



Regular Council Meeting for Public Hearings

Monday, March 19, 2012

Place: Council Chambers
Richmond City Hall
6911 No. 3 Road

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Derek Dang
Councillor Ken Johnston
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

Gail Johnson, Acting Corporate Officer

Absent: Councillor Linda Barnes
Councillor Evelina Halsey-Brandt

Call to Order: Mayor Brodie opened the proceedings at 7:00 p.m.

1. **Zoning Amendment Bylaw 8812 (RZ 11-566870)**
(Location: 9780 Alberta Road; Applicant: Jaing Zhu)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

- (a) Fred Zhu, 9800 Alberta Road (Schedule 1)

Submissions from the floor:

None.

PH12/3-1

It was moved and seconded

That Zoning Amendment Bylaw 8812 be given first and second readings.

CARRIED



**Regular Council Meeting for Public Hearings
Monday, March 19, 2012**

2. **Zoning Amendment Bylaw 8849 (RZ 11-594227)**
(Location: 10580 River Drive; Applicant: Jagtar and Shingara Kandola)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

Sharon Ginter, 10491 Gilmore Crescent, expressed concern for trees on the subject site, two trees on her property and a tree on the property to the west of her property. She stated that tree protection fencing had been erected around the trees on the subject site, but when the site was preloaded, some of the protective fencing had come down.

PH12/3-2

It was moved and seconded

That Zoning Amendment Bylaw 8849 be given first and second readings.

CARRIED

3. **Zoning Amendment Bylaw 8852 (RZ 11-587549)**
(Location: 11291 Williams Road; Applicant: Robert Kirk)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH12/3-3

It was moved and seconded

That Zoning Amendment Bylaw 8852 be given first and second readings.

CARRIED



**Regular Council Meeting for Public Hearings
Monday, March 19, 2012**

4. **Zoning Amendment Bylaw 8863 (RZ 11-594451)**
(Location: 10180/10200 Finlayson Drive; Applicant: Yaseen Grewal, Balbir Randhawa, and Sarbjit Randhawa)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH12/3-4

It was moved and seconded

That Zoning Amendment Bylaw 8863 be given first and second readings.

CARRIED

5. **Zoning Amendment Bylaw 8866 (RZ 11-587257)**
(Location: 8631 Francis Road; Applicant: Harbinder Bahd)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

(a) Harvey Gill, 8951 Cooper Road (Schedule 2)

(b) Manfred Henschel, 8528 Robinson Place (Schedule 3)

Submissions from the floor:

None.

PH12/3-5

It was moved and seconded

That Zoning Amendment Bylaw 8866 be given second and third readings.

CARRIED



**Regular Council Meeting for Public Hearings
Monday, March 19, 2012**

6. **Zoning Amendment Bylaw 8868 (RZ 11-581552)**
(Location: 9500, 9520 and 9540 Granville Avenue; Applicant: Khalid Hasan)

Applicant's Comments:

The applicant was not in attendance.

Written Submissions:

(a) Odelia Liu, 7051 Ash Street (Schedule 4)

Submissions from the floor:

None.

PH12/3-6

It was moved and seconded

That Zoning Amendment Bylaw 8868 be given first and second readings.

CARRIED

7. **Zoning Amendment Bylaw 8869 (RZ 11-577322)**
(Location: 4771 Duncliffe Road; Applicant: Pacific Coastal Homes Ltd.)

Applicant's Comments:

The applicant was not in attendance.

Written Submissions:

None.

Submissions from the floor:

None.

PH12/3-7

It was moved and seconded

That Zoning Amendment Bylaw 8869 be given first and second readings.

CARRIED



**Regular Council Meeting for Public Hearings
Monday, March 19, 2012**

8. **Temporary Commercial Use Permit Application (TU 11-595782)**
(Location: 8351 River Road and Duck Island (Lot 87 Section 21 Block 5 North Range 6 West Plan 34592); Applicant: Firework Productions Ltd.)

Applicant's Comments:

Raymond Cheung, Firework Productions, advised that he was the founder and owner of the Richmond Night Market, and that for the past twelve years the Night Market had provided entertainment.

Mr. Cheung noted that parking stalls for the Duck Island site provided three times the number of parking stalls provided at previous Night Market locations. He also stated that the proposed Night Market on the subject site included 200 retail booths, 88 food booths, a farmers market section featuring local produce, and that the Night Market would provide free, live entertainment, diverse in nature.

Mr. Cheung concluded his remarks by expressing appreciation to City staff, and the Night Market's supporters.

Douglas Smith, ATC Traffic Management Ltd. provided details of the traffic management plan designed by his company for the proposed Night Market.

Written Submissions:

- (a) Reynaldo P. Concepcion, #801-1080 Howe Street, Vancouver (Schedule 5)
- (b) Myette Acha, St. John Ambulance, #120-6851 Elmbridge Way (Schedule 6)
- (c) Chief Ernest Campbell, Musqueam Indian Band, 6735 Salish Drive, Vancouver (Schedule 7)
- (d) MLA John Yap, Province of B.C., #115-4011 Bayview Street (Schedule 8)
- (e) Pamela Gervacio, resident of Richmond (Schedule 9)
- (f) Vince Sara, Rogers Media (Schedule 10)
- (g) Manfred Chan, Scouts Canada, 5531 Garrison Road (Schedule 11)
- (h) Abdul Walli, Park 'N Fly Valet Parking, 6380 Miller Road (Schedule 12)



**Regular Council Meeting for Public Hearings
Monday, March 19, 2012**

- (i) Esther Ho, Care for Life Foundation, #3125-8888 Odlin Crescent (Schedule 13)
- (j) James Dickson, Richmond Firefighters Charitable Society, #1210-11980 Hammersmith Way (Schedule 14)
- (k) Paul Ho, The Integration Youth Services Society, #3125-8888 Odlin Crescent (Schedule 15)
- (l) Peter Goudron, Great Canadian Gaming Corporation, #350-13775 Commerce Parkway (Schedule 16)
- (m) Henry Davies, Jayker Holdings Ltd., 8560 River Road (Schedule 17)
- (n) John Edward del Rosario, Circulo Ilonggo Association of B.C. (Schedule 18)
- (o) Lilian Chau, Port Metro Vancouver, 100 The Pointe, 999 Canada Place, Vancouver (Schedule 19)
- (p) Yalixe M. Rojas-Uzcategui, 8831 Douglas Street (Schedule 20)
- (q) Mike Merhi, 8831 Douglas Street (Schedule 21)
- (r) Supplementary Staff Report dated March 1, 2012 (Schedule 22)

Submissions from the floor:

Howard Blank, Vice-President, Great Canadian Gaming Corporation, commended Raymond Cheung for meeting with him. He then expressed the following concerns: (i) the success of the proposed Night Market might mean that visitors who arrive using public transit would be encumbered by articles purchased at the market, and then require a taxi ride home thus causing more traffic congestion; (ii) if the success of the Night Market negatively impacts the River Rock Casino, the three year permit means a three year wait to address the situation; (iii) a decline, even a small one, in the Casino's revenue due to the Night Market; (iv) traffic problems may cause River Rock Casino customers to go elsewhere; and (v) if the Night Market creates bottlenecks on roads surrounding the Casino, this could delay the RCMP from attending at any mishaps.

Mr. Blank requested that the Night Market receive a one-year, instead of a three-year, Temporary Use Permit.

Jasper Smith, Director of Investigations, IPSA International, a member of the Canadian Anti-Counterfeiting Network, requested that special attention be given to prevent the sale of counterfeit goods at the Night Market.



**Regular Council Meeting for Public Hearings
Monday, March 19, 2012**

Mr. Smith suggested that anti-counterfeiting clauses be placed in the temporary use permit agreement, and that the following measures be undertaken: (i) liaise with the RCMP and rights holders; (ii) the Night Market undertake its own policing against counterfeiting; (iii) the vendors be educated with regard to the sale of counterfeit goods; and (iv) that self-regulation takes place.

Mr. Smith recommended zero tolerance for the sale of counterfeit goods, and although the sale of counterfeit goods has dropped in recent years, it has not been eliminated.

Wayne Grant, Councillor, Musqueam Indian Band, 6735 Salish Drive, Vancouver, spoke in support of the proposed Night Market and stated that Mr. Cheung has invited members of the Band to share their culture through dance performances on the entertainment stage at the Night Market.

Andrew Vince, Senior Staff Officer, St. John Ambulance, #120-6851 Elmbridge Way, spoke in support of the proposed Night Market and stated that his organization provides volunteer first aid coverage at events, including Night Markets. He stated that providing volunteer first aid service at the Night Market enables St. John Ambulance to grow its program.

Pamela Gervacio, a resident of Richmond, spoke in support of the proposed Night Market and advised that she enjoys going to the Night Market. She supported the Duck Island location, stated that the traffic plan represented an opportunity, and said that it would be unfair to the Market's investors to grant a one year Temporary Use Permit.

Bill Chuck advised that he spoke on behalf of Esther Ho, Care for Life Foundation, #3125-8888 Odlin Crescent, and spoke in support of the proposed Night Market. He stated that the Market would: (i) assist in business development; (ii) create jobs; (iii) create entrepreneurial opportunities; and (iv) bring fun activities to the City for families and children.

Florence Gordon asked whether there is some connection the City has with TransLink to encourage more people to arrive at the proposed Night Market via public transit, and not in their vehicles. She suggested that television stations be asked to work with the City and TransLink to promote the proposed Night Market.



**Regular Council Meeting for Public Hearings
Monday, March 19, 2012**

Peter Mitchell, 6271 Nanika Crescent noted that traffic travelling north on No. 3 Road can get heavy, especially when the River Rock Casino is busy, and also that the traffic lights positioned close together in the Bridgeport Road/No. 3 Road/Sea Island Way neighbourhood lead to slow moving traffic. He added that it is important to synchronize the traffic lights in this area, and also that the Traffic Control personnel working for the Night Market might have to choose one set of lights over another set of lights, when they move in to ease and manage traffic flow.

Mr. Mitchell added that one way to minimize any negative impact on either the Casino or the proposed Night Market at times of high traffic is to ensure that the two entities work together so that when the Casino schedules a show the Night Market does not schedule a ceremony, and vice versa.

Andy Leung identified himself as an entrepreneur who moved to Richmond because of the opportunity presented by the Night Market. He expressed support for the Night Market and stated that it helps to grow business and is a place where investors can test run services and products, without having to make a large investment. He said that there are a lot of bridges that can be created between the Casino and the Night Market to bring the two entities together.

Adrian Wilding, Owner, Tusky Services, advised that he provides traffic control services for, and runs a food booth at, the Vulcan Way Summer Night Market event. He stated his concern that because the Vulcan Way Summer Night Market provides paid parking stalls, and the proposed Night Market at Duck Island provides free parking stalls, the Vulcan Way Summer Night Market's business may suffer, and jobs created by the Vulcan Way Summer Market may be lost.

Maggie Ho, Best Western Abercorn Inn, 9260 Bridgeport Road, spoke in support of the proposed Night Market and advised that Mr. Cheung's Night Markets in past years have had a positive effect and have brought visitors from Seattle, B.C.'s interior, and the Gulf Islands to Richmond, many of whom stay overnight in hotels in the Bridgeport Road area. From a tourism perspective, Ms. Ho stated that the proposed site of the Night Market is a good location, and that the event presents a great opportunity.



**Regular Council Meeting for Public Hearings
Monday, March 19, 2012**

Dan, a Vancouver resident, advised that on Friday nights the Oak Street and Arthur Lang Bridges already experience heavy rush hour traffic, and this time period coincides with the time the proposed Night Market gets underway on Friday evenings. He noted that vehicles driving to the proposed Night Market would worsen the already jammed traffic caused by businesses in the area.

He also raised a concern regarding emergency vehicles being able to easily access the proposed Night Market site.

Mr. Cheung, and Mr. Smith of ATC Traffic Management Ltd., responded to queries from Council, and provided information regarding emergency access, signage, traffic management, counterfeit products and other matters.

Henry Davies, Jayker Holdings Ltd., 8560 River Road, expressed concern regarding the environmentally sensitive area along the Fraser River in the vicinity of Duck Island, and referenced a ditch that he said was dug through the dike in order to drain the subject site. He also mentioned sand that is migrating onto the railway track area. Mr. Davies requested that the City allow the applicant to hook up to its drainage system. In closing he also noted the presence of eagles, ducks and geese on the Duck Island site.

PH12/3-8

It was moved and seconded

That a Temporary Commercial Use Permit be issued to Firework Productions Ltd. for the property at 8351 River Road and Duck Island for the purposes of permitting an evening night market event between May 18, 2012 to October 8, 2012 (inclusive), May 17, 2013 to October 14, 2013 (inclusive) and May 16, 2014 to October 13, 2014 (inclusive) subject to:

- (1) the fulfillment of all terms, conditions and requirements outlined in the Temporary Commercial Use Permit and attached Schedules;*
- (2) an amendment to the list of conditions in Schedule A, under Traffic Management Plan (TMP), as follows:*
 - the TMP is to be monitored by the City's Transportation Division in consultation with on-site RCMP and Community Bylaws staff and is subject to revision and changes (i.e., alteration of the plan; additional Traffic Control staff, and appropriate traffic control signs and other related matters) should the need arise; and*



**Regular Council Meeting for Public Hearings
Monday, March 19, 2012**

- (3) *the Product Counterfeiting strategy, set out on page 12 of the staff report dated February 9, 2012, being added to the list of conditions in Schedule A.*

CARRIED

ADJOURNMENT

PH12/3-9

It was moved and seconded
That the meeting adjourn (8:55 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Regular Meeting for Public Hearings of the City of Richmond held on Monday, March 19, 2012.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer
City Clerk's Office (Gail Johnson)

March 16, 2012-03-16

**Schedule 1 to the Minutes of
the Council Meeting for
Public Hearing held on
Monday, March 19, 2012.**

To Public Hearing
Date: MARCH 19, 2012
Item # 1
Re: Bylaw 8812

Hi Mr. David Johnson,

This is Fred Zhu, the President behind of Strata Council at 9800 Alberta Rd, there is concerned for the proposal rezoning plan at the 9780 Alberta Rd:

By my understanding since 2007 City already require bigger land assemblies to avoid creating small townhouse sites.

By Official Community Plan (OCP) McLENNAN NORTH 8.2.1.d.ii) minimum requirement: Along local or collector roads - Incorporate a minimum frontage width of 40 m and a minimum lot area of 2,000 m² (0.5 ac).

But the proposal rezoning plan at 9780 Alberta Rd, the frontage width is only 20 m and size is only 1,000 m², it's not meet the minimum requirement by OCP of City of Richmond.

In the meanwhile, there is an old single house at west adjacent property 9760 Alberta Rd, the owner Mr. Dave Szabo willing to sell his property to developer already couple years, and asking price is fair and reasonable under current property marketing.

Here I am strongly suggest City to advice the developer to take serious effort to get this opportunity to acquire adjacent property at 9760 Alberta Rd, or union with another developer to get more lots on west side built together in order to meet the minimum requirement by OCP.

Recently Alberta Rd become very active area for new townhouse development, as neighborhood residents we also would like the big development instead many small one, to reduce the construction noises, inconveniences and environmental issues repeatedly.

There is reference case, an proposal 26 units townhouse development right on corner of Alberta Rd on 6311, 6331, 6351 and 6371 No. 4 Road, there are two developers, each have 2 lots for frontage width is only 42.68 m in total and do not meet the minimum 50 m requirement as along major arterial roads by OCP, so the two developers union together in order to meet the minimum requirement by OCP.

Please forward my letter to the Panel of Public Hearing on March 19, 2012, due to I am unable to attending this Hearing.

Thanks,

Yours truly,
President of Strata Council of 9800 Alberta Rd
Fred Zhu



To Public Hearing
Date: March 19, 2012
Item # 5
Re: Bylaw 8866

Mayor and Councillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: March 14, 2012 7:01 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #628)
Categories: 08-4105-20-2011587257 Development at 8631 Francis Rd

Schedule 2 to the Minutes of the Council Meeting for Public Hearing held on Monday, March 19, 2012.

Send a Submission Online (response #628)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	3/14/2012 7:00:15 PM

Survey Response

Your Name:	Harvey Gill
Your Address:	8951 Cooper Road
Subject Property Address OR Bylaw Number:	8631 Francis Road (RZ 11-587257)
Comments:	<p>Dear Sir/Madam, The series of Coach Houses (RCH) along Francis Road have taken their toll on the trees in this area. A majestic Sequoia was cut down by developers to make room for the existing Coach Houses and this proposed new rear lane threatens another beautiful established tree. This tree does not need to be cut down, every effort has to be made to accommodate this tree and still give access to the lane. The tree is situated along the north side of the proposed lane right against the fence line. It can easily be paved around and its bottom branches trimmed without inhibiting access or affecting the proposed coach houses. Recently further down Francis by St. Albans other trees were cut down for similar development, this tree doesn't need to be downed in the same manner. I trust every effort will be made to work around this tree. We have set a poor example in our efforts to save large trees in this area, in the name of development. In this case we can avoid cutting down this tree and still gain access in the lane. Sincerely H.Gill 604-248-3498</p>

Custom Ornamental Iron Works

To Public Hearing	
Date:	MARCH 19, 2012
Item #	5
Re:	Bylaw 8866

Date: March 15, 2012

Attention: Director

City Clerk's Office
6911 No. 3 Road
Richmond, BC V6Y 2C1

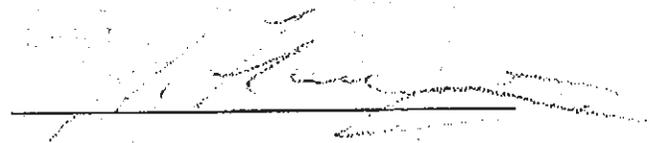
**Schedule 3 to the Minutes of
the Council Meeting for
Public Hearing held on
Monday, March 19, 2012.**

Re: Public hearing in regards to Zoning Amendment Bylaw 8866 (RZ 11-587257)

I have received the letter to rezone the property on Francis Road into coach homes. Unfortunately I am unable to attend the public hearing but feel it is extremely important to voice my concerns of this development proposal. My family will be affected by this proposed bylaw as my property backs right onto this dwelling. The noise concerns me, the invaded privacy concerns me, the additional traffic in the new lane concerns me, and simply I am not for this. I chose my lot for a specific reason when I bought this home years ago. We have a very large, private backyard which I make use of regularly. And the last thing I want is to have a road created directly behind me with coach homes looking over my backyard.

I hope that other neighbours express their concerns as well.

Thank you,



Manfred Henschel
8528 Robinson Place
Richmond, BC
(604) 273-6435

12020 Vulcan Way, Richmond, B.C. V6V 1J8 Canada
Telephone: (604) 273-6435 Fax: (604) 273-7985
Toll Free: 1-866-GO-4-IRON (464-4766)
Web Site: www.customironworks.com
Email: info@customironworks.com



Custom Ornamental Iron Works

To Public Hearing	
Date:	March 19, 2012
Item #	5
Re:	Bylaw 8866

		INT
/	DW	
	GJ	
	KY	
	DB	

Date: March 15, 2012

Attention: Director

City Clerk's Office
6911 No. 3 Road
Richmond, BC V6Y 2C1

Re: Public hearing in regards to Zoning Amendment Bylaw 8866 (RZ 11-587257)

I have received the letter to rezone the property on Francis Road into coach homes. Unfortunately I am unable to attend the public hearing but feel it is extremely important to voice my concerns of this development proposal. My family will be affected by this proposed bylaw as my property backs right onto this dwelling. The noise concerns me, the invaded privacy concerns me, the additional traffic in the new lane concerns me, and simply I am not for this. I chose my lot for a specific reason when I bought this home years ago. We have a very large, private backyard which I make use of regularly. And the last thing I want is to have a road created directly behind me with coach homes looking over my backyard.

I hope that other neighbours express their concerns as well.

Thank you,



Manfred Henschel
8528 Robinson Place
Richmond, BC
(604) 273-6435

12020 Vulcan Way, Richmond, B.C. V6V 1J8 Canada
Telephone: (604) 273-6435 Fax: (604) 273-7985
Toll Free: 1-866-GO-4-IRON (464-4766)
Web Site: www.customironworks.com
Email: info@customironworks.com



To Public Hearing
Date: <u>MARCH 19, 2012</u>
Item # <u>6</u>
Re: <u>Bylaw 8868</u>

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: March 14, 2012 11:27 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #627)

**Schedule 4 to the Minutes of
the Council Meeting for
Public Hearing held on
Monday, March 19, 2012.**

Send a Submission Online (response #627)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	3/14/2012 11:25:54 AM

Survey Response

Your Name:	Odelia Liu
Your Address:	7051 Ash Street Richmond
Subject Property Address OR Bylaw Number:	9500,9520 and 9540 Granville Ave (RZ 11-581552)
Comments:	There are some trees at 9500. (Some close to 7060 Ash St and some at the corner of Ash and Granville). They are very tall and must grow for many years. Please kindly keep them if rezone. Thanks.



To Public Hearing
Date: <u>MARCH 19, 2012</u>
Item # <u>8</u>
Re: <u>TU-595782</u>

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: March 15, 2012 5:49 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #629)
Categories: 11-7400-20-RNMA1 - Richmond Night Market - Duck Island

Schedule 5 to the Minutes of the Council Meeting for Public Hearing held on Monday, March 19, 2012.

Send a Submission Online (response #629)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	3/15/2012 5:48:35 PM

Survey Response

Your Name:	reynaldo p concepcion
Your Address:	Unit 801 1080 Howe Vancouver BC
Subject Property Address OR Bylaw Number:	Duck Island or TU-595782 Temporary Commercia use
Comments:	I am the Business Development Manager of a vancouver based tour operator.We have wanted to put the summer night market as part of our summer tour program But the Vulcan Road site has accessibility issues.This new site is wonderful and will allow us to bring our guests there. Secondly speaking as a Filipino Canadian Community Advocate.Many Filipino Canadian Seniors like to go to Summer Night market much like what we call "Tiange" in the Philippines.However Vulcan road has accesability issues for those without cars.According to my Richmond Filipino senior friends moving it to Bridgeport Station is fantastic and makes going so much more accesible for them.We are looking forward to the Richmond night Market in Duck Island





St. John Ambulance

SAVING LIVES
at work, home and play

To Public Hearing
Date: <u>MARCH 19, 2012</u>
Item # <u>8</u>
Re: <u>TU 11-595782</u>

**British Columbia and
Yukon Council
Richmond Branch**
#120-6851 Elmbridge Way,
Richmond, B.C. V7C 4N1
T: (604) 207-2032
F: (604) 231-0406
E: richmond@bc.sja.ca
www.sja.ca/bc

16 March 2012

**Schedule 6 to the Minutes of
the Council Meeting for
Public Hearing held on
Monday, March 19, 2012.**

Mr. Raymond Cheung
Event Organizer, Richmond Night Market
Unit 3063-8700 McKim Way,
Richmond BC V6X 4A5

Dear Mr. Raymond Cheung,

On behalf of St. John Ambulance – Richmond Branch, I would like to express our sincere appreciation to your organization for considering us as one of your Charity Partners in support of our fundraising campaign to raise over \$30, 000 for the purchase of the “first mobile post” that will serve the Richmond Community needs for first aid services and providing emergency assistance in case of national disaster. We are delighted to support the Richmond Night Market, renowned as popular family event that offers variety of food booths, retail and corporate exhibition booths offering free parking lots and live entertainment for the whole family, friends and business people.

In addition, we are very grateful for your generous offer to sponsor a booth for our uniformed Brigade Members who will be providing first aid services during the entire season of Richmond Night Market event as well as a booth to conduct Charity sales featuring our first aid products and services.

With joint efforts of Ms. Clara Chow our Branch Executive Treasurer and Mr. Pius Chan our Branch Executive Fundraising Coordinator, we would like to extend our utmost appreciation for facilitating this charitable event.

We value our association with your organization and we look forward to working with you to make this event a successful one.

Sincerely,

Myette Acha
Branch Manager





MUSQUEAM INDIAN BAND

6735 SALISH DRIVE
VANCOUVER, B.C.
CANADA V6N 4C4
TELEPHONE: 604 263-3261
FAX: 604 263-4212

To Public Hearing
Date: <u>MARCH 19, 2012</u>
Item # <u>8</u>
Re: <u>Tu 11-595782</u>

Mar 16, 2012

**Schedule 7 to the Minutes of
the Council Meeting for
Public Hearing held on
Monday, March 19, 2012.**

City of Richmond
6911 No.3 Road
Richmond, BC
V6Y 2C1

Re: Richmond Night Market 2012

Dear Mr. Mayor and Councilors,

The Musqueam Nation is pleased to support the Richmond Night Market 2012. It will be a great opportunity to present the culture of the Musqueam Nation at events at the Market.

We understand The Richmond Night Market is a multicultural community event that brings in visitors from Greater Vancouver and tourists from around the world.

We would like to extend our gratuity to the Richmond Night Market 2012 for providing a venue for the Musqueam Nation to show our culture and customs, and to tell the stories of our People to citizens from Greater Vancouver and around the world.

Yours truly,


Ernest Campbell
Chief, Musqueam Indian Band



Constituency Office:
115 - 4011 Bayview Street
Richmond, BC V7E 0A4
Phone: 604 241-8452
Fax: 604 241-8493
e-mail: john.yap.mla@leg.bc.ca
website: www.johnyapmla.bc.ca



Province of
British Columbia
Legislative Assembly



John Yap, M.L.A.
(Richmond-Steveston)

To Public Hearing
Date: <u>MARCH 19, 2012</u>
Item # <u>58</u>
Re: <u>TU-11-595782</u>

March 16, 2012

TO WHOM IT MAY CONCERN

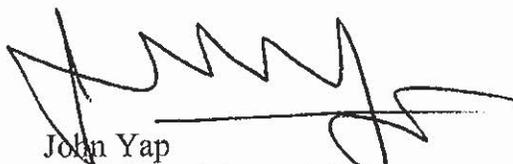
**Schedule 8 to the Minutes of
the Council Meeting for
Public Hearing held on
Monday, March 19, 2012.**

As the Member of the Legislative Assembly of British Columbia for Richmond-Steveston, I would like to offer my support to Firework Production Ltd. in regard to their application to operate the Richmond Night Market on Duck Island.

Since the inception of the Richmond Night Market in 2000 till 2007, thousands of visitors have enjoyed the diverse ethnic foods, the entertainment, the fascinating shopping and all the amenities the market has to offer. The Richmond Night Market offers a destination of choice for many residents of the Lower Mainland, as well as tourists visiting our city.

I trust that the application submitted by Firework Production Ltd. will receive positive consideration and acceptance by all concerned.

Sincerely,


John Yap
MLA for Richmond-Steveston



Schedule 9 to the Minutes of
the Council Meeting for
Public Hearing held on
Monday, March 19, 2012.

March 15, 2012

PETITION

To Whom It May Concern,

To Public Hearing
Date: <u>MARCH 19, 2012</u>
Item # <u>8</u>
Re: <u>TU - 11-595782</u>



SLINX Independent Marketing Representative

I, Pamela Gervacio, a resident in Richmond BC since 2003, would like to voice my opinion in this community of which I'm so proud of. I am a concerned citizen who wants to thank the City of Richmond for allowing the Richmond Night Market to stay here.

My family and I always look forward to the opening of the Richmond Night Market. We love to go out at night and have all different kinds of asian delicacies, which cannot be easily found anywhere else in Richmond. Every time we go there, the nostalgic aromas, music, and sights remind us of our hometown. We reminisce about good memories and we share it with our children, teaching them more about our country of origin's culture.

I, and many others I'm sure, believe that the Richmond Night Market is not just a flea market nor a commercial exhibition. For me, it is more than that. The Richmond Night Market is a place where we can embrace our diversity that is a huge part of the Canadian multicultural society. It is a place where we can learn about other cultures, and appreciate their uniqueness. It is also a place that gives us happiness, quality time with family and friends, all in one neat, safe place, with security around every corner, reassuring me of my family's safety. Not to mention, the merchandise in the Richmond Night Market is pretty affordable, as well!

The Richmond Night Market is like a tourist spot here in Richmond! My sisters in Surrey, my sister-in-law and her family, they all come here, when they visit Richmond! It is so popular and they provide our community with great merchandise, multicultural cuisine and entertainment. ***What a joy it is that the location is more central and accessible to the public transit. For sure, this will bring more revenue to our Municipality and community.*** Visitors from other cities do not need to drive anymore, saving energy and keeping our Mother Earth that much cleaner. Just imagine, it is now so accessible to the Canada line.

Placing the Richmond Night Market near River Rock Casino, for me, is a wonderful ideal Not only it will generate income for both River Rock Casino and the Richmond Night Market, but it will also create more customer traffic for both. Therefore, more income for our City of Richmond.

The Richmond Night Market, is not just for profitability alone! They have a kind heart that cares for the community as well. They help our local churches, by providing a free tent for us to fund-raise for benevolent causes, like feeding and supporting single moms in BC housing, senior citizens without any more family, and the homeless.

Thank you to the approving committee for taking the time to consider the peoples' opinion. We strongly believe that you'll make the right decision.

Should you have any questions please feel free to call at 604 7229670 or email at pam@5linx.net or info@achieverscanada.com

Sincerely yours,

Pamela Gervacio

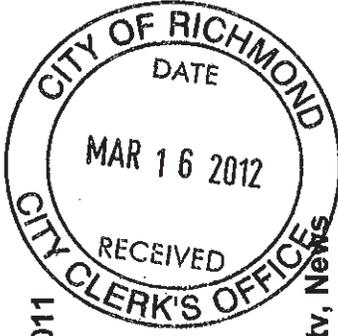
604 722 9670

pam@5linx.net





March 15, 2011



To Mister Mayor and Councillors of Richmond,

RE: RICHMOND NIGHT MARKET

We are pleased to advise you that we will be partnering with the Richmond Night Market 2012.

Richmond Night Market 2012 has arranged an intensive promotion campaign with our OMNI TV, Citytv, News 1130, Sonic FM, and Jack FM properties to stress that Richmond Night Market 2012 is an inclusive community event.

A strong portion of the promotion efforts revolves around encouraging visitors to take Canada Line as their main mode of transportation to the event.

Having worked with Mr. Raymond Cheung and his team in the past we anticipate a very successful event that benefits not only the Asian Community in the City of Richmond but also the entire Greater Vancouver community – mainstream and ethnic.

It should be noted, the ethnic communities will be reached in their own languages of Cantonese, Mandarin, and Punjabi via OMNI TV. All our other properties (Citytv, News 1130, Sonic FM, and Jack FM) will promote the event in English.

Please do not hesitate to contact me for any further input. Thank you.

Sincerely,

Vince Sara

Vince Sara
Rogers Media



Vince Sara
Direct: 604. 872.6302 ; Mobile: 604.760.6859 ; vince.sara@rci.rogers.com

To Public Hearing	
Date:	MARCH 19, 2012
Item #	8
Re:	TU-11+595782

Schedule 10 to the Minutes of the Council Meeting for Public Hearing held on Monday, March 19, 2012.



SCOUTS CANADA
Sea Dragon Sea Scouts Group
 5531 Garrison Road, Richmond B.C.
 CANADA V7C 2M1
 Tel:(604) 241-1285 Fax:(604) 241-8090

To Public Hearing	
Date:	MARCH 19, 2012
Item #	8
Re:	Tu 11-595782

**Schedule 11 to the Minutes of
 the Council Meeting for
 Public Hearing held on
 Monday, March 19, 2012.**

March 12, 2012

City of Richmond
 6911 No. 3 Road
 Richmond, BC V6Y 2C1

Dear Mayor Brodie and City Council,

Re: Richmond Night Market 2012

The Sea Dragon Sea Scout Group is delighted to have the opportunity to work with the Richmond Night Market. Not only have they graciously allowed us a complimentary booth to promote both our group and the Scouting movement, but also given us the opportunity to leverage the Richmond Night Market venue and name for fundraising.

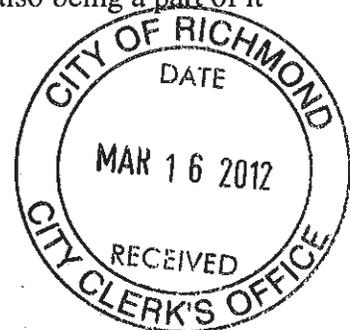
Our group has been established in Richmond for over 25 years and we are proud to be able to run a year-round program for the youth. Our 250 members, consisting of volunteers and youth, will greatly benefit from the generosity of the Richmond Night Market.

We believe the Richmond Night Market is the ideal family entertainment venue to promote Scouting and attract new members to join Scouting. The Sea Dragon Sea Scout group would like to thank the Richmond Night Market for their kindness and show full support for the event and organization.

We look forward to not only visiting the Richmond Night Market, but also being a part of it in 2012.

Yours In Scouting,

Manfred Chan
 Group Commissioner
 Sea Dragon Sea Scout Group





PARK'N FLY
VALET PARKING

To Public Hearing
Date: <u>MARCH 19, 2012</u>
Item # <u>8</u>
Re: <u>TU 11-595782</u>

**Schedule 12 to the Minutes of
the Council Meeting for
Public Hearing held on
Monday, March 19, 2012.**

March 14th, 2012

Mr. Raymond Cheung
Richmond Night Market
8351 River Road
Richmond, BC
V6X 1Y1

Dear Mr. Cheung,

Park'N Fly would like to congratulate you on The Richmond Night Market's brand new location and unique vision for the summer of 2012.

The Night Market has become an invaluable way of promoting multiculturalism, business development, and tourism. It showcases local talent, international cuisine, and an opportunity for entrepreneurs to introduce their North American and Asian products to the Canadian Market. Most importantly, The Night Market creates a sense of Community within the Richmond Area.

Park'N Fly would like to extend our support to The Richmond Night Market 2012. We wish you continued success and look forward to having you as a part of our Neighbouring Community for many years to come.

Sincerely,

Abdul Walli
General Manager

Park'N Fly Canada
6380 Miller Road
Richmond, BC
V7B 1B3
☎ Phone: (604) 270-9476 x226
☎ Fax: (604) 273-0279
✉ Email: awalli@parknfly.ca



CARE FOR LIFE
關愛生命基金會 FOUNDATION

3125 - 8888 Odlin Crescent
Richmond, BC V6X 3Z8
Tel: 778-371-0264 Email: info@cflf.ca

www.cflf.ca

To Public Hearing
Date: <u>MARCH 19, 2012</u>
Item # <u>8</u>
Re: <u>TU 11-595782</u>

March 15th, 2012

Mr. Raymond Cheung
Richmond Night Market
8351 River Road
Richmond, BC
V6X 1Y1

**Schedule 13 to the Minutes of
the Council Meeting for
Public Hearing held on
Monday, March 19, 2012.**

Dear Mr. Raymond Cheung,

We would like to welcome you and The Richmond Night Market being as part of our Neighbouring Community.

The Richmond Night Market operated such a wonderful business development in brand new location, it provides lots of job and entrepreneur opportunities.

It also provide a great activities for families, youth and children.

We would like to extend our support to The Richmond Night Market. We wish you all the best!!

Yours truly,



Esther HO
President & CEO
Care for Life Foundation

Richmond Firefighters Charitable Society



To Public Hearing
Date: MARCH 19, 2012
Item # 8
Re: TU 11-595182

Schedule 14 to the Minutes of the Council Meeting for Public Hearing held on Monday, March 19, 2012.

March 15, 2012

Dear Mayor and Council,

This letter is in support of Mr. Raymond Cheung in his application for a permit to hold the Richmond Night Market once again this year. Mr. Cheung graciously allows our Charitable Society to raise funds at the Night Market. These funds enable our Charitable Society to support the following local Charities and causes:

- | | |
|---|--|
| -Richmond Therapeutic Equestrian Society | -Richmond Food Bank |
| -Richmond Hospital Foundation | -Richmond Stroke Recovery |
| -St. Albans Church Community Meals | -Salvation Army Shelter – Richmond House |
| -Various Richmond High School Dry Grad Events | -Provide 3 Annual High School Scholarships |
| -BC Firefighters Burn Fund | -Canadian Cancer Society |
| -Muscular Dystrophy Canada | -Greater Vancouver Big Brothers |

The fundraising efforts also support our Global Village Projects. Some of these projects have had amazing support from the City of Richmond as well. Please consider this when reviewing Mr. Cheung's application.

Sincerely,

James Dickson

Treasurer – Richmond Firefighters Charitable Society





The Integration Youth Services Society

Schedule 15 to the Minutes of
the Council Meeting for
Public Hearing held on
Monday, March 19, 2012.

To Public Hearing
Date: <u>MARCH 19, 2012</u>
Item # <u>8</u>
Re: <u>14-11-595782</u>

March 16, 2012

Mr. Raymond Cheung
Richmond Night Market
8351 River Road
Richmond, BC
V6X 1Y1

Dear Mr. Cheung,

The Integration Youth Services Society (IYSS) would like to congratulate and welcome The Richmond Night Market, conduct such a wonderful event in Richmond Area.

As a local youth and family services provider, we found that the Richmond Night Market will benefit our families, give us a healthy and joyful activities.

We would like to extend our support to The Richmond Night Market. We wish you every success.

Yours truly,

Paul HO
Chairman, Board of Director

Encl.

PH/EH

Address: #3125-8888 Odlin Crescent, Richmond, B.C., V6X 3Z8
Tel: 604-227-0466 E-mail: info@iyss.org Web-site: www.iyss.org





To Public Hearing
Date: <u>MARCH 19, 2012</u>
Item # <u>8</u>
Re: <u>TU 11-595782</u>

GREAT CANADIAN GAMING CORPORATION

March 17, 2012

**Schedule 16 to the Minutes of
the Council Meeting for
Public Hearing held on
Monday, March 19, 2012.**

Mayor/Councillors
City of Richmond
6911 Road No. 3 Road
Richmond, BC V6Y 2C1



BY EMAIL

Dear Mayor/Councillors:

We felt compelled to submit this letter to you in light of the decision you will be making on March 19th related to the Night Market application from Firework Productions Ltd.

Over the last two months we have worked with the Night Market proponent and City staff to address, clarify and mitigate our concerns and the potential impact the Night Market operation may have on the River Rock Casino, and we are gratified that much progress has been made in that regard. However, despite all the tactical commitments agreed upon to alleviate traffic and congestion, it is only logical to assume that there will be some impact on River Rock's existing business- and its continued growth pattern- by more than doubling the number of visitors in this area of the immediate neighbourhood. That is the risk we all take should this application be endorsed.

We recognize the fact that the operating permit proposed for the Night Market is stringent and is structured in such a way that allows for flexibility should the need arise. However, our fundamental difficulty with such prescriptive "check box" management is that it is not outcome-based; in other words, the proponent could comply with all of the conditions mandated by the City and there still could be a negative impact on the business conducted at River Rock. And as a key financial stakeholder in the River Rock operation, that's obviously not an impact the City wants to experience. We feel strongly that by not employing a more comprehensive outcomes-based approach, the City risks handcuffing itself to three years of the operation and restricting its ability to effectively protect its significant interest in the River Rock operation.

By no means will we proclaim to deserve a monopoly on business activity in this neighbourhood, but we must underscore that we have invested literally tens of millions to ensure adequate parking facilities as well as upgrades to the surrounding road network. We welcome synergistic and complementary growth

in the area, like what is proposed for longer term on Duck Island, but we maintain our belief that an event-based business like the proposed Night Market will overwhelm the existing infrastructure.

We're proud of the fact that River Rock has realized revenue growth in recent years, despite macro-economic concerns and a mature gaming marketplace in BC. We're also proud of, and grateful for, the partnership we have been afforded with the City of Richmond. And it is our belief that River Rock is the envy of some other municipalities because of the significance of the impact it has on Richmond's municipal finances. We respectfully suggest there is risk to the continued growth of that revenue stream and that none of the stakeholders- River Rock, the Night Market proponent, or the City- can effectively control potential impacts by adopting the proposed approach.

We respect the right of your Council to decide what is the appropriate land use within the City of Richmond, including our immediate neighbourhood; however, we also implore you to consider further assurances that will provide us some certainty that our existing business will not be subject to any unintended consequences associated with the Night Market's operation.

We readily concede that no one- including ourselves- can accurately predict what impact, if any, the Night Market operation will have on River Rock and the immediate neighbourhood. But it is for this exact reason we do not agree with a three year operating permit subject to certain conditions without any consideration for outcomes and impacts.

We sincerely hope we are proven wrong by City representatives and the Night Market proponent as it relates to these concerns.

Sincerely,

GREAT CANADIAN GAMING CORPORATION



Peter Goudron

Senior Vice President, Operations- West

MayorandCouncillors

From: Peter Goudron [pgoudron@riverrock.com]
Sent: March 17, 2012 7:27 PM
To: MayorandCouncillors
Cc: Wei, Victor; Duncan, George; Erceg, Joe; Jackson, Brian; Chuck Keeling; Howard Blank
Subject: Letter re: Proposed Duck Island night market
Categories: 11-7400-20-RNMA1 - Richmond Night Market - Duck Island
Attachments: City of Richmond 031712.pdf

Mayor and Councillors of the City of Richmond:

Please find attached letter of today's date.

Respectfully submitted,

Peter Goudron
Senior Vice President, Operations - West
Great Canadian Gaming Corporation
8811 River Road, Richmond, BC V6X 3P8

E pgoudron@gcgaming.com

T 604.247.8538
F 604.207.2641
C 604.306.4348

www.greatcanadiancasinos.com

Notice Regarding Confidentiality of Transmission

This message is intended only for the person to whom it is addressed and may contain

03/19/2012

Schedule 17 to the Minutes of
the Council Meeting for
Public Hearing held on
Monday, March 19, 2012.



To Public Hearing
Date: <u>MARCH 19, 2012</u>
Item # <u>8</u>
Re: <u>TU 11-595782</u>

JAYKER HOLDINGS LTD.

8560 RIVER ROAD
RICHMOND, B.C. V6X1Y4
604 244 1106
NNDAVIES@TELUS.NET

March 18, 2012

DELIVERED BY HAND

City of Richmond
6911 No. 3 Road
Richmond, B.C. V6Y2C1

Attention: Director, City Clerk's Office

Re: Temporary Commercial Use Permit Application (TU 11-595782) –
Public Hearing – Night Market

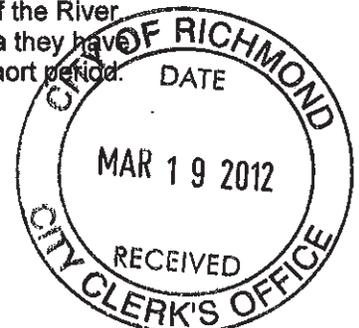
History

We constructed our building at 8560 River Road in 1975. We have two units – one accessed on River Road and a rear unit with caretaker's suite accessed by the lane. We have experienced numerous disruptions due to the construction of the Canada Line. We understand the impact of the closure of our access. We, along with others lost tenants, buildings, and business due to only temporary access to our properties because of lack of access. However, the construction of the Canada Line was for the public good and therefore we accepted our financial losses. Our block of River Road already supplies the Airport with its power which can be seen in front of our properties by the overhead lines complete with transformers and protective bollards. Also in our block is the Kinder Morgan Jet Fuel Pipeline complete with above ground valves/vent. These are all on our block of River Road and West Road area – **a road that can be exited in only one location.**

We are not against the Night Market. We do, however, have two major concerns:

1. Environmental Impact

Our concern that the environmentally sensitive area along the Fraser River be protected was conveyed to the owners of the Night Market and we were assured that it would be fenced off and protected. However, we now have concerns with their assurance due to a ditch which has been dug through the dyke to drain their property. They are draining their property onto the railroad tracks and which continues across River Road and West Road intersection to the storm drains on River Road. The tracks, the road, the trail and the Kinder Morgan installation are all awash after a couple of days of rain. This breaching of the dyke raises concerns with us that they will not follow through on their protection of the designated Environmentally Sensitive Area of the River. My concern is the migration of the silt material and you can see by looking at the area they have breached in front of the railroad track area the amount of silt that has migrated in a short period.



If the Market is forced to drain their site the opposite way towards the river it is going to have a major impact on the designated Environmentally Sensitive area.

They should be required to hook up to the municipal storm sewer system.

The site is not porous. It has had mountains of sand and gravel that made the site area probably ten times larger than its footprint, which retained most of its rainfall. Anyone that has bought sand and gravel by weight know that you buy it when it is dry and not wet. The site is like a pre-loaded site where the sand has been removed. The base is there, it is compacted. You will see the lakes of water remain over the site long after the rain has ceased and my concern is that if you drain this sand filled site to the river without retention areas and filtration so that these sands do not migrate into this environmentally sensitive area, it will get destroyed. I have been hesitant of bringing this to your attention because the reaction will probably be to drain the site towards the river and in turn making its way into the designated Environmentally Sensitive area.

2. Access

The plan calls for the blocking of our street one hour before the Market opens, with barricades—River Road from No. 3 Road and West Road and the blocking of our lane with barricades from River Road to Bridgeport. I am also informed that no parking will be allowed on River Road during the market hours. This is to happen for six months a year for the next three years. I am told by your representative at City Hall that anyone wishing to access our property — River Road or lane — that they will have to ask the private traffic people to remove the barricades to let them through by informing them which business on River Road they need to access. A business cannot operate under those circumstances. At present we operate our business here and may experience financial losses. As well, in the future how can we lease our property to another tenant with limitations set on its access?

We have paid taxes on our property for over 35 years and do not expect any special treatment. However we find it incredible that you can allow a private business the ability to close our street for his own enterprise and suggest to us that we have to contact him to give us access passes to access our own property.

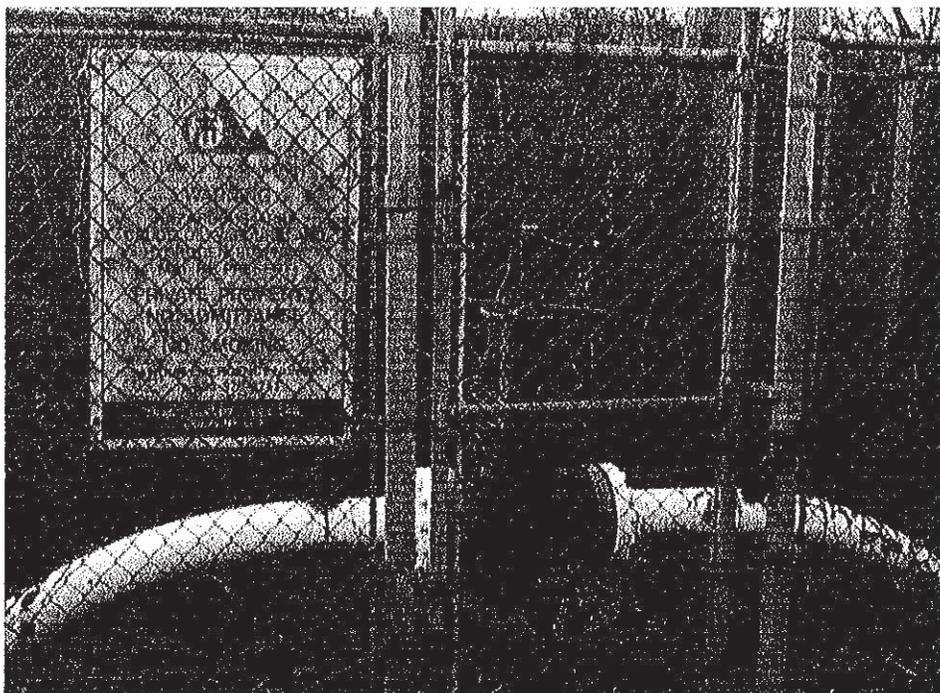
I am asking you for a legal opinion from your Legal Department on the City of Richmond's right to hand over the control of access to this block on River Road and Lane to a private business at the expense of properties on River Road. I have not sought a legal opinion but I understand what democracy means. Does anyone have the right to obstruct our access to enhance their own value and use of their property? The Mayor and Council are the guardians of our streets that give us all unrestricted access to our homes and businesses. This should not be on the table, even for discussion.



Henry Davies. President
Jayker Holdings Ltd.
Mitchell Island Equipment Inc.
The Barn

Cc: Juan's Auto Service
Don Dickey Supplies Ltd.
Canada Post Corporation
Wings Mold Canada Ltd.
Shaw Cable

March 18.12



March 18.12



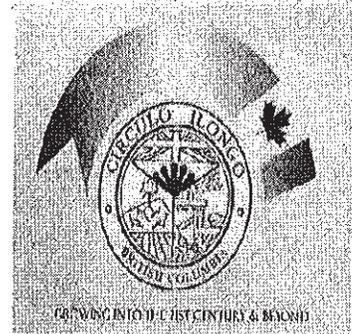
**Schedule 18 to the Minutes of
the Council Meeting for
Public Hearing held on
Monday, March 19, 2012.**

A Letter of Support for the Richmond Night Market

To Public Hearing
Date: <u>March 19, 2012</u>
Item #: <u>8</u>
Re: <u>TU 11-595782</u>

Dear Mr. Mayor and Councilors,

The Circulo Ilonggo Association of BC is a proud supporter of the Richmond Night market, a festival of culture, food, goods, music and entertainment from all over Asia. This festival allows Circulo Ilonggo members to gather together for fun and relaxation, as well as invite more Ilonggos to join and to take part in this community activity that promote Asian talents and goods.



A great place to enjoy the Asian entertainment and goods offered, the Richmond Night Market is also an economical way to taste a variety of Asian cuisines, from the hot and spicy, to the sweet and sour flavors of Asia. It will be interesting to savor the Korean, Japanese, Chinese, Thai delicacies, and of course the Filipino dishes that we have longed to taste, which can bring back our spirits and memories of the good old times back home.

Additionally, our members can take time to shop around and buy affordable merchandise. This will be a good time to reconnect and bond with friends, and do some networking while enjoying the great talents from all over Metro Vancouver. Since it will be near the River Rock Casino, members can add to the thrill and excitement of the festival by dropping by the gaming center to try their luck on the cards and slot machines. No one will ever worry about transportation as the place is very accessible with the Sky Train nearby. Lastly, for new Ilonggo immigrants, this is a great way for them to immerse themselves into their new lives in Canada, a country of diversity and multiculturalism. And as for the old members, this will serve as a way to cure their homesickness of being far from home. This will also allow them to reintroduce to their own children the rich culture and values that they grew up with.

John Edward del Rosario

President of Circulo Ilonggo Association of British Columbia



Johnson, Gail

From: Eng, Kevin
Sent: March 19, 2012 2:05 PM
To: Johnson, Gail
Cc: Jackson, Brian
Subject: FW:
Attachments: ciabc.pdf

Gail - Letter for Night Market going to PH.

Regards,
Kevin Eng
Policy Planning
City of Richmond
P: 604-247-4626 F: 604-276-4052
keng@richmond.ca

From: 2012rayray@gmail.com [mailto:2012rayray@gmail.com] **On Behalf Of** Raymond Cheung
Sent: Monday, 19 March 2012 2:00 PM
To: Eng, Kevin
Subject:

Support Letter, please forward to the staff.

Best Regards,

Raymond Cheung

Firework Productions Ltd.
3063-8700 Mckim Way
Richmond, B.C V6X 4A5
Canada

Tel: 604 244-8448 / Fax: 604 244-8872

www.richmondnightmarket.com

**Schedule 19 to the Minutes of
the Council Meeting for
Public Hearing held on
Monday, March 19, 2012.**

To Public Hearing
Date: <u>March 19, 2012</u>
Item # <u>8</u>
Re: <u>TU 11-595782</u>

From: on behalf of Mayor and Councillors
Subject: FW: Port Metro Vancouver's Public Hearing Comments for TU-11-595782 Duck Island Night Market
Importance: High
Categories: 01-0140-20-PMVA1 - Port Metro Vancouver (Vancouver Fraser Port Authority - VFPA)

From: Chau, Lilian [mailto:Lilian.Chau@portmetrovancover.com]
Sent: March 19, 2012 12:41 PM
To: Eng, Kevin
Cc: Mayor and Councillors; Penner, Jason; Chang, Britta; Natland, Jennifer
Subject: Port Metro Vancouver's Public Hearing Comments for TU-11-595782 Duck Island Night Market
Importance: High

Hi Kevin,

Re: Port Metro Vancouver's Public Hearing Comments for TU-11-595782 Duck Island Night Market

Thank you for the public hearing notice and information regarding the night market project above by Firework Productions Ltd.

We have the following comments for your consideration:

- 1) Proposed Emergency Staging and Access shown on Proposed Site Plan (PLN-39)
 - The proposed site plan shows "Emergency Staging", and emergency exits and routes on Port Metro Vancouver property (Block A of District 6578 Group 1 NWD) that is immediately west of subject site.
 - The site is currently leased to Rempel Brothers, overholding pending completion of additional environmental testing on the site.
 - Firework Productions Ltd. has not approached the Port in retaining access and use of the property.
 - Any proposed uses including emergency access through the property must first receive the consent and approval of Port Metro Vancouver.

- 1) Security and Fencing
 - Any proposed activities on the site should be conducted on the applicant's fee-simple property and not on Port property or within the high water mark.
 - We suggest fencing the proposed night market area to prevent public access to the foreshore and Port property to address public safety and trespassing concerns.

We have no other comments on the proposed night market at this time.
 We appreciate the opportunity to comment on the application.

If you have any questions, please call me at (604) 665-9129.

Kind regards,

03/19/2012



Lilian

Lilian Chau, M.A., MCIP
Senior Planner
Planning and Development



Port Metro Vancouver
100 The Pointe, 999 Canada Place
Vancouver, BC Canada V6C 3T4
direct: 604.665.9129
fax: 1.866.284.4271
email: lilian.chau@portmetrovancover.com
website: www.portmetrovancover.com

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: March 19, 2012 2:13 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #631)

To Public Hearing
Date: <u>March 19, 2012</u>
Item # <u>8</u>
Re: <u>Tu 11-595182</u>

Schedule 20 to the Minutes of the Council Meeting for Public Hearing held on Monday, March 19, 2012.

Send a Submission Online (response #631)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	3/19/2012 2:12:15 PM

Survey Response

Your Name:	Yalixe M. Rojas-Uzcategui
Your Address:	8831 Douglas Street, Richmond, B.C. V6X 1V2
Subject Property Address OR Bylaw Number:	8351 River Road and Duck Island (Lot 87 Section 21 Block 5 North Range 6 West Plan 34592
Comments:	I DON'T AGREE WITH WITH THE OPERATION OF A NIGHT MARKET IN THIS PROPERTY AT ANY TIME. At this time hundreds of vehicles park every day around our house (8831 Douglas St) because of its proximity to Bridgeport Station, and if this night market get established in the mentioned property we will not be able to rest the weekends anymore in our house. Thank you for considering my petition. Yalixe Rojas-Uzcategui



MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: March 19, 2012 2:26 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #632)

To Public Hearing	
Date:	March 19, 2012
Item #	8
Re:	In 11-595782

Send a Submission Online (response #632)**Survey Information**

**Schedule 21 to the Minutes of
the Council Meeting for
Public Hearing held on
Monday, March 19, 2012.**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	3/19/2012 2:25:29 PM

Survey Response

Your Name:	MIKE MERHI
Your Address:	8831 Douglas Street, Richmond, B.C. V6X 1V2
Subject Property Address OR Bylaw Number:	8351 River Road and Duck Island (Lot 87 Section 21 Block 5 North Range 6 West Plan 34592
Comments:	Dear Sirs/Madams, PLEASE STOP THIS NIGHT MARKET PROJECT AT THIS PROPERTY. The zone cannot take more vehicles parking all over the area because of Bridgeport Station and commercial/industrial activities during the day. If this Night Market get established we will not be able to rest in our home 7 days a week and until late hours in the nights on weekends and Statutory Holidays. Thank you for your consideration to my request. Mike Merhi 778-8404736





City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee **Date:** March 1, 2012
From: Brian J. Jackson, MCIP **File:** TU 11-595782
Acting General Manager, Planning and
Development
Re: Application by Firework Productions Ltd. for a Temporary Commercial Use
Permit at 8351 River Road and Duck Island (Lot 87 Section 21 Block 5 North
Range 6 West Plan 34592) for 2012, 2013 and 2014

Staff Recommendation

1. That the application of Firework Productions Ltd. for a Temporary Commercial Use Permit for property at 8351 River Road and Duck Island be considered at Public Hearing to be held on March 19, 2012 at 7:00 pm in the Council Chambers of Richmond City Hall, and that the following recommendation be forwarded to that meeting for consideration:

"That a Temporary Commercial Use Permit be issued to Firework Productions Ltd. for the property at 8351 River Road and Duck Island for the purposes of permitting an evening night market event between May 18, 2012 to October 8, 2012 (inclusive), May 17, 2013 to October 14, 2013 (inclusive) and May 16, 2014 to October 13, 2014 (inclusive) subject to the fulfillment of all terms, conditions and requirements outlined in the Temporary Commercial Use Permit and attached Schedules."

2. That the Public Hearing notification area include all properties to the north of Bridgeport Road and west of Great Canadian Way as shown in Attachment 4 to the original staff report dated February 9, 2012 from the Director of Development.

Brian J. Jackson, MCIP
Acting General Manager, Planning and Development

BJJ:ke
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO: Transportation	CONCURRENCE Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

At the February 21, 2012 Planning Committee meeting, the following referral motion to staff was made:

That the application of Fireworks Production Ltd. for a Temporary Commercial Use Permit for property at 8351 River Road and Duck Island be referred to staff to examine:

- 1. Traffic issues as they apply to the application.*
- 2. Traffic management in the 8351 River Road and Duck Island area; and*
- 3. Parking issues as they relate to the proposed night market.*

This staff report responds to the February 21, 2012 Planning Committee referral and presents new information and analysis for Council's consideration of the Temporary Commercial Use Permit (TCUP) proposed at 8351 River Road and Duck Island (Lot 87 Section 21 Block 5 North Range 6 West Plan 34592) (the "subject site") for the purposes of operating a seasonal night market event during the specified periods for 2012, 2013 and 2014.

Findings of Fact

This report only presents new information and analysis on issues of concern identified in the Planning Committee referral. The traffic consultant's memorandum report is contained in **Attachment 1**. For reference, the original staff report considered at February 21, 2012 Planning Committee is contained in **Attachment 2**.

Responses to Referral and Additional Information

To respond to the referral, the event organizer's traffic consultant submitted a memorandum report (**Attachment 1**) to address concerns and identify solutions in response to traffic management and off-street parking issues related to the night market event. Transportation Division staff support the consultant's recommendations. With these recommended changes, Transportation Division staff conclude that the parking intrusion and traffic queues will be minimized to reduce impacts on surrounding businesses, land uses and City roads. The following sections detail new parking and traffic management provisions as recommended by the traffic consultant and supported by City staff.

Free Off-Street Parking on the Event Site

All of the off-street parking available on the event site for Parking Lot A (767 stalls) and Parking Lot B (738 stalls) will be free for the entire duration of the event (1,505 stalls). Three hundred stalls are required to be allocated to event vendors and employees, which leaves a remaining 1,205 total free parking stalls available for event attendees. These off-street parking requirements meet the City's minimum 1,150 of stalls required to be allocated to this event plus 300 stalls dedicated for vendors and market event employees.

The provision for free parking removes the requirement for pay booths to be situated on any portions of the event parking areas, thus increasing queuing lengths for vehicles on the site and minimizing northbound queuing on No. 3 Road as confirmed by the traffic consultant. The event organizer will also staff the parking lots with attendants assigned to direct traffic to increase parking lot circulation efficiencies, which also reduces potential vehicle queuing at the event site entrance.

Secondary Vehicle Access – West Road

As a back-up provision in the event of the occurrence of northbound queuing along No. 3 Road, the applicant proposes a secondary vehicle access at West Road. This alternative access route to the event entrance at No. 3 Road and River Road will be implemented if traffic queues materialize that impact the function of intersections south of the event site entrance along No. 3 Road. The Traffic Management Plan (TMP) and Traffic Control Persons (TCP's) will have radio communication and mechanisms in place to implement the secondary access quickly and effectively if needed. A diagram of the main vehicle access at No. 3 Road/River Road and secondary access provisions is contained in **Attachment 1**.

Information on Operations/Logistics of the Traffic Management Plan

An operational plan to detail the functioning and logistics of the TMP has been outlined by the consultant. This traffic management strategy provides information on various scenarios arising from traffic accessing and exiting the night market event site and provisions for communication amongst the Traffic Control Persons so that the TMP can be adjusted to address any queuing on City roads and implement the secondary access from West Road if required.

The TMP is subject to further review and monitoring by Transportation staff. Changes to the TMP can be made in consultation with attending RCMP members, professional Traffic Control Company staff and the event organizer, at the sole discretion of Transportation staff. All costs associated with implementation of the TMP is the responsibility of the event organizer.

All intersection locations identified as having Traffic Control Persons and signage is required to be implemented at the outset of the event and maintained until Transportation Division staff have the opportunity to monitor traffic management operations to determine if any revisions need to be made. Approval (including any revisions) of the TMP is at the sole discretion of Transportation Division staff.

Additional Parking Contingencies Being Explored by the Event Organizer

At the event organizer's own initiative, a potential contingency parking lot is being explored in the area of Bridgeport Road and No. 3 Road (Northwest corner) that would provide an additional measure to manage traffic and parking during peak operation periods. This initiative is an additional measure that goes beyond the referral requested by Planning Committee and is not a required component of the TMP approved by the City.

Conclusion

The event organizer's traffic consultant has submitted a memorandum report that responds to the February 21, 2012 Planning Committee referral related to traffic management and parking issues for the proposed night market event. Transportation staff have reviewed and support the traffic consultant's report and recommended strategies. Staff recommend approval of the Temporary Commercial Use Permit for a seasonal evening market event on the subject site from 2012 to 2014.


Kevin Eng
Planner 1

KE:ke

Attachment 1 – Traffic Consultant's Memorandum Report

Attachment 2 – Original TCUP Report Considered at February 21, 2012 Planning Committee

BINNIE

Memorandum

Client oriented.
Solution driven.
Since 1969

To:	Victor Wei, P.Eng. and Doug Newton, City of Richmond	R.F. Binnie & Associates Ltd.
Cc:	Raymond Cheung, Firework Productions Ltd.	205 – 4946 Canada Way
From:	Jonathan Ho, P.Eng., PTOE, Traffic Engineer	Burnaby, BC V5G 4H7
Date:	March 1, 2012	tel: 604.420.1721
Project #	11-420	File # 11-420-04
Re:	2012 Richmond Night Market – Traffic and Parking Assessment Memorandum – Final Recommendations and Findings	fax: 604.420.4743 www.binnie.com

1.0 BACKGROUND

R.F. Binnie & Associates Ltd. (Binnie) was retained by Firework Productions Ltd., the organizer of the proposed 2012 Richmond Night Market, to prepare a Traffic and Parking Assessment Memorandum for the event. Following a series of discussions with the City of Richmond (City) staff regarding the potential traffic and parking impacts generated by the proposed special event, the memorandum summarizes the final recommendations and findings now outlined in a detailed memorandum provided to the City separately.

2.0 MEMORANDUM FINDINGS AND RECOMMENDATIONS

2.1. FREE ON-SITE PARKING

The current layout of the site shows a total of 1,505 off-street parking stalls to be provided for the duration of the event in two main parking lots. The main entrance to the parking lot will be located on No. 3 Road north of River Road. Based on the on-going discussion between the event organizer and the City, the proposed parking facility will be free of charge.

Parking Lot 'A' will provide 767 parking stalls including handicapped parking stalls and a taxi loading zone. Parking Lot 'B' will provide 738 stalls including up to 300 stalls set aside for the vendors, employees and volunteers at the event. The event organizer has also secured a number of vacant properties located in the northwest quadrant of the No. 3 Road and Bridgeport Road Intersection to be used as a potential contingency parking lot which is above and beyond the requirement set forth by the City. The usage of these properties, which are existing gravel lots and already leveled, is being sought after at the event organizer's own initiative should vehicles need to be distributed there in order to relief the queuing on No. 3 Road and only if the proposed parking lots are at capacity.

Previous traffic analysis found the 95th percentile queue length on No. 3 Road is approximately 70 m (up to Beckwith Road with approximately 180 m remaining before reaching Bridgeport Road) assuming that the facility is paid only and there will be fee collection booths set up at the entrance to the parking lots. Since the night market parking facilities will now be free of charge, the need for the fee collection booths is eliminated thus it also removes a significant "bottleneck" on No. 3 Road

entering the parking lots; therefore, the northbound queuing concern on No. 3 Road is greatly minimized.

Within the main parking lots, there will also be parking attendants equipped with radio communication working in the main night market parking lots to direct traffic to proceed to the next available stall in an efficient manner thus minimizing any blockage to the lot entrance. If required, the potential contingency parking lot on No. 3 Road will be used to help relieve the queuing on No. 3 Road waiting to enter the event ground.

2.2. ALTERNATE ACCESS USING WEST ROAD

If the northbound queue on No. 3 Road becomes a concern, the trained Traffic Control Personnel (TCP) stationed at the intersection of No. 3 Road and Bridgeport Road will direct the traffic to access the night market via an alternate route using West Road and then River Road. The total length of this route is approximately 300 m, therefore allowing an additional 45 vehicles to be stored before re-joining the queue on No. 3 Road with the help of a TCP.

If the main parking lots for the night market are near capacity, the detoured traffic can also access the potential contingency parking lot directly from West Road without the need to re-enter No. 3 Road in order to avoid adding more traffic demand on it.

2.3. TRAFFIC MANAGEMENT STRATEGIES

The focus of the TCP is to ensure the northbound traffic queue on No. 3 Road does not spillback to either Bridgeport Road or Sea Island Way which will have significant negative effect on the through traffic movements. The TCP, which will maintain constant radio communication to relay information between intersections, will be instructed to undertake the following traffic management strategies as soon as potential queuing concerns are identified:

Scenario 1: Northbound queue on No. 3 Road becomes significant:

- The TCP stationed at the entrance to the night market parking facilities and at the Bridgeport Road intersection will maintain radio communication to identify any issues that exist.
- The TCP stationed at the Bridgeport Road intersection will direct traffic to proceed westbound and access the site via West Road and then River Road.
- The TCP stationed at the No. 3 Road and River Road intersection will assist the detoured traffic to rejoin the queue on No. 3 Road once the demand reduces.

Scenario 2: Northbound queue on No. 3 Road becomes significant due to parking facilities reaching capacity:

- The TCP stationed at the entrance to the night market parking facilities will notify the TCP stationed at the No. 3 Road and Bridgeport Road intersection to begin utilizing the potential contingency parking lot.

- Traffic on No. 3 Road will be distributed to park at the potential contingency parking lot and proceed to the event ground on foot along No. 3 Road.
- The potential contingency parking lot will continue to be used until parking stalls are once again available for use at the main parking facilities.

Scenario 3: Eastbound left-turn queue on Sea Island Way becomes spillback into the through lanes:

- The TCP stationed at the intersection of Bridgeport Road will begin stopping the westbound and southbound traffic in order to clear the queue within the short segment between Sea Island Way and Bridgeport Road.
- Once the queue on the short segment is cleared, the TCP stationed at the Sea Island Way intersection will stop all conflicting movements to allow the eastbound left-turn and through traffic to proceed.
- After the left-turn queuing issue is addressed, the traffic flow will revert back to normal at the Sea Island Way intersection.

Scenario 4: Westbound queue on Bridgeport Road becomes excessive:

- The TCP stationed at the intersection of Bridgeport Road will begin stopping the northbound traffic from allowing more vehicles to join the queue on No. 3 Road.
- The TCP will clear any blockage in the intersection immediately to all the westbound traffic to proceed through the intersection. The night market traffic will be directed to use West Road to access the night market by re-joining the queue on No. 3 Road with the help of the TCP stationed at the River Road intersection.
- If necessary, the detoured traffic can also access the potential contingency parking lot from West Road if the night market parking facilities are near capacity.

Under severe conditions, the existing signal at the intersection of No. 3 Road and Bridgeport Road may be overridden by the local detachment of the Royal Canadian Mounted Police (RCMP) and with their supervision and direction, the TCP may assume control of the intersection to direct traffic in an efficient manner to clear the northbound queues and to minimize the delay to the westbound through traffic on Bridgeport Road which may include people destined for the Vancouver International Airport to catch flights.

2.4. TRAFFIC FLOW USING NO. 3 ROAD AND WEST ROAD ONLY

Temporary guide signs installed on Bridgeport Road, Garden City Road and Sea Island Way will direct the night market traffic to use No. 3 Road, and West Road if necessary, to access the event ground; therefore, the previous concerns raised by the casino operator that traffic operations on River Road would be compromised is addressed. The event organizer and the City had explored further means of minimizing the night market traffic on Great Canadian Way and River Road by closing off the east approach of the No. 3 Road and River Road intersection; however, it was not recommended since it

will have negative effect on the casino traffic as they may arrive using No. 3 Road and realize that there is no right-turn access at River Road to reach the casino parkade.

For the outbound traffic, the TCP will direct the drivers to exit using No. 3 Road only. At the Bridgeport Road Intersection, the southbound left-turn movement will be prohibited if necessary and the resultant traffic heading in the eastbound direction will make the left-turn at the Sea Island Way Intersection to ensure that queues do not form on No. 3 Road north of Bridgeport Road. The proposed inbound and outbound traffic flows are summarized in Figure 1.

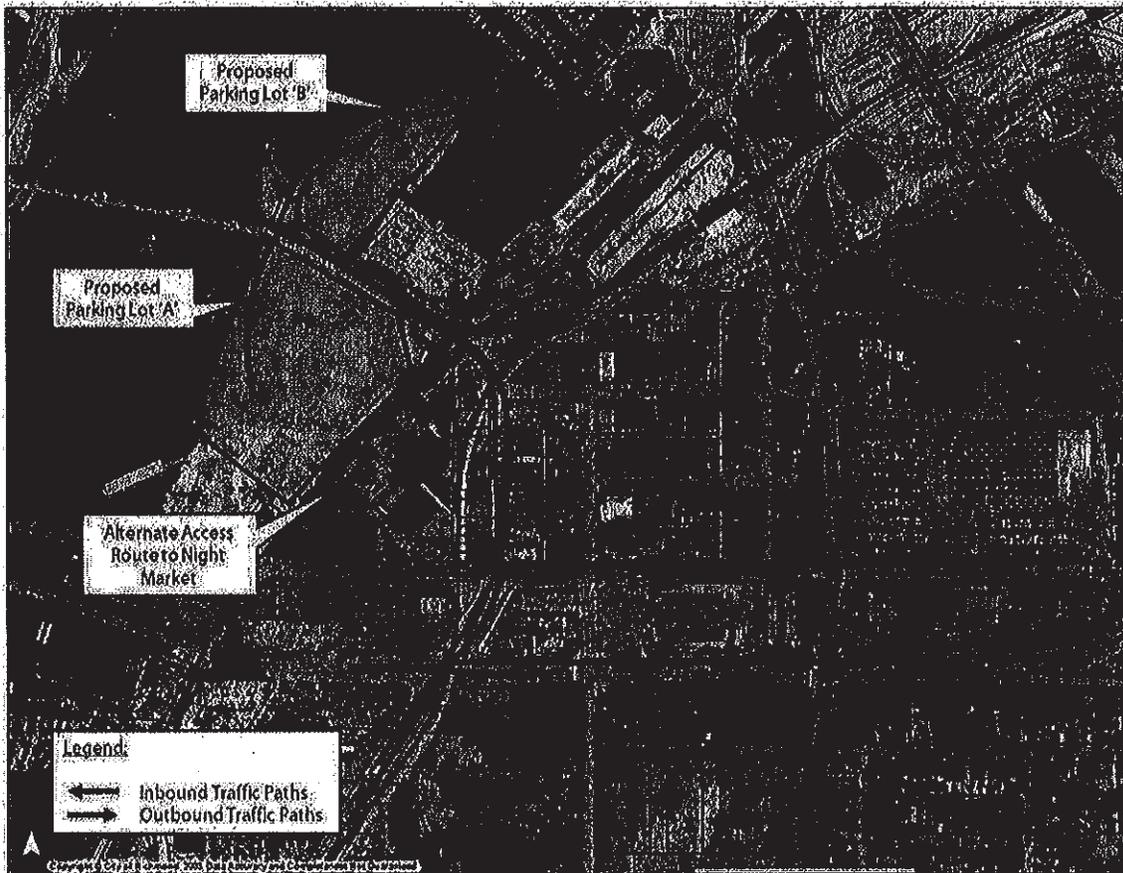


Figure 1 - Proposed Inbound and Outbound Traffic Flows (Source: City of Richmond GIS)

2.5. ACTIVE MONITORING AND TRANSIT INCENTIVES

The study recommends that the event organizer to monitor the traffic and parking operations continuously for the duration of the event throughout the summer period. The event organizer is encouraged to collect new demographic data of the attendees. It is also understood that a video data collection tool has been purchased for the event in order to collect the nightly attendance by walking and vehicular means.

The event organizer will also track the transit mode split to determine whether the 20% target can be met. It is understood that a number of the transit promotional strategies have been developed including the following:

- Transit ticket holders will receive promotional gifts from the night market event sponsors;
- A free entry to a draw for special gifts and prizes; and
- Promote the night market event location and its accessibility by transit through TV commercials, radio commercials and newspaper advertisement.

3.0 CONCLUSION

The five items summarized in this memorandum are to address the traffic and parking impacts that may be generated by proposed Richmond Night Market. After extensive discussions between the event organizer, Binnie and City staff, the latest traffic and parking strategies will adequately address the forecast concerns. The proposed traffic flows and TCP locations are shown in Figure 2.

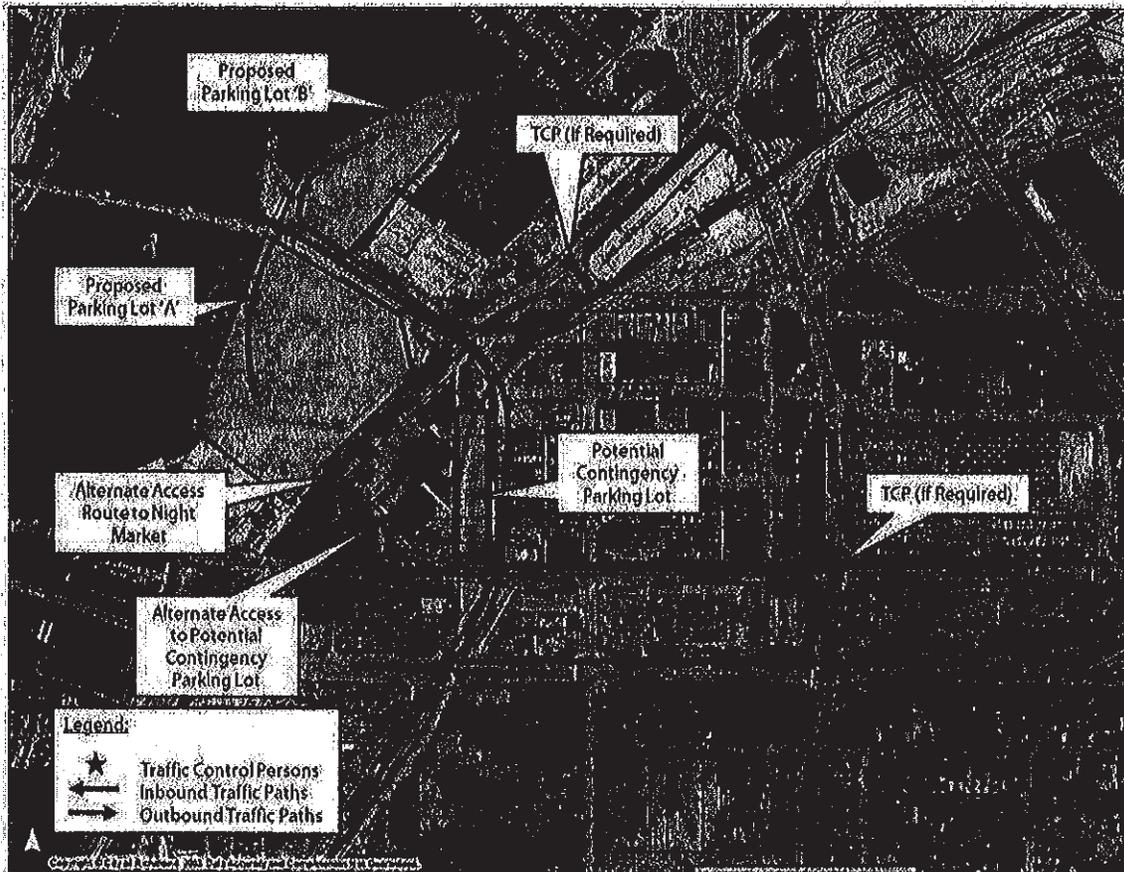


Figure 2 -- Proposed Traffic Flows and Traffic Control Person Locations

Preliminary review has shown that the availability of the on-site parking is adequate and since the parking lots will be provided to the night market attendees free of charge, the concern regarding possible illegal parking at the adjacent casino parkade has been addressed. The overall road network will also be managed by a professional traffic control company based on the key management strategies outlined above, including the usage of West Road as an alternate access to the night market if No. 3 Road is congested. Since the fee collection booths no longer needs to be provided at the entrance to the night market parking lots, the potential queuing on No. 3 Road is greatly reduced. In addition, a potential contingency parking lot on No. 3 Road has been sought by the event organizer to help relief the northbound vehicle queue on No. 3 Road if it becomes significant. It is noted that this potential contingency parking lot is above and beyond the request by the City staff to support the operations of the night market.

The event organizer has now provided the detail on transit promotional items such as special gifts and free draws. Data collection equipment will also be set up to monitor the traffic and parking operations continuously in order to make appropriate adjustments to the management plan as required.

Prepared by:

Jonathan Ho, P.Eng., PTOE
Traffic Engineer