy to Mitigate Impacts (Lions Communications Inc.)
- Attachment 7 – Traffic Control and Parking Management Plan
- Attachment 8 – Off-street Parking Confirmation Letters
- Attachment 9 – Summary Consultation (Lions Communications Inc.)
- Attachment 10 – Map Showing Consultation Area

City of Richmond

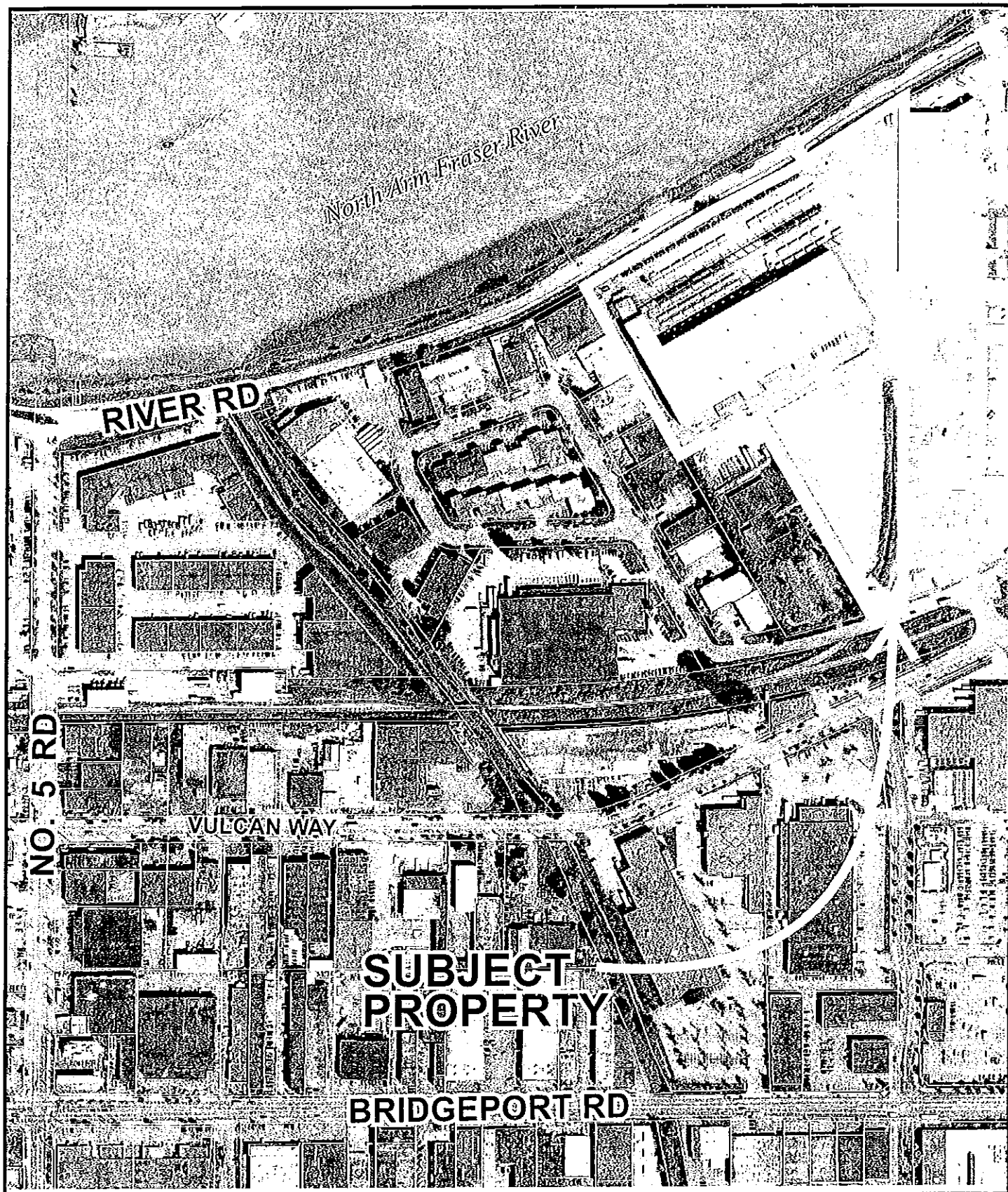


TU 08-412295
SCHEDULE B

Original Date: 04/22/08

Revision Date: 04/23/08

Note: Dimensions are in METRES

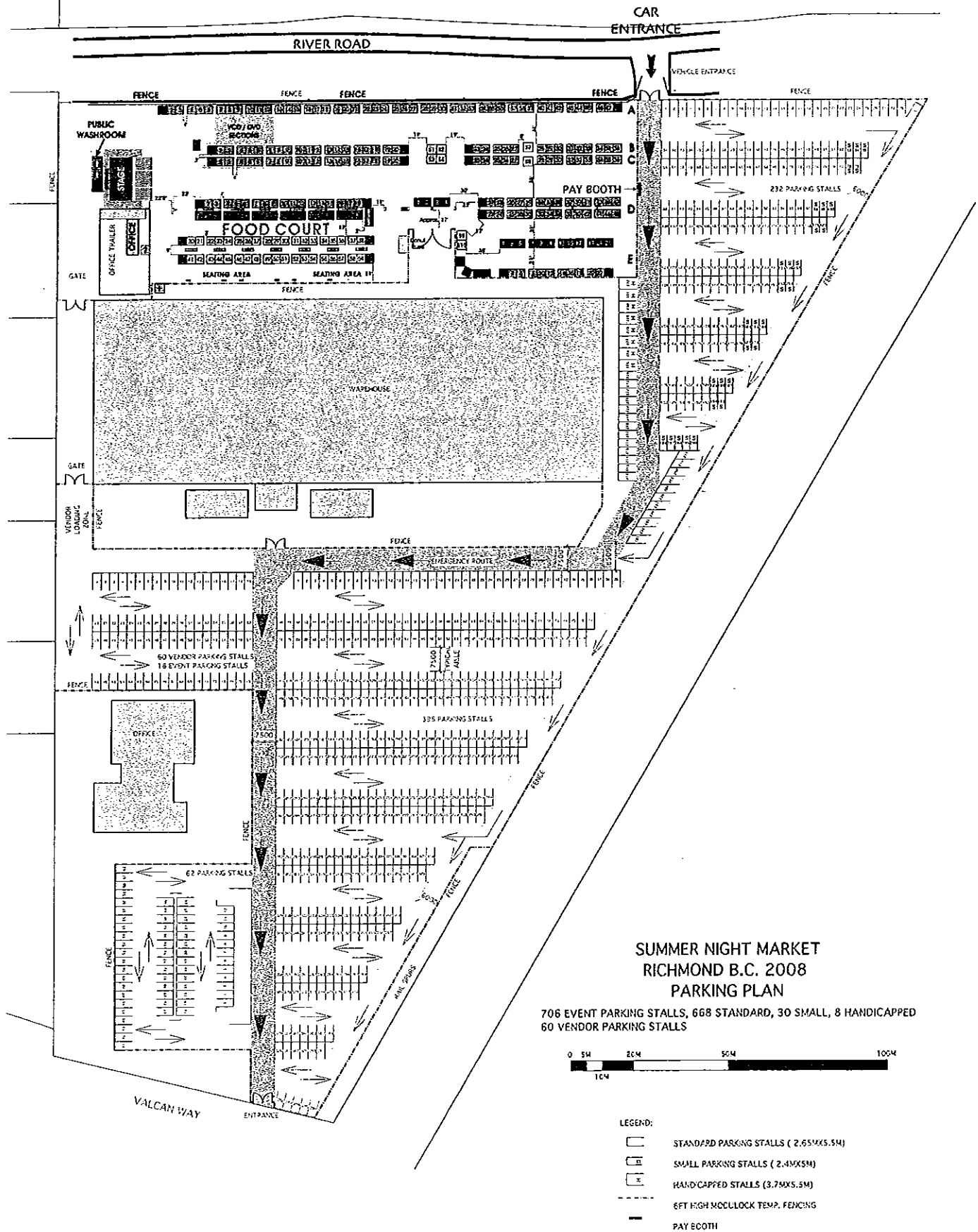


TU 08-412295

Original Date: 04/23/08

Amended Date:

Note: Dimensions are in METRES







Canadian
Anti-Counterfeiting
Network
(CACN)

Réseau
Anti-Contrefaçon
Canadien

Doug Geralde
Director
CSA Group
178 Rexdale Blvd.
Toronto, Ontario M9W 1R3

E-mail: Doug.Geralde@csagroup.org
Tel: (416) 747-4295
Fax: (416) 747-2582

March 31, 2008

VIA E-MAIL & FACSIMILE

Mayor Malcolm Brodie
Richmond City Council Members
City of Richmond
City Hall, 6911 No. 3 Road
Richmond, B.C. V6Y 2C1

Dear Mayor Brodie:

Re: Richmond Night Market Business License Application - TU 08-412295

We are writing on behalf of the Canadian Anti-counterfeiting Network (CACN). CACN is a coalition of individuals, companies, firms and association that have united in the fight against Intellectual Property (IP) crime including product counterfeiting and copyright piracy in Canada and internationally. The members of CACN include broad-based organizations, such as the Canadian Association of Importers and Exporters, Canadian Manufacturers and Exporters, the Electro-Federation Canada, the Entertainment Software Association of Canada, the Canadian Recording Industry Association and the Canadian Motion Picture Distributors Association; safety certification organizations such as the Canadian Standards Association (CSA) and Underwriters Laboratories' of Canada (ULC), along with companies from a broad cross section of industry, law firms, consultants and investigative firms representing a host of intellectual property (IP) rights holders.

We understand the business license and lease agreement between the Richmond Night Market and the City of Richmond is currently under review by Richmond City Hall. As you are no doubt aware, there have been repeated problems with the sale of counterfeit and pirated products at the Night Market. Such sales are not only unlawful and criminal in nature and operation, but also can be a threat to the health and safety of consumers. The Richmond Night Market is well-known as being a center for such activities that should not be sanctioned by licenses and leases issued by your city.

Canadian Anti-Counterfeiting Network
160 Eglinton Avenue East, Suite 300
Toronto, Ontario M4P 3B5
www.cacn.ca



Canadian
Anti-Counterfeiting
Network
(CACN)

Réseau
Anti-Contrefaçon
Canadien

Allowing the Night Market to continue without addressing the repeated illegal sales of counterfeit and pirated goods in the Market puts the City and its representatives in the position of appearing to directly or indirectly condone the illegal activities. Note that there is precedent for inclusion of clauses allowing termination of leases and licences in contracts with market operators in the event of proven sales of counterfeit or pirated products, which may be a means for addressing the problem with the Night Market. In the circumstances, we ask that you please consider taking steps to address the problem identified herein when considering the business license and lease agreement between the Richmond Night Market and the City of Richmond.

We would welcome the opportunity to meet with the Office of the Mayor of the City of Richmond, City Council, and other representatives to discuss the issue and provide any assistance we can.

We very much appreciate your anticipated co-operation and prompt attention to this matter.

Yours very truly,

CANADIAN ANTI-COUNTERFEITING NETWORK

Doug Geralde
Chairman of CACN

ABOUT CACN

The Canadian Anti-Counterfeiting Network (CACN) is a non-profit coalition of stakeholders that have united in the fight against product counterfeiting and copyright piracy in Canada and internationally. Members include broad-based organizations and companies from a range of industries as well as law firms representing intellectual property rights holders. CACN's mission is to significantly reduce and ultimately eliminate the manufacture, importation, distribution and sale of counterfeit products in Canada and abroad through public education, training of law enforcement, and lobbying for legislative change and increased resources. CACN can be found online at www.cacn.ca.

Canadian Anti-Counterfeiting Network
160 Eglinton Avenue East, Suite 300
Toronto, Ontario M4P 3B5
www.cacn.ca



City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1
 Telephone (604) 276-4000
www.city.richmond.bc.ca

April 11, 2008
 File:

**Business & Financial Services
 Department
 Business Liaison**
 Telephone: 604-247-4686
 Fax: 604-276-4157

Canadian Anti-Counterfeiting Network
 160 Eglinton Avenue East, Suite 300
 Toronto, Ontario
 M4P 3B5

Attention: Mr. Doug Geralde

Dear Mr. Geralde:

Re: Richmond Night Market

Thank you for your letter dated March 31, 2008, addressed to Mayor Brodie. Your letter has been forwarded to my attention for response.

For your information, in the early years of the Richmond Night Market, the Richmond RCMP identified issues in relation to counterfeit goods. The organizer was put on notice that if these issues were not addressed the City would be reviewing the issuance of a business licence for the market operation. Subsequently, the organizer introduced a set of Rules and Regulations, including a prohibition on selling counterfeit goods, which was signed and accepted by each vendor. In the event that a vendor did not operate within all governing laws, statutes or Regulations, the organizer reserved the right to revoke or terminate the vendor agreement.

Further, RCMP members of the Fraud section regularly conducted a number of inspections at past night markets to inspect for any items that were considered to be counterfeit. In the event that a vendor was found to be selling counterfeit goods, the goods were seized by the RCMP, charges would be considered and the organizer was advised.

Please be advised that to date, no Night Market has been approved for 2008 in the City of Richmond. However, if an application is made, efforts by Richmond RCMP and City staff in co-operation with any applicant of a potential market, will continue in an effort to negate the sales and distribution of counterfeit goods at any such venues.

Yours truly,


 Amarjeet S Rattan

Manager, Business Liaison & Business Licences

AR:ar

cc: Mayor and Councillors

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

Tel: (604) 270-4737
Fax: (604) 270-4081

pc: Richard Toda
Wayne Craig
for information

Mayor in Council
City Clerks Office

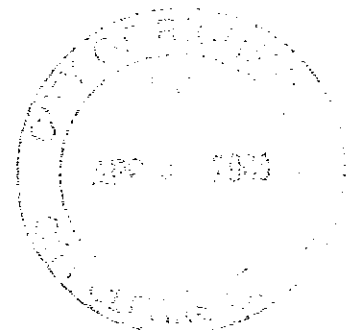
DATE: April 03/2012

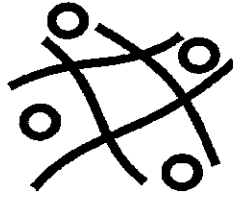
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08-112295

W/4

Wayne Grafton





Lions Communications Inc.

April 17, 2008

Attention: Kevin Eng
Planner 1
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Dear Mr. Kevin Eng:

Re: Application for a Temporary Use Permit by Paul Cheung (Lions Communications Inc.) for 12631 Vulcan Way – File #TU 08-412295

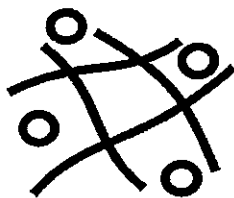
As per your request at the meeting on April 10, 2008, please find attached relevant information/materials for your review. Please note that we have outlined any revisions to documents previously submitted to the city by indicating “**(Revised)**” where appropriate.

Consultation with Surrounding Businesses

We have completed our consultation along the properties east of Vulcan Way and along Viscount Way. A re-visit of Vauxhall Place revealed additional vacant lots, please refer to the **Revised Schedule B**.

Eagleridge Enterprise the part owner of the southeast corner property on No. 5 Road and River Road has been contacted and their concerns regarding; parking, garbage and traffic issues have been addressed in our plans.

With regards to improving access for employees, property owners and their customers into the neighbouring businesses and preventing event customers from parking in unauthorized stalls at neighbouring businesses’ lots we consulted our traffic specialist ALLL Traffic Management and have received their approval on our recommendations. A comfort letter from ALLL Traffic is forthcoming on April 22, 2008. The following is a summary of this letter:



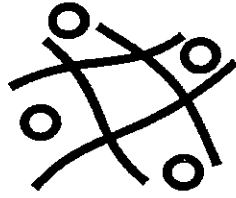
Lions Communications Inc.

Off-Street Parking:

- Clearly marked signs for customers shopping and staff working at the neighbouring businesses shall be placed at these neighbouring businesses' entrances of the various parking lots. This allows customers and staff to easily determine entrance ways for these lots. They will then be able to park in clearly marked stalls within these lots. This will help ease customer and staff access.
- Designated parking stalls or areas for customers and staff parking can be roped off/taped with florescent tape and with signs situated at eye-level stating clearly on it with the following warnings; **"Customer Parking ONLY", "Register Plate Inside", "Closely Monitored" and "Staff Parking only"** in front of each parking stall or in the vicinity. The area can also be segregated using traffic cones. This will assist in the prevention of unwanted vehicles occupying these spaces.
- Customers and staff must register their license plates with the businesses where they are shopping at. If they don't their vehicles are at risk of being towed away. Furthermore, these vehicles can obtain a "tag" from the local businesses to be placed on their dashboard.
- Any vehicles parked at designated Night Market customer parking lots such as Home Depot, Sears and Linen & Things is operated by Alan Wilding and will be provided a receipt to be placed on their dashboard. Please be advised that Alan Wilding has been hired by these firms to manage their properties. The off-street parking and traffic plan will be coordinated with him.

Traffic Control:

- Provide neighbouring business staff with access passes in a bright color that is to be hung from the rear view mirror. It will ease traffic flow and let traffic controllers easily distinguish between local traffic and event customers looking for parking. Staff will be able to get through controlled areas quickly. The access passes will also help patrollers monitor illegally parked vehicles at the various lots.
- Traffic controllers will direct staff and customers out of designated parking lots to minimize confusion and ease the flow of departing traffic.



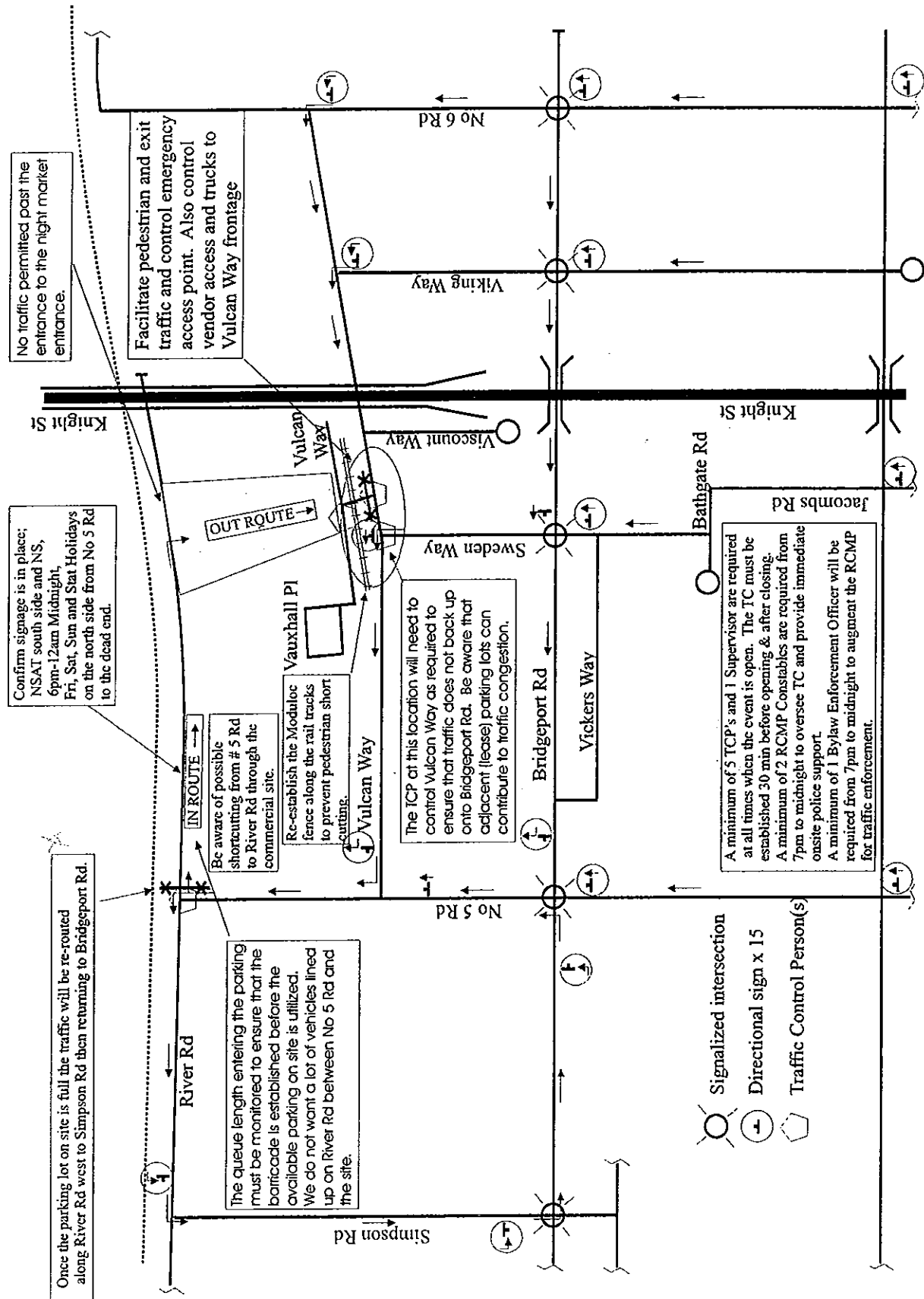
Lions Communications Inc.

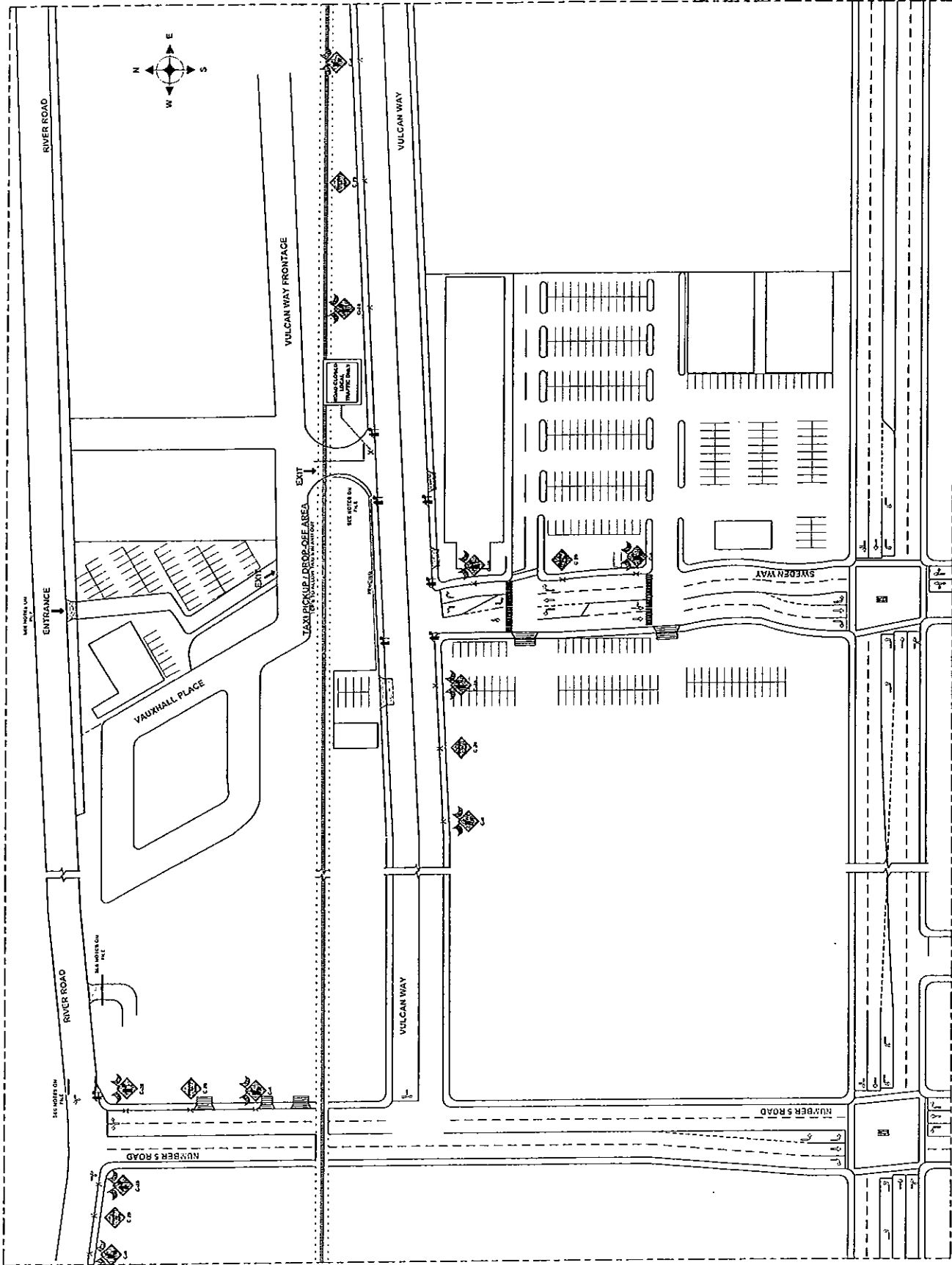
- To minimize circulation and turbulence within and at entrances of parking lots, there will be patrollers assisting and directing vehicles into the next available parking spaces. Patrollers will effectively allocate parking and direct traffic within parking lots, thus eliminating the need for the customers to search for parking themselves. This will ensure the smooth flow of traffic in the parking lots, entrances to parking lots and reduce congestion at the roads heading towards the impacted area.
- Traffic patrollers in parking lots will assist vehicles that are backing up by stopping traffic as required.
- Additional traffic controllers shall be provided to assist with the plan as needed.

The following are additional details regarding our janitorial cleaning plan to ensure that neighbouring properties are kept clean:

Janitorial:

- A total of 23 janitorial staff shall ensure the cleanliness of the event site and all parking lots within the boundaries of No. 5 Rd, Bridgeport Rd, River Rd. and Hwy. 99.
- Prior to 6:30pm during event nights, strategically placed 80 litre garbage cans shall be provided in neighbouring parking lots within the 400 metre proximity of the event site.
- Dedicated janitorial staff for neighbouring parking lots shall sweep and remove garbage every half hour during the event, beginning at 7:30pm it shall be ongoing until 12:00am.
- From 12:00am to 2:00am, additional janitorial staff from the event site shall join the designated janitorial workers after closing to ensure all garbage is swept and picked up from neighbouring parking lots and that the trash cans are removed from the neighbouring parking lots.
- A check list of all parking lots shall be signed off by the janitorial staff every night, and each half hour including after hours of the event. The janitorial manager shall ensure that the schedule is being followed.
- After each event weekend we will communicate with neighbouring businesses to obtain feedback and to address their concerns if any.





PREPARED BY: A.L.L. TRAFFIC CONTROL AND SAFETY SYSTEMS LTD 604 273 5115 #123 3211 VIKING WAY, RICHMOND B.C. V6V 1N3		DRAWN BY: DS	DATE: FEBRUARY 14, 2008	NOTES:	REVISIONS:
LOCATION: NIGHT MARKET - VULCAN WAY RICHMOND B.C.		FIGURE 1			
LEGEND:		NOT TO SCALE SUGGESTED PRINT SIZE 11" X 17"			
TUBULAR MARKERS - D TYPE	PLACING ARROW BOARD	THIS DRAWING HAS BEEN PREPARED FOR COLDFEEL ASSOCIATES TO MEET THE STANDARDS AND REQUIREMENTS OF THE BRITISH COLUMBIA TRAFFIC CONTROL & SAFETY SYSTEMS LTD. ITS EMPLOYEES, SUBCONTRACTORS, AGENTS, STOCKHOLDERS, SUPPLIERS, CONSULTANTS AND STOCKHOLDERS OR THEIR EMPLOYEES OR AGENTS, FOR LOSS OR LIABILITY INCURRED AS A RESULT OF THEIR USE OF THESE DRAWINGS.			
BUFFER VEHICLE	T.C.P. LOCATIONS	*TCP WILL ASSIST ALL PUBLIC THROUGH & AROUND WORK ZONE *ADVANCE WARNING SIGNS WILL BE LOCATED UPSTREAM OF WHAT IS INDICATED *PLEASE REFER TO THE M.O.T. MANUAL FOR ALL TERMS AND DISTANCES RELATED TO TRAFFIC CONTROL			

Schedule E (Revised)

ATTACHMENT 8

04/02/2008 11:55 FAX 604 233 0052

CATHAY IMPORTERS 2000

001

CATHAY

IMPORTERS 2000 LIMITED

TEL: (604) 233-0050

FAX: (604) 233-0052

e-mail: sales@cathayimporters.com

Website: www.cathayimporters.com

12531 VULCAN WAY
RICHMOND, B.C.
CANADA V6V 1J7

April 1, 2008

Lions Communications Inc.
120 - 3851 Shell Rd.
Richmond, B.C.
V6V - 2W2

Attention: Mr. Paul Cheung, Director of Operations

Re: Stolberg property parking lot - 12591 Vulcan Way, Richmond, B.C.

Dear Mr. Cheung,

This letter is to confirm that my tenant, Stolberg Engineering Ltd. of 12591 Vulcan Way, Richmond, B.C., has the authority to sub-lease their parking lot to Lions Communications Inc. for the purpose of night market parking at their own discretion.

Yours truly,



X STEVEN CHUNG.

on behalf of.

Ko Ming Chong
Owner - Cathay Importers 2000 Ltd.

STOLBERG ENGINEERING LTD.

12631 Vulcan Way
Richmond, B.C. V6V 1V6
Telephone: (604) 273-1915
Fax: (604) 273-3729
www.stolberg.com

April 4, 2008

Lions Communications Inc.
120-3851 Shell Road
Richmond, B.C.
V6V 2W2

Attention: Mr. Paul Cheung

Dear Paul,

Re: Richmond Night Market – Parking

The purpose of this letter is to confirm our discussions that, as one of the official parking providers for The Summer Night Market, Stolberg Engineering Ltd. shall have a minimum of 50 parking stalls being solely available for Summer Night Market use as shown on the property site plan from May 30th to the end of October 5, 2008 (Fridays, Saturdays, Sundays, Holidays and including June 30, 2008, the Monday before Canada Day, between the operating hours of 7:00pm to 12:00am) and from May 15, 2009 to October 4, 2009 (Fridays, Saturdays, Sundays, Holidays and including July 2, 2009, the Thursday after Canada Day, between the operating hours of 7:00pm to 12:00am).

The event organizer, Lions Communications Inc, shall be responsible for operating the above parking stalls and providing signage and directions on their website to appropriately direct vehicle traffic during the proposed event days. As an official parking provider to the Summer Night Market, Stolberg Engineering Ltd. will receive certain benefits to be confirmed in a separate agreement with Lions Communications Inc. in confidence.

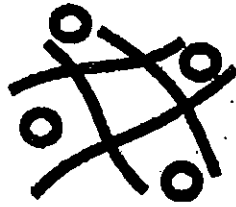
Please note that this letter does not constitute a legally binding contract.

Yours truly,



STOLBERG ENGINEERING LTD.
John Ingram, P.Eng
President

Schedule E (Revised)



Lions Communications Inc.

April 2, 2008

Home Depot
2700 Sweden Way
Richmond, BC
V6V 1K1

Attention: Mr. Mark Fordy, General Manager

Dear Mr. Fordy:

RE: Richmond Night Market - Parking

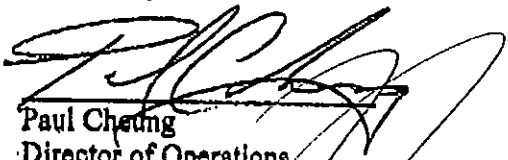
The purpose of this letter is to confirm our discussions that, as one of the official parking providers for The Summer Night Market, Home Depot shall have a minimum of 200 parking stalls being solely available for Summer Night Market use from May 30th to the end of October 5, 2008 (Fridays, Saturdays, Sundays, Holidays and including June 30, 2008, the Monday before Canada Day, between the operating hours of 7:00pm to 12:00am) and from May 15, 2009 to October 4, 2009 (Fridays, Saturdays, Sundays, Holidays and including July 2, 2009, the Thursday after Canada Day, between the operating hours of 7:00pm to 12:00am).

The event organizer, Lions Communications Inc, shall be responsible for operating the above parking stalls and providing signage and directions on their website to appropriately direct vehicle traffic during the proposed event days. As an official parking provider to the Summer Night Market, Home Depot will receive certain benefits to be confirmed in a separate agreement in confidence.

Please sign below to acknowledge the above. Please note that this letter does not constitute a legally binding contract.

Thank you. Your attention to this matter is much appreciated.

Yours truly,



Paul Cheung
Director of Operations
Lions Communications Inc.



Mark Fordy
Store Manager
The Home Depot

Schedule E (Revised)

APR-03-2008 10:40

LEDINGHAM MCALLISTER

604 684 9004

P.001/001



Lions Communications Inc.

April 2, 2008

Ledingham & McAllister
2633 Sweden Way
Richmond, BC
V6V 2Z6

Attention: Mr. Bruce Ledingham, Owner

Dear Mr. Ledingham:

RE: Richmond Night Market - Parking at 2633 Sweden Way, Richmond, B.C.

The purpose of this letter is to confirm our discussions that, as one of the official parking providers for The Summer Night Market, Ledingham & McAllister shall have a minimum of 200 parking stalls being solely available for Summer Night Market use from May 30th to the end of October 5, 2008 (Fridays, Saturdays, Sundays, Holidays and including June 30, 2008, the Monday before Canada Day, between the operating hours of 7:00pm to 12:00am) and from May 15, 2009 to October 4, 2009 (Fridays, Saturdays, Sundays, Holidays and including July 2, 2009, the Thursday after Canada Day, between the operating hours of 7:00pm to 12:00am).

The event organizer, Lions Communications Inc, shall be responsible to provide directions on their website to appropriately direct vehicle traffic during the proposed event days. There are no benefits to Lions Communications Inc. as the parking stalls is controlled by Ledingham & McAllister.

Please sign below to acknowledge the above. Please note that this letter does not constitute a legally binding contract.

Thank you. Your attention to this matter is much appreciated.

Yours truly,

Paul Cheung
Director of Operations
Lions Communications Inc.

Bruce Ledingham
Owner
Ledingham & McAllister

#120 - 3851 Shear Road, Richmond, B.C., V6X-2W2
Tel: 604-376-6066

APR-03-2008 00:24

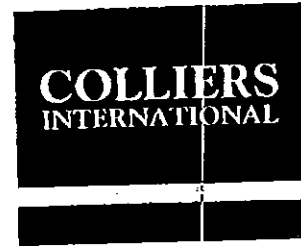
6042980778

95%

P.002

TOTAL P.001

Schedule E (Revised)



March 28, 2008

Lions Communications Inc.
120 - 3851 Shell Road
Richmond, BC
V6V 2W2

Attention: Mr. Paul Cheung

Dear Paul Cheung,

Suite 1680, 13450 - 102nd Avenue
Surrey, British Columbia
Canada V3T 5X3
Telephone: 604.681.4111
Facsimile: 604.589.4833
www.colliers.com

RE: Richmond Night Market - Parking

The purpose of this letter is to confirm our discussions that as one of the official parking providers for The Summer Night Market, Colliers Macaulay Nicolls Inc. as managing agent for the property located at 12551 & 12553 Bridgeport Rd. shall have a minimum of 150 parking stalls being solely available for Summer Night Market use from May 30th to the end of October 5, 2008 (Fridays, Saturdays, Sundays, Holidays and including June 30, 2008, the Monday before Canada Day, between the operating hours of 7:00pm to 12:00am) and from May 15, 2009 to October 4, 2009 (Fridays, Saturdays, Sundays, Holidays and including July 2, 2009, the Thursday after Canada Day, between the operating hours of 7:00pm to 12:00am). The use of these parking stalls shall in no way interfere with the operation of the businesses located at this centre.


The event organizer, Lions Communications Inc, shall be responsible for operating the above parking stalls, to ensure the parking stalls are cleaned after each use, that any damage done to the parking lot by the customers of Lions Communications Inc. is repaired in a timely fashion, providing signage and directions on their website to appropriately direct vehicle traffic during the proposed event days.

Please note that this letter does not constitute a legally binding contract and the terms of compensation for the use of these parking stalls is still being negotiated.

Should you have any questions regarding the above, please do not hesitate to contact the undersigned.

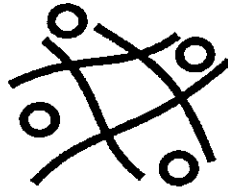
Yours truly,

COLLIERS MACAULAY NICOLLS INC.
As Managing Agent For Delesalle Holdings Ltd.



Ryan Swire
Property Manager
Real Estate Management Services
Direct Line: (604) 661-0896

Schedule C



Lions Communications Inc.

March 19, 2008

Dear Neighbour:

SUBJECT: Richmond Summer Night Market 2008

As you may be aware, for the past four years, the Richmond Night Market located at 12631 Vulcan Way has been a major attraction for the city over the summer months. It has drawn a large number of residents and customers into the area from not just within the city but also from Vancouver and other municipalities. As a result, there has definitely been a positive economic impact for the city and local businesses. This year, we plan to continue this annual event which will run evenings from May 30, 2008 to October 5, 2008 (Fridays, Saturdays, Sundays and Holidays from 7:00 pm to 12:00 midnight).

Lions Communications Inc. is looking to continue to improve the event and ensure that it continues to draw people and potential customers into this area. At the same time, we would also want to minimize any negative impact to neighbouring businesses such as yours. As such, we ask that, should you have any concerns regarding the event, please contact the undersigned at the number below by April 4, 2008. We are committed to maximizing the benefits that this event can offer and would appreciate any suggestions, input or comments that you may have.

Thank you kindly for your time and attention to this matter.

Yours truly,

Paul Cheung
Director of Operations
604-375-9088

Schedule B (Revised April 18, 2008)

Page 1 of 3

#	Company Name	Consulting	Contact Name	Title	Address	Telephone	Comments
1	McDonalds	Letter/discuss	Sunita Prasad and Ida H.	Assistant manager	2760 Sweden Way		Happy and heard from everyone (Management and staff) plus owners are very happy, no concerns
2	National Shuttle Bus Service (formerly Foreign Stone)	Letter/discuss	Marilyn George Bartal	Secretary: GM	#130-12611 Vulcan Way		They wondered why the event was announced that it was to be moved to another city
3	Future Shop	Letter/discuss	Bob Chahal	Store Manager	#150-2780 Sweden Way		No comments
4	Ethan Allen	Letter/discuss	Cynthia Norman Jal	office staff	2633 Sweden Way		Wants more exciting ventures at the market, thought it was boring last year, traffic, parking in their stalls
5	Liners & Things	Letter/discuss	Jes Bay	store manager	#150-12551 Bridgeport Road		Glad to hear it's back and no complaints
6	Sears	Letter/discuss	Keld Jansen	Assistant Manager	2633 Sweden Way		They wondered why the event was announced that it was to be moved to another city
7	Scan Design	Letter/discuss		Store Manager	Bridgeport Road		Owner of land confirms parking, Bruce Ledingham says no concerns
8	Staples	Letter only	Kenny Tsung	GM	Sweden Way		Vandalism, attempted theft, garbage, using his washrooms, parked cars in his lot, no economic benefits
9	Collins International	Letter/discuss	Ryan Swire	General Manager	2633 Sweden Way		Broken window, traffic
10	Ledingham & McAllister Properties Ltd.	Letter/discuss	Bruce Ledingham	Property Manager			They wondered why the event was announced that it was to be moved to another city
11	The Home Depot	Letter/discuss	Mark Fordy	Owner			Confirmed parking, no concerns
12	Coca-Cola Bottling Company	Letter only	Chris Michaels	General Manager			They wondered why the event was announced that it was to be moved to another city
13	Stolberg Engineering	Letter/discuss	John Ingram	Director of Operations	2471 Viking Way		Confirmed parking
14	Vancouver Lighting	Letter/discuss	Joanne Claypack	Store Manager	12631 Vulcan Way		They wondered why the event was announced that it was to be moved to another city
15	Benjamin Moore	Letter/discuss	Andrew Wainend	Store Manager	12595 Bridgeport Road		Thought the event is not being held anymore but highly welcomed
16	End of the Roll	Letter/discuss	Jason Wynne	Store Owner	110-12591 Bridgeport Road		(604) 270-4641 Thought the event is not being held anymore but highly welcomed
17	The Foam Shop	Letter/discuss	Sara	Comfort Expert	12591 Bridgeport Road		(604) 261-2012 Thought the event is not being held anymore, concern about parking issue, take all their parking space
18	Boardwalk Wood Floors	Letter/discuss	Steve Hutchinson		12571 Bridgeport Road		(604) 270-1955 Do not operate within the nightmarket opening hours, no concern
19	Richmond Tile Centre Ltd	Letter/discuss	Rick McGrath	Store Manager	140-12571 Bridgeport Road		(604) 270-6465 Do not operate within the nightmarket opening hours, no concern
20	Starbucks Coffee Company	Letter only	Jennifer Bay	Store Manager	130-12571 Bridgeport Road		(604) 270-7750 Do not operate within the nightmarket opening hours, no concern
21	Westcoast Kids	Letter/discuss	Robyn	Store Manager	110-12571 Bridgeport Road		(604) 278-9328 Do not operate within the nightmarket opening hours, no concern
22	Elegant Flooring Inc	Letter/discuss	Peter Tan	Manager	12411 Bridgeport Road		(604) 278-9328 Representative not present, drop off letter only
23	Woodpecker Hardware Floors Inc	Letter/discuss	Bassamie Chung	Manager	1-12371 Bridgeport Road		(604) 228-1168 No concern
24	Oriental Gallery	Letter/discuss	Sam Chong	Executive Manager	1-12351 Bridgeport Road		(604) 276-9233 No concern
25	Pan Pacific Home & Garden Furniture	Letter/discuss	Danyoush Rayhani	Store Manager	1-12331 Bridgeport Road		(604) 270-0314 No concern
26	Sopron Auto Body	Letter/discuss	Ion Proddy	Store Manager	9-12331 Bridgeport Road		(604) 270-3883 Just heard on the radio it is being hosted again, not concerned
27	Sako's Complete Auto Service	Letter/discuss	Sako Kassabian	Store Manager	110-12331 Bridgeport Road		(778) 297-8853 No concern
28	Volvo Tires & Wheels	Letter/discuss	Paul Mina	Store Manager	110-12331 Bridgeport Road		(604) 270-3518 No concern
29	Richmond Building Supplies	Letter/discuss	Madhu Reddy	Store Manager	12231 Bridgeport Road		(604) 207-9993 No concern
30	Mastercraft Autobody Ltd	Letter/discuss	Mark Cordick	Assistant Manager	1-12191 Bridgeport Road		(604) 270-4727 No concern
31	Grapes 2 Wine	Letter/discuss	Keith Y.	Sales Representative	1-12191 Bridgeport Road		(604) 278-9865 No concern
32	Pacific Rim Lighting	Letter/discuss	Terry Cook	Store Manager	12211 Bridgeport Road		(604) 273-7670 No concern
33	Nucasa Milling Company	Letter/discuss	Paul Quan Zheng	Store Manager	115-12151 Bridgeport Road		(604) 270-3666 No concern
34	Dear Home	Letter/discuss	Danny King	Store Manager	12111 Bridgeport Road		(604) 232-4468 No concern
35	ADAX Computer Co.	Letter/discuss	Howard Bell	Store Manager	12111 Bridgeport Road		(604) 278-2881 No concern
36	West Coast Stone Gallery	Letter/discuss	Tam Do	Store Manager	160-12111 Bridgeport Road		(604) 244-2988 No concern
37	JMG Collision Repairs	Letter only	Isabel Fong	Store Manager	110-12111 Bridgeport Road		(604) 247-2308 No concern
38	Chivon	Letter/discuss	Wayne Chiang	Store Manager	12051 Bridgeport Road		(604) 273-1985 No concern
39	LOVE'S Autoparts & Appraisers Ltd	Letter/discuss	Alan Ho	Store Manager	2720 No. 5 Road		(604) 278-1091 Representative not present, drop off letter only
40	Lim's Puching Doors Ltd	Letter/discuss	Terry Bell	Store Manager	2650 No. 5 Road		(604) 244-9350 No concern
41	Medasonic Enterprises Inc	Letter/discuss	Catherine Yip	Store Manager	200-2268 No. 5 Road		(604) 273-9506 No concern
42	Abest Building Supplies	Letter/discuss	Chinese card	Store Manager	150-2268 No. 5 Road		(604) 276-1619 No concern
43	HEFA Rare Earth Canada Co. Ltd	Letter/discuss	Joseph M. Pacheco	Store Manager	170-2268 No. 5 Road		(604) 668-5875 No concern
44	FutTech Signage & Display Systems	Letter/discuss	Scott Field	Store Manager	130-2268 No. 5 Road		(604) 821-1884 No concern
45	"Chinese Business Name"	Letter/discuss		Store Manager	270-2088 No. 5 Road		(604) 821-0817 No concern
46	J.P. Windows & Company	Letter/discuss		Store Manager	100-2088 No. 5 Road		(604) 318-3060 No concern
47	Global Media Services	Letter/discuss		Store Manager	110-2088 No. 5 Road		(604) 244-1911 No concern
48	Ammo Power	Letter/discuss		Store Manager			(604) 244-3000 No concern

Note: "Letter only" refers to handing over the letter to a staff member with no discussions

Schedule B (Revised April 18, 2008)
Page 2 of 3

#	Company Name	Consulting	Contact	Title	Address	Telephone	Comments
48	Flamingo Gifts & Recognition Ltd	Letter/discuss	James Mok	Executive Director	140-2288 No. 5 Road	(604) 244-0918	No concern
50	Quantum Environmental Group	Letter only	Tanya McDouall	Manager	150-2088 No. 5 Road	(604) 270-7388	Representative not present, drop off letter only
51	Adlon Printing Co., Ltd	Letter/discuss	Gary Lau	Owner	190-2288 No. 5 Road	(604) 279-9866	No concern, participated in night market as a vendor before, asked about pricing
52	N.V. Plus Auto Accessories	Letter/discuss	Vincent Lee	General Manager	240-2088 No. 5 Road	(604) 278-2088	Concerned about parking. In previous years although parking is reserved 24 hours customers of the night market would park there although there were security guards to watch the lot they parked anyways. The main concern is the rubbish left behind as he couldn't park his own car due to the amount of rubbish.
53	Fleet TAG RFID fleet security	Letter/discuss	Glen	Owner	2088 No. 5 Road	(604) 214-3522	Concerned about parking lot being used by customers of the night market.
ADDITIONAL CONSULTATION (APRIL 1, 2008 TO APRIL 3, 2008)							
54	Custom Ornamental Iron Works	Letter/discuss	Manfred Henschel	President	50 - 12020 Vulcan Way	(604) 273-7940	No concern
55	Scallan A.V.	Letter/discuss	Marin Slack	Owner	12031 Vulcan Way	(604) 278-6442	Personally know Raymond, he thought the event was no longer held at that venue
56	Sam's Millwork & Kitchen Cabinets	Letter/discuss	Sam Lui	Owner	12040 Vulcan Way	(604) 273-8773	No concern
57	P.N.J. Metals Inc.	Letter/discuss			12060 Vulcan Way	(1800) 548-1168	No concern
58	EspressoDoc	Letter/discuss	Don Fabbert	Sales Manager	12120 Vulcan Way	(604) 244-7988	No concern
59	R. Wailes & Son	Letter/discuss	Jim Bregani	Travel Counsellor	12131 Vulcan Way	(604) 273-8608	No concern
60	Travel Direct	Letter/discuss	Pat Gerber		12151 Vulcan Way	(604) 276-6393	No concern
61	Storeoprinters	Letter/discuss			12151 Vulcan Way	(604) 273-1172	No concern
62	Royal Stone Enterprises Ltd.	Letter/discuss			12191 Vulcan Way	(604) 821-1118	No concern
63	Conetec Investigations Ltd	Letter/discuss	Jo-Anne Kantola	Administrative Manager	12140 Vulcan Way	(604) 273-4311	No concern
64	Gardenstone	Letter/discuss	Barb Watkins	Customer Relations	12231 Vulcan Way	(604) 278-0140	No concern
65	Autolind Collision	Letter/discuss	Terry Paw	Assistant Manager	12260 Vulcan Way	(604) 244-0092	No concern
66	No.1 Collision	Letter/discuss	Scott Walker		12420 Vulcan Way	(604) 231-8614	No concern
67	Rj Motor Tech Auto Service Inc.	Letter/discuss	Johnny De La Torre	Owner	140 12440 Vulcan Way	(604) 273-5858	Concern about parking issue, car parked on his premise and illegal spot
68	Tristar Collision	Letter/discuss	Joe Chan	Front desk	12440 Vulcan Way	(604) 821-1133	Was surprised the event was not organized by Raymond anymore, no other comment
69	Emporior	Letter/discuss	Lisa Godlinski	Administration/Accounts	12511 Vulcan Way	(604) 247-0035	No concern
70	Orange Distributions Inc.	Letter/discuss	Nancy Ho	Manager	120 - 12511 Vulcan Way	(604) 247-2487	No concern
71	Pioneer Fish Co.	Letter/discuss	Danny Tam	Sales	1100 - 12611 Vulcan Way	(604) 273-2885	No concern
72	USD B.N. Duty's Trux	Letter/discuss	AJ	Manager	12611 Vulcan Way	(604) 273-5333	No concern
73	Wainboe	Letter/discuss	Tony				Garage, access to his business
74	Richmond Custom Birdery Ltd	Letter/discuss	Paul Trojanowski	Operations Manager	2231 Vauxhall Place	(604) 278-4288	No concern
75	Loong Kong Chicken Ltd	Letter/discuss	Gay McLean	President	2360 Vauxhall Place	(604) 278-7626	No concern
76	Nai-Con Wire Bult Inc	Letter/discuss	Amanda Fong	Assistant Sales Manager	2391 Vauxhall Place	(604) 276-2866	Mentioned they had free parking passes in the past, wondering will we do the same
77	Colmatic Canada Inc.	Letter/discuss	Michael Chiu	President	2431 Vauxhall Place	(604) 278-8922	No concern
78	Scuma Technical Service, Ltd	Letter/discuss	Eleanor Hunter	Sales Assistant	2491 Vauxhall Place	(604) 270-8441	No concern
79	The News Group Canada	Letter/discuss			2500 Vauxhall Place	(604) 270-9919	No concern
80	Vancouver Textiles Ltd.	Letter/discuss			2511 Vauxhall Place	(604) 278-4841	No concern
81	Coldstar Freight Systems Inc.	Letter/discuss	Donna Lerner	President & CEO	2771 Vauxhall Place	(604) 278-7776	No concern
82	Happy Planet	Letter/discuss	Kelly Hawes	Warehouse Manager		(604) 278-5252	No concern
			Aaron Williamson			(778) 835-2748	No concern
ADDITIONAL CONSULTATION (APRIL 7, 2008 TO APRIL 10, 2008)							
83	Source Interlink Companies	Letter/discuss	John Llewellyn	Logistics Manager	13200 Vulcan Way	(604) 232-0577	Manager very pleased to see the event coming back
84	Regional Recycling	Letter only	Allyson Cumberbich	Manager	13300 Vulcan Way	(604) 276-8270	Manager not present, letter was left with staff to forward to the manager
85	Toldon	Letter only	Tanya McCarthy	Human Resources Manager	12751 Vulcan Way	(604) 207-7553	Manager not present, letter was left with staff to forward to the manager
86	Island City Bakery	Letter/discuss	An Nguyen	Operations Manager	105 - 12753 Vulcan Way	(604) 278-6979	Concern with own staff parking, security over loud noises, he will need 60 access passes for employees
87	B. K. Sethi Marketing Ltd.	Letter/discuss	Colin Smith	Service Manager	138 - 12753 Vulcan Way	(604) 783-8557	Just moved in, no concern, happy to see the event again
88	Phelps	Letter only	Norman L'abbie	Manager	185 - 12753 Vulcan Way	(604) 257-8204	Manager not present, letter was left with staff to forward to the manager
89	Krinos	Letter/discuss	Robert McGowan	Branch Manager	178 - 12759 Vulcan Way	(604) 247-0011	Manager not present, letter was left with staff to forward to the manager
90	Centennial Foodservice	Letter/discuss	Garth McCann	Trucker	108 - 12759 Vulcan Way	(604) 273-5261	No concern
91	Coca Cola Warehouse	Letter/discuss	Sarah Chantand		13331 Vulcan Way		Trucker returned to go visit Viking location, left messages at Viking location
92	Ray Dennis Roofing (2005) Ltd	Letter only	Colin Roman	Manager	2420 Viscount Way	(604) 278-0442	Very supportive for the event, no concern
93	Staring Shoes	Letter only	Barbara Bailey	Club Manager	2560 Viscount Way	(604) 270-6114	Manager not present, letter was left with staff to forward to the manager
94	Spart Central	Letter/discuss	James Leung	Mechanic	2611 Viscount Way	(604) 270-8884	Manager not present, letter was left with staff to forward to the manager
95	Ivan Chin Auto Services	Letter/discuss	Saint Sharma	Business Analyst	102 - 2691 Viscount Way	(604) 279-0123	Very supportive of the event
96	Flexstar Packaging Inc	Letter only	Whitney Daren	Store Manager	13320 River Road	(604) 273-9277	No concern
97	Stuts Home	Letter/discuss	Kenny Tsang	General Manager	2633 Sweden Way	(604) 279-5532	Meeting scheduled with Store Manager for Monday (April 14/08) at 3:30pm
98	Staples	Letter/discuss					Concerned about parking. In previous, landlord did not permit parking for customers of the event
99	Morton Clarke	Letter only	Paul Clarke	Manager	160-2968 No. 5 Road	(604) 273-1055	Manager not present, left letter for staff to forward to the manager

Note: "Letter only" refers to handing over the letter to a staff member with no discussions

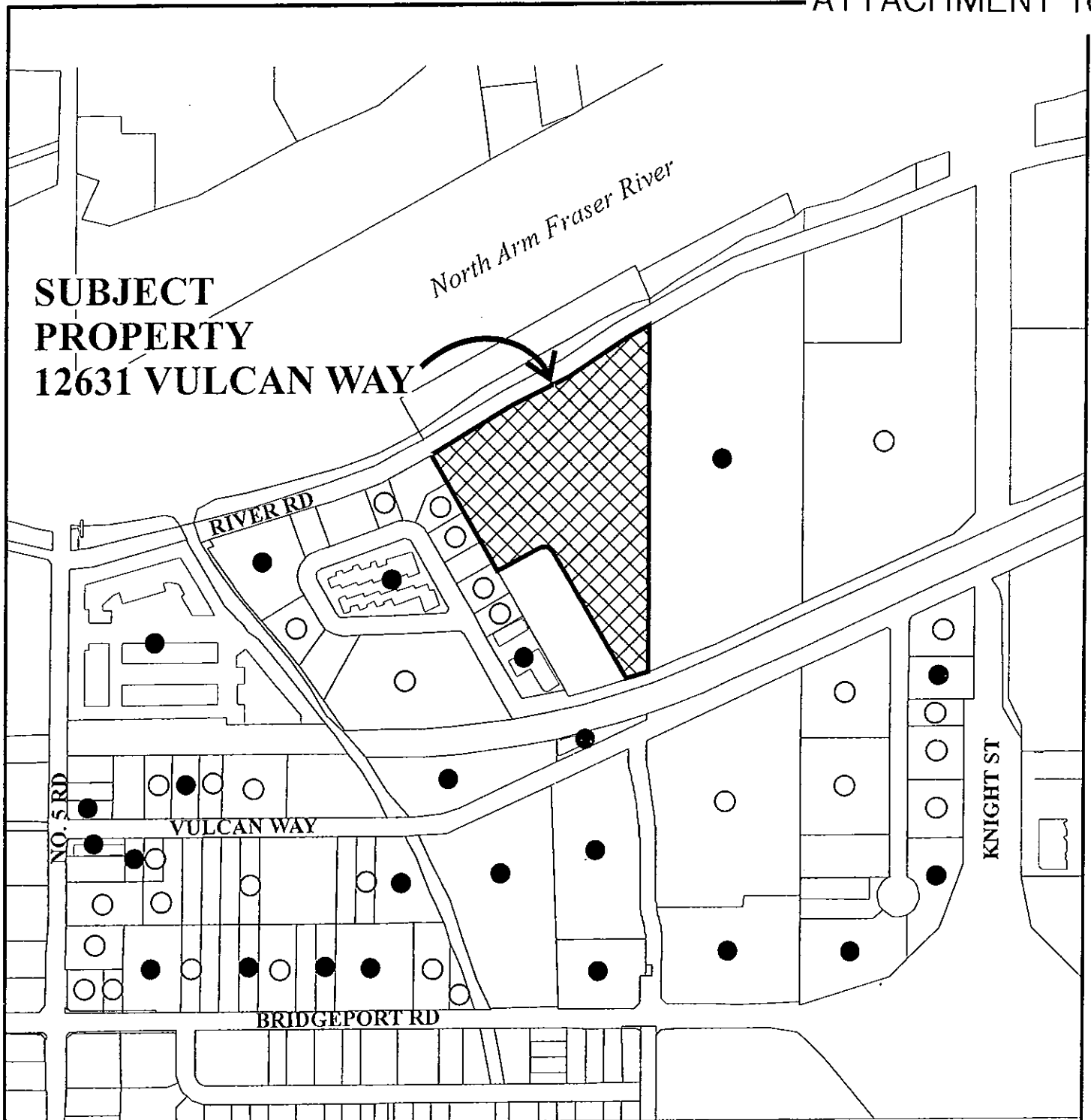
Schedule B (Revised April 18, 2008)
Page 3 of 3

#	Company Name	Consulting	Contact	Title	Address	Telephone	Comments
ADDITIONAL CONSULTATION (APRIL 11, 2008)							
100	**Vacant**	Letter only			2210 Vauxhall Place		**Vacant**
101	101A Catered Affairs	Letter only			2212 Vauxhall Place		Entrance locked, no representative present
102	Design Exhibits	Letter only			2214 Vauxhall Place		Store logo still on the entrance doorway, but business is no longer in operation
103	Midas, Shortshop	Letter only			2216 Vauxhall Place		The representative do not speak English, refused to give out their business card
104	Precise Cabinet Company Ltd	Letter only			2218 Vauxhall Place		**Vacant**
105	**Vacant**	Letter only			2320 Vauxhall Place		No one present at the store
106	Verka Food Products Ltd	Letter/discuss	Gagan Marla	Manager	2340 Vauxhall Place	(604) 214-0005	No concern
107	Z Star Enterprises	Letter only			2380 Vauxhall Place		The representative do not speak English, refused to give out their business card
108	**Vacant**	Letter only			1 - 2531 Vauxhall Place		**Vacant**
109	**Vacant**	Letter only			2 - 2531 Vauxhall Place		**Vacant**
110	**Vacant**	Letter only			3 - 2531 Vauxhall Place		**Vacant**
111	**Vacant**	Letter only			5 - 2531 Vauxhall Place		**Vacant**
112	**Vacant**	Letter only			6 - 2531 Vauxhall Place		**Vacant**
113	**Vacant**	Letter only			7 - 2531 Vauxhall Place		**Vacant**
114	Grande Food Mart	Letter only			2 - 2551 Vauxhall Place		Store awning no longer there, business is not in operation
115	Adaptive Cargo International	Letter only			3 - 2551 Vauxhall Place		Store awning no longer there, business is not in operation
116	Aqualic Design	Letter only			4 - 2551 Vauxhall Place		Store awning still on but door locked, light off, business is probably not in operation
117	CEA Holdings	Letter only			7 - 2551 Vauxhall Place		

ADDITIONAL CONSULTATION (APRIL 14 - 18, 2008)

118	Sears Home	Letter/discuss	Darrin Whitney	Store Manager	2633 Sweden Way	(604) 279-5532	They are only worried about the customers getting into their lot. Mentioned to them that we are working closely with Alan Wilding and that we would put up signs in front of their stalls if they are worried for event mobs taking their spots.
119	Savannah Heating Products	Letter/discuss					
120	Ocean Sanitary Ware	Letter/discuss					
121	Supplier of Dollar Store	Letter/discuss	Craig McCleane	General Manager	2771 Viscount Way 2620 Viscount Way 100 - 2620 Viscount Way	Tel. 604-231-8821 Tel. 604-278-2211 Tel. 604-233-1921	No concern No name given, no business card, no concern George (not willing to give his last name he is Chinese), no title but probably owner He knows we're still waiting for the permit, but he is interested to rent from us if the event is on
122	Inca Metal Cutting Ltd	Letter only			150 - 2771, Viscount Way	Tel. 604-231-8821	Door locked, no access, no listing on yellowpages
123	Savannah Heating Products	Letter only			2771 Viscount Way		Door locked, no multisect
124	Arctic Pearl Ice Storage Ltd	Letter only			No unit #, Viscount Way		Gates locked, no listing on yellowpages
125	Pacific Link Seafood	Letter only			2480/2500 Viscount Way	Tel. 604-278-8300	Gated locked
126	S & S Cabinets Plus Ltd.	Letter only			150 - 2340 Viscount Way	Tel. 604-278-3121	Door locked, no public access, no listing on yellowpages
127	Advance Metalpress	Letter only			2340 Viscount Way	Tel. 604-278-8261 F 604-279-8265	Door locked, no public access

Note - "Letter only" refers to handing over the letter to a staff member with no discussions



LEGEND

- Indicates multiple property owners/businesses contacted on 1 property
- Indicates individual property owners/businesses contacted on 1 property



Map of Businesses/Property Owners
Contacted by Lions Communication
Incorporated

Original Date: 04/22/08

Amended Date: 04/23/08

Note: Dimensions are in METRES



City of Richmond
Planning and Development Department

**Temporary Commercial
Use Permit**

No. TU 08-412295

To the Holder: Lions Communications Incorporated.
Ko Ming Chong
3547 Holdings Ltd., Inc. No. 49426

Property Address: 12631 Vulcan Way

Address: C/O Mr. Paul Cheung
120 – 3851 Shell Road, Building D
Richmond, B.C. V6X 2W2

1. This Temporary Commercial Use Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Temporary Commercial Use Permit is issued subject to compliance with all the items outlined on the attached Schedule "A" to this permit.
3. Should the Holder fail to adhere and comply with all the terms and conditions outlined in Schedule "A", the Temporary Commercial Use Permit Shall be void and no longer considered valid for the subject site.
4. This Temporary Commercial Use Permit applies to and only to those lands shown cross-hatched on the attached Schedule "B" to this permit.
5. The subject property may be used for the following temporary commercial uses:

Summer Night Market on the following dates:

- May 30, 2008 to October 5, 2008 inclusive (as outlined in the attached Schedule "C" to this permit); and
- May 15, 2009 to October 4, 2009 inclusive (as outlined in the attached Schedule "C" to this permit).

Summer Night Market hours of operation shall be between 7:00 pm to 12:00 midnight.

6. Any temporary buildings, structures and signs shall be demolished or removed and the site and adjacent roads shall be maintained and restored to a condition satisfactory to the City of Richmond, upon the expiration of this permit or cessation of the use, whichever is sooner.

To the Holder: Lions Communications Incorporated.
Ko Ming Chong
3547 Holdings Ltd., Inc. No. 49426

Property Address: 12631 Vulcan Way

Address: C/O Mr. Paul Cheung
120 – 3851 Shell Road, Building D
Richmond, B.C. V6X 2W2

7. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder, or should the Holder carry out the temporary commercial use permitted by this permit within the time set out herein and comply with all the undertakings given in Schedule "A" attached hereto, the security shall be returned to the Holder.

- A cash security (or acceptable letter of credit) in the amount of \$116,000 must be submitted prior to May 20, 2008 for the purposes of operating a Summer Night Market during the specified dates set out in Schedule "C" in 2008.
- A cash security (or acceptable letter of credit) in the amount of \$134,000 must be submitted prior to April 20, 2009 for the purposes of operating a Summer Night Market during the specified dates set out in Schedule "C" in 2009.

8. Should the Holder fail to provide the cash security by the dates specified in this permit, the Temporary Commercial Use Permit shall be void and no longer considered valid for the subject site.

9. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

10. Monies outstanding and owed by the Holder to the City of Richmond for costs associated with the previous Summer Night Market event must be paid in full by the following dates:

All monies outstanding from the 2008 event must be paid in full prior to April 20, 2009.

Should the Holder fail to provide any outstanding monies by the date specified in this permit, the Temporary Commercial Use Permit shall be void and no longer considered valid for the subject site.

To the Holder: Lions Communications Incorporated.
Ko Ming Chong
3547 Holdings Ltd., Inc. No. 49426

Property Address: 12631 Vulcan Way

Address: C/O Mr. Paul Cheung
120 – 3851 Shell Road, Building D
Richmond, B.C. V6X 2W2

11. This Temporary Commercial Use Permit is valid for the dates specified in Schedule "C" for 2008 and 2009 only

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR

CORPORATE OFFICER

Schedule “A”

In consideration of the City of Richmond issuing the Temporary Commercial Use Permit for the purposes of operating a Summer Night Market for 2008 & 2009, the event organizer (Lions Communications Incorporated) acknowledges and agrees to the following terms and conditions:

Traffic Control and Parking Management Plan (TCPMP)

- A minimum of 1,000 off-street parking stalls solely dedicated for use by the Summer Night Market event during the dates and hours specified within this permit.
- Traffic control and operations during the event is to be in accordance with the TCPMP approved by the City’s Transportation Division.
- Operation of the TCPMP is to be undertaken by a professional Traffic Control Company with the appropriate trained and certified staff. The TCPMP is to be operated by a minimum of 5 certified Traffic Control Person(s) and 1 certified Traffic Control Supervisor. Costs associated with operations and running of the TCPMP is the responsibility of the event organizer.
- The TCPMP is to be monitored by the City’s Transportation Division in consultation with on-site RCMP and Community Bylaws staff and is subject to revision and changes (i.e., alteration of the plan; additional Traffic Control staff) should the need arise.
- Posting of signage and erection of barricades and road markings will be undertaken based on the TCPMP and is to be at the cost of the event organizer.

City of Richmond and RCMP Staffing

- A minimum of two RCMP members must be in attendance for each night the event is in operation during the hours of operation for the Summer Night Market.
- A minimum of two Community Bylaw Enforcement officers must be in attendance for each night the event is in operation for a maximum of 4 hours for each Bylaw Enforcement Officer.
- Periodic attendance by Transportation Division staff to monitor and oversee the operations of the event and TCPMP.
- All costs for staffing at the applicable rates will be the responsibility of the event organizers.

Site Plan for 12631 Vulcan Way

- Fencing is to be installed as noted on the site plan.
- Parking stalls, drive aisles and emergency access routes are to be implemented as noted on the site plan.
- No Summer Night Market activities or operations are permitted to occur within the existing warehouse building and that the appropriate fencing be installed to restrict access.
- Summer Night Market activities (vendors, food court, entertainment areas and seating) are to be limited to generally the north west portion of the site as shown on the site plan.

Summer Night Market – Event Operations

- The event organizer is responsible for provided dedicated event security and first aid staff.
- The event organizer is responsible for providing adequate means of communication amongst event staffing, security, first aid, Traffic Control staff, RCMP members and Community Bylaw Enforcement Officers.
- Prior to the Summer Night Market opening, the following permits and licenses must be issued:
 - Issuance and completion of the appropriate Building Permit(s) for site servicing works and buildings associated with the Summer Night Market event.
 - The appropriate Business Licenses for all vendors to be in operation at the Summer Night Market.
 - The appropriate Business License for the event operator.
 - Applicable Richmond Health Service (RHS) Permits (Temporary Food Booth Permits; Food Safety and Sanitation Plans) along with required inspections by RHS staff.
- Clean-up and litter removal before, during and after the Summer Night Market each night the event is in operation. Clean-up and litter removal is to be conducted by the event organizers and is to include the subject property as well as surrounding areas impacted by the Summer Night Market event.

Summer Night Market Event Cancellation Procedure

- In the event of a Summer Night Market closure on any identified operational day, event organizers are responsible for notifying appropriate City staff and RCMP members a minimum of 24 hours prior to the start of the event. Should event cancellation notification be within the 24 hour time period, staffing costs will be incurred based on minimum call out times.
- The event organizer is responsible for notifying all vendors of any event cancellation.

General Provisions

- Ensure that the emergency access drive aisle for the subject site remains clear and unimpeded during event operations.
- At the conclusion of each event operation day, any road modifications (temporary signage, barriers, cones) associated with the TCPMP must be removed and original road conditions restored to the satisfaction of the Transportation Division staff.
- Upon expiration of this permit or cessation of the permitted use, whichever is sooner, the following shall be completed:
 - The property described in Schedule “B” shall be restored to its original condition.
 - Adjacent roads shall be maintained and restored to a condition satisfactory to the City of Richmond.
- The event organizer is required to submit the appropriate cash security (or acceptable letter of credit) to the City of Richmond as outlined in the terms and conditions of the Temporary Commercial Use Permit.
- The event organizer is responsible for all costs incurred by the City through the operation of the Summer Night Market event and will be drawn from the cash security required to be submitted for 2008 & 2009 by the event organizer. City staff will send out invoices to

the event organizers to document all City related costs. Incurred costs include, but are not limited to:

- RCMP staffing.
- Community Bylaw Enforcement staffing.
- Transportation Division staffing.
- Production, posting, maintenance and takedown of Summer Night Market directional signage for the event.
- The event organizer is required to pay for City costs incurred beyond the submitted cash security amount.

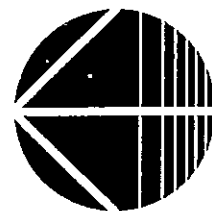
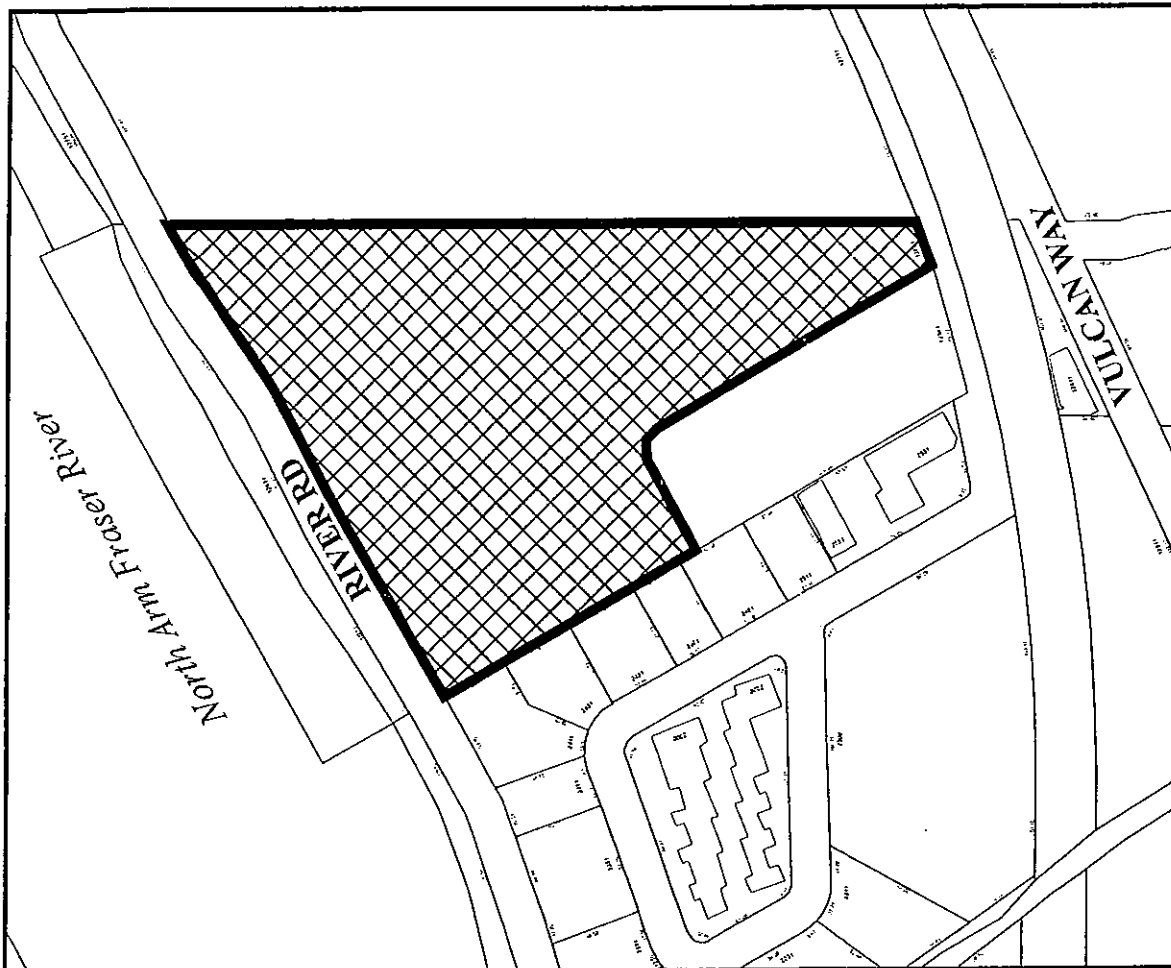
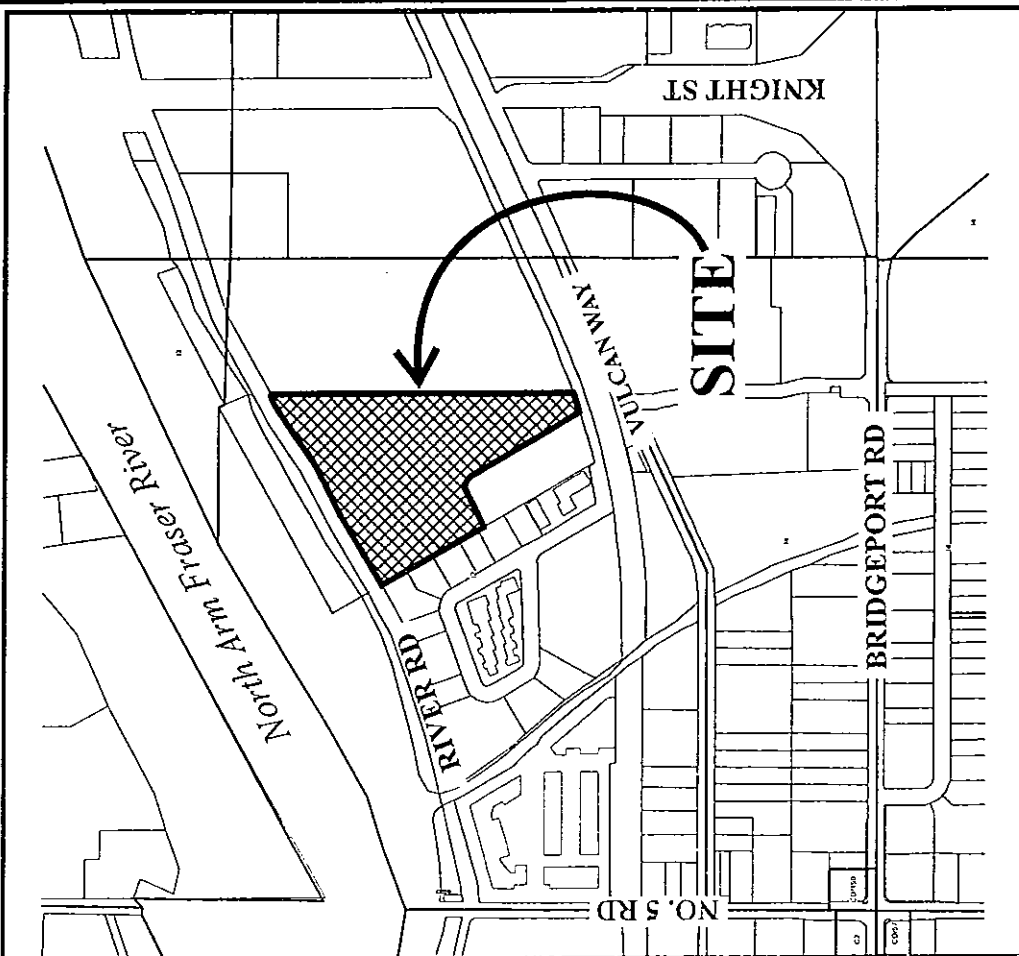
Lions Communications Incorporated
by its authorized signatory

- Signed Copy on File -

Paul Cheung
Director of Operations
(Lions Communications Incorporated)



City of Richmond



TU 08-412295
SCHEDULE B

Original Date: 04/22/08

Revision Date: 04/23/08

Note: Dimensions are in METRES

Schedule "C"

Summer Night Market Schedule of Event Dates for 2008

Month	Day	Total number of Days
May	30,31	2
June	1, 6, 7, 8, 13, 14, 15, 20, 21, 22, 27, 28, 29, 30	14
July	1, 4, 5, 6, 11, 12, 13, 18, 19, 20, 25, 26, 27	13
August	1, 2, 3, 4, 8, 9, 10, 15, 16, 17, 22, 23, 24, 29, 30, 31	16
September	1, 5, 6, 7, 12, 13, 14, 19, 20, 21, 26, 27, 28	13
October	3, 4, 5	3
	Cumulative Number of Days 2008	61

Summer Night Market Schedule of Event Dates for 2009

Month	Day	Total number of Days
May	15, 16, 17, 18, 22, 23, 24, 29, 30, 31	10
June	5, 6, 7, 12, 13, 14, 19, 20, 21, 26, 27, 28	12
July	1, 2, 3, 4, 5, 10, 11, 12, 17, 18, 19, 24, 25, 26, 31	15
August	1, 2, 3, 7, 8, 9, 14, 15, 16, 21, 22, 23, 28, 29, 30	15
September	4, 5, 6, 7, 11, 12, 13, 18, 19, 20, 25, 26, 27	13
October	2, 3, 4	3
	Cumulative Number of Days 2009	68