



To: Planning Committee

Date: March 17, 2021

From: Wayne Craig
Director, Development

File: TU 20-905119

Re: **Application by Firework Productions Ltd. for a Temporary Commercial Use Permit Renewal at 8351 River Road and Duck Island (Lot 87 Section 21 Block 5 North Range 6 West Plan 34592)**

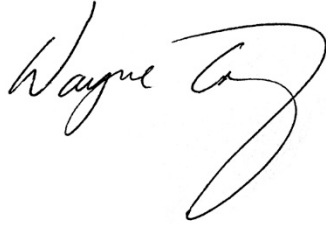
Staff Recommendation

1. That the application by Firework Productions Ltd. for a Temporary Commercial Use Permit Renewal at 8351 River Road and Duck Island (Lot 87, Section 21 Block 5 North Range 6 West Plan 34592) be considered at the Public Hearing to be held on May 17, 2021 at 7:00 p.m. 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 Firework Productions Ltd. for properties at 8351 River Road and Duck Island (Lot 87, Section 21 Block 5 North Range 6 West Plan 34592) for the purposes of permitting the following:

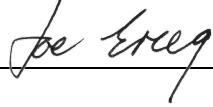
- a) Night market event between May 21, 2021 to December 31, 2021 (inclusive) to allow for a maximum of 80 event operational days in accordance with identified dates and hours as outlined in Schedule C attached to the Temporary Commercial Use Permit;
- b) Night market event between April 29, 2022 to October 16, 2022 (inclusive) for a maximum of 80 event operational days in accordance with identified dates and hours as outlined in Schedule C attached to the Temporary Commercial Use Permit;
- c) Night market event between April 28, 2023 to October 15, 2023 (inclusive) for a maximum of 79 event operational days in accordance with identified dates and hours as outlined in Schedule C attached to the Temporary Commercial Use Permit; and
- d) The night market event as outlined in the report dated March 17, 2021 from the Director of Development be subject to the fulfillment of all terms, conditions and requirements outlined in the Temporary Commercial Use Permit and attached Schedules.”

2. That the Public Hearing notification area be extended to include all properties to the north of Bridgeport Road and West of Great Canadian Way as shown in Attachment 5 to the staff report dated March 17, 2021 from the Director of Development.



Wayne Craig
Director, Development

WC:ke
Att. 6

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Economic Development	<input checked="" type="checkbox"/>	
Business Licences	<input checked="" type="checkbox"/>	
Community Bylaws	<input checked="" type="checkbox"/>	
Community Bylaws – Parking Enforcement	<input checked="" type="checkbox"/>	
Fire Rescue	<input checked="" type="checkbox"/>	
RCMP	<input checked="" type="checkbox"/>	
Building Approvals	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
Finance	<input checked="" type="checkbox"/>	

Staff Report

Origin

Firework Productions Ltd. (Raymond Cheung) has applied to the City of Richmond for a Temporary Commercial Use Permit (TCUP) renewal to allow a night market event at 8351 River Road and Duck Island (Lot 87, Section 21 Block 5 North Range 6 West Plan 34592) (herein called the subject site) (Attachment 1) during the following time periods, including proposed days and hours of operation:

- May 21, 2021 to December 31, 2021 (proposed scheduling flexibility in response to uncertainty around the COVID-19 pandemic as discussed later in this report).
 - Fridays, Saturdays, days preceding a statutory holiday – 6 pm to midnight.
 - Sundays and statutory holidays – 7 pm to 11 pm.
 - Thursdays during July and August – 7 pm to 11 pm.
- April 29, 2022 to October 16, 2022.
 - Fridays, Saturdays, days preceding a statutory holiday – 6 pm to midnight.
 - Sundays and statutory holidays – 7 pm to 11 pm.
- April 28, 2023 to October 15, 2023.
 - Fridays, Saturdays, days preceding a statutory holiday – 6 pm to midnight.
 - Sundays and statutory holidays – 7 pm to 11 pm.

Background

In 2017, Council issued a TCUP (TU 17-764698) valid for 3 years (2018, 2019 and 2020 summer seasons). This same TCUP also granted approval for a winter festival event on the subject site in 2017, 2018 and 2019; however, the event organizer did not end up operating a winter festival event. Summer night market events occurred in 2018 and 2019. The 2020 night market event did not occur due to the COVID-19 pandemic and related Provincial Health Officer (PHO) public health orders.

The night market event has been operating at this site since 2012 and is an established and well known tourist attraction that contributes to the local economy. The safe return of events including the night market, if approved, will play an important role in tourism recovery efforts and will support businesses such as food and retail vendors that rely on events to operate.

In accordance with the Local Government Act, a TCUP renewal application has been applied for to allow the night market event in 2021, 2022 and 2023, for the summer season only.

COVID-19 Implications and Provincial Health Officer Public Health Orders

As a result of the COVID-19 pandemic and related Provincial Health Officer (PHO) public health orders currently in place, events and gatherings remain prohibited throughout the Province. Vancouver Coastal Health staff have confirmed that the night market is classified as an “event” and therefore subject to applicable public health orders in place.

The TCUP renewal application submitted by the event organizer is a land use application that requires Council consideration and approval. This TCUP renewal application can be considered

on its own merits to address all the standard issues and requirements for this type of temporary land use for the night market event. Notwithstanding the TCUP land use application approval required by Council, the night market event is also required to comply with all applicable PHO public health orders, regulations and guidelines associated with events and gatherings.

If Council approves the proposed TCUP renewal and PHO public health orders remain in place that prohibits these types of large gathering events, the night market event will not be able to operate. If Provincial public health orders are modified and regulations implemented to ensure public health and safety at these types of events, the night market event will be required to comply with and follow all applicable public health orders and regulations in order to operate. Provisions about the night market event being subject to and required to comply with all applicable PHO public health orders, regulations and guidelines in relation to the COVID-19 pandemic have been incorporated into the terms and conditions of the proposed TCUP.

Findings of Fact

A Development Application Data Sheet providing details about the night market event is provided in Attachment 2.

The subject site has been subject to a rezoning application (RZ 12-598104; submitted January 10, 2012) for a comprehensive multi-phased high-density commercial redevelopment. The proposal for this project was recently revised and resubmitted on October 6, 2020 (RZ 20-915237) and is currently under review with City staff. The applicant and event organizer for the TCUP renewal application has obtained a lease and authorization from the property owner to apply for and operate a night market event. If, as a result of the processing of this rezoning application, any works or modifications to the subject site occur that impact the proposed event, staff will review to determine impacts to any issued TCUP and will advise Council of any revisions and necessary approvals.

Surrounding Development

The subject site is located in the Bridgeport Village Sub Area in the City Centre Area Plan (CCAP). The site is generally vacant with the exception of servicing and infrastructure to support the night market event. The Canada Line airport connector guideway bisects the site near the vehicle entrance at No. 3 Road and River Road. Development immediately surrounding the subject site is as follows:

To the North: Fraser River.

To the South: “Light Industrial (IL)” on the south side of River Road. A newly constructed high density commercial project, zoned “High Rise Commercial – City Centre (ZC33)”, containing office uses and a hotel is located on a property on the south side of River Road and to the west of West Road.

To the East: Fraser River/foreshore area and River Rock Casino and Resort zoned “Casino Hotel Commercial (ZC17)”.

To the West: Property owned by the Port of Vancouver and the Airport Connector Bridge.

Local Government Act

The Local Government Act grants the ability for a Local Government's to consider and issue Temporary Use Permits. The Local Government Act also places a maximum 3 year period for uses granted through a Temporary Use Permit under the legislation. The TCUP being considered in this report is a renewal application as the original TCUP was granted in the previous 3-year cycle (2018 to 2020).

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) land use designation for the subject site is "Commercial" and "Park". The OCP also contains a policy identifying that Council may consider temporary use permits in areas designated Industrial, Mixed Employment, Commercial, Neighbourhood Shopping Centre, Mixed Use and Limited Mixed Use, Agricultural (outside of the ALR) where deemed appropriate by Council. The proposed TCUP application complies with the provisions of the OCP.

Public Consultation

The event organizer conducted consultation with businesses and residences in the surrounding area to request feedback on the TCUP renewal application for the proposed night market event on the subject site, which included information about the proposed scheduling flexibility for 2021 only in order to allow for adjustments due to impacts from the pandemic. The consultation summary materials that includes two letters to the neighbourhood, summary consultation table and 2 letters of support for the event (Tourism Richmond and River Rock Casino Resort) provided by the applicant is contained in Attachment 3. The event organizer and the City received 2 separate pieces of correspondence from the property owners at 8560 River Road and the event organizer and City provided emails in response to the received letters, all of which is contained in Attachment 4.

The following is a summary of the concerns and comments made by the property owners at 8560 River Road. City staff responses are identified in ***bold italics***:

River Road closure concerns during market event dates

River Road, between West Road and No. 3 Road, must remain open at all times including when the night market event is in operation to ensure access to the existing businesses along this portion of road. The traffic control and management plan for the night market event and the traffic control persons are required to direct traffic to and from the event site in accordance with the plan approved by the City's Transportation Department. River Road is required to remain open with the traffic control person's role to help facilitate safe and effective access and egress for vehicles needing access to River Road. Transportation staff will ensure that the traffic control and management plan enables vehicle access to River Road and will monitor the area to ensure these conditions during event operation are adhered to.

Litter/Garbage concerns on River Road

In accordance with the TCUP terms and conditions, the event organizer is required to clean-up litter and garbage in the area surrounding the subject site on each event operation day. This plan to manage garbage and litter includes placement of garbage receptacles in the neighbourhood, regular garbage sweeps throughout the neighbourhood during event operations and removing the garbage receptacles at the end of each evening. The event organizer has confirmed that garbage receptacles will be placed along the 8500 block of River Road as requested in the correspondence.

Parking concerns

Dedicated off-street parking is required to be provided for night market attendees located on the event site (1,480 stalls) and parking for event vendors and employees located on West Road (200 stalls). The dedicated off-street parking provided for and summarized above is sufficient for the proposed event.

Noise concerns from the event site when the market is not in operation

The concerns about noise being generated from the event site outside of when the night market is operating has been communicated to the event organizer so that they are aware of the concerns of the property owner(s) at 8560 River Road. The event organizer has indicated they are not aware of any activities happening on the site when the night market is not operating that would generate noise, but will monitor this situation and follow-up accordingly. Additional information about noise management for the event will be provided later in the report.

Pedestrian safety on River Road (between West Road and No. 3 Road)

In response to concerns about pedestrian safety along this portion of River Road, Transportation staff have confirmed that during the night market season, parking along the north side of River Road in this area is restricted to facilitate safe vehicle movements. Temporary traffic cones will be placed along the north side of this portion of River Road during night market event operations to provide for safe pedestrian passage. Pedestrian supporting infrastructure (sidewalks; crossings supported by traffic control persons) exist for the main pedestrian routes to the event site along No. 3 Road and River Road (route to/from Bridgeport Canada Line station).

Pandemic/COVID 19 concerns and the night market event

As noted previously in this report, the TCUP renewal application submitted by the event organizer is a land use application that requires Council consideration and approval. In addition to requiring Council approval for the TCUP, the night market event is also required to comply with all applicable PHO public health orders and regulations that are in place at any given time.

Provisions about the night market event being subject to and required to comply with all applicable PHO public health orders, regulations and guidelines in relation to the COVID-19 pandemic have been incorporated into the terms and conditions of the proposed TCUP.

A phone call was also received from a representative of the residential strata for the development at 3333 Corvette Way who identified the following concerns (staff responses are highlighted in bold italics):

Noise concerns and impacts (primarily related to night market stage performances) to the residential units in the development that face the night market site.

To address the concerns about noise, a noise impact assessment will be required to be completed and approved by the City prior to the event commencing operations. This assessment will determine the existing baseline noise condition around the subject site and analyze the anticipated level of impact that the night market event will have to the surrounding area. Implementation of recommendations from the approved noise impact assessment relating to event operations (including amplified sound emitting from stage performances) will be required in conjunction with on-going monitoring of sound levels and measurements during the night market event for the three years proposed in the TCUP renewal. These requirements to manage and address noise impacts of the event to the surrounding area will also be incorporated into the TCUP terms and conditions. Additional information about noise management for the event will be provided later in the report.

- Concerns about traffic congestion along No. 3 Road and difficulties accessing the developments south of Sea Island Way during the operation of the night market event as a result of additional traffic from recently completed mixed use projects (i.e., Yuanheng) south of Sea Island Way.

A Traffic Management Plan (TMP) is required to be approved by the City for the night market event to ensure vehicle access and egress from the event site managed in accordance with provisions of the TMP. In response to concerns about traffic congestion and difficulties of accessing existing and new developments south of Sea Island Way, a number of transportation works have been completed that will improve and facilitate additional means of access to the area at all times and during night market event operations, including the completion of a new road (McMyn Way) with traffic signal connecting No. 3 Road and Corvette Way and supporting pedestrian and cycling infrastructure in the area.

In addition to the public correspondence and phone call comments received as summarized above, a Temporary Commercial Use Permit application sign has been installed on the subject property to notify the area of the renewal application.

During event operations, the event organizer is required to post signage at the main entrance to the event site that provides direct contact information (phone number and email) for any public comments or complaints to be made to the organizer for review and follow-up.

Should the Planning Committee and Council endorse this application, the TCUP renewal application will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. In accordance with the previous public hearing notification area undertaken for the night market event at this site, staff recommend an expanded notification area bounded by Bridgeport Road to the south, Great Canadian Way to the East and Fraser River to the west and north (Attachment 5)

Analysis

General Event Description

The proposal for the night market event for the renewal of the TCUP over the next three years is similar compared to previous operations on the subject site. The event will consist of an outdoor market consisting of food and commercial retail vendors in conjunction with accessory entertainment/activities and services in support of the event (Attachment 6 – night market event site plan). The following are some key highlights of the night market event:

- Up to 150 commercial/retail vendors and 130 food vendors.
- Supporting services (washroom, first aid, security, garbage and recycling).
- Accessory on-site entertainment and activities.
- Provisions for 1,480 dedicated off-street parking stalls on the subject site for event attendees. 200 parking stalls are also being provided for vendor and employee parking on West Road (8411, 8431 and 8451 West Road).

TCUP Response to Potential Scheduling Impacts Due to the Pandemic – 2021 Season Only

Under normal circumstances and as applied for in the TCUP renewal application, the night market event would generally operate from the end of April to mid/late October for each year of operation. To account for the uncertainty during the 2021 season arising from the ongoing pandemic and current PHO public health orders in place to ensure public health and safety, the TCUP incorporates the following proposed scheduling flexibility for the 2021 season only to be adaptive in response to the pandemic:

- Extend the dates of the TCUP to enable the night market to operate beyond the normal event closure during mid to late October. The event season closure date is proposed to be December 31, 2021.
 - Generally, the days and hours of operation during this period are proposed to be consistent with a normal season that generally operate on Friday, Saturday, Sunday and statutory holidays and in some cases the day preceding a statutory holiday.
- Allow the night market event to operate on Thursday evenings from 7 pm to 11 pm for the months of July and August only. This is being requested to maximize the operational days that the night market can operate under favourable weather conditions.

- A maximum of 80 event dates would still apply to the night market during the 2021 season with the incorporated scheduling flexibility. The 80 day cap is consistent with the maximum number of event dates proposed in 2022 and 2023.

The scheduling flexibility summarized above allows the TCUP and the event organizer to adapt to potential scenarios that include a delay in opening or interruptions to the season due to pandemic related public health order restrictions and regulations.

Transportation – Parking and Traffic Management

Transportation staff have reviewed the TCUP renewal application for the night market event. The following is a summary of parking and traffic management provisions:

- 1,480 dedicated parking stalls available on the subject site for event attendees is sufficient for the proposed event (note: parking stalls must be free).
- 200 dedicated parking stalls secured on properties located on West Road (8411, 8431 and 8451 West Road) for vendor and employee parking. A requirement in the TCUP terms and conditions will be for the event organizer to confirm their lease agreement annually prior to the start of each night market event season or suitable contingency plan approved by Transportation staff. In the event this arrangement for vendor parking is no longer in place, a suitable contingency plan will need to be developed by the applicant to the satisfaction of Transportation staff.
- Submission and approval of a Traffic Management Plan (TMP) by the City's Transportation staff and implementation of the TMP by a professional traffic control company. The applicant is responsible for the cost of developing the TMP and implementing the plan by a professional traffic control company.

The event site is well serviced by transit (Canada Line – Bridgeport Station), which will provide an alternative means for event attendees to commute to and from the site through transit and help reduce vehicle traffic volumes to the surrounding road network. The existing TMP directs traffic to and from the event site from No. 3 Road to facilitate efficient vehicle traffic circulation while maintaining vehicle access to businesses in the surrounding area.

Throughout the night market season, Transportation staff attend the night market event to oversee the overall traffic and the TMP and address any issues that arise. Staffing by Transportation staff is not required every event day, but is necessary during the start of the event at the beginning of the season and during the event's busiest time of the season (typically during the summer months). When Transportation attends the event, a maximum of 4 hours of coverage will apply that enables staff to ensure that the TMP and supporting traffic control services are in place and monitor traffic flow to and from the event during peak periods of the evening. The applicant is required to pay for Transportation staff costs associated with the events at the applicable hourly rates. The bond amounts required as part of this TCUP includes the estimated Transportation costs (see Financial Impact section).

RCMP

A minimum of 2 dedicated RCMP officers are required during the proposed hours of operation at the night market event to ensure community safety and provide for a highly visible police presence and quick response in the event of an emergency, generally oversee event safety/security and event attendees and vendors, and monitor operation of the TMP and vehicle traffic to and from the event site. RCMP members dedicated to this event will be in addition to the existing RCMP deployment in Richmond.

The applicant is required to pay for all RCMP staff costs associated with the events at the applicable hourly rates. The required bond amounts required as part of this TCUP includes the estimated RCMP costs (see Financial Impact section).

Community Bylaws

Dedicated Community Bylaws (Parking Enforcement) staff are required at the night market event for the purposes of monitoring and enforcing on-street parking and related City roadway regulations around the night market event site. Community Bylaws has confirmed that staffing for the event will be to provide a maximum of four hours of patrol per event day by Community Bylaws in accordance with the terms and conditions of the TCUP. The applicant is required to pay for all Community Bylaw staff costs associated with the events at the applicable hourly rates. The bond amounts required as part of this TCUP includes the estimated Community Bylaws costs (see Financial Impact section).

Event Noise Management

To manage noise generated from the night market event and related impacts to the surrounding area, a noise impact assessment will be required to be undertaken by the event organizer to complete the following:

- Required to be completed by a professional acoustical consultant.
- Determine the existing level of noise (i.e. the baseline noise) at the proposed development/event site.
- Predict the level of impact that the new proposal/event will have on this existing noise climate to ensure compliance with the City's Noise Regulation Bylaw 8856.
- Make recommendations about sound equipment, site layout and event operations that would help manage and mitigate noise impacts from the event.
- The City's current regulations contained in Noise Regulation Bylaw 8856 shall be referenced in the noise impact assessment for compliance with provisions of the bylaw.
- The noise impact assessment is require to be completed and approved by City staff in advance of the operation of the night market and prior to issuance of a Business License to the event organizer.

Ongoing monitoring through sound measurements during each night market season is also required, at times and locations to be determined and approved by City staff, to ensure that noise is being effectively managed in compliance with the noise bylaw. The community noise impact assessment, including ongoing monitoring, will be done at the sole cost of the event organizer.

If noise concerns persist through receipt of public complaints or ongoing monitoring of noise during the season, the City has the ability to undertake the following actions if needed to address noise related issues:

- Require the event organizer to adjust event operations and equipment to address noise concerns.
- If noise issues remain or no action is taken by the event organizer, enforcement action in the form of ticketing can be undertaken by the City.
- Suspension or revocation of the event organizer's business licence or cancelling the TCUP, by Council, to compel closure of the event are also available options to Council in the event that noise concerns are not sufficiently addressed.

Richmond Fire Rescue

The proposed site plans for night market event is based on the existing configuration and maintains existing emergency access provisions. A Fire Safety Plan and Pre-Incident Fire Plan, in accordance with Fire Protection and Life Safety Bylaw 8306, for this event is required to be submitted to Richmond Fire Rescue staff for review and approval prior to the event opening and in conjunction with any applicable building permits required for the event. The requirement for and approval of the Fire Safety Plan and Pre-Incident Fire Plan, by Richmond Fire Rescue is incorporated into the terms and conditions of this TCUP. The event organizer and each food vendor operating on the event site is required to comply with the Richmond Fire Rescue General Fire Safety Requirements for Food Vendor Including Mobile Food Trucks, which is contained as an attached schedule in the proposed TCUP.

Building Approvals

For the proposed night market event, any buildings/structures (temporary tents) or changes to existing on-site servicing (i.e., plumbing system for the food court) will require submission of the necessary building and site servicing (plumbing) permits, including any necessary supporting consultancy reports, to ensure compliance with all applicable regulations. Issuance of all building permits prior to this event opening is required and identified in the proposed TCUP terms and conditions.

Business Licensing

All commercial retail and food vendor booths operating at this event on the subject site are required to obtain a Business License. The event organizer is also required to obtain a Business License from the City in order to operate. Requirements for all vendors and the event organizer to obtain Business Licenses are identified in the proposed TCUP terms and conditions.

Vancouver Coastal Health

All vendors involved in the handling of food and beverage products at night market event are required to obtain permits from Vancouver Coastal Health to ensure compliance with food safety, sanitation and food handling requirements that all vendors and the event organizer must adhere to.

VCH has an existing application and inspection process for food vendor permits to ensure compliance with their requirements. VCH permits must be approved and food vendors inspected to the satisfaction of VCH staff prior to vendors or the food court opening. VCH requirements for food vendor permits and inspections are identified in the TCUP terms and conditions.

Should public health and safety regulations in response to the COVID-19 pandemic be required or change by Vancouver Coastal Health or PHO through public health order or regulation, each vendor (commercial and/or food) including the overall night market event operations will be required to fully comply. These provisions are included into the TCUP terms and conditions.

Financial Impact

Cost Recovery – City and RCMP Expenses

A cost recovery model approach is taken for City and RCMP expenses incurred as a result of providing the necessary RCMP, Community Bylaws and Transportation staffing levels for the proposed event. All City costs related to RCMP, Community Bylaws and Transportation are required to be paid by the event organizer in accordance with the terms and conditions of the TCUP. A general overview of the RCMP and City costs of providing the necessary staffing and services/works to support the night market event is summarized as follows:

- 2 RCMP officers assigned to the night market event during the hours of operation for night market event operation day at the applicable hourly rate.
- If necessary, coverage for RCMP commercial crimes unit to address any concerns or complaints about the retailing of counterfeit/intellectual property protected items at the night market event. The event organizer has a strategy in place to prevent the retailing of any counterfeit/intellectual property protected items, including expulsion of vendors from the event and monitoring of vendors by event staff. If managed effectively under this strategy and the event organizer prohibits this type of activity from the event, minimal to no costs in this area for RCMP commercial crime unit staff time are anticipated.
- Community Bylaws – 4 hours maximum of dedicated patrol by Community Bylaw officers on each event day of operation.
- Attendance by City Transportation staff throughout the season to oversee and monitor implementation of the TMP and general event operations related to traffic (4 hours maximum per event day of operation).
- Production, posting and takedown of event traffic directional signage by City staff.

Operational Bond Requirements – 2021

Based on the proposed night market event proposed in this TCUP renewal application for 2021, 2022 and 2023, the estimated City and RCMP costs for each year is approximately \$150,000.

In response to the uncertainties caused by the ongoing COVID-19 pandemic and likely impacts to the 2021 night market event season, the following approach to bonding is proposed to ensure all City and RCMP costs are paid for by the event organizer and financial certainty to the event organizer on the amount and timing of required payments to the City (note: this bonding approach is proposed for the 2021 season only):

- A \$50,000 bond is required to be submitted to cover City and RCMP operational costs during the 2021 season. Payment increments and submission dates are as follows:
 - \$25,000 bond submission due 10 business days in advance of the proposed Temporary Commercial Use Permit Public Hearing date (i.e., May 3, 2021); and
 - Additional \$25,000 bond submission due 10 business days in advance of proposed opening date for the night market season.
- The original bond (\$50,000) is drawn down to cover City and RCMP costs that are invoiced monthly to the event organizer during the season. When the bond level reaches the minimum level of \$20,000, the event organizer will be invoiced and will be required to submit monies to the City to “top-up” and return the bond back up to the \$50,000 level. This cycle will repeat as necessary throughout the 2021 night market season.

Operational Bond Requirements – 2022 and 2023

The approach to bonding is proposed to go back to the normal process of securing the full bonding amount from the event organizer prior to the beginning of the season in 2022 and 2023. The \$150,000 per year cost identified previously is an accurate estimate of City and RCMP costs anticipated during the 2022 and 2023 seasons. Based on this, the proposed bond amount and required submission date is as follows:

- 2022 - \$150,000 due on April 14, 2022.
- 2023 - \$150,000 due on April 14, 2023

Provisions in the TCUP for Amounts Owning or Credits

Provisions are built into the TCUP to ensure that any outstanding bonding amounts or monies owing are addressed and paid by the event organizer by the dates and amounts specified in the permit to ensure validity of the permit over the three year term. Any remaining monies leftover from the original bond amount after all City and RCMP costs have been invoiced and paid for will be returned to the event organizer.

Invoicing & Billing

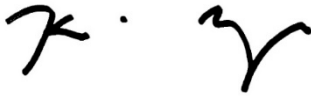
City staff will provide monthly invoices to the event organizer throughout the 2021, 2022 and 2023 night market seasons that provide an overview of the costs and deposit usages and requirements associated with providing the required City and policing services. Invoices are due upon receipt.

Conclusion

The purpose of this TCUP renewal application is to allow a night market event to occur at 8351 River Road and Duck Island (Lot 87 Section 21 Block 5 North Range 6 West Plan 34592) in 2021, 2022 and 2023 during the dates and times identified in this report and subject to fulfilment of the TCUP terms and conditions.

The proposed use of the subject site as a night market event has addressed all issues related to community safety, minimizing impacts to the surrounding area and businesses and managing traffic to and from the event site.

It is recommended that the attached TCUP renewal application be approved to allow a night market event to occur for 2021, 2022 and 2023 at 8351 River Road and Duck Island (Lot 87 Section 21 Block 5 North Range 6 West Plan 34592).



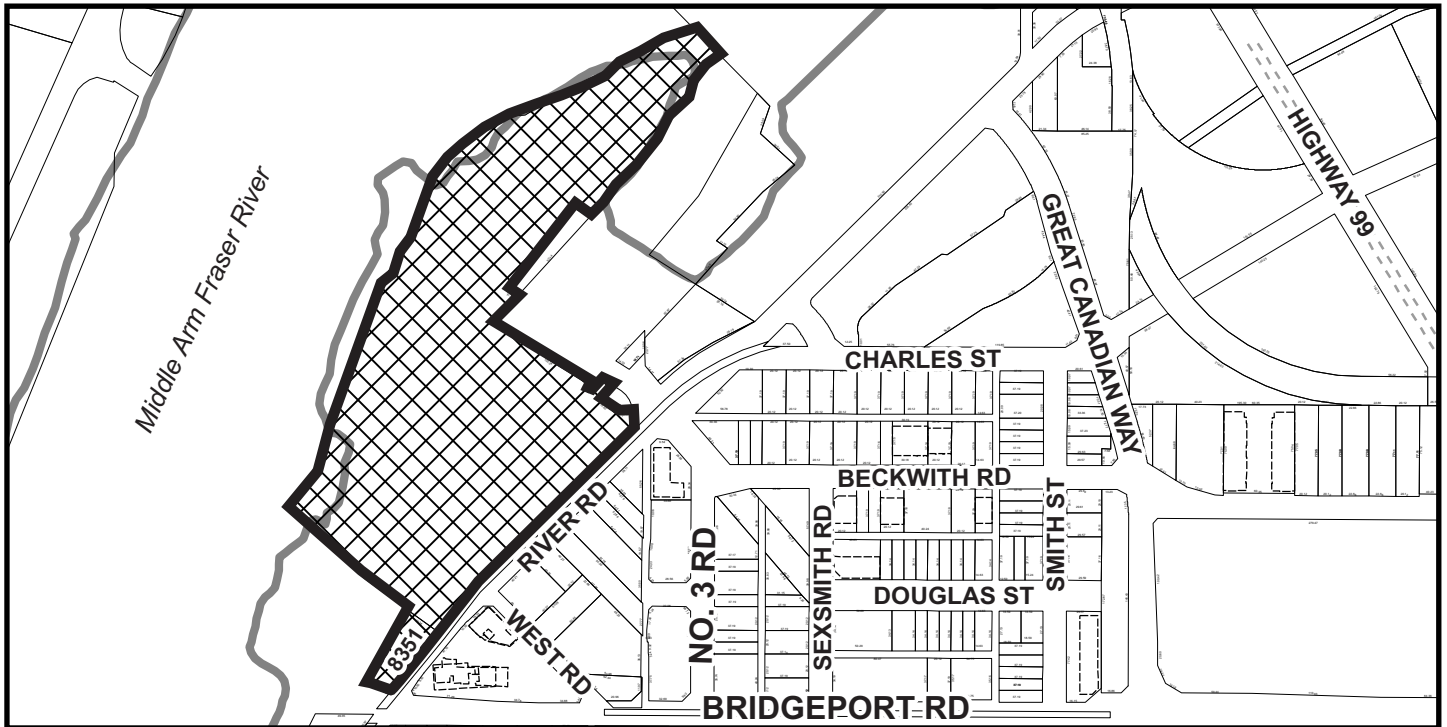
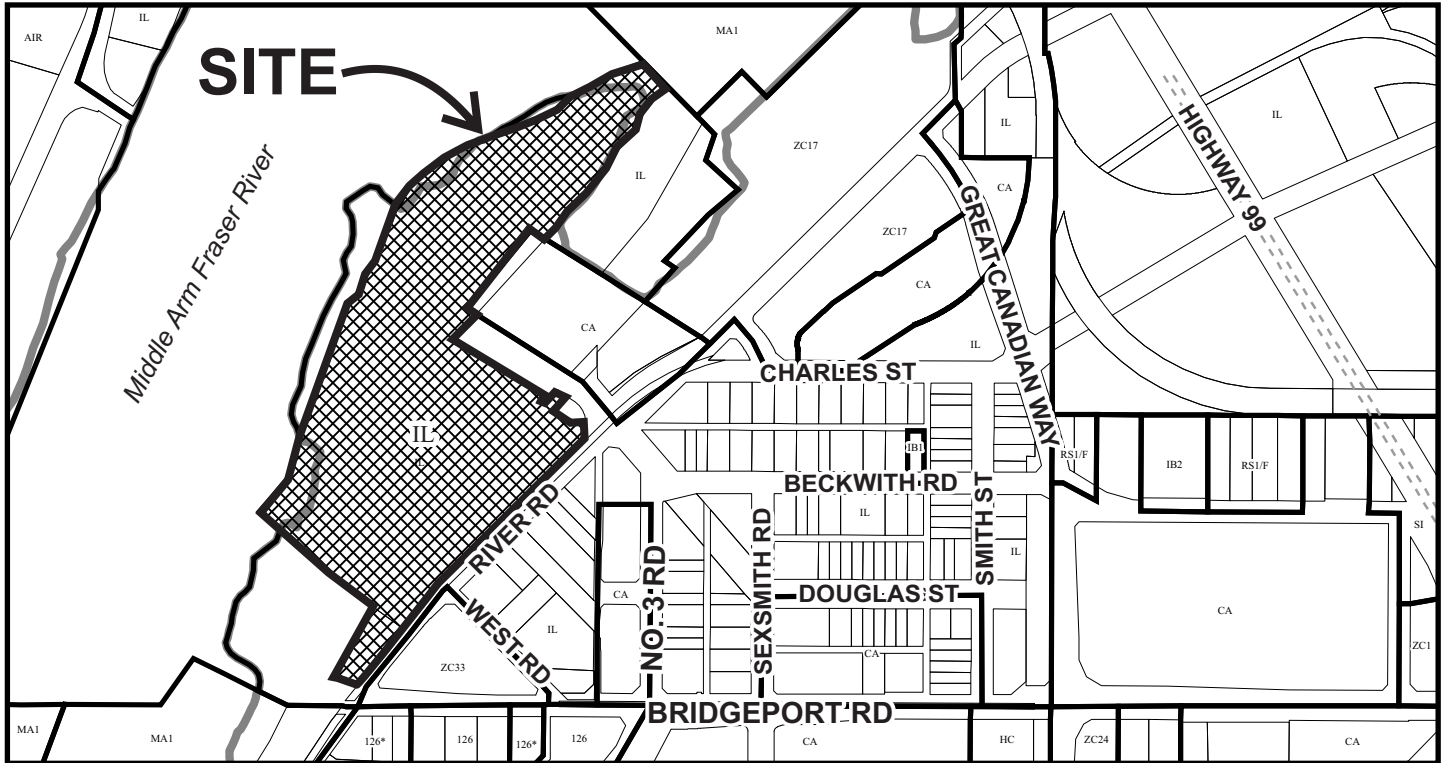
Kevin Eng
Planner 2

KE:cas

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Event Organizer Public Consultation Summary Materials
- Attachment 4: Public Correspondence
- Attachment 5: Proposed Expanded Public Hearing Notification Area
- Attachment 6: Night Market Event Site Plan



City of Richmond



TU 20-905119

PH - 20

Original Date: 10/28/20

Revision Date: 01/29/21

Note: Dimensions are in METRES



City of
Richmond



TU 20-905119

PH - 21

Original Date: 10/28/20

Revision Date: 01/29/21

Note: Dimensions are in METRES



RZ 20-905119

Attachment 2

Address: 8351 River Road and Duck Island

Applicant: Firework Productions Ltd.

	Existing	Proposed
Owner:	Sanhurgon Investment Ltd., Inc. No. BC908774	No change
Site Size (m²):	78,424 m ²	No change
Land Uses:	<ul style="list-style-type: none"> Site primarily vacant outside of night market season dates Existing Canada Line guide way 	Market event area and supporting services, infrastructure and off-street parking area
OCP Designation:	Commercial and Park	No change
Zoning:	Light Industrial (IL)	No change

Year	Opening/Closing Dates	Days of Operation	Hours of Operation
2021	May 21, 2021 to December 31, 2021 Maximum of 80 total event days	Fri, Sat, Sun and Stat. Holidays* (*Including Canada Day – Thursday) Thursdays during the months of July and August only	6 pm to 12 am on Fri/Sat/Sun. before stat. holiday 7 pm to 11 pm on Sun. and stat. holiday 7 pm to 11 pm on Thursday (July and August only)
2022	April 29, 2022 to October 16, 2022 Maximum of 80 total event days	Fri, Sat, Sun and Stat. Holidays (Including June 30, 2022 – Thursday)	6 pm to 12 am on Fri/Sat/Sun. before stat. holiday 7 pm to 11 pm on Sun. and stat. holiday
2023	April 28, 2023 to October 15, 2023 Maximum of 79 total event days	Fri, Sat, Sun and Stat. Holidays	6 pm to 12 am on Fri/Sat/Sun. before stat. holiday 7 pm to 11 pm on Sun. and stat. holiday

Richmond Night Market Neighbour Consultation Letter

Dear Neighbours,

The purpose of this letter is to inform businesses, property owners and residents of the Richmond Night Market event plans for 2021, 2022 and 2023 and seek comment and feedback from the public.

Richmond Night Market is the biggest night market in North America. For 20 years Richmond Night Market has been the Lower Mainland’s Summer Fun destination. With your continuous support and help, our event has grown from a popular local event to a destination attraction, drawing visitors from across Canada, the U.S. and beyond.

However, in light of the ongoing COVID-19 pandemic, the Richmond Night Market has to postpone the event to 2021 to ensure the health and safety of our community.

A Temporary Commercial Use Permit (TCUP) application has been submitted to the City for processing to obtain land use approval from Richmond City Council for the purposes of operating a seasonal night market event at 8351 River Road (and Duck Island Site).

The TCUP application is being processed now so that the necessary land use approvals and operational parameters are in place in the event that the Province and related public health and safety regulations and Public Health Officer orders enable events involving larger gatherings to occur in a safe manner.

The Richmond Night Market event is subject to all Provincial public health and safety regulations and Provincial Health Officer (PHO) orders. If these regulations and PHO orders restrict or do not allow these types of events, the Richmond Night Market will have to comply regardless of having a land use approval in place.

We propose to operate from end of April to mid October in 2021, 2022 and 2023. Hours of operation are as follows:

<u>Regular weekend:</u> Fridays & Saturdays: 6pm-12am Sundays: 7pm-11pm	<u>Long weekend:</u> Fridays-Sundays: 6pm-12am Mondays: 7pm-11pm
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To ensure our event running smoothly and safely, there will be management plan in place especially in the areas of traffic, parking, garbage, noise and security.

Traffic

We will be using the same professional traffic control company in the past years to manage and control traffic flow to and from the event site for all proposed event operational days.

Parking

We will be providing enough capacity of parking stalls for patrons and vendors. To ensure the convenience of the business owners, employees, visitors, and residents who work and live in the area, we will provide special parking pass to access to and from their properties and businesses in the area.

Garbage

There are garbage bins installed in the area surrounding the market and event site. We will be also hiring staff to clean up the garbage and bins during and after event operation hours.

Noise

The music mainly generates from the stage. There will be limited background music on the event site including game section, food booths and seating area.

All the stage performances will comply with the noise bylaw and our stage manager will have the digital sound level meters for sound monitoring and adjust as necessary in response to any noise related concerns from the public during the event night.

Management will directly respond to any noise related concerns from the public.

Security

We will be hiring a professional security company to ensure the safety and security in the market and event site. There will be also RCMP on site to ensure the community safety.

Request for Comments and Feedback

The TCUP application has been submitted to and is being processed by the City. A decision on the TCUP application for our proposed event will be made by Richmond City Council, which will include a Public Hearing prior to any decision being made by Council on the application. The future date for Council consideration of the TCUP application (including a Public Hearing) will be determined once staff processing of the application is completed. As part of our consultation with businesses, property owners and residents, we are requesting any comments, concerns and feedback to be submitted by December 15, 2020. Comments/feedback can be submitted through email (admin@richmondnightmarket.com). If you have any questions, please contact us at 604-244-8448.

Once again, we appreciate for your continuous support for our event.

Best regards,

Raymond Cheung

Event Organizer

Firework Productions Ltd.

Unit 3063-8700 Mckim Way

Richmond BC V6X 4A5

Tel: 604-244-8448



Richmond Night Market

Neighbour Update Consultation Letter

Dear Neighbours,

The purpose of this letter is to update businesses, property owners and residents of the Richmond Night Market event operations and scheduling changes proposed for the 2021 season and seek comment and feedback from the public. The updates provided in this letter are proposed for the 2021 season only. All previous information provided about the proposed 2022 and 2023 night market seasons remain applicable and are unchanged.

The reason for requesting scheduling flexibility is in response to the uncertainties arising from COVID 19 related restrictions that may delay the opening of the event or other pandemic related circumstances that may impact the night market event operation dates.

A Temporary Commercial Use Permit (TCUP) application has been submitted to the City for processing to obtain land use approval from Richmond City Council for the purposes of operating a seasonal night market event at 8351 River Road (and Duck Island Site).

The Richmond Night Market event is subject to all Provincial public health and safety regulations and Provincial Health Officer (PHO) orders. If these regulations and PHO orders restrict or do not allow these types of events, the Richmond Night Market will have to comply regardless of having a land use approval in place.

We propose the following changes to the Richmond Night Market Event for 2021 season only.

Event Operations on Thursday - July and August for 2021 season only

We request event operations on Thursdays during July and August 2021 and propose the event operation hours from 7pm to 11pm. The nine proposed Thursdays in July and August would apply to the maximum of 80 event operation days proposed to be incorporated in the TCUP.

Scheduling Flexibility to Allow the Richmond Night Market to Operate Later into 2021

We propose to allow the Richmond Night Market to operate until the end of 2021 (i.e., December 31, 2021), which would add approximately 2 ½ months from when the event would normally close for the season (i.e., mid to late October).

The maximum number of the event operation days for the 2021 season remain unchanged at 80 event operation days including the proposed changes. The request of scheduling flexibility to allow the event operations to the end of 2021 is to take into account the uncertainty that remains as a result of the COVID 19 related restrictions and potential impacts to the event operation dates.

The proposed days and hours of operation for the 2 ½ months for 2021 will be similar to previous years events:

<u>Regular weekend:</u> Fridays & Saturdays: 6pm-12am Sundays: 7pm-11pm	<u>Long weekend:</u> Fridays-Sundays: 6pm-12am Mondays: 7pm-11pm
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To ensure the proposed event operations days running smoothly and safely, the management plan in place especially in the areas of traffic, parking, garbage, noise and security will continue to apply to the event operations for all proposed scheduling revisions outlined in this letter.

Request for Comments and Feedback

As part of our consultation with businesses, property owners and residents, we are requesting any comments, concerns and feedback for these proposed changes to be submitted ASAP. If you have any concerns or comments, please submit them through email (admin@richmondnightmarket.com).

Once again, we appreciate for your continuous support for our event.

Best regards,

Raymond Cheung

Event Organizer

Firework Productions Ltd.

Unit 3063-8700 Mckim Way

Richmond BC V6X 4A5

Tel: 604-244-8448



**Richmond Night Market - TCUP Application
Summary of Neighbour Consultation**

	Name of Street	Unit/Building	Company	Delivery Date	Phone No.	Comments	Support (S)	Not support (NS)
1	Beckwith Road	865.1	Auto	11/21/2020	604-649-1231	N/A		
2	Beckwith Road	871.1	Centurion Hardwood Floors	11/21/2020	604-910-9653	N/A		
3	Beckwith Road	873.1	Evolution Stone	11/21/2020	778-316-3819	N/A		
4	Beckwith Road	879.1	Amberleaf Cabinetry	11/21/2020	604-285-1928	N/A		
5	Beckwith Road	881.1	International Textiles Ltd	11/21/2020	800-801-6824	N/A		
6	Beckwith Road	882.0	J&R Excavation & Demolition Ltd.	11/21/2020	604-247-0337	N/A		
7	Beckwith Road	885.1	Canadian Pacific Seafood Ltd	11/21/2020	604-278-5512	N/A		
8	Beckwith Road	886.0	Star Box	11/21/2020		N/A		
9	Beckwith Road	888.8	Brighthouse Auto Electric Services Ltd	11/21/2020	604-273-4904	N/A		
10	Beckwith Road	891.1	Easy Way Trading Co Ltd	11/21/2020	604-278-7489	N/A		
11	Beckwith Road	893.1	Specialist A & A Japanese Engine	11/21/2020	604-278-4289	N/A		
12	Beckwith Road	896.0	Boost Start Capital Inc.	11/21/2020		N/A		
13	Beckwith Road	897.1	Canadian Chinese School of Theology Vancouver	11/21/2020	778-251-5678	N/A		
14	Smith Street	267.1	Household	11/21/2020		N/A		
15	Smith Street	265.1	Household	11/21/2020		N/A		
16	Smith Street	261.1	Household	11/21/2020		N/A		
17	Smith Street	257.1	Household	11/21/2020		N/A		
18	Smith Street	269.1	Household	11/21/2020		N/A		
19	Smith Street	271.1	Household	11/21/2020		N/A		
20	Smith Street	273.1	Household	11/21/2020		N/A		

21	Smith Street	2751	Boss Automotive 1996 Ltd	11/21/2020	604-270-9608	N/A		
22	Smith Street	2800	Locost Garage	11/21/2020	604-278-1936	N/A		
23	Smith Street	2900	Viva Java.	11/21/2020	604-270-7740	N/A		
24	Douglas Street	9011	Household	11/21/2020		N/A		
25	Douglas Street	8995	Integral Sense Brands Inc	11/21/2020	+1 866-933-1744	N/A		
26	Douglas Street	9000	Household	11/21/2020		N/A		
27	Douglas Street	8940	Household	11/21/2020		N/A		
28	Douglas Street	8811	Household	11/21/2020		N/A		
29	Douglas Street	8771#140	Elgin Floors	11/21/2020		N/A		
30	Douglas Street	8771#120	Jin Wah Sing Musical Assn	11/21/2020		N/A		
31	Douglas Street	8900	Household	11/21/2020		N/A		
32	Sexsmith Road	2800	The Story Café	11/21/2020	604-697-8679	N/A		
33	Sexsmith Road	2840	Days Inn by Wyndham Vancouver Airport	11/21/2020	604-207-8000	N/A		
34	Sexsmith Road	2851	Jingon International Development Group	11/21/2020		N/A		
35	Sexsmith Road	2971	Shibuyatei Japanese Restaurant	11/21/2020	778-297-1777	N/A		
36	Bridgeport Road	8811	Hampton Inn by Hilton Vancouver-Airport	11/21/2020	604-232-5505	N/A		
37	No. 3 Road	2700	Bridgeport Collision	11/21/2020	604-273-2766	N/A		
38	No. 3 Road	2780	Marutama Ra-men	11/21/2020		N/A		
39	No. 3 Road	2800	Houstone Enterprises Ltd	11/21/2020	778-297-6398	N/A		
40	No. 3 Road	2820	Vancouver Fleet Services ltd	11/21/2020	604-278-1701	N/A		
41	No. 3 Road	2840	Express Lube & Tune	11/21/2020	604-278-1018	N/A		
42	No. 3 Road	2920	Jingon International Development Group	11/21/2020		N/A		
43	No. 3 Road	2980	Jingon International Development Group	11/21/2020		N/A		

44	No. 3 Road	2899#1	Flow Thai Massage & Spa	11/21/2020	604-285-2899	N/A		
45	No. 3 Road	2899#2	Dalje Buddhist Art	11/21/2020		N/A		
46	No. 3 Road	2811#280	The Jade Seafood Restaurant	11/21/2020	604-249-0082	N/A		
47	No. 3 Road	2811#135	24K Delicious Cheese Tea	11/21/2020	604-370-2404	N/A		
48	No. 3 Road	2811#125	Bill Natural Sources	11/21/2020		N/A		
49	No. 3 Road	2811#120	Namira Mitra Hair Design	11/21/2020	604-279-9887	N/A		
50	No. 3 Road	2811#115	Hai Li Freight	11/21/2020	604-303-9601	N/A		
51	No. 3 Road	2811#110	Daily Delicious	11/21/2020	236-858-5545	N/A		
52	No. 3 Road	2651#1	West Coast Automotive	11/21/2020	604-276-8293	N/A		
53	No. 3 Road	2651#4	Auto Body One	11/21/2020	604-270-7123	N/A		
54	No. 3 Road	2651A	Hans Radiator Repair Shop	11/21/2020	604-278-5232	N/A		
55	River Road	8580	Juan's Auto Service	11/21/2020	16042412848	N/A		
56	River Road	8560	The Barn	11/21/2020	16042441106	They mainly concern about the access to their property during the night market operation, garbage in the River Road, the recent change in the neighborhood and Covid-19 spread. Please refer to attachment 4		
57	River Road	8540	STIHL Don Dickey Supplies	11/21/2020		N/A		
58	River Road	8520	Ng Fung Enterprises Ltd	11/21/2020	604-273-2826	N/A		
59	River Road	8500	Wings Mould Canada	11/21/2020	604-276-2517	N/A		
60	River Road	8480		11/21/2020		N/A		
61	West Road	8400	International Trade Center	11/21/2020	778-881-5076	N/A		
62	Bridgeport Road	8477	International Trade Center	11/21/2020	778-881-5076	N/A		
63	River Road	8811	River Rock Casino	11/27/2020	604-247-4197	N/A		

64	Beckwith Road	8840		12/21/2020		N/A		
65	Smith Road	2720		12/21/2020		N/A		
66	Douglas Street	8991	Household	12/21/2020		N/A		
67	Douglas Street	8960	Household	12/21/2020		N/A		
68	Bridgeport Road	8911	Household	12/21/2020		N/A		
69	Bridgeport Road	8971	Discount Car & Truck Rentals	12/21/2020	1-888-310-2277	N/A		
70	Smith Street	2900	Strata building	12/21/2020		N/A		
71	Bridgeport Road	8581		12/21/2020		N/A		
72	Bridgeport Road	8571		12/21/2020		N/A		
73	Charles Street	8960		12/21/2020		N/A		
74	Charles Street	8920	The learning Centre	12/21/2020		N/A		

----- Forwarded message -----

From: Eng, Kevin <KEng@richmond.ca>
Date: Fri, 27 Nov 2020 at 12:34
Subject: RE: Night Market
To: Chuck Keeling <ckeeling@gcgaming.com>
Cc: raymond cheung <2012rayray@gmail.com>

Hi Chuck – I'm well thanks, same to you.

Thanks for connecting and providing comments on the TCUP renewal application. This email will be included as part of the public consultation and accompanying correspondence that the event organizer is undertaking through the processing of the application, which will be provided to Richmond City Council when they consider the renewal application.

Raymond – Please make note of this email and include it in your summary consultation report to be submitted to the City once you have completed your consultation.

All the best.

Kevin Eng

Planner 2, Policy Planning Department, City of Richmond

604-247-4626; keng@richmond.ca; www.richmond.ca

From: Chuck Keeling <ckeeling@gcgaming.com>
Sent: November 27, 2020 10:00 AM
To: Eng, Kevin <KEng@richmond.ca>
Cc: raymond cheung <2012rayray@gmail.com>
Subject: Night Market

Hi Kevin; I hope you're doing well.

Raymond has asked that we provide a brief email pertaining to the potential renewal of his TUP for the Night Market in 2021.

With that in mind, please accept this email, on behalf of River Rock Casino Resort, as our indication that we have no concerns with the TUP renewal, subject to the operator maintaining a Traffic Management Plan that addresses any congestion/access/egress issues that may impact visitation to River Rock for any of our guests.

Please do not hesitate to contact me if you have any questions or would like more information.

Thanks.

Chuck

Chuck Keeling

Executive Vice President,

Stakeholder Relations

and Responsible Gaming

Great Canadian Gaming Corp.

150 - 8831 River Road

Richmond, BC V6X 1Y6

O- 604-247-4197

C- 778-874-4942

ckeeling@gcgaming.com

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December 15th, 2020

RE: Richmond Night Market TCUP Renewal

To whom it may concern,

The Richmond Night Market has been a valued and active partner of Tourism Richmond for many years. It is one of our most visited attractions in Richmond, drawing visitors from near and far.

It has also been written about very favourably by travel journalists from all over the world, and Canada's Prime Minister even visited in 2019.

We fully support their continued presence in our city – and look forward to when they reopen in 2021.

Kindest regards,

A handwritten signature in black ink that reads "Nancy Small". The signature is written in a cursive, flowing style.

Nancy Small
CEO, Tourism Richmond

**Jayker Holdings Ltd.
8560 River Road Richmond, B.C.
V6X 1Y4**

November 25, 2020



City of Richmond
Planning Department
6911 No 3 Road
Richmond B.C. V6Y 2C1

And

Firework Productions Ltd.
Unit 3063 – 8700 McKim Way
Richmond, B.C. V6X 4A5

We are writing to comment on the proposed Temporary Use Permit application for land use approval for the Richmond Night Market. We are both owners and residents of 8560 River Road Richmond B.C. and are situated directly across the street from the property in question and thus directly impacted..

1. We have had the experience many many times of having River Road shut off from vehicles, making it impossible for us to conduct our business or even enter and exit from our property. Pylons are put to block River Road at No. 3 Road and on West Road from Bridgeport thus blocking our access to our property. River Road at No. 3 Road must be left open both for residents and businesses and their customers.
2. In the past years the Night Market has stated they would put garbage cans out on River Road for their customers to use. I request that the litter be picked up from the entire time the Market is operating and that garbage cans be put out in the 8500 Block of River Road because people walk up this street to access the entrance on No. 3 Road and both coming and going throw their garbage on the street, our property or the railroad tracks..
3. Parking – is going to be a bigger problem than previous years. The two new office buildings and the hotel will be operating while the market is open. The Night Market used to utilize, along with their own parking, the space now occupied by the Jade Seafood Restaurant – they no longer have this space. The Night Market also used the space underneath the Canada Line across from the River Rock Casino and they no longer have this space.
4. Noise – When the market is open I understand that they have to have music and crowd noise. However my concern is that every week while the market

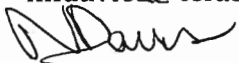
is not open, the music level is far greater than even when they are open! I would ask that they do not play music while the market is not open. It is usually young people who are there and I am sure they don't think about how the noise effects the local businesses during the day.

This area has changed since the Richmond Night Market first opened and the City of Richmond granted them a temporary use permit. We now have River Road opened and vehicles can exit directly onto Bridgeport and the bridge to the airport or Vancouver. We have a new hotel planning to open. We have two large office towers open. We urge the Council members to come and look at the area again prior to granting the approval. Huge numbers of people walk along River road at night to access the Night Market on No. 3 Road. River Road in our block is narrow. Could the City arrange to clear out the railroad tracks to allow people to use this as a path to keep them off the roadway for safety reasons.

We are not against the Richmond Night Market but feel that some things need to be addressed in light of this changing area.

Our biggest fear is COVID 19 spreading. We decided to close our store because we did not want to contribute to Covid19 spread. I believe there is no way Canada will have vaccinated enough people (if any) by the suggested opening date of April 2021 that the Richmond Night Market proposes. Canada hopes to have everyone who will take a vaccination have done so by the end of 2021. It is the City of Richmond's responsibility to keep its residents safe and I suggest that they do not give approval for 2021 but defer until 2022.

Henry and Nancy Davies
Jayker Holdings Ltd.
Mitchell Island Equipment Inc.
nndavies@telus.net



**Jayker Holdings Ltd.
8560 River Road
Richmond, B.C. V6X 1Y4**

December 7, 2020

City of Richmond
Planning Department
6911 No. 3 Road
Richmond, B.C. V6Y 2C1

Re: Development Permit Application for Fireworks Production (Richmond Night Market)

We wish to add the following to our concerns re the night market.

On November 25 we sent a letter to the City and to the applicant regarding the above Permit Application and have received an email response from Fireworks Production in which they state regarding River Road :

“During the Night Market hours, the River Road is for local traffic only, no public car be allowed to enter.

Same as previous year, we will be using the same professional traffic control company to manage and control traffic flow. We will ensure they are awareness of the local pass for the neighbourhood. All the neighbourhood would be providing local passes for easy access to and from their properties and businesses in the area”.

This is not acceptable. For them to say that **“no public car be allowed to enter’** and for the City to go along with that, does not make sense.

We built and have owned our building for the past 45 years and had various tenants plus prior to Covid had our own business. As well we have a caretaker unit on the premises where we live. Because of Covid we temporarily closed our business but do sell online and have customers that come in the evenings on weekends. There are at least six other businesses in our block of River Road.

With the opening of River Road for access to the Airport Connector Bridge, Bridgeport and to Vancouver (Arthur Laing Bridge), Burkeville, and the Airport, the traffic has hugely increased since the Night Market was open. Two years ago when the market was operating it was very difficult to get the attention of the traffic people to tell them where we were going. Our customers stated they just gave up trying to get to our property on the three and four nights a week for the

six months the Market is allowed to be open.

We pay considerable taxes on our property and to have our road basically shut down for half of the year by another business is unfair to the rest of the businesses and residents on River Road. .

If the City is considering allowing our block on River Road to be shut down for six months a year, 3 to 4 nights a week, then we demand compensation for ourselves and compensation as well for the other businesses and residents on River Road. We already have restrictions on our property because of the airport, the Canada Line hangs over a curve at the rear of our property and is extremely loud and now you are considering approving a private business to restrict access to our property.

River Road must be left open. No other business should have the right to impact six other businesses! If a business cannot contain their operations on their own property and not impact others, then the site is not conducive to the use.

I would appreciate a response from the City.

A handwritten signature in blue ink, appearing to be 'Henry/Nancy Davies', written in a cursive style.

Henry/Nancy Davies
Jayker Holdings Ltd.

/nd

From: admin@targetevent.com
To: ndavies@telus.net
Subject: Response to Comment on Richmond Night Market 2021

Dear Henry and Nancy,

We have received your comment letter dated on November 25, 2020. Thank you for your support and express your concerns about our proposed event. Richmond Night Market always takes your healthy and safety as our top priority. Regarding your concerns about the TCUP application, please find our response as below:

1. During the Night Market operation hours, the River Road is for local traffic only, no public car be allowed to enter. Same as previous year, we will be using the same professional traffic control company to manage and control traffic flow. We will ensure they are awareness of the local pass for the neighborhood. All the neighborhood would be providing local passes for easy access to and from their properties and businesses in the area.
2. Garbage bins will be put out in the 8500 River Road during the Night Market operation hours.
3. We are aware that there is new development in the area, but same as previous years, we provide enough capacity of parking stalls for our visitors. In addition, we also encourage the visitors to the night market by public transit.
4. To ensure the consistency of noise level, during the Night Market operation hours, we will do the sound check to ensure the audio volume within the sound level bylaw. During weekdays, there are usually no staff on site but we will keep monitoring this issue.

During the pandemic, we are working closely with Vancouver Coast Health for their guidelines on social gathering. The health and safety of our community is always our top priority. For the Night Market reopen next year, we will be keep strictly following all Provincial public health and safety regulations and Provincial Health Officer (PHO) orders at that time. We will have high standards of cleanliness for the event and implement onsite health and safety protocols to meet all PHO requirements.

If you have any further questions or concerns, please feel free to let us know. We know that this is a very challenging time for everyone, we hope we can get through this together.

Best regards,

Grace Deng
Firework Productions Ltd.
Unit 3063-8700 Mckim Way
Richmond BC
V6X 4A5
604-244-8448 Tel
604-244-8872 Fax
<https://richmondnightmarket.com/>

From: [Eng. Kevin](#)
To: ["nndavies@telus.net"](mailto:nndavies@telus.net)
Subject: Response to comments and concerns - Richmond Night Market (8351 River Road & Duck Island Site)
Date: February 2, 2021 5:15:45 PM
Attachments: [20120412Local_User.pdf](#)
[20121612Local_User.pdf](#)

To Henry and Nancy Davies,

This email provides City of Richmond responses to the comments and concerns from your letters (dated November 25, 2020 and December 7, 2020) in relation to the Temporary Commercial Use Permit (TCUP) renewal application submitted for Richmond Night Market 2021, 2022 and 2023 seasons.

The submitted correspondence is attached for reference purposes and City responses to your concerns are provided in the sections below.

The submitted letters will also be included as public correspondence received as part of the processing of the TCUP renewal application and forwarded to Council as part of their forthcoming consideration of this application.

River Road closure concerns during market event dates

River Road, between West Road and No. 3 Road, must remain open at all times including when the night market event is in operation to ensure access to the existing businesses along this portion of road. The traffic control and management plan for the night market event and the traffic control person's are required to direct traffic to and from the event site in accordance with the plan approved by the City's Transportation Department. River Road is not permitted to be restricted access and is required to remain open with the traffic control person's role to help facilitate safe and effective access and egress for vehicles needing access to River Road. Transportation staff will ensure that the traffic control and management plan enables vehicle access to River Road and will actively monitor the area to ensure these conditions are adhered to.

Litter/Garbage concerns on River Road

The event organizer is responsible for picking up garbage and litter before, during and after each event operation day, which is to include the surrounding areas around the event site. Under the TCUP, the event organizer is also required to include placement of garbage receptacles off-site along heavily travelled pedestrian routes to be put out before event opening and collected after event closing, which will include the 8500 block of River Road as requested in your letter.

Parking concerns

This event is required to provide 1,480 dedicated off-street parking secured solely for night market attendees (located on the event site) and 200 dedicated parking stalls (located at West Road and River Road) allocated for night market vendors/employees. The event does not rely on the parking areas, that are no longer available, for the area underneath the Canada Line guideway or the site that was redeveloped by Dava Developments a few years ago on the west side of No. 3 Road. In relation to you concerns about traffic impacts from the recently completed development in the area (office and hotel development at Bridgeport Road/West Road), vehicle traffic to and from the night market event site will utilize No. 3 Road as required through the traffic control and management plan. Vehicle access to this new commercial development is not anticipated to impact traffic in the surrounding area or traffic control and management plan for the event.

Noise concerns from the event site when the market is not in operation

This concern has been communicated to the event organizer who has been made aware of the noise concerns from the site when the night market is not in operation as noted in your correspondence.

The organizer has indicated they will monitor this situation and follow-up as appropriate.

Pedestrian safety on River Road (between West Road and No. 3 Road)

Transportation staff have confirmed that during the night market event season, parking along the north side of River Road in this area is restricted to facilitate safe vehicle movements along this portion of road and enable sufficient space for pedestrians. Transportation staff have also identified the option of placing temporary cones along the north side of River Road to delineate the vehicle travel on the road from the pedestrians.

Pandemic/COVID 19 concerns and the night market event

The TCUP renewal application submitted by the event organizer is a land use application to address and manage issues related to the temporary operation of the seasonal market event at this site. The TCUP application is required to obtain approval from Richmond City Council. It is important to highlight that the night market event is also required to adhere to all applicable Provincial Public Health Orders and Regulations and that all

Public health and safety orders/restrictions from the Province of BC/Provincial Health Officer in relation to the COVID 19 pandemic will continue to apply and be required to be adhered to despite any prior land use approvals through a TCUP for this event having been granted by Richmond City Council. If these public health and safety orders/restrictions remain in effect for all or a portion of 2021 and do not allow events such as the night market to operate, the event must adhere to these order and cannot operate. If public health and safety orders/restrictions are amended to allow such events, the night market event would be able to operate and still must adhere to any public health and safety regulations and requirements required by the Province or regional health authority.

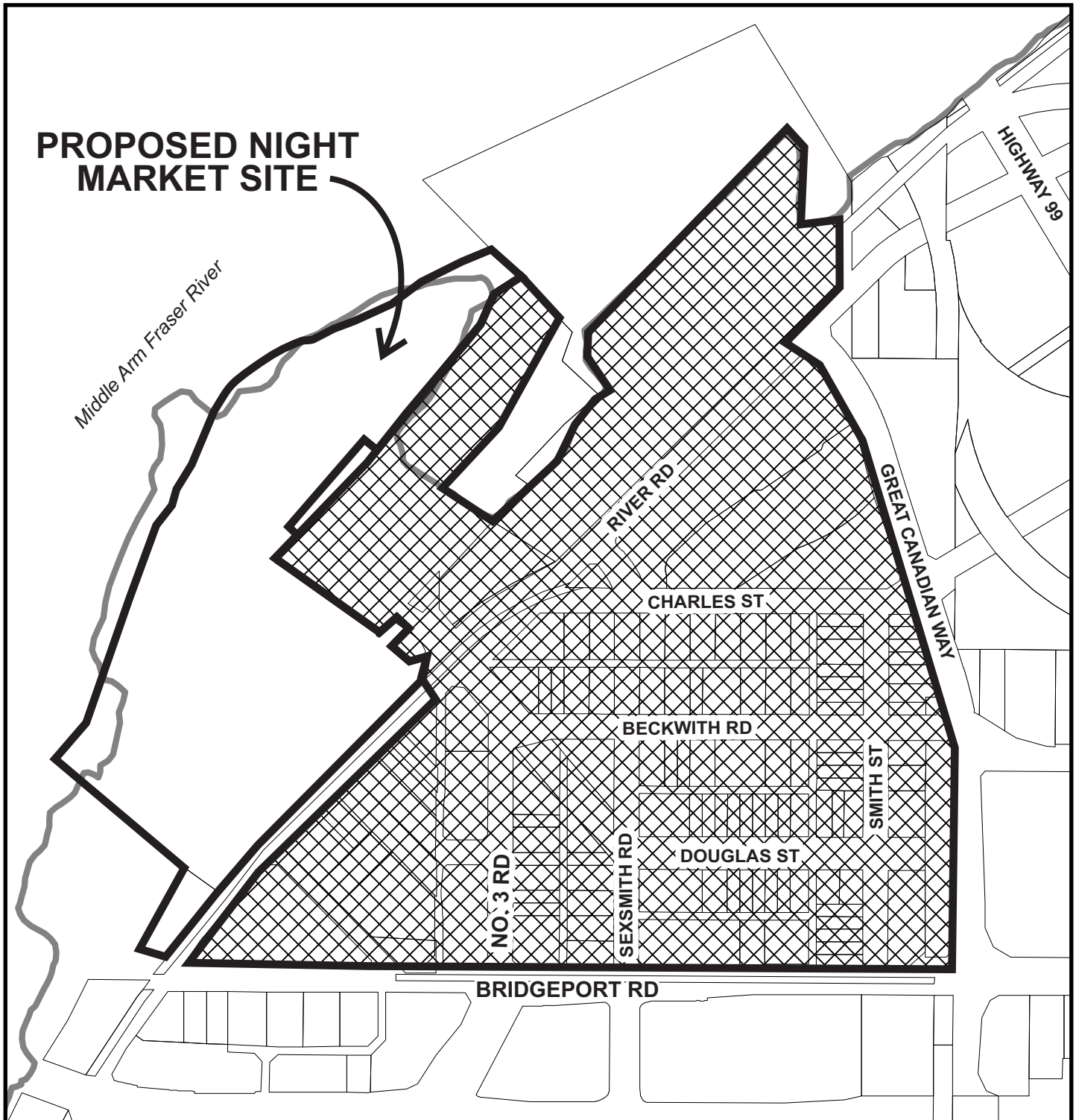
Should you have any questions about the information contained in this email, please feel free to contact me.

Regards,

Kevin Eng

Planner 2, Policy Planning Department, City of Richmond

604-247-4626; keng@richmond.ca; www.richmond.ca



Public Hearing Notification Area

PH-41

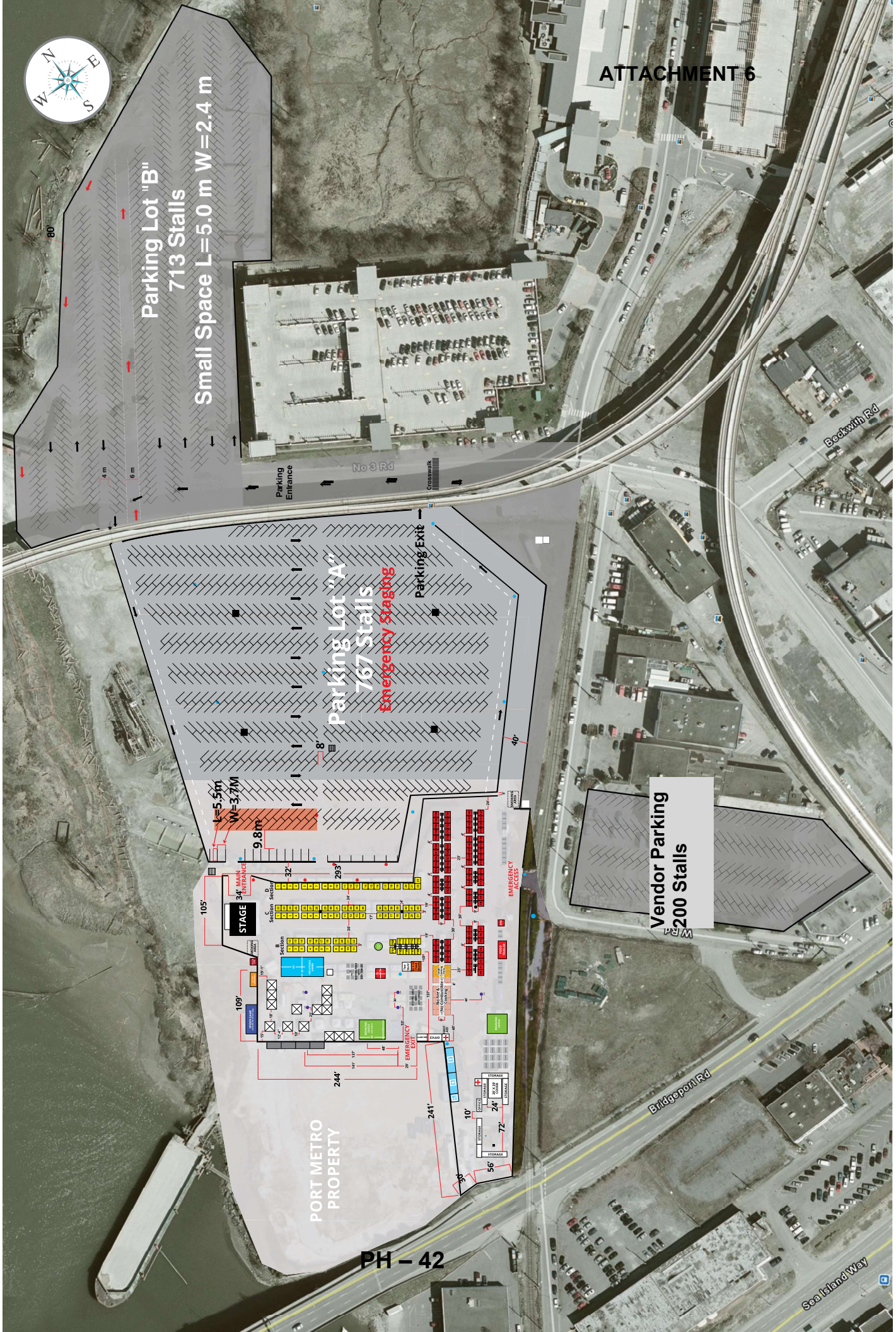
Original Date: 01/29/21

Revision Date:

Note: Dimensions are in METRES

2021 RICHMOND NIGHT MARKET SITE PLAN

ATTACHMENT 6





No. TU 20-905119

To the Holder: Firework Productions Ltd.
Sanhurgon Investment Ltd., Inc. No. BC908774

Property Address: 8351 River Road, Duck Island (Lot 87 Except Part on Plan 70252,
District Lot 478 Group 1 and Section 21 Block 5 North Range 6
West Plan 34592)

Address: C/O Mr. Raymond Cheung
3063 – 8700 McKim Way
Richmond, BC V6X 4A5

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 this Temporary Commercial Use Permit, including all the terms and conditions outlined in attached Schedules, the Temporary Commercial Use Permit Shall be void and no longer 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:
 - A night market event on the following dates:
 - Between May 21, 2021 to December 31, 2021 (inclusive) to allow for a maximum of 80 event operation dates (as outlined in the attached Schedule "C" to this permit);
 - Between April 29, 2022 to October 16, 2022 (inclusive) for a maximum of 80 event operation dates (as outlined in the attached Schedule "C" to this permit); and
 - Between April 28, 2023 to October 15, 2023 (inclusive) for a maximum of 79 event operation dates (as outlined in the attached Schedule "C" to this permit).

The night market event dates and hours of operation shall be in accordance with the attached Schedule "C" to this permit.

The night market event shall be in general accordance with the site plan as outlined in Schedule "D" to this permit and the terms and conditions outlined in Schedule "A".

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.
7. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that event and related 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 event and related 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.

2021 Night Market Event – A cash security (or acceptable letter of credit) in the total amount of \$50,000 must be submitted and in place prior to the opening of the night market event in accordance with the following provisions for the purposes of operating a night market event during the dates identified in Schedule “C”:

- \$25,000 cash security (or acceptable letter of credit) required to be submitted on or before May 3, 2021;
- The remaining \$25,000 cash security (or acceptable letter of credit) required to be submitted a minimum of 10 business days in advance of the proposed opening date for the night market event season;
- The original bond (\$50,000) is drawn down to cover City and RCMP costs that are invoiced monthly to the event organizer during the season. When the bond level reaches the minimum level of \$20,000, the event organizer will be invoiced and will be required to submit monies to the City to “top-up” and return the bond back up to the \$50,000 level. This cycle will repeat as necessary throughout the 2021 night market season.

2022 Night Market Event – A cash security (or acceptable letter of credit) in the total amount of \$150,000 must be submitted on or before April 14, 2022 for the purposes of operating a night market event during the dates identified in Schedule “C”.

2023 Night Market Event – A cash security (or acceptable letter of credit) in the total amount of \$150,000 must be submitted on or before April 14, 2023 for the purposes of operating a night market event during the dates identified in Schedule “C”.

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 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 temporary commercial uses allowed in this permit must be paid in full immediately by the Holder upon receipt of any City invoice.
11. Should the Holder fail to provide any monies outstanding and owed to the City of Richmond, the Temporary Commercial Use Permit shall be void and no longer valid for the subject site.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

ISSUED BY THE COUNCIL THE

EFFECTIVE ON

DELIVERED THIS DAY OF

MAYOR

CORPORATE OFFICER

Schedule “A”

In consideration of the City of Richmond issuing a Temporary Commercial Use Permit (TCUP) for the purposes of operating a night market event over a 3 year period from 2021 to 2023 on the subject site, the event organizer (Firework Productions Ltd. c/o Raymond Cheung) acknowledges and agrees to the following terms and conditions:

Traffic Management Plan (TMP)

- Traffic control and operations during the event is to be in accordance with the TMP developed for the night market event and approved by the City’s Transportation Division. The Traffic Management Plan must be developed by a professional Traffic Control Company at the sole cost of the event organizer
- Operation of the TMP is to be undertaken by a professional Traffic Control Company with the appropriate trained and certified staff. Costs associated with operations and running of the TMP is the responsibility of the event organizer.
- The TMP 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.
- Approval of the TMP, including any necessary revisions, is at the sole discretion of Transportation Division staff.
- Posting of signage and erection of barricades and road markings will be undertaken based on the TMP and is to be at the cost of the event organizer.
- The Event organizer is required to implement a marketing and promotion strategy that encourages event patrons to take public transit to the event.

Off-Street Parking – Night Market Event

Parking provisions for the night market event is as follows:

- 1,480 parking stalls located on Duck Island event site. All off-street parking stalls on the event site are required to be free.
- Vendor/employee parking to accommodate 200 stalls on properties located on West Road (8411, 8431 and 8451 West Road) and secured via lease for the event organizer for the 2021, 2022 and 2023 event (Note: In the event that the above described off-site parking secured for vendors/employees is no longer in place or available, a suitable contingency plan will need to be developed by the applicant to the satisfaction of Transportation staff).

City of Richmond and RCMP Staffing

- A minimum of 2 RCMP members must be in attendance for each day of operation when the night market event is being held during the hours of operation for the purposes of providing a police presence and overseeing the TMP and general event operations (Note: Implementation and operation of the TMP is required to be undertaken by a professional traffic control company with appropriate trained and certified staff).
- Maximum of four (4) hours of dedicated patrol by a Community Bylaw Parking Enforcement Officer is required for each day of operation for the night market event.
- Attendance by Transportation Department staff to monitor and oversee the operations of the event’s TMP (Note: For each event operation day where Transportation staff attend, a maximum of 4 hours staff coverage will apply).

- All costs for RCMP members and City staffing at the applicable hourly rates is the responsibility of the event organizer.

Implementation of Works on City Property

- Any works on City property that is required as a result of the night market event must comply with the following requirements:
 - Works include, but are not limited to construction of asphalt walkways, temporary pedestrian crosswalks and a secondary emergency access to the market event area. Works also include any required upgrades and maintenance to existing works
 - Design for works to be undertaken by the appropriate professional and approved by the City.
 - Construction of works to be undertaken through a City Work Order or other appropriate process prior to issuance of the building permit(s) and/or on-site servicing permit for the night market event.
 - All costs associated with the design, construction, maintenance and removal (if required) of works is the responsibility of the event organizer.
 - Enter into the appropriate agreements where necessary for the above referenced works prior to issuance of the building permit(s) and/or on-site servicing permit for the night market event.

Provincial Health Officer (PHO) – Public Health Orders and Regulations

- The night market event, authorized in accordance with all attached Schedules and terms and conditions for the TCUP is also required to comply with all applicable PHO public health orders, regulations and requirements to ensure public health and safety in relation to gatherings and events.
- Where applicable, the night market event is also required to obtain all necessary reviews and approvals from the applicable health agency (Provincial Health Officers and/or Vancouver Coastal Health – Regional health authority) or other agency as determined by PHO public health orders and regulations in addition to adhering to and fulfilling all of the terms and conditions of the TCUP.

Required Approvals from External Agencies

Review and approval (if necessary) from the following external agencies is required prior to operating a night market event on the subject site:

- Approval from the Provincial Diking Authority for the existing emergency access ramp structure (including any required revisions/maintenance) located over the existing dike statutory right-of-way.
- Ministry of Transportation and Infrastructure (MOTI) review of traffic control provisions identified in the TMP for intersections under MOTI jurisdiction.
- Approval of the night market event site plan by BC Hydro, including any revisions to the plan over the duration of the TCUP.

Flood Construction Level (FCL) Requirements

- All buildings and structures on the subject site must be temporary and cannot be utilized year round.

- If these criteria are met, temporary buildings and structures are not required to comply with the minimum FCL of 4.35 m.
- Buildings and structures that do not meet these criteria are required to be constructed at a minimum FCL of 4.35 m.

Required Permits/Licenses from the City of Richmond and Stakeholders

- Building permits and on-site servicing permits for any buildings, structures, services, service connections, including any changes to on-site servicing infrastructure.
 - The event organizer is required obtain building permits for any structures/buildings on the subject site and supporting site services (i.e., plumbing service for the food vendors), including submission and approval of any consultant reports related to the permit application.
- Business Licenses for all commercial/food vendors to operate at the night market event (including the event operator).
- Vancouver Coastal Health (VCH) permits and licenses for the overall food court area and all food and beverage vendors to operate at the night market event, including inspection approval by VCH staff.

Noise Management and Noise Impact Assessment Requirements

A noise impact assessment is required to be completed, submitted and approved by the City prior to issuance of a business license to the event organizer and in advance of the operation of the night market event. The noise impact assessment is required at the sole cost of the event organizer, in accordance with the following provisions:

- Required to be completed by a professional acoustical consultant.
- Determine the existing level of noise (i.e. the baseline noise) at the proposed development/event site.
- Predict the level of impact that the new proposal/event will have on this existing noise climate.
- Make recommendations about sound equipment, site layout and event operations that would help manage and mitigate noise impacts from the event.
- Make reference to the City's Noise Regulation Bylaw 8856 to ensure compliance.
- Ongoing monitoring through sound measurements during each night market season, at times and locations to be determined and approved by City staff, to ensure that noise is being effectively managed in compliance with the noise bylaw.
- Night market event operations that generate noise, including but not limited to amplified music, event sound systems and stage performances will be required to comply with the recommendations of the noise impact assessment (to be reviewed and approved by City staff) and ongoing sound/noise monitoring to be undertaken throughout the night market season to ensure compliance with the City's Noise Regulation Bylaw 8856 and manage the impacts to noise to the surrounding areas.

Richmond Fire Rescue (RFR) Requirements

- Implementation of an emergency response route and access location to the night market event market area to the satisfaction of RFR. This response route is required to remain clear and unimpeded at all times to facilitate access for emergency vehicles, personnel and equipment.

- Implementation of a dedicated approved emergency response route for RFR truck access and turnaround to facilitate access to the proposed parking lot “B” as shown in the event site plan attached as **Schedule “D”** to the TCUP. This fire access lane is required to be designed to support the expected loads imposed by firefighting equipment to permit accessibility under all climatic conditions.
- Submission and approval of a Fire Safety Plan (prepared by the appropriate professional consultant) and Pre-Incident Fire Plan (as per City Bylaw 8306) to RFR for the night market event on a yearly basis.
- The event organizer and each applicable food vendor at the night market event is required to comply with the Richmond Fire Rescue General Fire Safety Requirements for Food Vendor Including Mobile Food Trucks (**Schedule “E”**).

Night Market Event Site Plan

- Implementation of the event in general accordance to the night market site plan as shown in the TCUP report and attached as **Schedule “D”** to the TCUP.
- Amendments to the night market event site plan can be considered so long as they generally comply with the TCUP and associated terms and conditions and must be reviewed and approved by appropriate City staff and other external agencies/stakeholders (as deemed necessary). Any changes to the night market event site plan approved by the City of Richmond will be considered the approved site plan attached to and forming part of the TCUP.
- The number of vendors allowed in this TCUP is:
 - Up to 150 commercial/retail vendors and up to 130 food vendors for the night market event; and
 - The event organizer is required obtain building permits for any structures/buildings on the subject site and supporting site services (i.e., plumbing service for the food vendors), including submission and approval of any consultant reports related to the permit application.
- Related accessory entertainment activities and displays that are ancillary to the night market event are permitted.
- The event organizer is responsible for addressing any accumulation of ponded water (and frozen ponded water) arising from weather events to ensure the night market event and on-site parking functions effectively and does not pose a safety hazard to people attending the event or on the subject site.

Night Market Event Operations

- The event organizer is required to provide dedicated event security, parking lot patrollers, event liaison staff and certified first aid staff.
- The event organizer is responsible for providing adequate means of communication amongst event staffing, security, first aid, traffic control personnel, RCMP members and Community Bylaw Officers.
- Garbage and Litter Management Plan – Clean up and litter removal before, during and after the night market event each night of 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 night market event. The plan is also required to include placement of garbage receptacles off-site along heavily travelled pedestrian routes (i.e., 8500

block of River Road; pedestrian route between the event site and Canada Line Bridgeport Station) to be put out before event opening and collected after event closing.

- During the entire event operation seasons for 2021, 2022, 2023, contact information signage is required to be posted and maintained by the event organizer in accordance with the following provisions:
 - Purpose – Provide event organizer contact information for any comments, concerns and complaints about the night market event from the public.
 - Contact information must include a phone number and email address.
 - Signage must be separate from any event promotional or sponsorship signage.
 - Signage must be located at the main event site entrance, in a highly visible location and with a minimum size (1.2 m by 2.5 m).
 - City staff are required to review and approve the signage prior to installation before the night market event commences operations for the season.

Product Anti-Counterfeiting Strategy

The event organizer is responsible for implementing the following action items as part of their anti-counterfeiting strategy:

- Liaise with agencies involved with intellectual property rights (Canadian Anti-Counterfeiting Network – CACN) to develop and communicate their strategy.
- Include specific provisions in vendor contracts that prohibit retailing of counterfeit, pirated and other illegal products with clauses on vendor booth termination and removal from the event and product seizure and turnover to the RCMP or Intellectual Property representatives if illegal goods are found.
- Partner with RCMP and Intellectual Property representatives to undertake education with vendor booth operators to ensure they are aware of the counterfeit good restrictions and related consequences (i.e., vendor booth contract termination).
- Have dedicated, trained market event staff to inspect and monitor retailers to ensure no counterfeit or pirated products are being sold.

Night Market Event Cancellation Procedure

- In the event of a night market event cancellation 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.
- The event organizer is responsible for notifying the City and any related stakeholders (i.e., RCMP, VCH) if they decide to close early prior to the last dates permitted and identified in TCUP and attached **Schedule “C”** for the night market event.
- The event organizer is responsible for notifying the City and any related stakeholders (i.e., RCMP, VCH) if they decide to cancel night market event during the term of this TCUP.

Operational Bond Requirements

- The event organizer is required to submit an acceptable cash security/bond for each season (2021, 2022 and 2023) in accordance with the provisions and submission dates identified in the TCUP.

- The cash security/bond is required to cover City and RCMP costs and expenses as a result of the night market event.
- The event organizer is required to pay for additional City and RCMP costs, in the event that costs exceed the amount submitted in the cash security/bond.

General Provisions

- The event organizer is responsible for providing to the City a copy of the “Certificate of Insurance” a minimum of 2 weeks prior to the opening day of the night market event on an annual basis. The “Certificate of Insurance” must include the following:
 - Minimum limit of \$5,000,000 coverage against third party bodily injury and property damage losses.
 - Cross liability clause.
 - The City of Richmond being listed as additional insured for liability.
 - Applicable dates of insurance coverage to ensure coverage is consistent with the night market event dates of operation.
- At the conclusion of each event operation day, any road modifications (temporary signage, barriers, cones) associated with the TMP 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.

Undertaking

- In consideration of the City of Richmond issuing the Temporary Commercial Use Permit, we the undersigned hereby agree to comply with all the provisions, requirements and terms and conditions identified in the Temporary Commercial Use Permit and attached Schedules.
- In consideration of the City of Richmond issuing the Temporary Commercial Use Permit, we the undersigned hereby agree to demolish or remove any temporary buildings, structures and signs; to restore the land described in **Schedule “B”**; and to maintain and restore adjacent roads, to a condition satisfactory to the City of Richmond upon the expiration of this Permit or cessation of the permitted use, whichever is sooner.

Firework Productions Ltd.
by its authorized signatory

Signed Copy on File

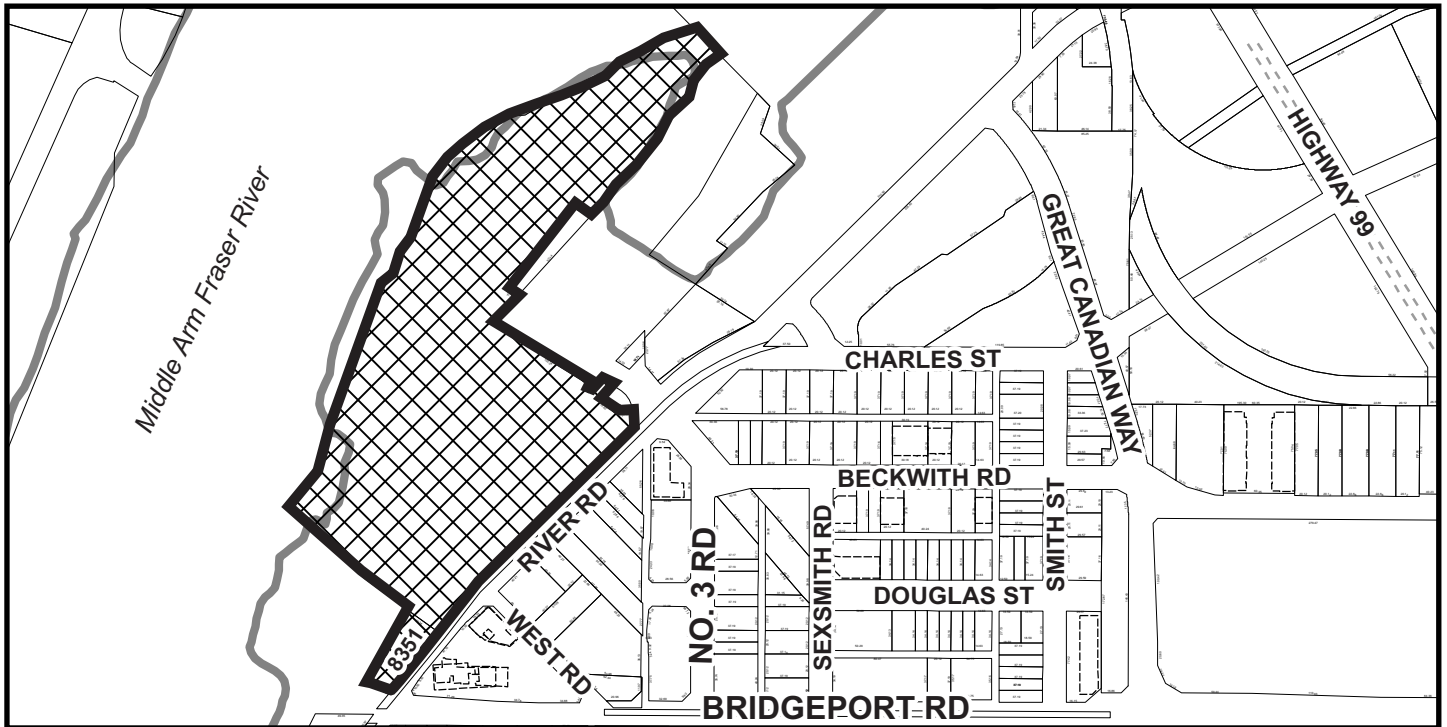
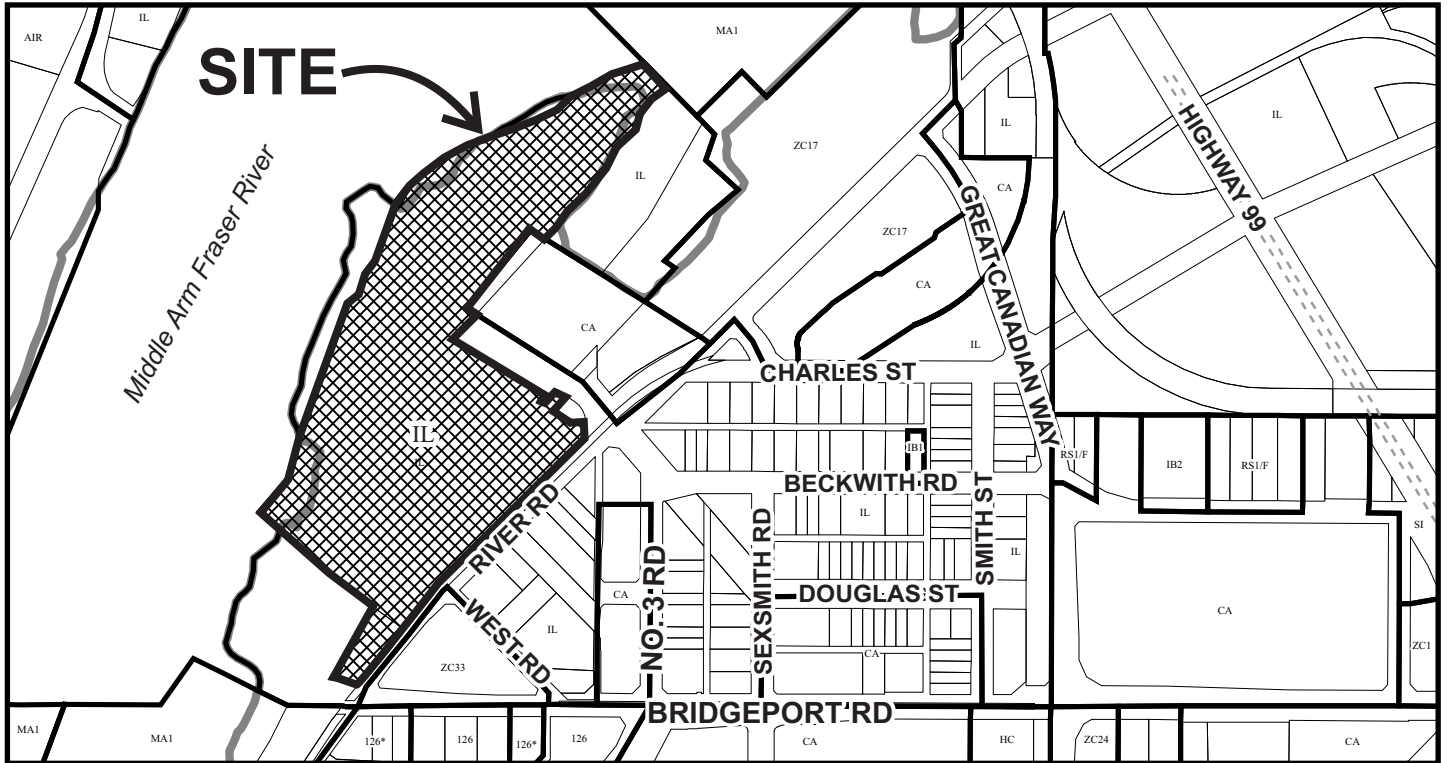
Date: _____

Raymond Cheung
Firework Productions Ltd.



City of Richmond

SCHEDULE "B"



TU 20-905119

PH - 53

Original Date: 10/28/20

Revision Date: 01/29/21

Note: Dimensions are in METRES

2021

Richmond Night Market

Event Hours
6 pm to 12 am

Event Hours
7 pm to 11 pm

Maximum Total Event Dates - 80 Days

January						
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2022

Richmond Night Market

Event Hours
6 pm to 12 am

Event Hours
7 pm to 11 pm

Maximum Total Event Dates - 80 Days

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2023

Richmond Night Market

Event Hours
6 pm to 12 am

Event Hours
7 pm to 11 pm

Maximum Total Events Dates - 79 Days

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23	24	25	26	27	28	29
30						

May						
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June						
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July						
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September						
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October						
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29	30	31				

November						
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December						
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31						



SCHEDULE "E"

Richmond Fire-Rescue General Fire Safety Requirements for Food Vendors Including Mobile Food Trucks

All vendors must meet requirements defined in **NFPA 96*** standards.

The following list outlines specific fire requirements for vendors and is provided to eliminate or reduce last minute delays to vendors applying for event approval.

1. All commercial cooking units (deep fryers, grills, etc.) in trailers or trucks shall have an automatic suppression system (meeting ULC300) and at least one portable Class K wet chemical fire extinguisher.
2. All commercial deep fryers (no matter where they are located) are required to have a portable Class K wet chemical extinguisher.
3. All mobile vendors and tent vendors shall provide for their own use at least one portable multi-purpose extinguisher (minimum 10 pound 4A-60B:C rated). Fire Extinguishers must be **visible, accessible**, and may not sit on the ground.
4. All commercial cooking units, other than approved self-contained units, require non-combustible hoods, filters, or trays for containing grease laden vapours—must have been cleaned and tagged by a certified Applied Science Technologist Technician (ASTT) or company within the past 6 months.
5. All Vendors, Mobile Food Trucks and Trailers must have **Gas decal from Technical Safety BC, or equivalent approved gas certification decal (e.g. QAI, Intertek, or any other compliance mark with the Standards Council of Canada)**.
6. All Vendors, Mobile Food Trucks and Trailers must have **Electrical decal from an approved electrical systems certification agency (e.g. CSA, QAI, Intertek, or any other compliance mark with the Standards Council of Canada)**.
7. All **appliances** are required to have appropriate certification and/or listing (e.g. **CSA, ULC**).
8. All tents and awnings with any heat sources and/or cooking units underneath must be fire treated and labelled to meet NFPA 705 (regardless of clearances - **no** exceptions).
9. All commercial cooking exhaust hoods must have required filters and trays installed at all times (mesh filters are not permitted). Tagged by a certified ASST within the past 6 months.
10. All extinguishers and automatic suppression systems must have current service completed by an ASTT, complete with stamped service tag.
11. Standalone stove or burners and self-contained cooking appliances shall be supported on an approved base or non-combustible surface and kept away from combustibles (do not place directly on the ground). Only non-collapsible, non-combustible tables are permitted for cooking.
12. Propane cylinders and tanks shall be secured to a permanent surface to prevent tipping and located away from cooking and heat devices as per all applicable Gas Codes and Standards.
13. No unattached (spare, or those considered empty) propane tanks are to be in the cooking area.
14. Temporary electrical power, generators, and any connections to vendors must be proper thickness, size and capacity (gauge) and properly rated (e.g. CSA, ULC), protected from weather and vehicle traffic and restricted from public access—do not use damaged power cords. **No household extension cords.**
15. Generators may require a noise cover or acceptable non-combustible housing depending on location. Combustible items may not be placed on generators in contact with hot surfaces (e.g. tarps).

* **National Fire Protection Association 96:** Provides preventive and operative fire safety requirements intended to reduce the potential fire hazard of both public and private commercial cooking operations.

For further information or questions, contact Richmond Fire-Rescue at 604-278-5131, Monday to Friday, 8:15 a.m. - 5 p.m.

Information contained herein is subject to change without notice.