



Regular Council Meeting for Public Hearings

Monday, May 17, 2010

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

Present: Mayor Malcolm D. Brodie
Councillor Linda Barnes
Councillor Derek Dang
Councillor Evelina Halsey-Brandt (arrived 7:01 p.m.)
Councillor Greg Halsey-Brandt
Councillor Sue Halsey-Brandt
Councillor Ken Johnston
Councillor Bill McNulty
Councillor Harold Steves

David Weber, Corporate Officer

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

- 1A. Official Community Plan Amendment Bylaw No. 8579**
(7820 Williams Road, 7980 Williams Road, 10151 No. 3 Road, 10060 Dunoon Drive, 10020 Dunoon Drive; Applicant: City of Richmond)
- 1B. Zoning Amendment Bylaw 8580 (RZ 08-410730)**
(7820 Williams Road and the adjacent lane, 10020 and 10060 Dunoon Drive; Applicant: Kasian Architecture Interior Design and Planning Ltd.)

Applicant's Comments:

Brian J. Jackson, Director of Development, was available to respond to queries.

Ralph Huizinga, Vice President of Development for First Capital Realty Inc., was of the opinion that the proposed project demonstrates the company's commitment to the community. He noted that since acquiring the Broadmoor Shopping Centre in 2005, the company has been working to develop a plan that meets the needs of the community and the City.



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With the aid of artist renderings, Gary Pooni, President, Brook & Associates Inc., and Blaire Chisholm, Associate, Planning Manager, Brook & Associates Inc., provided background information and reviewed the proposed project and the Broadmoor Neighbourhood Service Centre Master Plan.

In response to concerns related to privacy along Dunoon Drive, Mr. Pooni advised that there will be a six metre setback for units on the first and second floor, a nine metre set back for units on the third and fourth floors, and an eleven metre setback for units on the fifth floor. Also, Mr. Pooni noted that there would be a landscaping buffer along Dunoon Drive.

Written Submissions:

- (a) Katarina and Ante Dukic, 7520 William Road (Schedule 1);
- (b) Chi Ming Kam, 9980 Greenlees Road (Schedule 2);
- (c) Chaim Kempler, 7711 Williams Road (Schedule 3); and
- (d) Harold and Faye Erbe, 9951 Greenlees Road (Schedule 4).

Submissions from the floor:

Richard Ming Quan, 6700 Shawnigen Place, spoke in favour of the proposed project. He spoke of the City's growth and stated that the area is in need of a facelift. Mr. Quan stated that he often shops at other local shopping centres as Broadmoor Shopping Centre does not offer all the amenities he needs. He believed that the proposed project would revitalize the area and be beneficial to the neighbourhood.

Brian Dwyer, 10371 Bamberton Drive, was in favour of the proposed project and noted that the mall will regain local residents business and keep people from driving to other local shopping malls.

Loreen Long, 7500 Barkerville Court, spoke in favour of the proposed project and noted that as an active member of the neighbourhood, she has heard many positive comments of the proposed project. Ms. Long commented on the proposed walkways and noted that they should be visible for safety reasons. She remarked that the developer has conducted impressive public consultations and the proposed project demonstrates that the developer has listened to the neighbourhood's feedback.



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Wendy Dwire, 10771 Gilbert Road, spoke in favour of the proposed project and commented on the mall's breakdown. She noted that many other Richmond strip malls have been upgraded and many area residents commute to those mall as the ambiance is friendlier and there are more shops of interest. Ms. Dwire commended the developer for its public consultation methods and noted that the City is rapidly growing and the proposed project is needed.

PH10/4-1

It was moved and seconded

That Official Community Plan Amendment Bylaw No. 8579 and Zoning Amendment 8580 be given second and third readings.

CARRIED

PH10/4-2

It was moved and seconded

That Official Community Plan Amendment Bylaw No. 8579 be adopted.

CARRIED

- 2. **Zoning Amendment Bylaw 8587 (RZ 09-483465)**
(9611 Ferndale Road; Applicant: Sonus Developments Ferndale Ltd.)

Applicant's Comments:

The applicant indicated that he was available to respond to queries.

Written Submissions:

- (a) Fifteen Residents of 9551 Ferndale Road (Schedule 5); and
- (b) Maggie Qian, 9551 Ferndale Road (Schedule 6).

Submissions from the floor:

None.

PH10/4-3

It was moved and seconded

That Zoning Amendment Bylaw 8587 be given second and third readings.

The question on Resolution PH10/4-3 was not called as Council directed staff to respond to the authors of the petition with factual information regarding the project. The question on Resolution PH10/4-3 was then called and it was **CARRIED**.



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- 3. **Zoning Amendment Bylaw 8588 (RZ 09-495595)**
(9560 and 9580 Alberta Road; Applicant: Patrick Cotter Architect Inc.)

Applicant's Comments:

The applicant indicated that he was available to respond to queries.

Written Submissions:

- (a) William Buchanan, 9520 Albert Road (Schedule 7); and
- (b) Vincent Lau, 6388 Alder Street (Schedule 8).

Submissions from the floor:

None.

PH10/4-4

It was moved and seconded

That Zoning Amendment Bylaw 8588 be given second and third readings.

CARRIED

- 4. **Zoning Amendment Bylaw 8593 (RZ 09-499790)**
(9531 No. 1 Road; Applicant: Ajit Thaliwal & Raj Uppal)

Applicant's Comments:

The applicant indicated that he was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH10/4-5

It was moved and seconded

That Zoning Amendment Bylaw 8593 be given second and third readings.

CARRIED

- 5. **Zoning Amendment Bylaw 8594 (RZ 09-499265)**
(10140 Ruskin Rd; Applicant: Peter Walia)

Applicant's Comments:

The applicant indicated that he was available to respond to queries.



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Written Submissions:

None.

Submissions from the floor:

None.

PH10/4-6

It was moved and seconded

That Zoning Amendment Bylaw 8594 be given second and third readings.

CARRIED

- 6. **Official Community Plan Amendment Bylaw 8599 – Green House Gas (GHG) Management**
(City wide; Applicant: City of Richmond)

Applicant's Comments:

Terry Crowe, Manager, Policy Planning, was available to respond to queries.

Written Submissions:

- (a) Brian Underhill, Executive Director, Provincial Agricultural Land Commission, 133 – 4940 Canada Way, Burnaby (Schedule 9).

Submissions from the floor:

None.

PH10/4-7

It was moved and seconded

That Official Community Plan Amendment Bylaw 8599 – Green House Gas (GHG) Management be given second and third readings.

CARRIED

PH10/4-8

It was moved and seconded

That Official Community Plan Amendment Bylaw 8599 – Green House Gas (GHG) Management be adopted.

CARRIED



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7. Temporary Commercial Use Permit Renewal (TU 09-506137)
(12631 Vulcan Way; Applicant: Lions Communications Incorporated)

Applicant's Comments:

Paul Cheung, Director of Operations, Lions Communication Incorporated, provided background information and listed various measures his company will be undertaking in an effort to address concerns related to the event. Mr. Cheung read from his submission, attached to and forming part of these Minutes as Schedule 10.

Written Submissions:

- (a) Memorandum from Brian J. Jackson, Director of Development, Planning and Development Department, City of Richmond (Schedule 11); and
- (b) Wayne Grafton, Eagle Ridge Enterprises Ltd., 20499 Westminster Highway (Schedule 12).

Submissions from the floor:

Stephen Nikleva, 8160 Lucas Road, spoke of an unpaid invoice owed to his his daughter's company, Reliable Flagging Services Ltd. and asked that Council consider a couple of recommendations. Mr. Nikleva read from his submission, attached to and forming part of these Minutes as Schedule 13.

Doug Harder, representing Eagle Ridge Enterprises Ltd., wished to confirm Mr. Grafton's letter (Schedule 12) dated May 14, 2010 was received.

PH10/4-9

It was moved and seconded

That a Temporary Commercial Use Permit renewal be issued to Lions Communications Incorporated for the property at 12631 Vulcan Way for the purposes of permitting an evening market event between May 21, 2010 to October 10, 2010 inclusive and May 13, 2011 to October 9, 2011 inclusive based on the conditions and requirements outlined in the Temporary Commercial Use Permit and attached Schedules.

CARRIED



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PH10/4-10

It was moved and seconded

That staff be directed to conduct an evaluation of the Night Market following this season.

CARRIED

ADJOURNMENT

PH10/4-11

It was moved and seconded

That the meeting adjourn (8:13 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, May 17, 2010.

Mayor (Malcolm D. Brodie)

Corporate Officer
City Clerk's Office (David Weber)

To Public Hearing
Date: <u>May 17, 2010</u>
Item # <u>1</u>
Re: <u>Bylaw 8579/8580</u> <u>7820 Williams</u> <u>Rd, etc.</u>

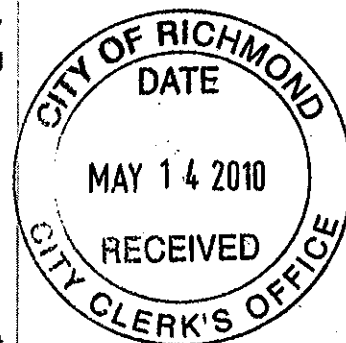
MayorandCouncillors

From: on behalf of MayorandCouncillors
Subject: FW: Send a Submission Online (response #497)
Categories: UCRS CODE / FILE NUMBER: 12-8060-20-8580

Schedule 1 to the Minutes of the Regular Meeting of Council held for Public Hearings on Monday, May 17, 2010.

From: City of Richmond Website [mailto:webgraphics@richmond.ca]
Sent: Friday, 14 May 2010 2:19 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #497)

Your Name:	Katarina and Ante Dukic
Your Address:	7520 Williams Road, Richmond, BC, V7A 1G1
Subject Property Address OR Bylaw Number:	7820 WILLIAMS ROAD; BYLAW 8580 (RZ 08-410730)
Comments:	<p>RE: 7820 Williams Road, Richmond, BC Dear Sirs: We moved to Richmond in 2008, to be closer to our daughter's school. She attends Kwantlen Polytechnic Institute at the Richmond campus. The location we chose seemed to be in close proximity to public transportation while also being situated in a private and quiet neighbourhood. It has been very disappointing to learn that this neighbourhood will soon be drastically changed since the property at 7820 Williams Road is scheduled for redevelopment. It is scheduled to be developed in a 5-story mixed use commercial and residential building on the southeastern corner of Williams Road - Dunoon Drive. Because of the location of our home at the southwest corner of Williams Road and Dunoon Drive, we would be directly effected by this project. We would like to bring to your attention our immediate concerns: 1) We would experience a total loss of privacy in our backyard because the new building(s) would look into our backyard; 2) We would experience a loss of privacy in our master bedroom since the only window in the room would face the new building(s); 3) We would experience increased noise during the construction and later; 4) Increased traffic that</p>



the high number of units would generate; 5) There will be re-routing of commercial delivery tracks, specifically for Safeway deliveries which would be entering the property through Dunoon Drive and driving by the north and east side of our house (and our bedrooms) as early as 4am. After a careful deliberation of all the above noted challenges, we decided to sell our residence. Even though we had many interested buyers, we have been unable to get an offer. The concern expressed by all interested parties was the development of a 5-story building across the street. We already suffer a loss, since we have to move, and now we are discovering that the sale of our property is effected by the proposed development. Even if we manage to sell our house, it would be impossible to find the type of house we have now in a similar neighbourhood at the same price. We wish to ask that you take into consideration the concerns that we have raised and act in the interest of all concerned parties, not only in the interest of the Developer. Sincerely,
Katarina and Ante Dukic 604-274-2288

<p>To Public Hearing Date: <u>May 17, 2010</u> Item # <u>1</u> Re: <u>Bylaw 8579/8580</u> <u>7820 Williams Rd</u> <u>etc.</u></p>

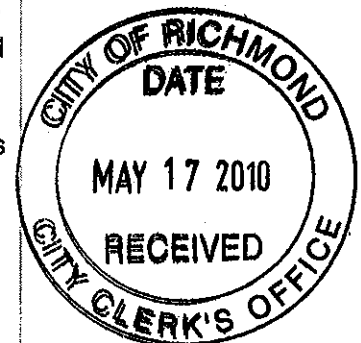
MayorandCouncillors

From: on behalf of MayorandCouncillors
Subject: FW: Send a Submission Online (response #498)

Schedule 2 to the Minutes of the Regular Meeting of Council held for Public Hearings on Monday, May 17, 2010.

From: City of Richmond Website [mailto:webgraphics@richmond.ca]
Sent: Sunday, 16 May 2010 10:37 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #498)

Your Name:	Chi Ming Kam
Your Address:	#5 - 9980 Greenlees Road, Richmond, BC, V7A1V4
Subject Property Address OR Bylaw Number:	Bylaw No. 8579
Comments:	<p>Date: May 16, 2010 Re: Official Community Plan Amendment Bylaw No. 8579 The redevelopment plan for the Broadmoor Neighbourhood Service Centre creates many foreseeable negative impacts to the neighborhood which outweighs the potential benefits suggested by the plan. In the redevelopment plan it states that the "buildings vary in height from two to six storeys and contain a variety of commercial spaces and residential units." Given Broadmoor neighbourhood has always been a residential community away from the busy streets of the city center of Richmond, buildings higher than two storeys not only create fragmentation to the neighbourhood, but it also obstructs the views of many residents around the area. In particular, the plan states that "Buildings are placed along the perimeter of the site, close to the property line along No.3 Road and Williams Road" and "density is greatest along the main arterial of No. 3 Road and the northeast corner of the site at Williams and No. 3 Road." This creates a wall-like and closed-in effect for those who live along the streets of Williams Road and Dunoon Drive. As well, "residential windows and balconies overlook common areas and public streets" implies that the residential windows and balconies can also overlook the nearby houses, leading to privacy issues. Above all, providing high density housing at</p>



the Broadmoor Neighbourhood Service Centre would draw in a much larger population to the neighbourhood and consequently lead to higher traffic around the area, thus affecting the peace and tranquility of the neighbourhood. We sincerely hope that the City of Richmond would consider NOT allowing the redevelopment of the Broadmoor Neighbourhood Service Centre to exceed two storeys high. Sincerely, Chi Ming Kam
Resident of the Broadmoor Neighbourhood

MayorandCouncillors

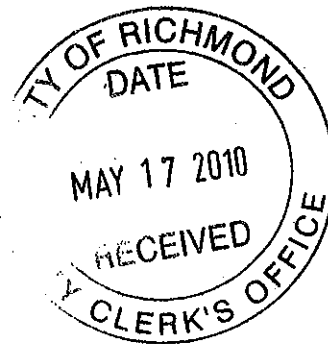
To Public Hearing
Date: <u>May 17, 2010</u>
Item # <u>1</u>
Re: <u>Bylaw 8579 + 8580</u>

From: on behalf of MayorandCouncillors
Subject: FW: Send a Submission Online (response #501)

Schedule 3 to the Minutes of the Regular Meeting of Council held for Public Hearings on Monday, May 17, 2010.

From: City of Richmond Website [mailto:webgraphics@richmond.ca]
Sent: Monday, 17 May 2010 3:59 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #501)

Your Name:	Chaim Kempler
Your Address:	3-7711 Williams Rd Richmond BC
Subject Property Address OR Bylaw Number:	bylaw no 8579, 8580, (RZ 08-410730
Comments:	I oppose the rezone application for the development of a 5 storey mix commercial and residential building. The closes building to this location that is more than 3 storeys high is on Granville. Five storey in this location is wrong



Schedule 4 to the Minutes of the
Regular Meeting of Council held
for Public Hearings on Monday,
May 17, 2010.

To Whom It May concern

Re: Broadmoor Redevelopment Plans

The complex of Richlea and Broadmoor Mall is badly in need of improvement. Disrepair and disorganization have plagued this shopping mall for years. The ultimate confusion has been over parking regulations that require patrons to move their car from side to side of the mall when their shopping needs cause them to cross the imaginary line between Richlea and Broadmoor or face an \$80 fine.

The proposed plan addresses many of the problems that have developed over years including parking, crosswalk safety and general disrepair of facilities with the resulting unattractive shops left vacant for extended periods of time. The developers have made several attempts to involve the community and have responded in a very respectful way to concerns and questions posed to them. We feel confident that they will provide a much improved quality of service and enhance our neighbourhood. They have assured us that the density in the living areas will not cause our streets to be overcrowded with cars that have no place to park, because they will be providing ample resident parking in their development. In addition, they have promised the developers will install new lighting so that the crosswalk will become safe.

We are looking forward to the renewal of the mall which has been an important part of the neighbourhood for many years. In addition, we thank the developers for making the process open to public scrutiny and responsive to neighbours needs.

We lend our support for this development.

Yours, truly,



Harold & Faye Erbe

9951 Greenlees Road

Richmond BC V7A 1V5

May 17, 2010

4[#] - 9551 Ferndale Rd Li Yuan *Leaf*
8[#] - 9551 Ferndale Rd Yang Yong Cai

May 10, 2010

To:
David Webar
Director, City clerk's office
6911 No. 3 Road, Richmond, BC
V6Y 2C1

To Public Hearing
Date: May 17, 2010
Item # 2
Re: 9611 Ferndale Rd
Bylaw 8587

From:
Residents on 9551 Ferndale Rd, Richmond

Re: Public Hearing re Zoning Amendment Bylaw 8587 (RZ 09-483465)

Dear Mr. David Webar,

With regard to the above rezoning proposal, we are concerned with the following two issues:

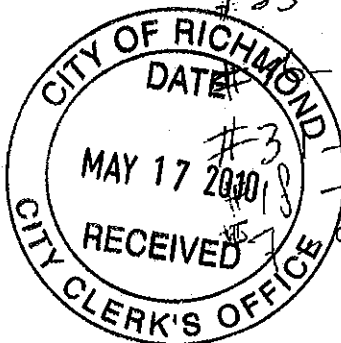
1. The density of 0.75 FAR, which is higher than the base density of 0.65. Despite the contributions the developer will make, this proposed density would have increased impact on the neighborhood's over-crowdedness.
2. As per the Development Application Data Sheet, the developer is proposing to decrease the setback for the side yard from the minimum 4.5m by the bylaw requirement to the proposed 3.5m. We are concerned this proposal, if granted, will affect us, as this substantial decrease in the already-short distance between two townhouse complexes will have negative interference in our private lives.

We can be reached via email s_ronron@hotmail.com. Thank you for your consideration.

Yours truly,

#5 - 9551 Ferndale Rd. Wei Jua Tan *Wei Jua Tan*
#6 - 9551 Ferndale Rd Sui fen Zai *Sui fen Zai*
Residents on 9551 Ferndale Rd, Richmond

#27 - 9551 Ferndale Road Luke NGA KWAI *Luke NGA KWAI*
#21 - 9551 Ferndale Road for D.K. SIDHU *D.K. SIDHU*
#24 - 9551 Ferndale Rd. Long Wang *Long Wang*
#20 - 9551 Ferndale Rd. LUUBAI SAIB *LUUBAI SAIB*
#34 - 9551 Ferndale Rd. XIMENG GUO *XIMENG GUO*
#28 - 9551 Ferndale Rd. Juan Chen *Juan Chen*
#23 - 9551 Ferndale Rd. Geoffrey Kueh *Geoffrey Kueh*



#3 - 9551 Ferndale Rd. ANDY HSH *ANDY HSH*
#7 - 9551 Ferndale Rd. PRISCILLA RUIZ *PRISCILLA RUIZ*
#7 - 9551 FERNDALe Rd. RUI MING WANG *RUI MING WANG*

Schedule 5 to the Minutes of the Regular Meeting of Council held for Public Hearings on Monday, May 17, 2010.

To Public Hearing
Date: May 17, 2010
Item # 20
Re: 9611 Ferndale Rd
Bylaw 8587

Mayor and Councillors

From: on behalf of Mayor and Councillors
Subject: FW: Send a Submission Online (response #499)

Schedule 6 to the Minutes of the Regular Meeting of Council held for Public Hearings on Monday, May 17, 2010.

From: City of Richmond Website [mailto:webgraphics@richmond.ca]
Sent: Monday, 17 May 2010 11:35 AM
To: Mayor and Councillors
Subject: Send a Submission Online (response #499)

Your Name:	Maggie Qian
Your Address:	#26-9551 Ferndale Road, Richmond, BC
Subject Property Address OR Bylaw Number:	RZ 09-483465 / 9611 Ferndale Road
Comments:	<p>City Council, I am writing in regards to the bylaw amendments proposed for 9611 Ferndale Road, there are some amendments that I would like to disagree with. First of all, the density level on Ferndale road and the whole Mclellan North area is already very high, I do not think the city should approve the proposed increase in density. Secondly and most importantly, I am against the proposal of 3.5m Setback-side yard. A row of townhouse in 9551 Ferndale road on the side of the new development bears serious impact on privacy and quality of living by the 1 meter variance. We do not see any benefits in changing the bylaw from the original 4.5m setback. Please give serious consideration to my comments regarding the proposed changes. The owners affected in 9551 Ferndale road have also signed a letter to the city regarding the same concerns. Thank you, Maggie</p>



To Public Hearing
Date: <u>May 17, 2010</u>
Item # <u>3</u>
Re: <u>Bylaw 8588</u>
<u>9560/9580 Alberta Rd.</u>

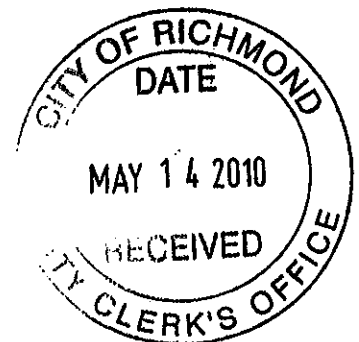
MayorandCouncillors

From: on behalf of MayorandCouncillors
Subject: FW: Send a Submission Online (response #496)
Categories: UCRS CODE / FILE NUMBER: 12-8060-20-8588

Schedule 7 to the Minutes of the Regular Meeting of Council held for Public Hearings on Monday, May 17, 2010.

From: City of Richmond Website [mailto:webgraphics@richmond.ca]
Sent: Friday, 14 May 2010 11:32 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #496)

Your Name:	William Buchanan
Your Address:	9520 Alberta Rd.
Subject Property Address OR Bylaw Number:	9560 and 9580 Alberta Rd. bylaw-8588
Comments:	My concern is that Alberta Rd. has little or no parking during the evenings. With 13 new units I estimate 15-20 more cars will need parking. Single garages tend to be used for storage in townhouses. I request onsite visitor and tenant parking be reviewed by city planners and deemed sufficient to contain this expansion. Regards, Bill Buchanan



To Public Hearing
Date: May 17, 2010
Item # 3
Re: 9560/9580 Alberta Rd
Bylaw 8588

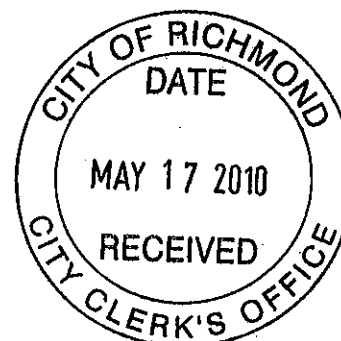
MayorandCouncillors

From: on behalf of MayorandCouncillors
Subject: FW: Send a Submission Online (response #500)
Categories: UCRS CODE / FILE NUMBER: 12-8060-20-8588

Schedule 8 to the Minutes of the Regular Meeting of Council held for Public Hearings on Monday, May 17, 2010.

From: City of Richmond Website [mailto:webgraphics@richmond.ca]
Sent: Monday, 17 May 2010 1:14 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #500)

Your Name:	Vincent Lau
Your Address:	#20-6388 Alder Street, Richmond, BC
Subject Property Address OR Bylaw Number:	8588 (RZ 09-495595)
Comments:	I would like to say that we will be greatly affected by the rezoning property of unit 9560 and 9580 on Albert Road. My front door is facing Alberta Road where those two units are opposite of my townhouse. When the 13 townhouses are built, the parking space on the street will be a big problem. You can see examples from the townhouses on the same street near the Park right before Katsura Street. The street is crowded with cars on each side of the road. The Medium density Townhouses will cost so many cars park on the road. Also, the parking spaces on the street will be greatly limited for our Hampton residences when this new 13 townhouses are built. Secondly, there are more Home Break Ins for townhouses then houses. Best Regards



Good evening Mayor Brodie and Councillors:

My name is Paul Cheung, I'm the director of operations for Lions Communications.

The Summer Night Market has been improving every year and will continue to get better because my team and I realize that the success of The Summer Night Market is, in large part, due to the support of our neighbours and community. This support is demonstrated through the allocation of extra parking space and patience & understanding from business owners, operators and customers who work around the masses of visitors who attend The Summer Night Market. In a joint effort, we provide the necessary janitorial, security and traffic services to accommodate the needs of our neighbouring areas. We also have a great experienced team of production and set-up staff, cashiers and information booth attendants who actively and efficiently handle the crowds on site so that there is minimal impact for our neighbours.

Procedures are put in place to ensure consistent monitoring and control measures of the system that we have committed to as part of this process. For example, dedicated janitorial staff circulates the neighbourhood every hour to pick up litter on parking lots, garbage cans are placed outside the perimeters of the market and in front of nearby parking lots, clean-up sweeps are done nightly after the market is closed and an hourly checklist of all these items must be signed off by the supervisor. We have dedicated security on bicycle with cameras patrolling the neighbourhood every hour and an hourly checklist to be signed off every night. We provide vehicle entry passes to tenants in areas of controlled access. These neighbours are given priority by our traffic controllers on Vulcan Way. Vehicle traffic from Sweden Way is diverted towards No. 5 Road to keep the flow moving and to alleviate build up and pedestrians are directed to one central crosswalk location for safety and to ensure smooth traffic flow.

The Summer Night Market shares its success with the support of its neighbours in the Richmond Community. Closely working together, we seek out their concerns because their feedback is what helps us provide a better overall experience and a great event for thousands of visitors. We are, therefore, extremely diligent and sincere in our efforts to create a beneficial relationship for all. Over the past two years, the neighbours have come to realize the importance of this community event and have been nothing but supportive and accommodating in helping us create a workable environment for all. We are confident that The Summer Night Market can exist and thrive in the area using the proven measures provided.

For example in 2008, we received and heard Mr. Grafton's concerns about unauthorized parking, safety and garbage on his parking lot. We proactively installed the no parking signage in 2009 after finding out that Mr. Grafton no longer hired his own security company to monitor his lot. The system was tried, tested and proven effective in dealing with his concerns.

Nonetheless, prior mismanagement issues were still part of Mr. Grafton's concerns. Therefore, we put in additional steps to the already successful system to eliminate these matters. The added items include hourly checklists for security guards and janitorial staff to follow and sign off, nightly tenant consultation and garbage cans at all three entrances of the parking lot. We understand and appreciate the importance of our neighbours in helping us make this community event successful.

I have a professional and well-trained team assisting me in managing the Summer Night Market. I'm committed to growing and improving this popular event. I want to make it more enjoyable and successful every year.

Lions Communications have demonstrated its ability and willingness to work with the City of Richmond and its staff to ensure that this event continues to be a major attraction and an overall benefit for the community.

Thank you for your time.



City of Richmond

To Public Hearing
Date: <u>MAY 17</u>
Item #: <u>7</u>
Re: <u>TU Permit</u>
<u>Renewal</u>
<u>TU 09-506137</u>

Schedule 11 to the Minutes of the Regular Meeting of Council held for Public Hearings on Monday, May 17, 2010.

Memorandum

Planning and Development Department

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

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

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

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

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

Traffic Impact

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

Vehicle Access

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

Garbage and Litter

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

Security

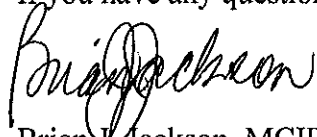
- A professional security officer will patrol the property every hour from 7pm until the close of the event.
- The security officer will monitor the site for unauthorized parking, suspicious activities and communicate with businesses that are open to address any immediate concerns.

Communication and Monitoring

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

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

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



Brian J. Jackson, MCIP
Director of Development

BJ:

pc: Joe Erceg, MCIP, General Manager, Planning and Development
Kevin Eng, Planner 1

20499 Westminster Highway
Richmond, BC V6V 1B3

To Public Hearing
Date: <u>May 17, 2010</u>
Item # <u>7</u>
Re: <u>TCUP (Summer Night Market) 12631 Vulcan Way</u>

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

EAGLE RIDGE ENTERPRISES LTD.

May 14, 2010

CITY OF RICHMOND
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

Schedule 12 to the Minutes of
the Regular Meeting of Council
held for Public Hearings on
Monday, May 17, 2010.

Attention: City Clerk

Dear Sirs:

Re: Night Market at 12631 Vulcan Way (#TU09-506137)

Further to my letters of January 14, 2009 and April 22, 2010, I must once again vehemently protest the recent land use application for an evening market event to operate in 2010 and 2011 at 12631 Vulcan Way.

If the City is considering approving the night market for 2010 and 2011, then I would urge that the City require the applicant to pay a fee to enable the application to gain approval. This fee would effectively be held in trust by the City, and would be used solely to cover out-of-pocket expenses incurred by neighbours as a direct result of the night market. This fee would serve to enforce the spirit of the applicants historical commitment to the community that no neighbour would be out of pocket as a direct result of the night market activities.

The 2006 and 2007 events, which I acknowledge were prior to the involvement of Lions Communications Inc., resulted in my company incurring out-of-pocket expenses totalling approximately \$60,000. This increased by approximately \$28,000 in 2008 and 2009 when Lions Communication Inc. were responsible for running the market, after giving their assurances that neighbours would not suffer expenses of this nature.

I feel strongly that any fee payable by Lions Communications Inc. to gain approval should contain a minimum element that is designated to compensate neighbours for expenses incurred as a direct result of past night markets (in our case a minimum of \$28,000 for 2008 and 2009). Any fee should also include an additional element to provide a fund from which affected neighbours may claim from in the event that future night markets cause harm or financial loss. Without this fee and the reimbursement of our out of pocket \$28,000 in 2008 and 2009 expenses, I have to re-state my stance in strong opposition to the approval of the application.

We all appreciate any efforts to stimulate economic activity in Richmond, but this should not be at the expense of existing local businesses.

Yours truly,

EAGLE RIDGE ENTERPRISES LTD.


Wayne Grafton
cc: Lions Communications Inc.



SUBMISSION BY RELIABLE FLAGGING SERVICES TO PUBLIC HEARING REGARDING RICHMOND SUMMER NIGHT MARKET

To Public Hearing
Date: May 17, 2010
Item # 7
Re: TCUP (Summer Night Market) 12631 Vaiden Way

My name is Steve Nikleva. I have been a resident of Richmond for over fifty years.

I have a financial interest in a traffic control company that is owned by my daughter. The company is Reliable Flagging Services Ltd. It has been in business for over 12 years and did the traffic control work for the Summer Night Market during the past two years that it has been operated by Paul Cheung. In fact Reliable Flagging has been involved with the night markets held previously at a number of other Richmond locations.

We all understand that a night market is different than other businesses. In fact that is why we are having a public hearing. A public market has many different vendors. Control over the merchandise sold is difficult to monitor. To keep problems at a minimum it is essential that the operator has high business standards and follows proper business practices.

The City of Richmond is aware of the kinds of problems that can arise from night market operations. It is my understanding that they demand that the operator posts a bond, to ensure the City is fully reimbursed, if additional costs are incurred by the City for policing or other services they may be required to provide.

The large crowds drawn to the market create problems in the area surrounding the market site. Traffic Control is therefore a vital aspect of the Summer Night Market. We have had very complimentary feed back from the City of Richmond officials, on the job we have done.

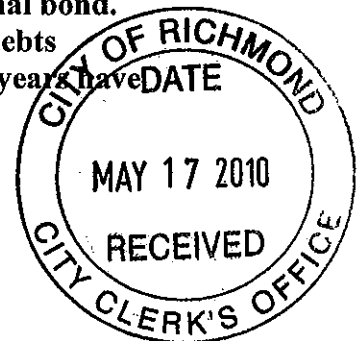
Unfortunately there is an unpaid invoice of \$5,827.52 owing Reliable Flagging for services rendered in 2009 that has not been paid and we are forced to go to the courts to obtain payment for our services.

We recognize that Richmond Council cannot be involved in the private business of two other companies. However, the fact that Lions Communication Inc, Paul Cheung President, has already had a previous court action with respect to the night market, and we will be proceeding with another, may be of some relevance to the matter of renewing a license.

We ask Council and this Hearing to consider the following recommendations:

- 1. Traffic Control Services are carried out under an approved Traffic Plan that is a joint responsibility of the Night Market Operator, the Traffic Control Company and the City of Richmond. We therefore recommend that Traffic Control Service costs be included in the bond presently required by the City or that the night market operator be required to post an additional bond.**
- 2. Further, we do not believe a license should be renewed until all debts incurred in running the Summer Night Market during previous years have been settled.**

Stephen Nikleva
8160 Lucas Rd Richmond
604-277-6480



Schedule 13 to the Minutes of the Regular Meeting of Council held for Public Hearings on Monday, May 17, 2010.