



To: Mayor and Council
From: Brian J. Jackson, MCIP
Director of Development

Date: May 13, 2010
File: TU 09-506137

Re: Information for May 17, 2010 Public Hearing on Proposed Summer Night Market renewal application at 12631 Vulcan Way

The property owner at the corner of No. 5 Road and River Road (Eagle Ridge Enterprises – Wayne Grafton) has voiced concerns through the processing of the original Temporary Commercial Use Permit (TCUP) in 2008 and subsequent renewal in 2010 for the Summer Night Market at 12631 Vulcan Way over the negative impact the event has on the property and the businesses operating within. Eagle Ridge Enterprises owns a number of the strata lots in this business park complex and is also involved in the overall management of the property.

This memo summarizes the specific strategies developed by the Summer Night Market operator, Paul Cheung, aimed at addressing concerns about traffic impact, vehicle access, litter and security previously raised by Eagle Ridge Enterprises. Some of the listed mitigating strategies relate to general event provisions (i.e., Traffic Management Plan) while others relate to site-specific measures proposed by the event organizer.

Traffic Impact

- Vehicle routing to and from the event will be through the Traffic Management Plan approved by the City's Transportation Division.
- This plan requires directional signage to the event site and a traffic control person at the intersection of No. 5 Road and River Road to facilitate proper routing of traffic in accordance with the plan.

Vehicle Access

- Signage will be posted at the entrances to the site indicating that market event parking is prohibited.
- To accommodate businesses that remain open during event hours and their employees and clients, parking passes will be made available to facilitate access to the property and identify the vehicles permitted to park.

Garbage and Litter

- 4 janitorial staff shall sweep and remove litter from the No. 5 Road and River Road parking lot every hour starting at 7:30pm and going until 1 hour after the market closes each evening.
- 3 large garbage bins will be placed at the vehicle entrances of the property.
- At the conclusion of the evening (2 hours after closing), a final sweep will be undertaken by the 4 janitorial staff along with the remaining janitorial staff from the event site to remove all remaining litter on the property and pick-up garbage bins placed on the property.

Security

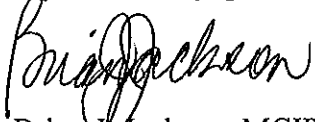
- A professional security officer will patrol the property every hour from 7pm until the close of the event.
- The security officer will monitor the site for unauthorized parking, suspicious activities and communicate with businesses that are open to address any immediate concerns.

Communication and Monitoring

- Emergency contact information for the event organizer and professional security firm will be provided to tenants and owners of the business complex at No. 5 Road and River Road.
- Throughout the market season, the event organizers will liaise with tenants at the end of each month to obtain feedback and address concerns.
- Checklists for security and litter removal patrols will be implemented to ensure they are completed.

The applicant will be at the Public Hearing on May 17, 2010 to answer any questions on the strategy.

If you have any questions, please contact me at 604-276-4138 or bjackson@richmond.ca.



Brian J. Jackson, MCIP
Director of Development

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