



Special Council Meeting

May 5, 2008

RES NO. ITEM

GENERAL PURPOSES COMMITTEE

1. APPLICATION BY LIONS COMMUNICATIONS INCORPORATED FOR A TEMPORARY COMMERCIAL USE PERMIT AT 12631 VULCAN WAY

(Report: April 21, 2008 File No.: TU 08-412295 ) (REDMS No. 2432897)

SP08/4-1

It was moved and seconded

*That:*

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

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

*provided that the conditions and requirements outlined in the Temporary Commercial Use Permit and attached Schedules be amended to include provisions for an additional RCMP officer with the full cost to be paid by the applicant to combat the issue of counterfeit products, and that the bond be increased accordingly.*

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

CARRIED



**City of Richmond**  
 Planning and Development Department

**Report to Committee**

*To Council - May 5, 2008*  
*To General Purposes - May 5, 2008*

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

**Staff Recommendation**

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

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

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

*Brian Jackson*

Brian Jackson, MCIP  
 Director of Development

BJJ:ke

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

## Staff Report

### Origin

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

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

### Event Dates & Hours of Operation

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

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

### Event Configuration and Operations

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

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

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

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

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

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

**Subject Site Background**

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

**Findings Of Fact**

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

### Surrounding Development

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

### Related Policies & Studies

#### Local Government Act

The Local Government Act grants municipalities the ability to:

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

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

#### Official Community Plan (OCP)

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

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

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

### Public Correspondence

#### Letter #1 (Dated March 31, 2008)

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

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

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

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

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

#### Letter #2 – Dated April 9, 2008

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

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

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

## **Analysis**

### Traffic Control & Parking Management Plan

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

#### *Off-Street Parking*

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

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

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

#### *Traffic Control Plan*

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

#### *Operations and Logistics*

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

### RCMP and Community Bylaws Staffing

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

### *RCMP*

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

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

### *Community Bylaws*

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

### Event Organizer Consultation with Surrounding Businesses

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



### Notification and Public Hearing

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

### Additional Permit and License Requirements

#### *Building Permit*

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

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

#### *Business Licensing*

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

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

#### *Richmond Health Services*

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

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

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

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

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

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

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

**Financial Impact**

Cost Recovery – RCMP and Community Bylaws Staffing

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

Bond Security Requirements

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

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

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

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

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

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

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

#### Bond Submission Requirements

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

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

#### **Conclusion**

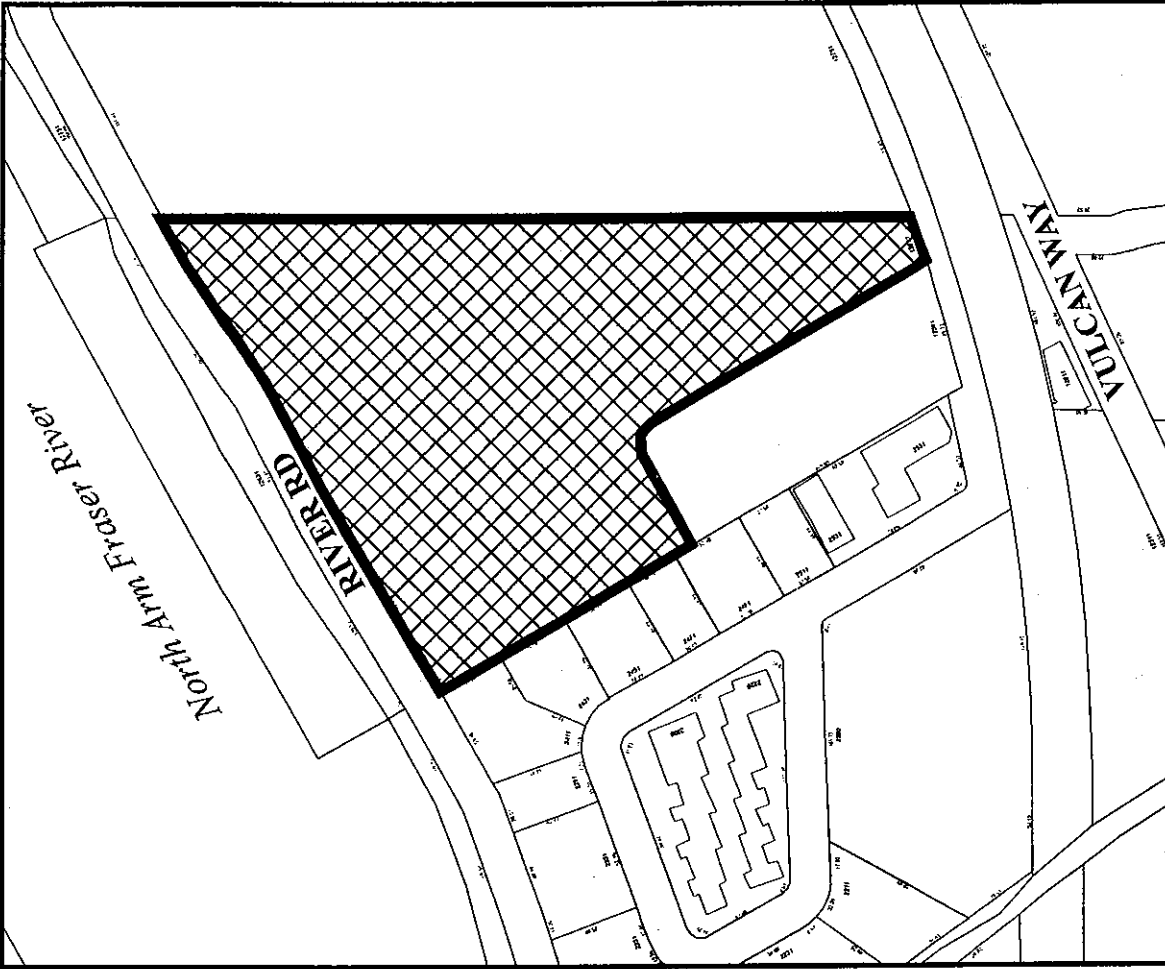
The application by Lions Communications Incorporated for the purposes of a Temporary Commercial Use Permit at 12631 Vulcan Way to allow a Summer Night Market to operate as outlined in the report has been reviewed by City staff. Issues relate to traffic control, parking, policing, event operations and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



Kevin Eng  
Planner 1

KE:cas

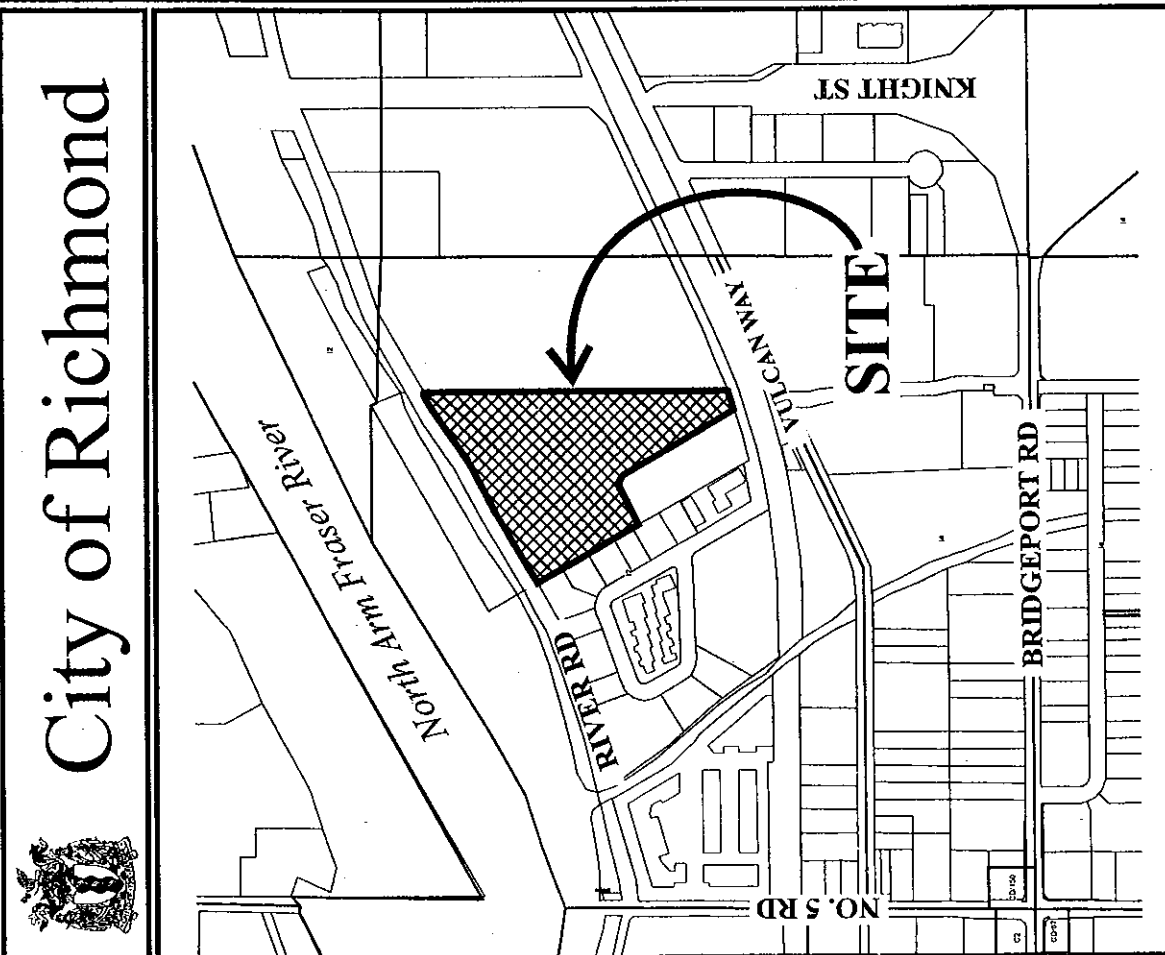
- Attachment 1 – Location Map
- Attachment 2 – Site Plan and Summer Night Market Area
- Attachment 3 – Public Correspondence (March 31, 2008)
- Attachment 4 – Letter from Manager of Business Liaison and Business Licenses (April 11, 2008)
- Attachment 5 – Public Correspondence (April 9, 2008)
- Attachment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



Original Date: 04/22/08

Revision Date: 04/23/08

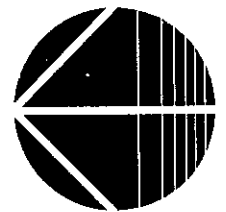
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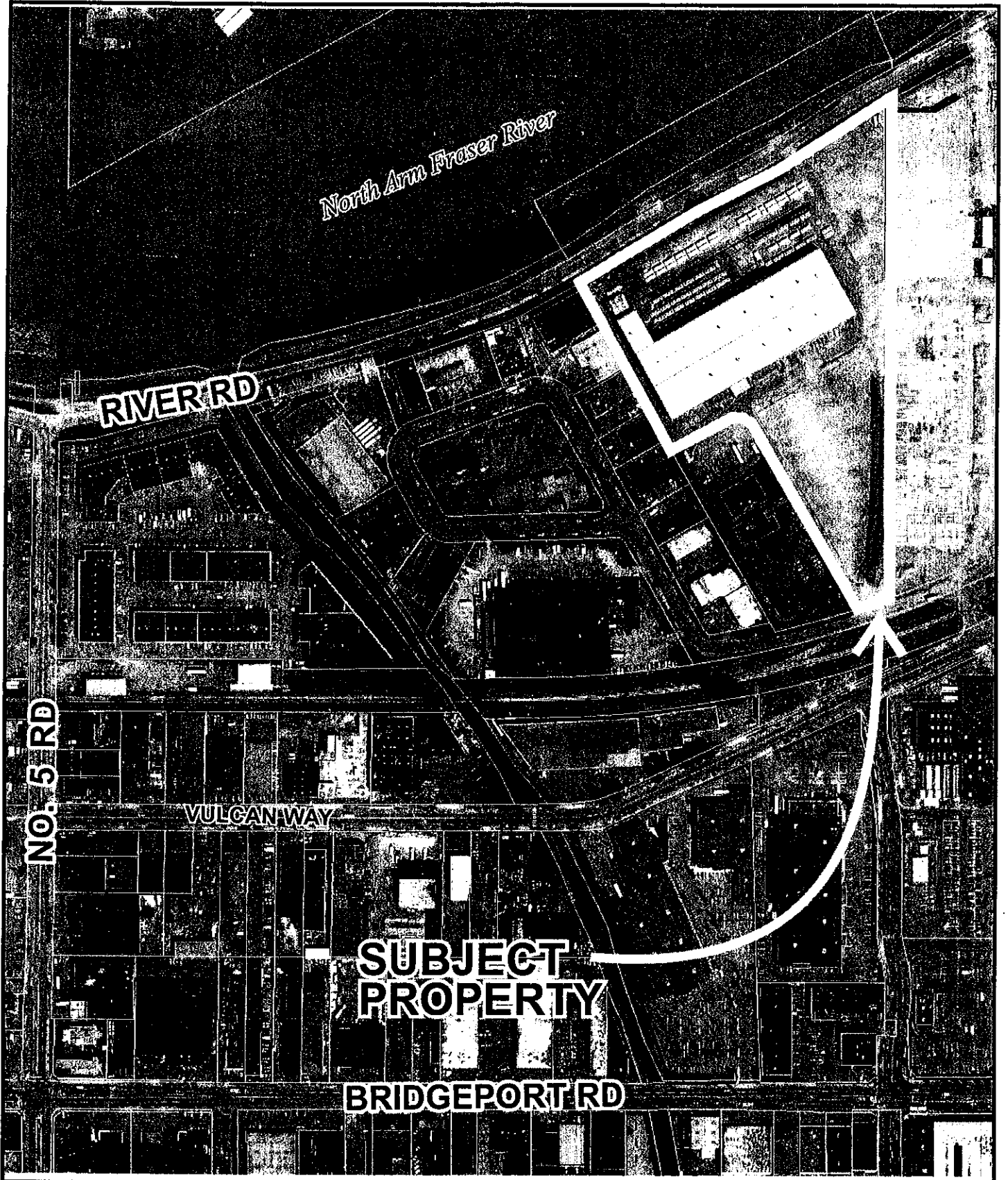


City of Richmond



TU 08-412295  
 SCHEDULE B





North Arm Fraser River

RIVER RD

NO. 5 RD

VULCANWAY

**SUBJECT  
PROPERTY**

BRIDGEPORT RD



TU 08-412295

Original Date: 04/23/08

Amended Date:

Note: Dimensions are in METRES



Canadian  
Anti-Counterfeiting  
Network  
(CACN)

Réseau  
Anti-Contrefaçon  
Canadien

Doug Geralde  
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E-mail: Doug.Geralde@csagroup.org  
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March 31, 2008

**VIA E-MAIL & FACSIMILE**

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

Dear Mayor Brodie:

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

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

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

**Canadian Anti-Counterfeiting Network**  
160 Eglinton Avenue East, Suite 300  
Toronto, Ontario M4P 3B5  
[www.cacn.ca](http://www.cacn.ca)



Canadian  
Anti-Counterfeiting  
Network  
(CACN)

Réseau  
Anti-Contrefaçon  
Canadien

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

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

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

Yours very truly,

CANADIAN ANTI-COUNTERFEITING NETWORK

Doug Geralde  
Chairman of CACN

#### ABOUT CACN

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

Canadian Anti-Counterfeiting Network  
160 Eglinton Avenue East, Suite 300  
Toronto, Ontario M4P 3B5  
[www.cacn.ca](http://www.cacn.ca)



## City of Richmond

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

April 11, 2008  
 File:

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

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

**Attention: Mr. Doug Geralde**

Dear Mr. Geralde:

**Re: Richmond Night Market**

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

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

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

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

Yours truly,

Amarjeet S Rattan  
 Manager, Business Liaison & Business Licences

AR:ar

cc: Mayor and Councillors



13466 Verdun Place,  
Richmond, BC V6V 1V2

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

ATTACHMENT 5

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

**ENGLE RIDGE ENTERPRISES LTD.**

*Re: Richard Toda  
Wayne Craig  
for information*

RECEIVED  
MAY 14 2008

	INT
DW	
GJ	<i>JS</i>
KY	
DB	
WB	

April 09, 2008

Mayor in Council  
City Clerks Office

PHOTOCOPIED  
& DISTRIBUTED  
DATE: *April 10 2008*

*08-412295*

Re: Night Market Development proposal at 12631 Vulcan Way #TU08-412295

It has come to our attention that the city is considering whether to support a new Night Market at the above location.

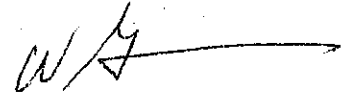
We own a strata development at 2088 #5 Rd which was severely affected in a negative way by the previous night market.

While the market itself had some support from the neighborhood, the parking nightmare which resulted from its operation imposed severe costs and operational problems to all the neighbors. We were forced to hire security guards for our development, had numerous confrontations between our tenants and the night market customers and paid tens of thousands of dollars in clean up cost as the result of its operation. We even had two fistfights in our parking lot and had one night market customer drive through the front glass of one of the buildings.

If the city is to support this operation it must be done in a way where the operation is responsible for providing enough parking for their customers without causing problem for the neighbors.

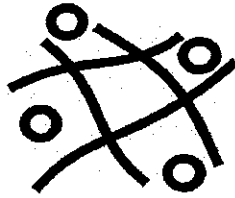
Thank you in advance for your attention to this matter.

Regards,



Wayne Grafton

CITY OF RICHMOND  
DATE  
APR 09 2008  
CITY CLERK'S OFFICE



Lions Communications Inc.

April 17, 2008

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

Dear Mr. Kevin Eng:

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

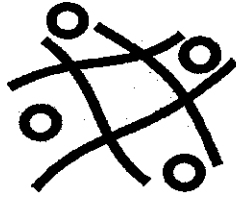
As per your request at the meeting on April 10, 2008, please find attached relevant information/materials for your review. Please note that we have outlined any revisions to documents previously submitted to the city by indicating "**(Revised)**" where appropriate.

### **Consultation with Surrounding Businesses**

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

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

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



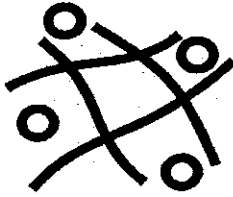
Lions Communications Inc.

### Off-Street Parking:

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

### Traffic Control:

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



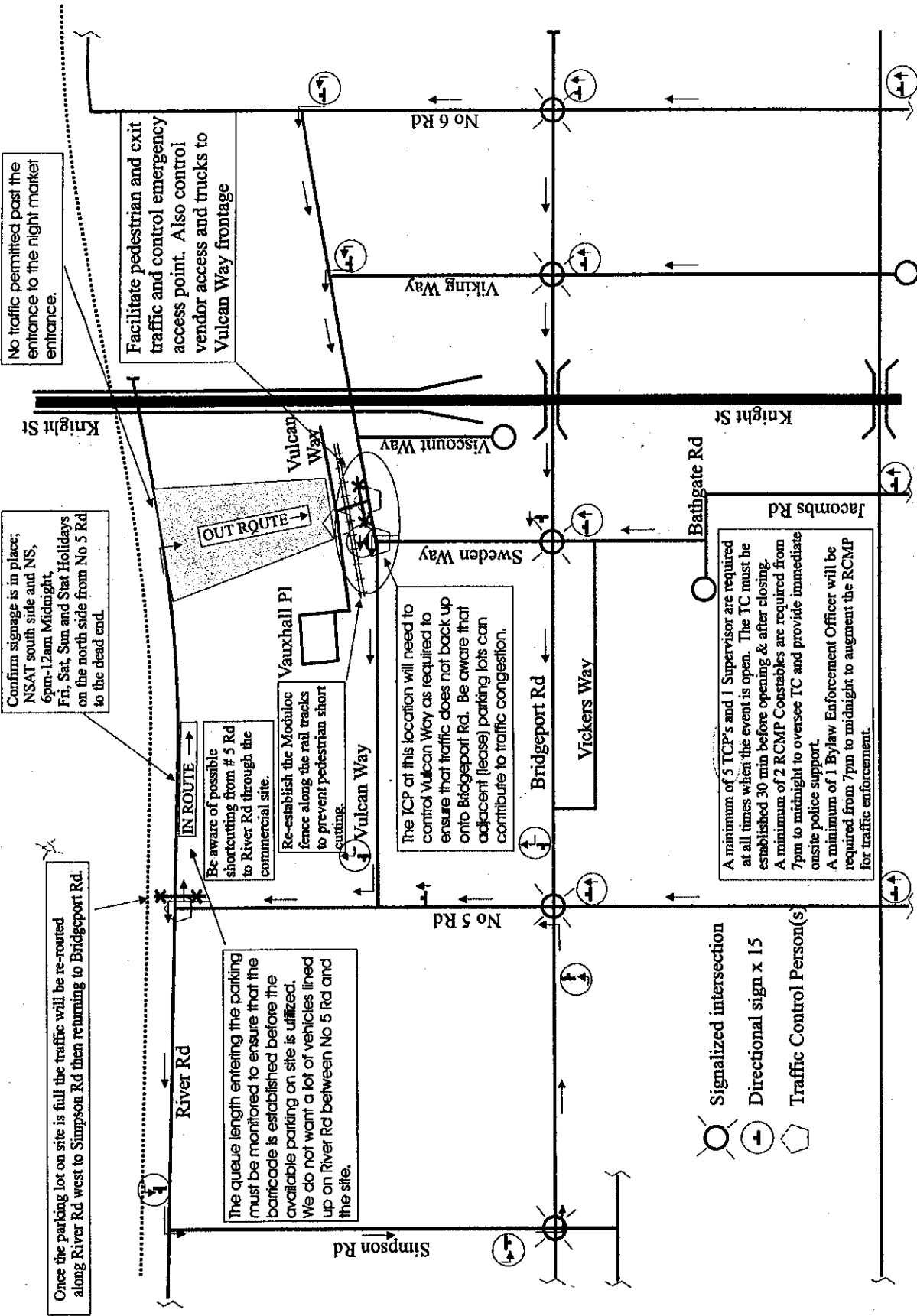
Lions Communications Inc.

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

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

#### **Janitorial:**

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



No traffic permitted past the entrance to the night market entrance.

Facilitate pedestrian and exit traffic and control emergency access point. Also control vendor access and trucks to Vulcan Way frontage

Confirm signage is in place; NSAT south side and NS, 6pm-12am Midnight, Fri, Sat, Sun and Stat Holidays on the north side from No 5 Rd to the dead end.

Be aware of possible shortcutting from # 5 Rd to River Rd through the commercial site.

Re-establish the Moduloc fence along the rail tracks to prevent pedestrian short cutting.

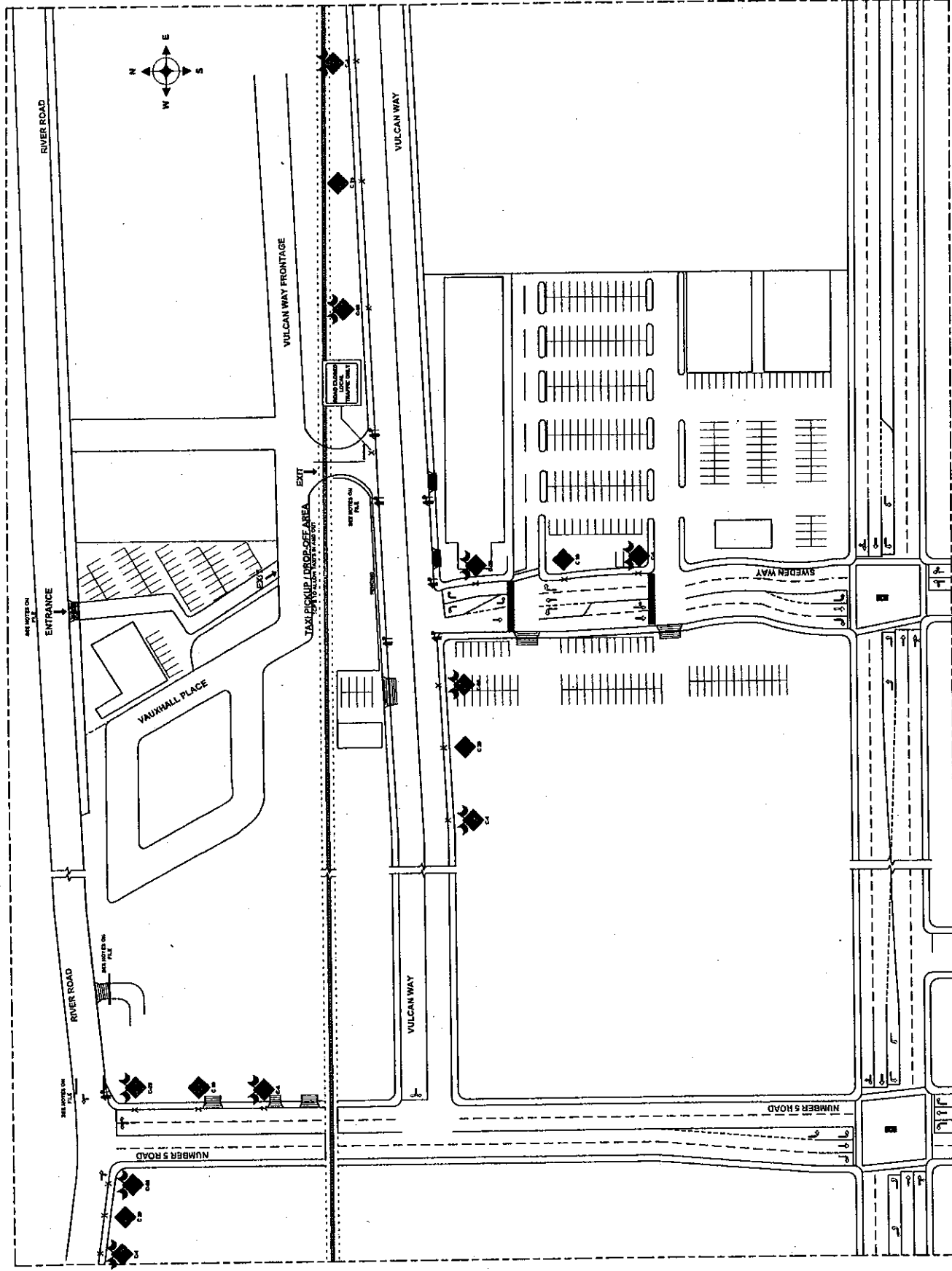
The ICP at this location will need to control Vulcan Way as required to ensure that traffic does not back up onto Bridgeport Rd. Be aware that adjacent (lease) parking lots can contribute to traffic congestion.

Once the parking lot on site is full the traffic will be re-routed along River Rd west to Simpson Rd then returning to Bridgeport Rd.

The queue length entering the parking must be monitored to ensure that the barricade is established before the available parking on site is utilized. We do not want a lot of vehicles lined up on River Rd between No 5 Rd and the site.

A minimum of 5 TCP's and 1 Supervisor are required at all times when the event is open. The TC must be established 30 min before opening & after closing. A minimum of 2 RCMP Constables are required from 7pm to midnight to oversee TC and provide immediate onsite police support. A minimum of 1 Bylaw Enforcement Officer will be required from 7pm to midnight to augment the RCMP for traffic enforcement.

- Signalized intersection
- ➔ Directional sign x 15
- ⬠ Traffic Control Person(s)



PREPARED BY: A.L.L.L. TRAFFIC CONTROL AND SAFETY SYSTEMS LTD 604 273 5115 #123 2631 VIKING WAY, RICHMOND B.C. V6V 1N3 DRAWN BY: DS LOCATION: HOFF MARKET - VULCAN WAY RICHMOND, B.C.	DATE: FEBRUARY 14, 2006 FIGURE 1	NOTES NOT TO SCALE SUGGESTED PRINT SIZE 11" X 17"	REVISIONS
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THIS DRAWING HAS BEEN PREPARED FOR COLLECTIVE ASSOCIATES TO MEET THE STANDARDS AND REQUIREMENTS OF THE CANADIAN TRAFFIC CONTROL & SAFETY SYSTEMS LTD., ITS EMPLOYEES, SUPPLIERS, CONSULTANTS AND AGENTS ACCEPT NO RESPONSIBILITY TO ANY OTHER PARTY, INCLUDING CONTRACTORS, SUPPLIERS, CONSULTANTS AND STOCKHOLDERS, OR THEIR EMPLOYEES OR AGENTS, FOR LOSS OR LIABILITY INCURRED AS A RESULT OF THEIR USE OF THESE DRAWINGS.

- \*TCP WILL ASSIST ALL PUBLIC THROUGH & AROUND WORK ZONE
- \*ADVANCE WARNING SIGNS WILL BE LOCATED UPSTREAM OF WHAT IS INDICATED
- \*PLEASE REFER TO THE M.O.T. MANUAL FOR ALL TERMS AND DISTANCES RELATED TO TRAFFIC CONTROL

Schedule E (Revised)

ATTACHMENT 8

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

CATHAY IMPORTERS 2000

001

**CATHAY**

IMPORTERS 2000 LIMITED

TEL: (604) 233-0050  
FAX: (604) 233-0052  
e-mail: sales@cathayimporters.com  
Website: www.cathayimporters.com

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

April 1, 2008

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


Attention: Mr. Paul Cheung, Director of Operations

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

Dear Mr. Cheung,

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

Yours truly,

 X STEVEN CHANG  
on behalf of.

Ko Ming Chong  
Owner - Cathay Importers 2000 Ltd.

# STOLBERG ENGINEERING LTD.

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

---

April 4, 2008

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

**Attention: Mr. Paul Cheung**

Dear Paul,

**Re: Richmond Night Market – Parking**

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

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

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

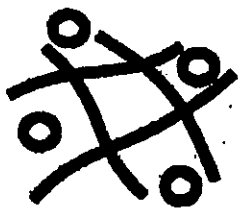
Yours truly,



**STOLBERG ENGINEERING LTD.**  
John Ingram, P.Eng  
President



## Schedule E (Revised)



Lions Communications Inc.

April 2, 2008

Home Depot  
2700 Sweden Way  
Richmond, BC  
V6V 1K1

Attention: Mr. Mark Fordy, General Manager

Dear Mr. Fordy:

**RE: Richmond Night Market - Parking**

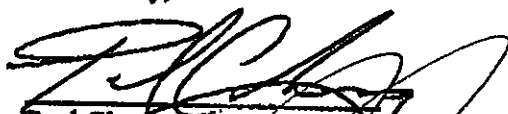
The purpose of this letter is to confirm our discussions that, as one of the official parking providers for The Summer Night Market, Home Depot shall have a minimum of 200 parking stalls being solely available for Summer Night Market use from May 30th to the end of October 5, 2008 (Fridays, Saturdays,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

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

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

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

Yours truly,

  
\_\_\_\_\_  
Paul Cheung  
Director of Operations  
Lions Communications Inc.

  
\_\_\_\_\_  
Mark Fordy  
Store Manager  
The Home Depot

Schedule E (Revised)

APR-03-2008 10:40

LEDINGHAM MCALLISTER

604 684 9004

P.001/001



Lions Communications Inc.

April 2, 2008

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

Attention: Mr. Bruce Ledingham, Owner

Dear Mr. Ledingham:

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

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

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

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

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

Yours truly,

Paul Cheung  
Director of Operations  
Lions Communications Inc.

Bruce Ledingham  
Owner  
Ledingham & McAllister

#120 - 3631 Shell Road, Richmond, B.C., V6X 2W2  
Tel: 604-375-6006

APR-03-2008 00:24

6042980778

95%

P.002

TOTAL P.001

## Schedule E (Revised)

March 28, 2008

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

Attention: Mr. Paul Cheung

Dear Paul Cheung,

**RE: Richmond Night Market - Parking**

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

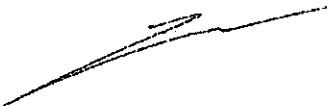
The event organizer, Lions Communications Inc, shall be responsible for operating the above parking stalls, to ensure the parking stalls are cleaned after each use, that any damage done to the parking lot by the customers of Lions Communications Inc. is repaired in a timely fashion, providing signage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

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

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

Yours truly,

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

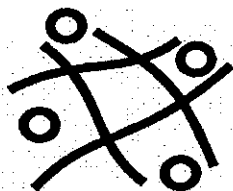


Ryan Swire  
Property Manager  
Real Estate Management Services  
Direct Line: (604) 661-0896



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

## Schedule C



Lions Communications Inc.

March 19, 2008

Dear Neighbour:

**SUBJECT: Richmond Summer Night Market 2008**

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

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

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

Yours truly,

Paul Cheung  
Director of Operations  
604-375-9088

Schedule B (Revised April 18, 2008)  
Page 1 of 3

#	Company Name	Consulting	Contact Name	Title	Address	Telephone	Comments
<b>CONSULTATION (BEFORE APRIL 1, 2008 with further follow-ups)</b>							
1	McDonalds	Letter/discuss	Sunila Prasad and Iida H.	Assistant manager	2760 Sweden Way		Happy and heard from everyone (Management and staff) plus owners are very happy, no concerns. They wondered why the event was announced that it was to be moved to another city. Happy and goes twice a year.
2	National Shuttle Bus Service (formerly Foreign Stone)	Letter/discuss	Marilyn George Bartel	Secretary: GM	#130-12611 Vulcan Way		No comments.
3	Future Shop	Letter/discuss	Bob Chahal	Store Manager	#150-2780 Sweden Way		Wants more exciting ventures at the market, thought it was boring last year. Traffic, parking in their stalls.
4	Ethan Allen	Letter/discuss	Cynthia Norman Jal	office staff	2633 Sweden Way		They wondered why the event was announced that it was to be moved to another city. Glad to hear it's back and no complaints.
5	Linens & Things	Letter/discuss	Jes Bay	store manager	#150-12551 Bridgeport Road		They wondered why the event was announced that it was to be moved to another city.
6	Sears	Letter/discuss	Keid Jansen	Assistant Manager	2633 Sweden Way		Owner of land confirms parking, Bruce Ledingham says no concerns.
7	Scan Design	Letter/discuss	Kenny Tsang	Store Manager	Bridgeport Road		Broken window, traffic.
8	Staples	Letter only	Ryan Swire	GM	Sweden Way		They wondered why the event was announced that it was to be moved to another city.
9	Colliers International	Letter/discuss	Bruce Ledingham	General Manager	2633 Sweden Way		Confirmed parking, no concerns.
10	Ledingham & McAllister Properties Ltd.	Letter/discuss	Mark Fordy	Property Manager	2471 Viking Way		They wondered why the event was announced that it was to be moved to another city.
11	The Home Depot	Letter/discuss	Chris Michaels	Owner	12631 Vulcan Way		Confirmed parking.
12	Coca-Cola Bottling Company	Letter only	John Ingram	General Manager			Confirmed parking, in general no concerns.
13	Stobber Engineering	Letter/discuss	Joanne Claypack	Director of Operations			They wondered why the event was announced that it was to be moved to another city.
14	Vancouver Lighting	Letter/discuss	Andrew Wassend	Store Manager	12595 Bridgeport Road		Representative not present, drop of letter only.
15	Benjamin Moore	Letter/discuss	Jason Wyma	Store Manager	110-12591 Bridgeport Road		Confirmed parking.
16	End of the Roll	Letter/discuss	Sara	Store Owner	12591 Bridgeport Road		They wondered why the event was announced that it was to be moved to another city.
17	The Foam Shop	Letter/discuss	Steve Hutchison	Comfort Expert	12571 Bridgeport Road		Thought the event is not being held anymore but highly welcomed.
18	Boardwalk Wood Floors	Letter/discuss	Rick McGrath	Store Manager	130-12571 Bridgeport Road		Do not operate within the nightmarket opening hours, no concern.
19	Richmond Tile Centre Ltd	Letter only	Jennifer Bay	Store Manager	110-12571 Bridgeport Road		Do not operate within the nightmarket opening hours, no concern.
20	Starbucks Coffee Company	Letter/discuss	Robyn	Store Manager	12411 Bridgeport Road		Representative not present, drop of letter only.
21	Westcoast Kids	Letter/discuss	Peter Tan	Manager	1-12371 Bridgeport Road		No concern.
22	Elegant Flooring Inc	Letter/discuss	Bassiano Chung	Manager	123671 Bridgeport Road		No concern.
23	Woodpecker Hardwood Floors Inc	Letter/discuss	Sam Cheng	Executive Manager	4-12331 Bridgeport Road		No concern.
24	Oriental Gallery	Letter/discuss	Daryoush Reyhani	Store Manager	9-12331 Bridgeport Road		No concern.
25	Pan Pacific Home & Garden Furniture	Letter/discuss	Ian Presdy	Store Manager	110-12291 Bridgeport Road		No concern.
26	Sopron Auto Body	Letter/discuss	Dan V	Assistant Manager	12291 Bridgeport Road		No concern.
27	Sako's Complete Auto Service	Letter/discuss	Paul Mina	Store Manager	12231 Bridgeport Road		No concern.
28	Volvo Tires & Wheels	Letter/discuss	Madhu Reddy	Sales Representative	1-12191 Bridgeport Road		No concern.
29	Richmond Building Supplies	Letter/discuss	Mark Cordick	Store Manager	115-12151 Bridgeport Road		No concern.
30	Mastercraft Autobody Ltd	Letter/discuss	Kelth Y.	Manager	12111 Bridgeport Road		No concern.
31	Grapes 2 Wine	Letter/discuss	Terry Cook	Sales Manager	160-12111 Bridgeport Road		No concern.
32	Pacific Rim Lighting	Letter/discuss	Paul Quan Zheng	Manager	110-12111 Bridgeport Road		No concern.
33	Nucasa Milling Company	Letter/discuss	Danny King	Service Manager	12051 Bridgeport Road		No concern.
34	Decor Home	Letter/discuss	Howard Bell	Manager	12011 No. 5 Road		Representative not present, drop off letter only.
35	ADPAX Computer Co.	Letter/discuss	Tam Do	Manager	2720 No. 5 Road		No concern.
36	West Coast Stone Gallery	Letter/discuss	Isabel Fong	Account Executive	200-2268 No. 5 Road		No concern.
37	MG Collision Repairs	Letter only	Wayne Chiang	Richmond Store Manager	190-2268 No. 5 Road		No concern.
38	Chevron	Letter/discuss	Terry Bell	Sales Manager	170-2288 No. 5 Road		No concern.
39	LOVE'S Autoowners & Appraisers Ltd	Letter/discuss	Catherine Yip	General Manager	150-2188 No. 5 Road		No concern.
40	Jim's Freshing Doors Ltd.	Letter/discuss	Joseph M. Pacheco	Chief Technology Officer	270-2088 No. 5 Road		No concern.
41	Mediasonic Enterprises Inc	Letter/discuss	Coniah Chuang	General Manager	100-2088 No. 5 Road		No concern.
42	Abest Building Supplies	Letter/discuss	Scott Field	General Manager	110-2088 No. 5 Road		Concerned about parking, in previous years although landlord did not permit parking for customers of the night market, they parked there anyways.
43	HEFA Rare Earth Canada Co. Ltd	Letter/discuss					
44	FUTECH Signage & Display Systems	Letter/discuss					
45	"Chinese Business Name"	Letter/discuss					
46	J.P. Windows & Company	Letter/discuss					
47	Global Media Services	Letter/discuss					
48	Amno Power	Letter/discuss					

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

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

Company Name	Consulting Contact	Title	Address	Telephone	Comments
49 Flamingo Gifts & Recognition Ltd	James Mok	Executive Director	140-2288 No. 5 Road	(604) 244-0818	No concern
50 Quantum Environmental Group	Tanya McDouall	Manager	150-2088 No. 5 Road	(604) 270-7398	Representative not present, drop off letter only
51 Adlon Printing Co. Ltd	Gary Lau	Owner	190-2288 No. 5 Road	(604) 279-9866	No concern, participated in night market as a vendor before, asked about pricing
52 N.V. Plus Auto Accessories	Vincent Lee	General Manager	240-2088 No. 5 Road	(604) 278-2068	Concerned about parking, in previous years although parking is reserved 24 hours customers of the night market would park there although there were security guards to watch the lot they parked anyways. The main concern is the rubbish left behind as he couldn't park his own car due to the amount of rubbish.
53 Fleet TAG RFID fleet security	Glen	Owner	2088 No. 5 Road	(604) 214-3522	Concerned about parking lot being used by customers of the night market.
<b>ADDITIONAL CONSULTATION (APRIL 1, 2008 TO APRIL 3, 2008)</b>					
54 Custom Ornamental Iron Works	Mairead Henschel	President	50 - 12020 Vulcan Way	(604) 273-7940	No concern
55 Sealand A.V.	Marin Slack	Owner	12031 Vulcan Way	(604) 278-6442	Personally know Raymond, he thought the event was no longer held at that venue
56 Sam's Millwork & Kitchen Cabinets	Sam Lut	Owner	12040 Vulcan Way	(604) 273-8773	No concern
57 P.N.J. Metals Inc.	Don Fabubert	Sales Manager	12060 Vulcan Way	(1800) 548-1168	No concern
58 Espressoac	Jim Bregani	Travel Counsellor	12120 Vulcan Way	(604) 244-7989	No concern
59 R. Waies & Son	Pat Gerber	Administrative Manager	12131 Vulcan Way	(604) 273-8608	No concern
60 Travel Direct	Jo-Anne Kantola	Customer Relations	12151 Vulcan Way	(604) 276-8393	No concern
61 Stereoprinters	Barb Walkis	Assistant Manager	12151 Vulcan Way	(604) 273-1172	No concern
62 Royal Stone Enterprises Ltd.	Terry Paw	Owner	12191 Vulcan Way	(604) 821-1118	No concern
63 Conotec Investigations Ltd	Scott Walker	Front desk	12140 Vulcan Way	(604) 273-4311	No concern
64 Gardenstone	Johnny De La Torre	Administration/Accounts	12211 Vulcan Way	(604) 278-0140	No concern
65 AutoMind Collision	Joe Chan	Manager	12260 Vulcan Way	(604) 244-0092	No concern
66 No.1 Collision	Lisa Godlinski	Sales	12420 Vulcan Way	(604) 231-9614	No concern
67 Rj Motor Tech Auto Service Inc.	Nancy Ho	Manager	12440 Vulcan Way	(604) 273-5858	Concern about parking issue, car parked on his premise and illegal spot
68 Tiesar Collision	Danny Tam	Manager	12511 Vulcan Way	(604) 821-1133	Was surprised the event was not organized by Raymond anymore, no other comment
69 Emperor	AJ	Operations Manager	120 - 12511 Vulcan Way	(604) 276-0035	No concern
70 Orange Distributions Inc.	Tony	Operations Manager	12611 Vulcan Way	(604) 247-2487	No concern
71 Pioneer Fish Co.	Paul Trojanowski	President	2231 Vauxhall Place	(604) 278-4288	No concern
72 USD B.N. Duays Trux	Gay McCoan	President	2360 Vauxhall Place	(604) 278-7528	No concern
73 Wainbee	Amanda Feng	Assistant Sales Manager	2391 Vauxhall Place	(604) 276-2886	Mentioned they had free parking passes in the past, wondering will we do the same
74 Richmond Custom Blindery Ltd	Michael Chiu	President	2431 Vauxhall Place	(604) 278-8922	No concern
75 Loong Kong Chicken Ltd	Eleanor Hunter	Sales Assistant	2451 Vauxhall Place	(604) 270-8441	No concern
76 Mar-Con Wire Belt Inc.	Donna Lerner	President & CEO	2491 Vauxhall Place	(604) 270-9919	No concern
77 Coinmatic Canada Inc.	Kelly Hawes	Warehouse Manager	2500 Vauxhall Place	(604) 278-4841	No concern
78 Soema Technical Service, Ltd	Astron Williamson	Warehouse Manager	2511 Vauxhall Place	(604) 278-7776	No concern
79 The News Group Canada			2771 Vauxhall Place	(604) 278-5252	No concern
80 Vancouver Textiles Ltd.			Vauxhall Place	(778) 835-2745	No concern
81 Coldstar Freight Systems Inc.					
82 Happy Planet					
<b>ADDITIONAL CONSULTATION (APRIL 7, 2008 TO APRIL 10, 2008)</b>					
83 Source Interlink Companies	John Liewellyn	Logistics Manager	13200 Vulcan Way	(604) 232-0377	Manager very pleased to see the event coming back
84 Regional Recycling	Allyson Cumberbirch	Manager	13300 Vulcan Way	(604) 276-8270	Manager not present, letter was left with staff to forward to the manager
85 Teldon	Tanya McCarthy	Human Resources Manager	12751 Vulcan Way	(604) 207-7953	Manager not present, letter was left with staff to forward to the manager
86 Island City Bakery	An Nguyen	Operations Manager	105 - 12753 Vulcan Way	(604) 278-6979	Concern with own staff parking, security over loud noises, he will need 60 access passes for employees
87 B. K. Sethi Marketing Ltd.	Cain Smith	Manager	138 - 12753 Vulcan Way	(604) 783-6957	Just moved in, no concern, happy to see the event again
88 Phelps	Norman Labbee	Service Manager	185 - 12753 Vulcan Way	(604) 257-8204	Manager not present, letter was left with staff to forward to the manager
89 Kinco	Robert McGowan	Manager	178 - 12759 Vulcan Way	(604) 247-0011	Manager not present, letter was left with staff to forward to the manager
90 Centennial Foodservice	Garth McCann	Branch Manager	108 - 12759 Vulcan Way	(604) 273-5261	No concern
91 Coca Cola Warehouse	Sarah Chartrand	Trucker	13831 Vulcan Way	(604) 273-5261	Trucker referred to go visit Viking location, left messages at Viking location
92 Roy Dennis Roofing (2005) Ltd	Colin Romain	Manager	2420 Viscount Way	(604) 278-0442	Very supportive for the event, no concern
93 Sterling Shoes	Barbara Bentley	Club Manager	2580 Viscount Way	(604) 270-6114	Manager not present, letter was left with staff to forward to the manager
94 Sport Central	James Leung	Mechanic	2611 Viscount Way	(604) 270-8884	Manager not present, letter was left with staff to forward to the manager
95 Wan Chin Auto Services	Sanni Sharma	Business Analyst	102 - 2691 Viscount Way	(604) 279-0123	Very supportive of the event
96 Flexstar Packaging Inc	Whitney Daren	Store Manager	13320 River Road	(604) 273-9277	No concern
97 Sears Home	Kenny Tsang	General Manager	2633 Sweden Way	(604) 279-5532	Meeting scheduled with Store Manager for Monday (April 14/08) at 3:30pm
98 Staples	Paul Clarke	Manager	160-2368 No. 5 Road	(604) 273-1055	Concerned about parking, in previous, landlord did not permit parking for customers of the event.
99 Morton Clarke					Manager not present, left letter for staff to forward to the manager

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

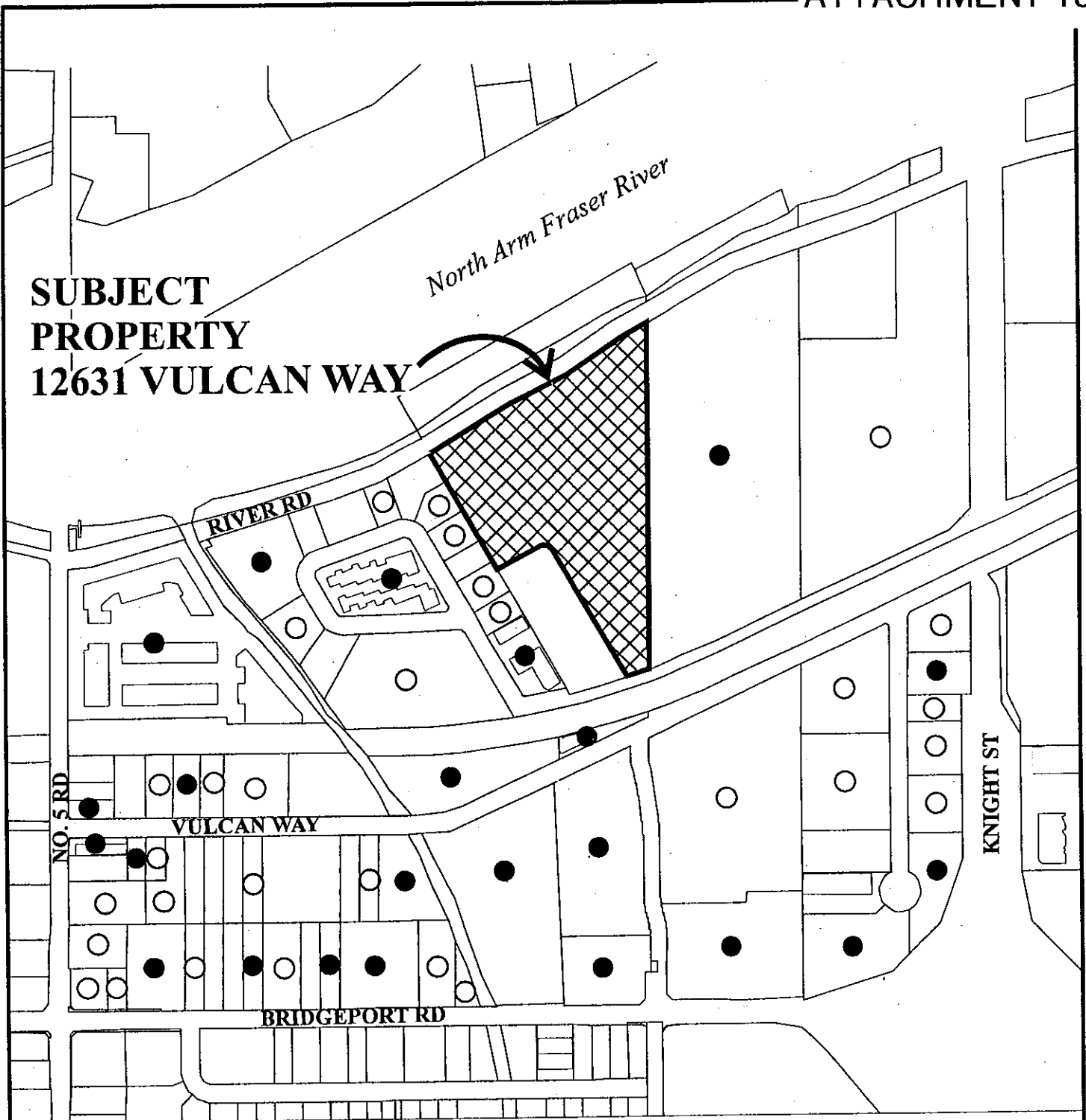
Schedule B (Revised April 18, 2008)  
Page 3 of 3

#	Company Name	Contact	Title	Address	Telephone	Comments
<b>ADDITIONAL CONSULTATION (APRIL 11, 2008)</b>						
100	**Vacant**	Letter only		2210 Vauxhall Place		**Vacant**
101	A Catered Affair	Letter only		2212 Vauxhall Place		Entrance locked, no representative present
102	Design Exhibits	Letter only		2214 Vauxhall Place		Store logo still on the entrance doorway, but business is no longer in operation
103	Midas, Shortshop	Letter only		2216 Vauxhall Place		The representative do not speak English, refused to give out their business card
104	Precise Cabinet Company Ltd	Letter only		2218 Vauxhall Place		**Vacant**
105	**Vacant**	Letter only		2320 Vauxhall Place		No one present at the store
106	Verka Food Products Ltd	Letter/discuss	Gagan Matra	2340 Vauxhall Place	(604) 214-0005	No concern
107	Z Star Enterprises	Letter only		1 - 2531 Vauxhall Place		The representative do not speak English, refused to give out their business card
108	**Vacant**	Letter only		2 - 2531 Vauxhall Place		**Vacant**
109	**Vacant**	Letter only		3 - 2531 Vauxhall Place		**Vacant**
110	**Vacant**	Letter only		5 - 2531 Vauxhall Place		**Vacant**
111	**Vacant**	Letter only		6 - 2531 Vauxhall Place		**Vacant**
112	**Vacant**	Letter only		7 - 2531 Vauxhall Place		**Vacant**
113	**Vacant**	Letter only		2 - 2551 Vauxhall Place		**Vacant**
114	Grand Food Mart	Letter only		3 - 2551 Vauxhall Place		Store awning no longer there, business is not in operation
115	Adaptive Cargo International	Letter only		4 - 2551 Vauxhall Place		Store awning no longer there, business is not in operation
116	Aquatic Design	Letter only		4 - 2551 Vauxhall Place		Store awning still on but door locked, light off, business is probably not in operation
117	CEA Holdings	Letter only		7 - 2551 Vauxhall Place		
<b>ADDITIONAL CONSULTATION (APRIL 14 - 16, 2008)</b>						
118	Sears Home	Letter/discuss	Darrin Whitney	2633 Sweden Way	(604) 279-5532	They are only worried about the customers getting into their lot. Mentioned to them that we are working closely with Alan Wilding and that we would put up signs in front of their stalls if they are worried for event mobs taking their spots.
119	Savannah Healing Products	Letter/discuss	Craig McCleane	2771 Viscount Way	Tel. 604-231-892	No concern
120	Ocean Sanitary Ware	Letter/discuss		2620 Viscount Way	Tel. 604-278-2211	No name given, no business card, no concern
121	Supplier of Dollar Store	Letter/discuss		100 - 2620 Viscount Way	Tel. 604-233-1921	George (not willing to give his last name/he is Chinese), no title but probably owner He knows we're still waiting for the permit, but he is interested to rent from us if the event is on
122	Inca Metal Cutting Ltd	Letter only		150 - 2771, Viscount Way		Door locked, no access, no listing on yellowpages
123	Savannah Healing Products	Letter only		2771 Viscount Way	Tel. 604-231-892	Door locked, no mallist
124	Arctic Pearl Ice Storage Ltd	Letter only		No unit #, Viscount Way		Gates locked, no listing on yellowpages
125	Pacific Link Seafood	Letter only		2460/2500 Viscount Way	Tel. 604-278-830	Gated locked
126	S & S Cabinets Plus Ltd.	Letter only		150 - 2340 Viscount Way	Tel. 604-278-312	Door locked, no public access, no listing on yellowpages
127	Advance Metalspress	Letter only		2340 Viscount Way	Tel. 604-279-826	Door locked, no public access F 604-279-8265

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

**SUBJECT  
PROPERTY  
12631 VULCAN WAY**

*North Arm Fraser River*



**LEGEND**

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



**Map of Businesses/Property Owners  
Contacted by Lions Communication  
Incorporated**

Original Date: 04/22/08

Amended Date: 04/23/08

Note: Dimensions are in METRES





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**To:** Mayor and Council **Date:** May 12, 2008  
**From:** Brian Jackson **File:** TU 08-412295  
Director of Development  
**Re:** **Temporary Commercial Use Permit Application at 12631 Vulcan Way**

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**Origin**

At the May 5, 2008 General Purposes Committee and Council Meeting, council considered the Temporary Commercial Use Permit application at 12631 Vulcan Way for the purposes of a Summer Night Market event. In addition to forwarding the Temporary Commercial Use Permit application to the Public Hearing scheduled for May 20, 2008, Council included in the recommendation the requirement to amend the permit and appropriate attached schedules to take into account the provision for providing additional RCMP officer(s), with the full cost to be paid by the applicant, in order to combat the issue of counterfeit products (refer to **Attachment 1** for an excerpt of the minutes). Included in this memo is a brief summary of the applicable changes with the revised permit, attached schedules and any other relevant materials included as attachments for Council consideration.

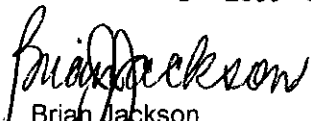
**Additional Materials Submitted**

A revised site plan of the market area and overall site plan of 12631 Vulcan Way has been submitted by the applicant and replaces the site plan of the market area and subject property attached to the original staff report considered at General Purposes Committee and Council on May 5, 2008. Upon review of the new materials, staff confirm that all required information is included in the new drawings (refer to **Attachment 2**).

**Revisions to the Temporary Commercial Use Permit and Attached Schedules**

To accommodate the addition of RCMP resources to combat counterfeit products, staff note the following revisions that have been incorporated into the permit and attached schedules (refer to **Attachment 3**).

- o RCMP member hours dedicated to combat counterfeit products are to be based on the equivalent of one additional RCMP member assigned for the duration of the event every day it is in operation. Assignment of hours to RCMP members to implement enforcement is to be at the discretion of the RCMP, so long as the total cumulative hours required to combat counterfeit products does not exceed the total of one RCMP member assigned to the event for the duration of the season.
- o The bonding amount has been revised to take into account the RCMP costs to combat counterfeit products:
  - o 2008 - \$152,000
  - o 2009 - \$176,000

  
Brian Jackson  
Director of Development

Att.3

pc: Joe Erceg, General Manager, Planning and Development  
Wayne Craig, Program Coordinator - Development  
Kevin Eng, Planner 1

GENERAL PURPOSES COMMITTEE

1. APPLICATION BY LIONS COMMUNICATIONS INCORPORATED  
FOR A TEMPORARY COMMERCIAL USE PERMIT AT 12631  
VULCAN WAY

(Report: April 21, 2008 File No.: TU 08-412295 ) (REDMS No. 2432897 )

SP08/4-1

It was moved and seconded

*That:*

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

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

*provided that the conditions and requirements outlined in the Temporary Commercial Use Permit and attached Schedules be amended to include provisions for an additional RCMP officer with the full cost to be paid by the applicant to combat the issue of counterfeit products, and that the bond be increased accordingly.*

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

CARRIED

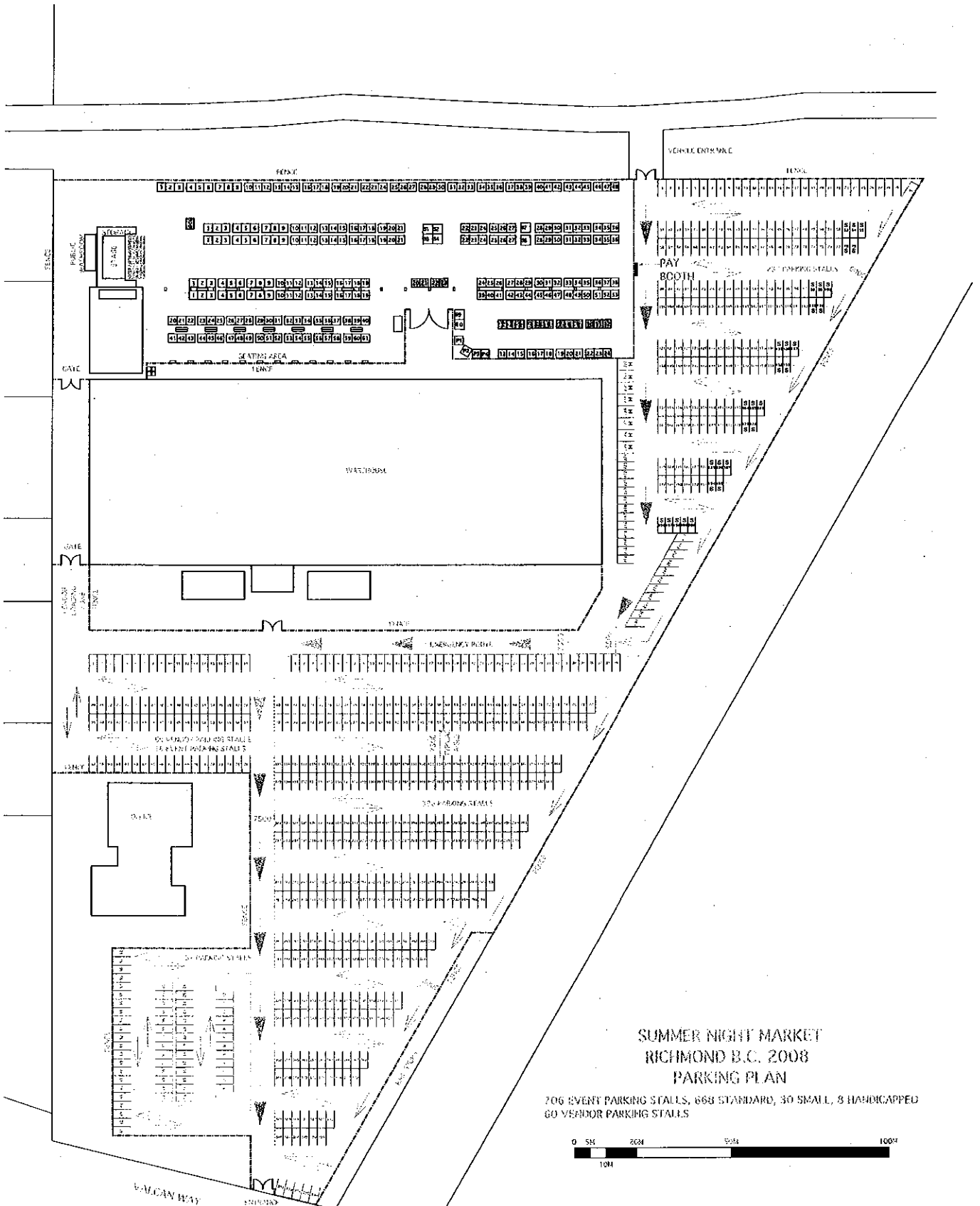
ADJOURNMENT

SP08/4-2

It was moved and seconded

*That the meeting adjourn (7:13 p.m.).*

CARRIED

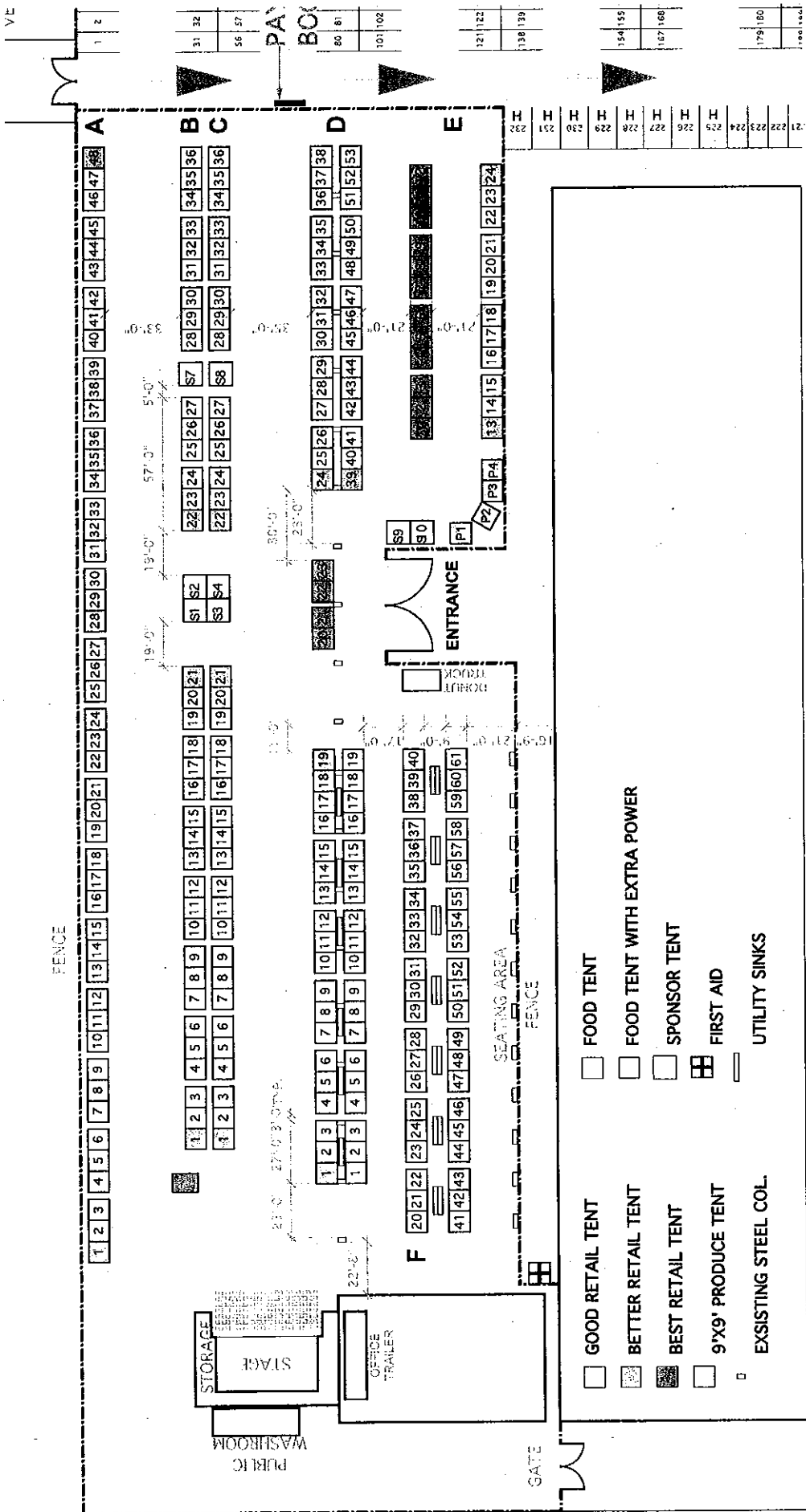


**SUMMER NIGHT MARKET  
RICHMOND B.C. 2008  
PARKING PLAN**

706 EVENT PARKING STALLS, 668 STANDARD, 30 SMALL, 8 HANDICAPPED  
80 VEHICLE PARKING STALLS



- LEGEND:
- STANDARD PARKING STALLS (2.45MX5.5M)
  - SMALL PARKING STALLS (2.4MX3.5M)
  - HANDICAPPED STALLS (3.7MX5.5M)
  - 8FT HIGH BLOCK TYPE FENCING
  - PAY BOOTH



- GOOD RETAIL TENT
- BETTER RETAIL TENT
- BEST RETAIL TENT
- 9'X9' PRODUCE TENT
- EXISTING STEEL COL.
- FOOD TENT
- FOOD TENT WITH EXTRA POWER
- SPONSOR TENT
- FIRST AID
- UTILITY SINKS

**SUMMER NIGHT MARKET**  
**RICHMOND B.C. 2008**  
**BOOTH LAYOUT**



**City of Richmond**  
 Planning and Development Department

**Temporary Commercial  
 Use Permit**

**No. TU 08-412295**

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

Property Address: 12631 Vulcan Way

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

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

Summer Night Market on the following dates:

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

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

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

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

Property Address: 12631 Vulcan Way

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

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

- A cash security (or acceptable letter of credit) in the amount of \$152,000 must be submitted prior to May 20, 2008 for the purposes of operating a Summer Night Market during the specified dates set out in Schedule "C" in 2008.
- A cash security (or acceptable letter of credit) in the amount of \$176,000 must be submitted prior to April 20, 2009 for the purposes of operating a Summer Night Market during the specified dates set out in Schedule "C" in 2009.

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

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

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

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

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

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

Property Address: 12631 Vulcan Way

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

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

## Schedule "A"

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

### **Traffic Control and Parking Management Plan (TCPMP)**

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

### **City of Richmond and RCMP Staffing**

- A minimum of two RCMP members must be in attendance for each night the event is in operation during the hours of operation for the Summer Night Market for the purposes of providing a police presence and overseeing the TCPMP and general event operations (Note: Implementation and Operation of the TCPMP is required to be undertaken by a professional Traffic Control Company with appropriate trained and certified staff).
- Dedicated RCMP members are required to be in attendance to combat the issue of counterfeit products at the Summer Night Market event. For the purposes of addressing issues of counterfeit products, RCMP staff member hours are to be based on the equivalent of one additional RCMP member assigned for the duration of the event every day it is in operation (Note: This RCMP member is in addition to the two RCMP members required to provide a general police presence to the event).
- A minimum of two Community Bylaw Enforcement officers must be in attendance for each night the event is in operation for a maximum of 4 hours for each Bylaw Enforcement Officer.
- Periodic attendance by Transportation Division staff to monitor and oversee the operations of the event and TCPMP.
- All costs for City and RCMP staffing at the applicable rates is required to be fully paid by the event organizers.

### **Site Plan for 12631 Vulcan Way**

- Fencing is to be installed as noted on the site plan.
- Parking stalls, drive aisles and emergency access routes are to be implemented as noted on the site plan.



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

### **Summer Night Market – Event Operations**

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

### **Summer Night Market Event Cancellation Procedure**

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

### **General Provisions**

- Ensure that the emergency access drive aisle for the subject site remains clear and unimpeded during event operations.
- At the conclusion of each event operation day, any road modifications (temporary signage, barriers, cones) associated with the TCPMP must be removed and original road conditions restored to the satisfaction of the Transportation Division staff.
- Upon expiration of this permit or cessation of the permitted use, whichever is sooner, the following shall be completed:
  - The property described in Schedule “B” shall be restored to its original condition.
  - Adjacent roads shall be maintained and restored to a condition satisfactory to the City of Richmond.

- The event organizer is required to submit the appropriate cash security (or acceptable letter of credit) to the City of Richmond as outlined in the terms and conditions of the Temporary Commercial Use Permit.
- The event organizer is responsible for all costs incurred by the City through the operation of the Summer Night Market event and will be drawn from the cash security required to be submitted for 2008 & 2009 by the event organizer. City staff will send out invoices to the event organizers to document all City related costs. Incurred costs include, but are not limited to:
  - RCMP staffing.
  - Community Bylaw Enforcement staffing.
  - Transportation Division staffing.
  - Production, posting, maintenance and takedown of Summer Night Market directional signage for the event.
- The event organizer is required to pay for City costs incurred beyond the submitted cash security amount.

Lions Communications Incorporated  
by its authorized signatory

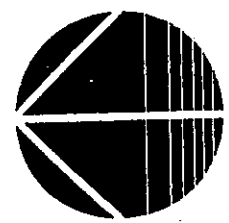
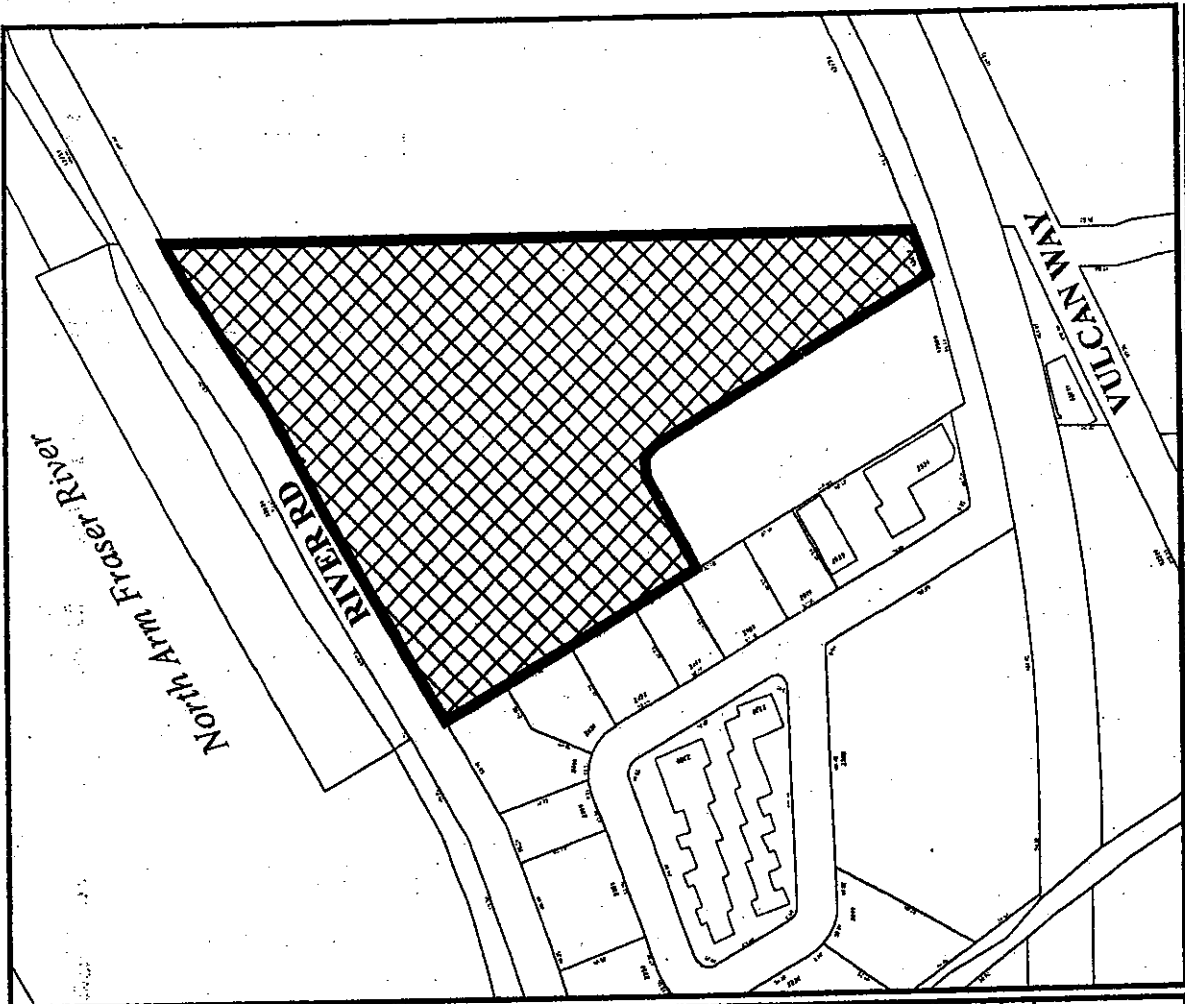
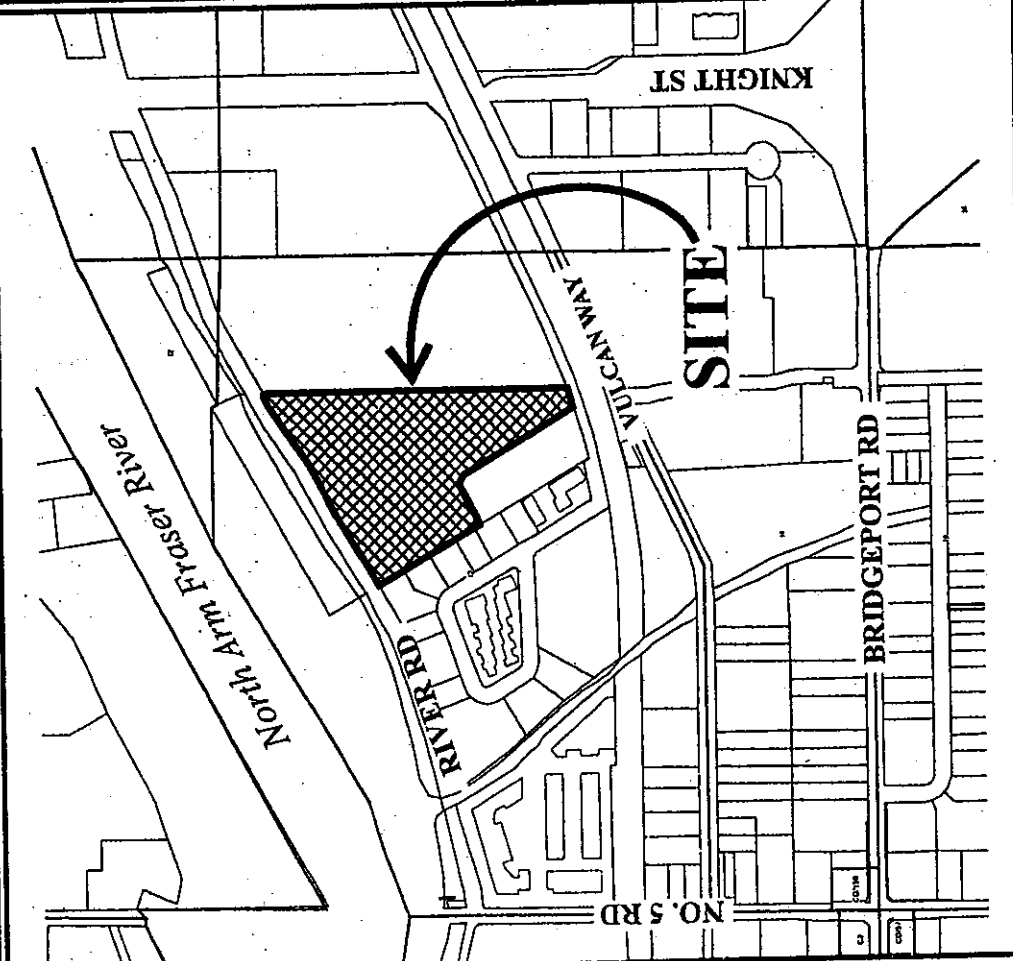
- Signed Copy on File -

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Paul Cheung  
Director of Operations  
(Lions Communications Incorporated)



# City of Richmond



# TU 08-412295 SCHEDULE B

Original Date: 04/22/08

Revision Date: 04/23/08

Note: Dimensions are in METRES

## Schedule "C"

Summer Night Market Schedule of Event Dates for 2008

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

Summer Night Market Schedule of Event Dates for 2009

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

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

**Dhaliwal, Shanan**

**From:** Isaac, Brian [bisaac@smart-biggar.ca]  
**Sent:** Monday, 5 May 2008 6:59 AM  
**To:** Dhaliwal, Shanan  
**Cc:** Long, Amanda  
**Subject:** Richmond Night Market Lease and License  
**Attachments:** 92862-59 March 31, 2008.pdf

Re: General Purposes Committee  
May 5, 2008  
Item 3  
Lions Communications -  
Temp. Comm. Use Permit

To Public Hearing  
Date: May 20, 2008  
Item # 6  
Re: Temp. Comm. Use  
Permit, # 12631  
Vulcan Way

**Re: Richmond Night Market Lease and License**

Dear Ms. Dhaliwal,

We understand that renewal of the Richmond Night Market lease and license will be discussed at the General Purpose Committee Meeting at Richmond City Hall today. We attach an e-mail with attached letter from the Canadian Anti-Counterfeiting Network that was sent to the cityclerk@richmond.ca address. Representatives of the CACN will be attending at the meeting this afternoon. If you could circulate the attached letter to the committee members, that would be very much appreciated.

Let us know if you require anything further.

Regards,

Brian Isaac  
Chairman Legislation Committee  
Canadian Anti-Counterfeiting Network

Brian P. Isaac  
Smart & Biggar  
Fetherstonhaugh  
438 University Ave., Suite 1500, Box 111  
Toronto, Ontario, M5G 2K8, Canada  
Tel: (416) 593-5514  
Fax: (416) 591-1690  
E-Mail: bpisaac@smart-biggar.ca

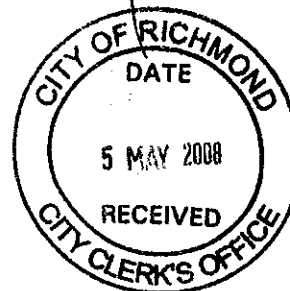
[www.smart-biggar.ca](http://www.smart-biggar.ca)

**From:** Isaac, Brian  
**Sent:** Monday, March 31, 2008 12:34 PM  
**To:** 'cityclerk@richmond.ca'  
**Cc:** Long, Amanda  
**Subject:** Richmond Night Market Business License Applications -TU 08 - 412295

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**RE: Richmond Night Market Business License Applications –TU 08 – 412295**

Dear Sir or Madam:

We attach a letter being forwarded on behalf of the Canadian Anti-Counterfeiting Network (CACN). The letter has been signed by the Chairman of CACN, Doug Geralde. Please feel free to contact him or the undersigned in response.

Regards,

Brian Isaac

BPI:aml

Encl.

<<92862-59 March 31, 2008.pdf>>

Brian P. Isaac  
Smart & Biggar  
Fetherstonhaugh  
438 University Ave., Suite 1500, Box 111  
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Fax: (416) 591-1690  
E-Mail: bpisaac@smart-biggar.ca

[www.smart-biggar.ca](http://www.smart-biggar.ca)

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Canadian  
Anti-Counterfeiting  
Network  
(CACN)

Réseau  
Anti-Contrefaçon  
Canadien

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

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

March 31, 2008

**VIA E-MAIL & FACSIMILE**

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

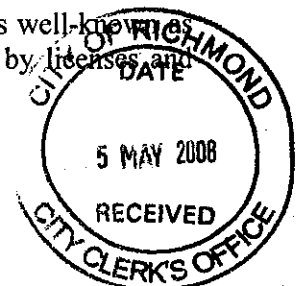
Dear Mayor Brodie:

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

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

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

Canadian Anti-Counterfeiting Network  
160 Eglinton Avenue East, Suite 300  
Toronto, Ontario M4P 3B5  
[www.cacn.ca](http://www.cacn.ca)





Canadian  
Anti-Counterfeiting  
Network  
(CACN)

Réseau  
Anti-Contrefaçon  
Canadien

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

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

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

Yours very truly,

CANADIAN ANTI-COUNTERFEITING NETWORK

Doug Geralde  
Chairman of CACN

#### ABOUT CACN

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

Canadian Anti-Counterfeiting Network  
160 Eglinton Avenue East, Suite 300  
Toronto, Ontario M4P 3B5  
[www.cacn.ca](http://www.cacn.ca)





Province of British Columbia  
Legislative Assembly

Linda Reid, M.L.A.  
Richmond East

Constituency Office:  
130 - 8040 Garden City Road  
Richmond BC V6Y 2N9  
Telephone: 604 775-0891  
Facsimile: 604 775-0999  
e-mail: linda.reid.mla@leg.bc.ca

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

Re: General Purposes Committee  
May 5, 2008  
Item 3  
Lions Communications -  
-Temp. Comm. Use Permit

May 5, 2008

Paul Cheung  
Unit 120- 3851 Shell Road  
Richmond, BC V6X 2W2

Dear Paul Cheung,

To Public Hearing  
Date: May 20, 2008  
Item # 6  
Re: Temp. Comm. Use  
Permit - 12631  
Vulcan Way

I have enjoyed our ongoing business discussions and appreciate your interest in the residents of Richmond having access to the Night Market.

I think that the venue is vibrant and welcoming for tourists and residents alike. Your willingness to fulfill the requirements is what is expected of Richmond business people and I wish you much success.

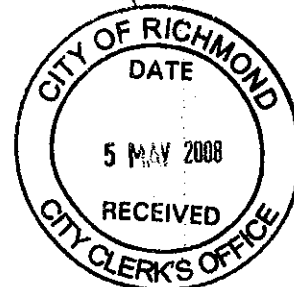
Yours with kindest regards,

Honourable Linda Reid  
Member of the Legislative Assembly  
Richmond East

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House of Commons  
Room 321, East Block  
Ottawa, Ontario  
K1A 0A6  
Tel: (613) 995-2021  
Fax: (613) 995-2174



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

Constituency  
308-040 No. 3 Road  
Richmond, British Columbia  
V2X 3A5  
Tel: (604) 775-5790  
Fax: (604) 775-6291

Re: General Purposes Committee  
May 5, 2008  
Item 3  
Lions Communications -  
Temp Comm. Use Permit

The Honourable Raymond Chan, P.C., M.P.  
Member of Parliament for Richmond

To Public Hearing  
Date: May 20, 2008  
Item # 6  
Re: Temp. Comm. Use  
Permit - 12631  
Vulcan Way

To Whom it May Concern

I have had the good fortune of having Mr. Paul Cheung's help in a number of events in the past. Mr. Cheung was a great help in organizing a Community Harmony Committee Barbecue in 1999, drawing over 10,000 people from different cultural backgrounds to appreciate the cultural diversity of the Lower Mainland.

Mr. Cheung also organized a very successful award ceremony when I received the Brotherhood Interfaith Society's 2002 Person of the Year award.

I have every confidence of Mr. Cheung's organizational skills and acknowledge his many positive contributions to our community.

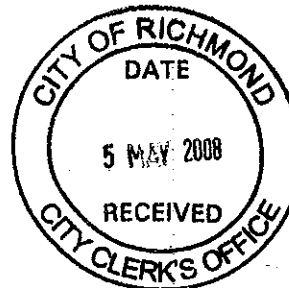
Sincerely,

Hon. Raymond Chan, P.C., M.P.  
Member of Parliament for Richmond

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# Plaza of Nations Management Corp.

April 30, 2008

Attention: Mr. Paul Cheung  
Lions Communications Inc.  
120 - 3851 Shell Road  
Richmond, B.C.  
V6V - 2W2

<b>To Public Hearing</b>
Date: <u>May 20, 2008</u>
Item # <u>6</u>
Re: <u>Temp. Comm. Use</u>
<u>Permit - 12631</u>
<u>Vulcan Way</u>

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

Re: General Purposes Committee  
May 5, 2008  
Item 3  
Lions Communications -  
-Temp. Comm. Use Permit

Dear Mr. Cheung:

## Re: Confirmation of special events management contract at the Plaza of Nations

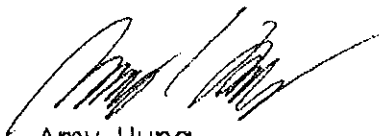
This letter confirms that Mr. Paul Cheung and his company Paradise Entertainment Group Inc. was responsible for the management and production of all special events that were held at the Plaza of Nations, Vancouver, BC between the years 1992 to 1998.

Paradise Entertainment Group Inc. produced numerous large scale and very successful events at the site. Among a tremendous list of events beyond expectation; the opening ceremonies for the Molson Indy, entire production work for the Dragon Boat races, Caribbean Festivals, Philippine Festivals, Chinese New Year Festivals, Mid-Autumn Festivals in addition to; tradeshow, corporate seminars, weddings and banquets, ballroom dances, concerts, graduations and many more events. The complexity of many of these events included the management of up to one hundred staff members for events that attracted over 200,000 attendees over a weekend. In addition Mr. Cheung had to supervise many other events occurring off-site such as; SUCCESS- Walk with the Dragon, karaoke contests at Parker Place or Yaohan Centre and other shows.

Paul possesses a great amount of event management experience which much of it is accumulated through the years at the Plaza of Nations. He is hard working, talented, efficient and honest. It has been a pleasure working with Paradise Entertainment and especially with Mr. Cheung during their tenure. I write this letter with the utmost confidence that Mr. Cheung is well qualified for the management of any event of any size.

Please do not hesitate to contact me should you have any questions or concerns.

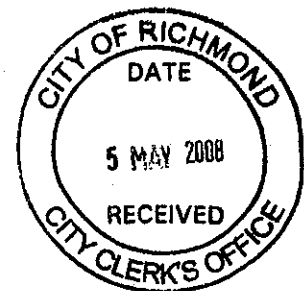
Sincerely,



Amy Hung  
Accounting Dept.  
Plaza of Nations Management Corp.

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

Re: General Purposes Cte.  
May 5, 2008  
Item 3  
Lions Communication -  
Temp. Comm. Use  
Permit



**TASTE OF asia**  
www.culture-canada.ca



June 28 - 29, 2008

2 Wootten Way North, Markham, ON, Canada L3P 5T7  
Tel: 905-946-1137 Fax: 905-471-1916 E-mail: tasteofasia@fccm.ca

April 28, 2008

Paul Cheung  
Richmond Night Market  
Lions Communications Inc.

To Public Hearing  
Date: May 20, 2008  
Item # 6  
Re: Temp. Comm. Use  
Permit - 12631  
Vulcan Way

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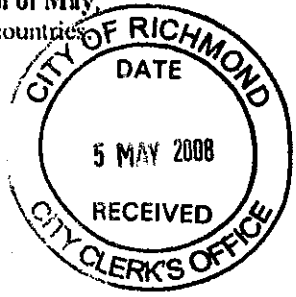
Dear Mr. Cheung & the City of Richmond:

We are writing to invite your organization and the Richmond Summer Night Market to join us in sharing the Taste of Asia Festival with the community of British Columbia, to partner with us to expand the largest Asian Festival in Canada with the City of Richmond. Everyone is quite excited with the unique opportunities and synergies that Richmond and Markham offers, with an East meets West-Taste of Asia Festival Canada partnership. We were all delighted to be informed with the latest Statistics Canada reports that Markham and Richmond are the two most diverse, visible minority communities in Canada, and also possibly the most Chinese and Asian populated. The Town of Markham is quite proud of this distinction and we feel that working together, can help boost our local tourism economies, especially if we can collaborate with the Summer Night Market and the City of Richmond with the Taste of Asia.

The largest Canadian Asian Street Festival, "Taste of Asia", is now in its sixth year in 2008 and has been a great success since its inauguration in 2003 as a response to the Town of Markham to help counter the adverse effects of SARS in the community. This event is a co-operation and collaboration of many ethno cultural groups working towards a common goal, in mutual respect and harmony, yet retaining their special cultural characteristics.

Last year, our attendance was over 50,000 and we are expecting more this year with the expansion of our promotional activities, enhanced entertainment and events in the Nations Capital-Parliament Hill, Ontario's Provincial Legislature-Queen's Park, and the actual festival in Markham, York Region and GTA Greater Toronto Area. Our Queens Park Reception will take place on May 15, from 5pm to 7pm, in Committee Rooms 228 and 230, to celebrate the Asian Heritage Month of May, together with Members of Provincial Parliament, Diplomats of Asian countries, and community leaders.

Our Parliament Hill - "Taste of Asia Reception" in Ottawa will take place on May 28, from 5pm to 7pm, in Room 237C of the Centre Block, to recognize the Asian Heritage Month of May, together with Ministers, Members of Parliament, Senators and Ambassadors of Asian countries.





**TASTE OF ASIA**  
www.culture-canada.ca



*June 28 - 29, 2008*

2 Wootton Way North, Markham, ON, Canada L3P 5T7

Tel: 905-946-1137 Fax: 905-471-1916 E-mail: tasteofasia@fccm.ca

The actual "Taste of Asia Street Festival" will be held on June 28 and 29, 2008 on Kennedy Road and Steeles Avenue on the crossroads of Markham and Scarborough, which has the greatest Chinese and Asian demographics in the GTA. The dates are always set on the weekend preceding Canada Day so that we can celebrate not only Canada's birthday but also the unique multicultural mosaic of our great nation's makeup. An official ribbon-cutting ceremony is set for 5 pm on June 28 to be followed immediately by a reception and a street concert with live performances.

Please extend our invitation to the Mayor of Richmond City and Richmond City Council as our **Special Guests on June 28 at 5pm for the ribbon-cutting ceremony and reception in Markham, Ontario and on May 28 at 5pm in Ottawa at our Parliament Hill Reception.**

Please do not hesitate to contact me anytime with any of your concerns or questions.

We look forward to your positive response and participation at this year's exciting activities.

Yours sincerely,



Dr. Ken Ng  
Chairman, Taste of Asia Festival  
Federation of Chinese Canadians in Markham

13466 Verdun Place,  
Richmond, BC V6V 1V2

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

To Public Hearing  
Date: May 20, 2008  
Item # 6  
Re: Temp Commercial  
12631 Vulcan Way

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

cc: Director, Development

**SAGE RIDGE ENTERPRISES LTD.** Use Permit  
12631 Vulcan Way

May 08, 2008

Mayor in Council  
City Clerks Office

	INT
✓ DW	DW
GJ	
KY	
DB	
WB	

01-412291

Re: Night Market Development proposal at 12631 Vulcan Way #TU08-412295

My name is Wayne Grafton and I have been doing business, mostly in real estate development in Richmond for over 30 years. We have developed many properties in that time and still own about 70 of them in North Richmond in the general vicinity of the proposed "Night Market". This is the first time I have ever objected as to how a neighbor carries on his business in all that time. While I can see the merit of drawing so many people into Richmond, I believe too few people understand the negatives involved.

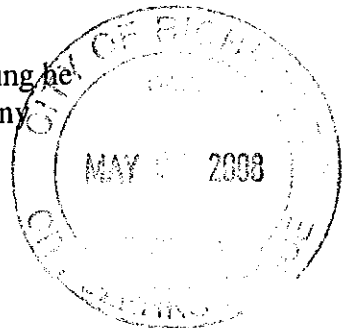
I attempted to explain these negatives at the General Purposes Committee meeting on May 05, 2008 but was not given an opportunity to speak. Here are the points in general you did not hear.

- a) I heard comments from staff and others that neighbors had been consulted. I'm one of the largest property owners in the area and nobody has ever contacted me or any of the other owners I have been in contact with, for comment on possible solutions.
- b) Last year alone we spent, from our own pockets, approximately \$40,000 in costs including damage to landscaping, garbage clean up, and security guard expenses etc. that were directly attributed to the Night Market. Who is going to pay these continued expenses? In previous years one vehicle was burned on one of our lots!
- c) We have had fistfights in our parking lots, verbal abuse of our owners and tenants and vandalism to their cars when they confront the night market customers
- d) According to Mr. Chung 30,000 people will attend the night market but they are supplying only 1200 parking spaces. Even if there are 3 people per car, where are the other 8800 cars going to park?
- e) Mr. Chung stated that he is going to have paid parking at Home Depot etc. This is a negative for the neighborhood. Do you think that the people are going to pay to park there when they can park in our development and others for free? If the parking at Home Depot were free then at least those parking lots would fill up before they started to park in our lots.
- f) We have tried to work with the previous owners for eight years. The thing he learned to do best was say "I'm sorry" because he never came up with any

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solutions. In the summer we spend more time managing night market complaints than we do managing our own tenants.

- g) Since my last letter I have had the opportunity to speak on the phone with Mr. Chung for more than an hour. During that time I pointed out many of the problems we have had and asked what he would be prepared to do to help solve these problems. One of the suggestions was to block off our sites completely and to have the owners, tenants, employees and visitors to have passes to gain entry to their own property. Can you imagine the logistical nightmare to issue 500+ passes to "authorized people" so they can gain access to their own property? At the end of the conversation amid the "don't worry" and "I'm sure we can work it out" mouthing's he admitted that he really didn't have any specific solutions to the neighbor's problems. I did not hear him say that at the Monday meeting.
- h) All other businesses making a "Business License Application" in Richmond are required to have sufficient parking. It says so on the form. This business should not be except from the rule.
- i) It was discussed that a crew of 20 of his people will pick up garbage, in an area from Knight Street to #5 Rd. from Bridgeport Rd. to River Rd. in 3 hours. From previous invoices for night market cleanup we pay 4 people 6 hours to clean up only one of our parking lots so I think Mr. Chung's estimate is extremely optimistic.
- j) If Mr. Chung is so confident that he can solve the parking problems, let us see him put his money where his mouth is. Let him proceed with his plan but put up \$100,000 in cash into a fund that the neighbors can draw from to solve night Market problems. I'm betting that we get lots more assurances but no cash.

It is unfortunate that you could not hear our concerns on Monday night but it is more unfortunate what you could not ask me questions. I could tell that several council members had concerns but only had supporters of the application to ask questions to. I would like to make myself available to any of you to answer any questions you might have at (604) 270-4737.

It may surprise you to hear that I support the Night Market. I do. I support the right of all businesses to have the opportunity to succeed and support the city. My only concern is that all businesses should be treated the same and not succeed at the expense of their neighbors.

Thank you in advance for your attention to this matter.

Regards,

  
Wayne Grafton

**Mayor and Councillors****From:** Bobby Loonie [graeme@bobbyloonie.com]**Sent:** Thursday, 8 May 2008 4:29 PM**To:** jkeating@png.canwest.com

**Cc:** Jenn & Joe; comments@channelm.ca; tlou@channelm.ca; events@channelm.ca; theworld@fm961.com; semeho@am1470.com; leela@fm961.com; info@tourismrichmond.com; info@richmondchamber.ca; Mayor and Councillors; jmann@postpeopleinc.com; mroberts@postpeopleinc.com; isaunders@postpeopleinc.com; editor@postpeopleinc.com; events@postpeopleinc.com; amber.ogilvie@24hrs.ca; dean.broughton@24hrs.ca; news@24hrs.ca

**Subject:** Will the REAL Richmond Night Market please stand up!

<b>To Public Hearing</b>
Date: <u>May 20, 2008</u>
Item # <u>6</u>
Re: <u>Temp. Comm. Use Permit, Vulcan Way</u>

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MAY 9 2008

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Dear Mr. Keating...

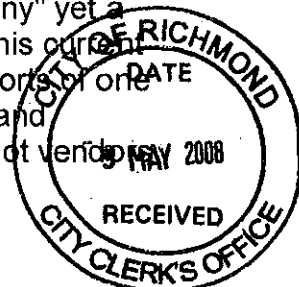
This is being written in response to your Vancouver Province article of Tuesday, May 6, 2008 entitled, "Richmond night market gets the nod from council".

The article, while reporting the current activity involving an application before the City of Richmond, also served to cloud the issue. The current application, from Lion Communications Inc., is for a new organization hoping to produce a new event. That company has nothing to do with past events produced as "The Richmond Night Market". Your article included information about the history of the Night Market growing from 40 booths at Continental Centre to over 400 during the past couple of years. That growth and reputation had nothing to do with Lion Communications Inc. and nothing to do with the current application before council. Any claims that Lion Communications have made about being involved with past Richmond Night Markets is false... unless, perhaps, one of their principals may have been employed as a support staff (parking or cleaning crew etc.) at the Richmond Night Market.

The past events in Richmond were produced and operated wholly by Target Events. The owner of Target Events, Raymond Cheung, was, along with his hard working team, solely responsible for the growth and success of the Richmond Night Market. Over the years Mr. Cheung and his staff took the event from it's beginning as a group of tents around Continental Centre to an indoor night market on No. 3 Road, to Lansdowne Mall's front parking lot, to the area now occupied by the River Rock Casino, to the location on Vulcan Way where they have been for the past couple of years.

For another company to walk in and, in our opinion, steal an event started and built by someone else is...well, stealing. If Lion Communications wants to produce an event, fine. Unfortunately, they are producing and promoting the event on the coattails of Target Events work. They have even downloaded Target Events PDF of the Vendor Application and Target Event's Site Map and are using those forms in selling their "Summer Night Market". Their web site promoting the "Summer Night Market" uses photographs of last year's "Richmond Night Market".

I also question the reported past productions accredited to Lion Communications Inc. and it's principals. Lion Communications Inc. is reported as being a major "internet company" yet a Google and Yahoo search came up with not one listing, other than references to this current application to the City of Richmond. There have also been unconfirmed as yet reports of one involved with this group attempting to put on a past similar event, failing to do so, and absconding with deposits paid by vendors. These are things media and public, if not vendors and the City of Richmond, should investigate fully.





They are also promoting this as the "Summer Night Market" because they do not own the name "Richmond Night Market". Target Events owns that name. Unfortunately, just as many refer to any photocopy as a Xerox or a cola beverage as a Coke, many, including you in your article, are referring to the proposed event as the "Richmond night market".

When last year's Richmond Night Market closed, all logistical support (plumbing, washrooms, stage, tents, electrical connections, tables, sanitary facilities for the food court, etc. were removed. Estimations have been made that it would cost hundreds of thousands of dollars to replace and re-install all of that. Lion Communications Inc., in their application, stated they would reduce the parking fees for the market's lot. The parking fees were what allowed, in our understanding, the past producer to operate all of the facilities while hiring numerous Richmond youth to maintain the site. Lowering the parking would not allow Lion Communications Inc. to do so and therefore it is possible that the event would not survive, therefore making vendors, many of whom rely on the market to support their entire family, to get back their deposits and/or money involved in stock and inventory. This is not simply a matter of "build it and they will come". It is also a matter of build it, support it, promote it, maintain it and hope they will come... and come again. It is the opinion of some that there is no financial way Lion Communications Inc. can pull off what took Target Events years to build up to.

If someone wants to start a NEW event, in our opinion, that is all well and good. However, to do so, using the reputation AND materials from a different producer and promoter is wrong!

We have provided magical entertainment and balloon artistry for the many families attending the Richmond Night Market every year since the beginnings at Continental Centre. We have seen the hard work and months of planning it takes to produce The Richmond Night Market. We will not be participating in the proposed event in any way. The reason?  
This may be a night market...  
It may be *in* Richmond...  
but...  
it is NOT *The* Richmond Night Market

Thank you,

Most sincerely,  
Graeme Kingston  
Laff-A-Lot Show Productions  
<http://www.bobbyloonie.com>

