



To: Planning Committee

Date: March 5, 2015

From: Wayne Craig
Director of Development

File: TU 14-670690

Re: Application by Paul Cheung for a Temporary Commercial Use Permit Renewal at 12631 Vulcan Way for 2015, 2016 and 2017

Staff Recommendation

1. That the application by Paul Cheung for a Temporary Commercial Use Permit Renewal at 12631 Vulcan Way be considered at Public Hearing to be held on April 20, 2015 at 7:00 pm in the Council Chambers of Richmond City Hall, and that the following recommendation be forwarded to that meeting for consideration:

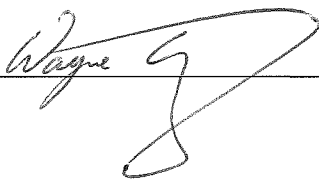
“That a Temporary Commercial Use Permit be issued to Paul Cheung for a Temporary Commercial Use Permit Renewal at 12631 Vulcan Way for the purposes of permitting an evening night market event between May 8, 2015 to September 27, 2015 (inclusive), May 6, 2016 to September 25, 2016 (inclusive) and May 5, 2017 to September 24, 2017 (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 be expanded to include all properties within the area bounded by River Road to the north, No. 5 Road to the west, Bridgeport Road to the south and Knight Street to the east.


Wayne Craig
Director of Development

WC:ke

Att.

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

Staff Report

Origin

Paul Cheung has applied to the City of Richmond for a Temporary Commercial Use Permit (TCUP) Renewal at 12631 Vulcan Way (the “subject site”) for the purposes of operating a seasonal night market event during specified periods for 2015, 2016 and 2017 (refer to Attachment 1 for a location map). On April 16, 2012, Council issued the original TCUP (TU 12-600784) for a 3 year term expiring at the end of the 2014 season.

The general operations of the night market event and City requirements and regulations built into the proposed TCUP renewal permit are similar to the previous approval from Council in 2012. Staff note that the proposed TCUP renewal involves a smaller number of food and retail vendors (152 total vendors) for the event when compared to the 2012-2014 TCUP, which permitted up to 255 vendors. One other minor change in the TCUP renewal proposal involve the request to extend the event into late September, which adds approximately 6 days of operation for each year.

Findings of Fact

A Development Application Data Sheet providing details about the event proposal is contained in Attachment 2.

A summary of the proposed event dates and hours of operation is contained in the summary table below:

	Opening/ Closing Dates	Days of Operation	Hours of Operation
2015	May 8 to September 27	<ul style="list-style-type: none"> Friday, Saturday, Sunday and Statutory Holidays. No event proposed for Canada Day or the evening prior to July 1. 66 operation days proposed. 	<ul style="list-style-type: none"> 6pm-11pm: Friday and Saturday 6pm-10pm: Sunday and Statutory Holidays (Monday) 6pm-11pm: Day preceding a Statutory Holiday.
2016	May 6 to September 25	<ul style="list-style-type: none"> Friday, Saturday, Sunday and Statutory Holidays. Event will open on Canada Day (Friday) based on the regular hours of operation. 66 operation days proposed. 	<ul style="list-style-type: none"> 6pm-11pm: Friday and Saturday 6pm-10pm: Sunday and Statutory Holidays (Monday) 6pm-11pm: Day preceding a Statutory Holiday.
2017	May 5 to September 24	<ul style="list-style-type: none"> Friday, Saturday, Sunday and Statutory Holidays. Event will open on Canada Day (Saturday) based on the regular hours of operation. 66 operation days proposed. 	<ul style="list-style-type: none"> 6pm-11pm: Friday and Saturday 6pm-10pm: Sunday and Statutory Holidays (Monday) 6pm-11pm: Day preceding a Statutory Holiday.

Surrounding Development

To the north: River Road and the north arm of the Fraser River.

To the east: A complex of industrial buildings zoned “Light Industrial (IL)”.

To the south: Vulcan Way and a rail right-of-way. Light Industrial/commercial buildings zoned “Light Industrial (IL)” and “Industrial Retail (IR)” are located further south closer to Bridgeport Road.

To the west: Industrial buildings zoned “Light Industrial (IL)”.

Related Policies and Studies

Local Government Act – Temporary Land Uses

The Local Government Act (LGA) enables municipalities the ability to:

- Designate areas where temporary commercial uses may be considered.
- Issue temporary use permits through Council resolution.
- Undertake public notification on the proposed temporary use.
- Specify terms and conditions applicable to the proposed temporary use.

Maximum time period that a TCUP is valid for is 3 years. Upon expiration, a renewal can be applied for a maximum of 3 years. The proposed TCUP renewal proposal for a night market at 12631 Vulcan Way from 2015 to 2017 complies with the provisions of the LGA.

Transportation

Transportation requirements to be incorporated into the TCUP renewal is as follows:

- The event organizer has secured a total of 984 parking stalls dedicated to provide service to the night market event.
 - Event site – 476 stalls
 - 2700 Sweden Way (Home Depot) – 200 stalls.
 - 2633 Sweden Way (Sears) – 248 stalls.
 - 12591 Vulcan Way (Stolberg Engineering) – 60 stalls.
 - All of the above parking stalls for the event are similar to parking secured for the previous TCUP on this site and are all located in close proximity to the event site.
 - Transportation staff have reviewed the off-street parking dedicated for the event secured by the event organizer and confirm that it meets requirements based on the proposed night market event.
- Based on the proposed number of vendors for the event, the off-street parking provided by the organizer has a surplus of parking stalls (by approximately 47%) from the anticipated parking demand for this event.
- Submission and approval of a Traffic Management Plan (TMP), prepared by a professional consultant, for review and approval by the City. The TMP will generally be consistent with previous approved TMP’s for past events on this site.
- Implementation of the TMP is to be undertaken by a Traffic Control Company.
- Changes to the TMP can be required at the sole discretion of Transportation staff.
- All traffic control and management costs are at the sole cost of the event organizer.
- Implementation of directional/way finding signage based on the plan approved by Transportation staff at the sole cost of the event organizer.

Community Safety

Event staffing by dedicated Community Bylaws officers as per the previously approved TCUP is required for the purposes of monitoring and enforcing on-street parking and related City roadway regulations around the event site. Community Bylaw staffing is recommended at a minimum of 6 hours of total officer(s) coverage per night, which would provide for sufficient coverage and also facilitate City staff being in the area to proactively monitor. The proponent is responsible for all costs of Community Bylaws staffing. Scheduling of the Community Bylaw officers scheduled to this event is at the discretion of Community Bylaws staff.

Event staffing by dedicated RCMP officers (minimum 2 members) as per the previously approved TCUP is required for the purposes of providing a police presence, oversee event attendees and vendor operations and monitor operation of the TMP (only intervene if necessary). On-site RCMP members also facilitates a quick response in the event of an emergency. Existing policing service levels across the City will be maintained and the event organizer is required to pay for the additional RCMP members required to attend the event at their sole cost.

The estimated cost of City Community Bylaw Officers and RCMP staffing the proposed event is incorporated into the required security amounts for 2015 to 2017. This amount also contains a contingency for the RCMP Commercial Crimes Unit to conduct any investigative and enforcement work to address any counterfeit/intellectual property issues should they arise.

Richmond Fire Rescue requirements for emergency access remain unchanged from previous years. An updated Fire Safety Plan is required to be completed and approved by Richmond Fire Rescue that includes fire safety provisions associated with the general event operations, emergency procedures, fire safety measures for food and retail vendor booths and compliance with applicable Building Code and Fire Code requirements. In addition, all food vendors will be required to comply with Richmond Fire Rescue's Food Vendor Checklist.

Building Approvals

Any buildings, structures, services or changes to existing on-site servicing infrastructure will require consultation with Building Approvals staff and will require the issuance of building permits and site servicing permits for any required work.

Business Licensing

All commercial retail and food vendors booths operating at the night market event are required to obtain Business Licenses each year to operate. The event proponent (Paul Cheung c/o Lions Communication Inc.) is also required to obtain and appropriate Business License to operate the event each year.

Vancouver Coastal Health

All vendors involved in the selling or handling of food and beverage products at the event are required to obtain the appropriate permits to operate from Vancouver Coastal Health (VCH) to ensure compliance with food safety, sanitation and food handling requirements. VCH has an application and inspection process to ensure compliance with their regulations, which must be completed prior to food vendors operating at the event. Any deficiencies or infractions are

required to be resolved by the food vendors or event proponent prior to opening of the food court or individual food vendors.

Consultation and Notification

As in previous years, the event organizer is currently in the process of liaising with businesses in the surrounding area to identify any comments or concerns to be addressed by the proponent. To date, the event organizer has not received any specific concerns or issues and will keep staff and Council updated as required.

The TCUP renewal requires that the application be forwarded to a Public Hearing. An expanded Public Hearing notification area bounded by Bridegport Road to the south, No. 5 Road to the west, River Road to the north and the Knight Street highway corridor to the east is recommended by staff (Attachment 3). This recommended public notification area is identical to the expanded notification area approved by Council in 2012.

Analysis

Event Description

The event consists of the market area located on the north/north-west portion of the subject site that will contain the food court vendor booths (61) and commercial retail booths (91) along with on-site entertainment areas and supporting services (washroom facilities, first aid, administrative areas). Remaining portions of the subject site consist of off-street parking. A site plan of the proposed market event area and overall site (including on-site parking) is contained in Attachment 4. The subject site contains an existing light industrial warehouse building, which is not permitted to be used as part of the night market event.

Financial Impact

Cost Recovery – City and RCMP Expenses

The proposed night market event is a privately operated event that is open to the general public. Due to the significant popularity of these types of events, presence from RCMP members, Community Bylaw Officers and other various City staff is required with costs to be paid by the event organizer. Therefore, a cost-recovery model is applied for the proposed night market TCUP renewal, which also allows for existing policing and bylaw service levels across the City to be maintained.

Operational Security Requirements

The event organizer is required to submit a security based on the estimated City/RCMP costs associated for the event for each year of operation. The following is a summary of what the security amount will cover:

- 2 RCMP members assigned to the event each day of operation (during event hours) at the applicable overtime rate (commute time to and from the event is included).
- RCMP commercial crimes unit resources and staff hours to supplement event organizer policing and enforcement of counterfeit products and other illegal goods.
- Community Bylaws – 6 hours (based on the applicable overtime rate) of dedicated patrol by Community Bylaw Officers for each event day of operation (scheduling of hours is at the discretion of Community Bylaws).

- Attendance by City staff on a periodic basis to oversee and monitor implementation of the TMP and general event operations.
- Production, posting and takedown of night market directional signage by City staff.

Security requirements are as follows (figures below are adjusted for additional operational days requested in the TCUP renewal and anticipated wage increases from 2015 to 2017):

- 2015 - \$154,000
- 2016 - \$161,000
- 2017 - \$168,000

Upon conclusion of the night market event each year, any surplus funds in the security will be refunded and returned upon reconciliation of all City and RCMP invoices for the event. Provisions are also included in the TCUP to require payment for any outstanding City/RCMP costs, in excess of the submitted security amount, in order for the event to operate.

The Procedure Bylaw for Council consideration of TCUP renewals (Bylaw 7273), requires that securities be submitted prior to Council consideration of the TCUP at Public Hearing. As a result, the following security submission deadline dates apply for the TCUP renewal:

- For 2015 – \$154,000 to be submitted prior to April 20, 2014 as the initial security amount.
- For 2016 – \$161,000 to be submitted prior to April 6, 2016.
- For 2017 – \$168,000 to be submitted prior to April 5, 2017.

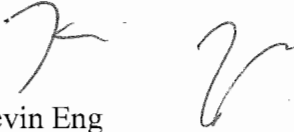
Conclusion

All technical issues and changes as a result of the TCUP renewal proposal have been incorporated into the proposed permit to enable the night market event to operate on the subject site from 2015 to 2017. The proposed event is able to meet all City requirements for off-street parking and implementation of the TMP addresses traffic to and from the event. Required attendance by RCMP members and patrolling by Community Bylaw Officers will also ensure the event and surrounding area remains a safe community event.

On this basis, staff recommend:

- Approval of the TCUP renewal to operate a seasonal night market event on the subject site from 2015 to 2017 and that this recommendation be forwarded for Council consideration at a Public Hearing (tentatively scheduled for April 20, 2015); and

- The Public Hearing notification area be expanded to include all properties bounded by River Road to the north, Knight Street Bridge/Corridor to the east, Bridgeport Road to the south and No. 5 Road to the west.



Kevin Eng
Planner 2

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Attachment 1 – Location Map

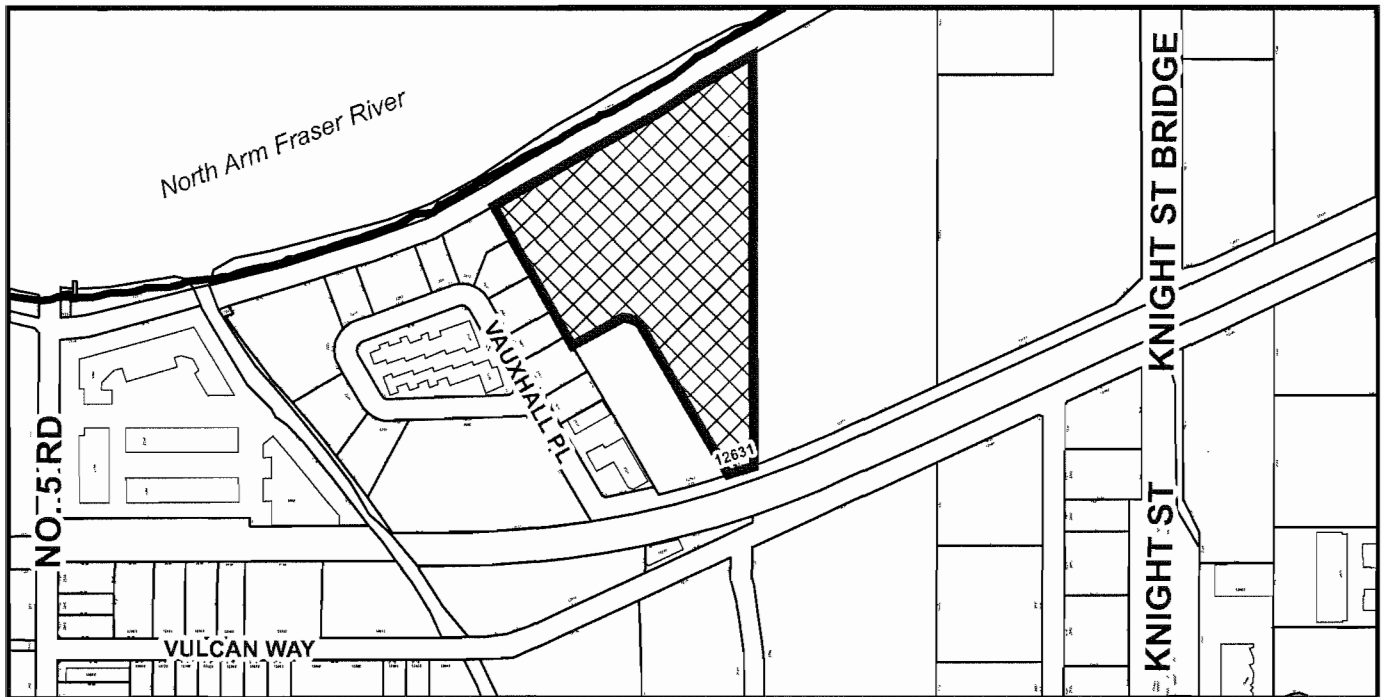
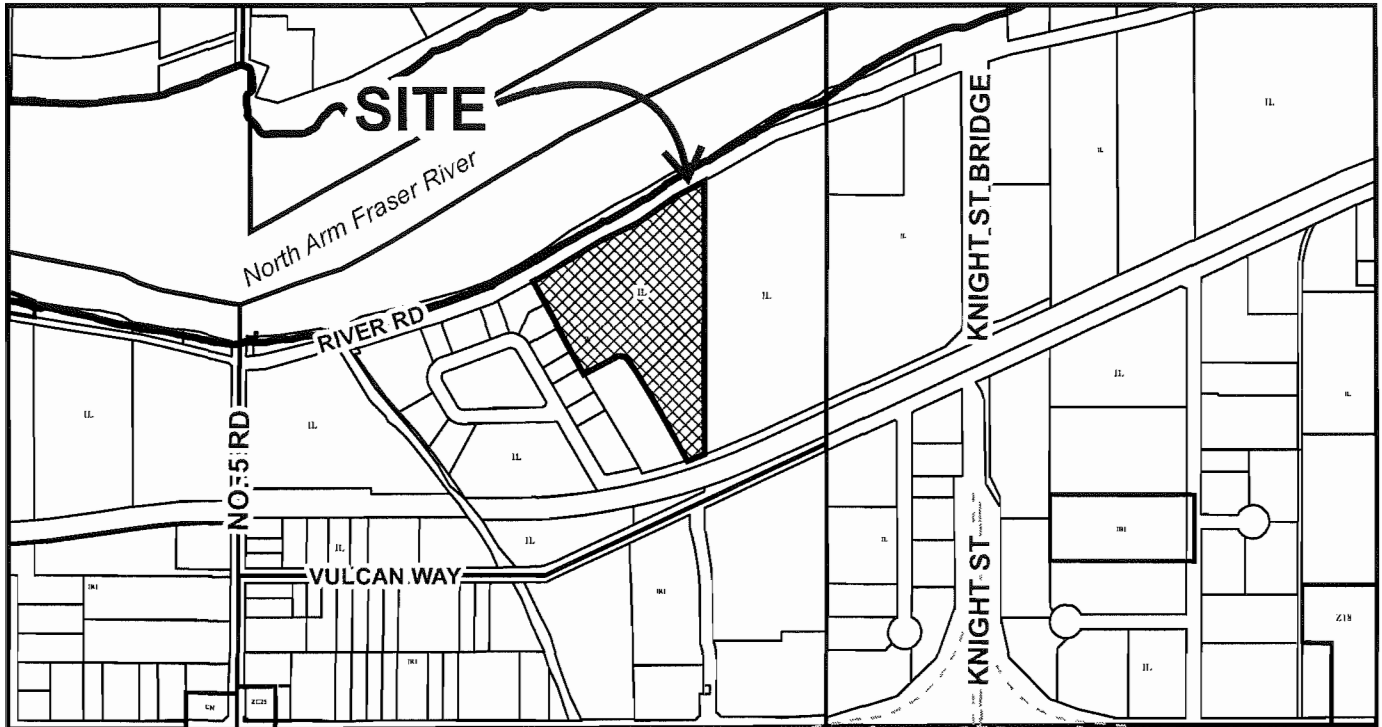
Attachment 2 – Development Application Data Sheet

Attachment 3 – Recommended Public Hearing Notification Area

Attachment 4 – Night Market Site Plan



City of Richmond



TU 14-670690

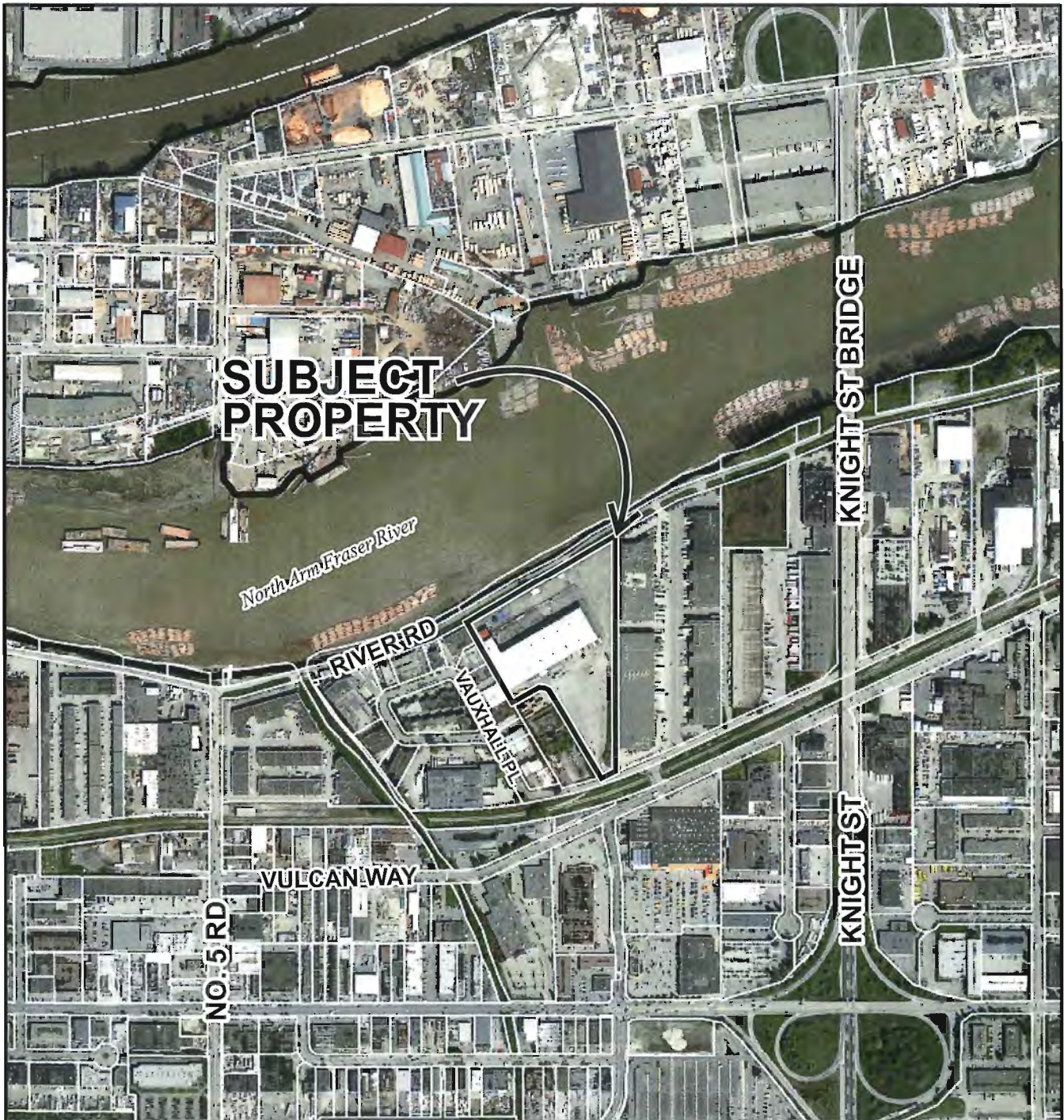
Original Date: 10/07/14

Revision Date: 03/02/15

Note: Dimensions are in METRES



City of
Richmond



TU 14-670690

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Revision Date: 03/02/15

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CNCL - 174



TU 14-670690

Attachment 2

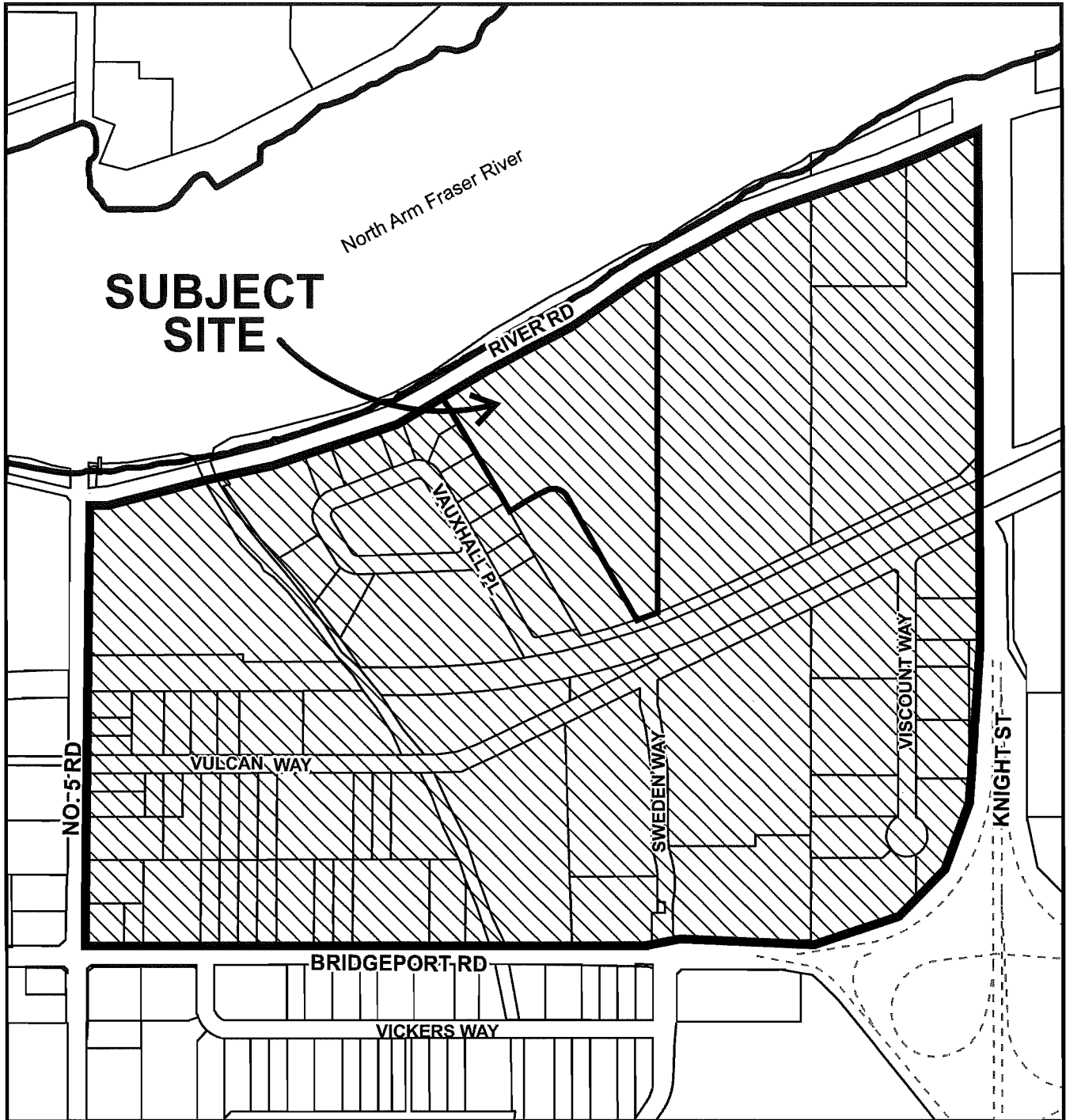
Address: 12631 Vulcan Way

Applicant: Paul Cheung

	Existing	Proposed
Owner:	3547 Holdings Ltd.	No change – Authorization from the property owner has been secured by the event organizer
Site Size:	5.2 ha (12.8 ac)	No change
Land Uses:	Industrial warehouse and paved area for off-street parking and loading area.	Proposed evening market event consisting of food and retail vendor booths, on-site entertainment, event parking and accessory supporting uses to the event.
2041 OCP Land Use Designation	Industry	No change
2041 OCP – Temporary Commercial Use Permits	2041 OCP permits Temporary Commercial Use Permits in areas with an industrial land use designation	Complies
Zoning:	Light Industrial (IL)	No change



City of
Richmond

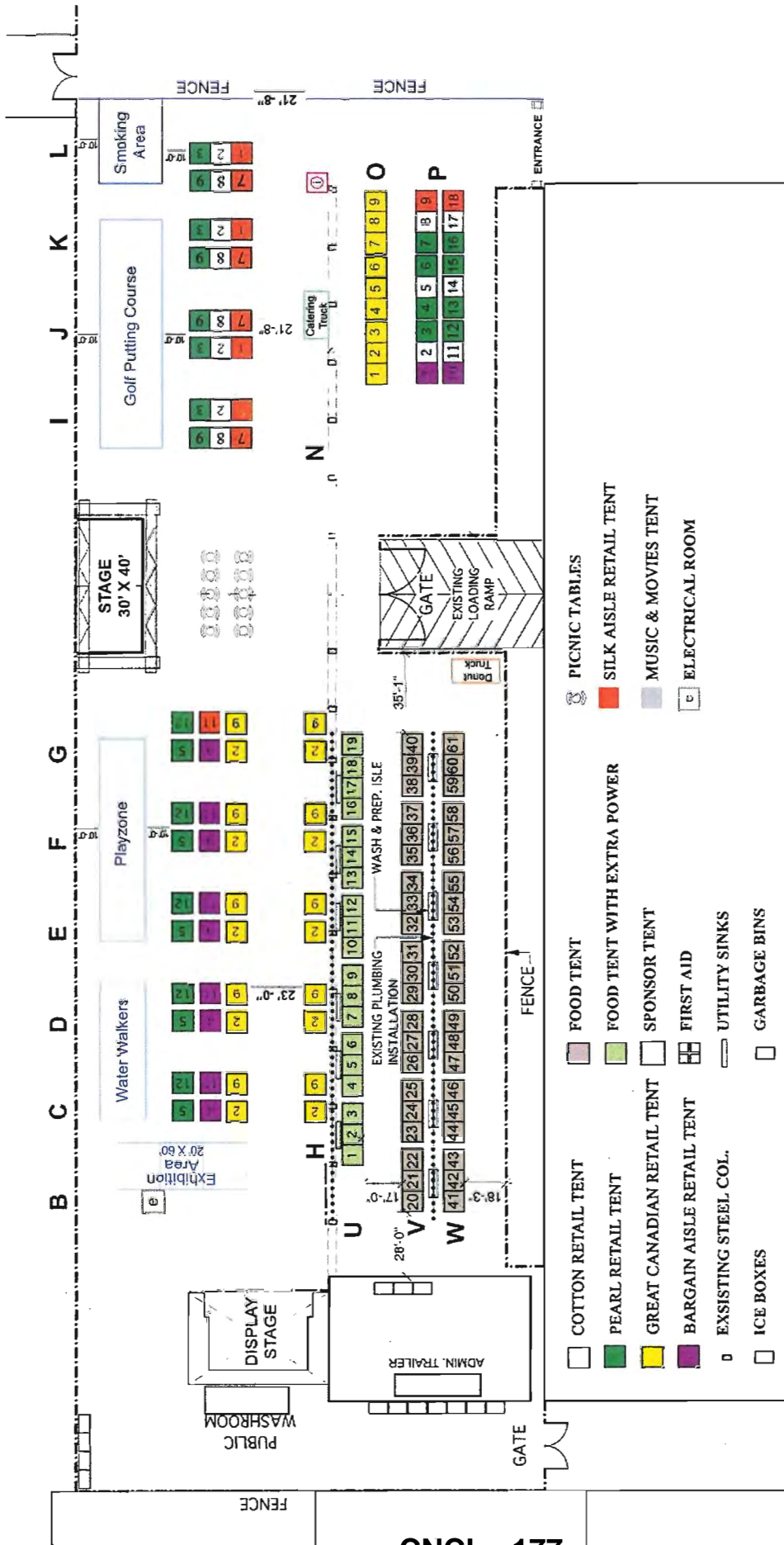


Public Hearing
Notification Area

Original Date: 03/04/15

Revision Date:

Note: Dimensions are in METRES



CNCL - 177

International Summer Night Market 2015





No. TU 14-670690

To the Holder: Paul Cheung
Ko Ming Chong, 3547 Holdings Ltd., Inc. No. 49426

Property Address: 12631 Vulcan Way

Address: 12631 Vulcan Way
Richmond, BC V6V 1J7

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

A night market event on the following dates:

- May 8, 2015 to September 27, 2015 inclusive (as outlined in the attached Schedule "C" to this permit);
- May 6, 2016 to September 25, 2016 inclusive (as outlined in the attached Schedule "C" to this permit); and
- May 5, 2017 to September 24, 2017 inclusive (as outlined in the attached Schedule "C" to this permit).

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

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

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

To the Holder: Paul Cheung
Ko Ming Chong, 3547 Holdings Ltd., Inc. No. 49426

Property Address: 12631 Vulcan Way

Address: 12631 Vulcan Way
Richmond, BC V6V 1J7

7. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder, or should the Holder carry out the temporary commercial use permitted by this permit within the time set out herein and comply with all the undertakings given in Schedule "A" attached hereto, the security shall be returned to the Holder.
- A cash security (or acceptable letter of credit) in the amount of \$154,000 must be submitted prior to April 20, 2015 for the purposes of operating an evening market event during the specified dates set out in Schedule "C" in 2015.
 - A cash security (or acceptable letter of credit) in the amount of \$161,000 must be submitted prior to April 6, 2016 for the purposes of operating an evening market event during the specified dates set out in Schedule "C" in 2016.
 - A cash security (or acceptable letter of credit) in the amount of \$168,000 must be submitted prior to April 5, 2017 for the purposes of operating an evening market event during the specified dates set out in Schedule "C" in 2017.
8. Should the Holder fail to provide the cash security by the dates specified in this permit, the Temporary Commercial Use Permit shall be void and no longer considered valid for the subject site.
9. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
10. Monies outstanding and owed by the Holder to the City of Richmond for costs associated with the previous evening market event must be paid in full by the following dates:
- All monies outstanding from the 2015 event must be paid in full prior to April 6, 2016.
 - All monies outstanding from the 2016 event must be paid in full prior to April 5, 2017.

To the Holder: Paul Cheung
Ko Ming Chong, 3547 Holdings Ltd., Inc. No. 49426

Property Address: 12631 Vulcan Way

Address: 12631 Vulcan Way
Richmond, BC V6V 1J7

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

11. This Temporary Commercial Use Permit is valid for the dates specified in Schedule "C" for 2015, 2016 and 2017 only.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR

CORPORATE OFFICER

Schedule "A"

In consideration of the City of Richmond issuing a Temporary Commercial Use Permit (TCUP) for the purposes of operating a night market event for 2015, 2016 and 2017 on the subject site, the event organizer (Paul Cheung C/O Lions Communication Inc.) acknowledges and agrees to the following terms and conditions:

Traffic Management Plan (TMP)

- Traffic control and operations during the event is to be in accordance with the TMP approved by the City's Transportation Division.
- Operation of the TMP is to be undertaken by a professional Traffic Control Company with the appropriate trained and certified staff. Costs associated with operations and running of the TMP is the responsibility of the event organizer.
- The TMP is to be monitored by the City's Transportation Division in consultation with on-site RCMP and Community Bylaws staff and is subject to revision and changes (i.e., alteration of the plan; additional Traffic Control staff) should the need arise.
- Approval of the TMP, including any necessary revisions, is at the sole discretion of Transportation Division staff.
- Posting of signage and erection of barricades and road markings will be undertaken based on the TMP and is to be at the cost of the event organizer.

Off-Street Parking

- 984 off-street parking stalls dedicated for use by the night market event.
- A minimum of 152 stalls (of the 984 total off-street parking stalls dedicated for use by the event) is required to be allocated for vendor parking.

City of Richmond and RCMP Staffing

- A minimum of 2 RCMP members must be in attendance for each night the event is being held during the hours of operation for the purposes of providing a police presence and overseeing the TMP and general event operations (Note: Implementation and operation of the TMP is required to be undertaken by a professional traffic control company with appropriate trained and certified staff).
- Six (6) hours of dedicated patrol by Community Bylaw Enforcement Officers is required for each day the event is in operation with scheduling at the discretion of Community Bylaws.
- Periodic attendance by Transportation Division and City staff to monitor and oversee the operations of the event and TMP.
- All costs for RCMP members and City staffing at the applicable rates is the responsibility of the event organizers.

Required Permits/Licenses from the City of Richmond and Stakeholders

- Building permits and on-site servicing permits for any buildings, structures, services, service connections, including any changes to on-site servicing infrastructure.
- Business Licenses for all commercial/food vendors to operate at the night market event (including the event operator).

- Vancouver Coastal Health (VCH) permits and licenses for the overall food court area and all food and beverage vendors to operate at the night market event, including inspection approval by VCH staff.

Richmond Fire Rescue (RFR) Requirements

- Implementation of an emergency response route and access location to the event market area. This response route is required to remain clear and unimpeded at all times to facilitate access for emergency vehicles, personnel and equipment.
- Submission and approval of an updated Fire Safety Plan on a yearly basis to Richmond Fire Rescue for the night market event.
- The event organizer and each applicable food vendor at the night market event is required to complete and sign the Richmond Fire Rescue Food Vendor Checklist (**Schedule “E”**), as amended from time to time, and be able to produce the completed and signed documents upon request by Richmond Fire Rescue personnel.

Night Market Site Plan

- Implementation of the event in general accordance to the night market site plan as shown in the TCUP report and attached as **Schedule “D”** to the TCUP.
- Amendments to the night market site plan can be considered if they are required/deemed necessary by City staff or other external agencies/stakeholders. Any changes to the night market site plan approved by the City of Richmond will be considered the approved site attached to and forming part of the TCUP.
- The maximum number of vendors allowed in this TCUP is:
 - 61 food vendors; and
 - 91 commercial retail vendors.
- Related accessory entertainment activities and displays that are ancillary to the market event activities are permitted.
- The existing light industrial warehouse building(s) located on the subject site are not permitted to be used for the night market event and appropriate fencing and/or physical barriers are required to be implemented around the perimeter of the existing building.

Night Market Operations

- The event organizer is required to provide dedicated event security, parking lot patrollers, event liaison staff and certified first aid staff.
- The event organizer is responsible for providing adequate means of communication amongst event staffing, security, first aid, traffic control personnel, RCMP members and Community Bylaw Officers.
- Garbage and Litter Management Plan – Clean up and litter removal before, during and after the evening market event each night of operation. Clean-up and litter removal is to be conducted by the event organizers and is to include the subject property as well as surrounding areas impacted by the evening market event. The plan will also include placement of garbage receptacles off-site along heavily travelled pedestrian routes.

Product Anti-Counterfeiting Strategy

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

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

Night Market Event Cancellation Procedure

- In the event of an evening market event closure on any identified operational day, event organizers are responsible for notifying appropriate City staff and RCMP members a minimum of 24 hours prior to the start of the event. Should event cancellation notification be within the 24 hour time period, staffing costs will be incurred based on minimum call out times.
- The event organizer is responsible for notifying all vendors of any event cancellation.
- The event organizer is responsible for notifying the City and any related stakeholders (i.e., RCMP, VCH) if they decide to close early for the season prior to the last date permitted in this TCUP renewal application for 2015, 2016 and 2017.

Security Bond Requirements

- The event organizer is required to submit an operational security bond to the City in accordance with the terms and conditions identified in the TCUP.
- The operation security bond is required to cover City costs and expenses as a result of the night market event, which includes a contingency fund to address any issues arising during event operations.
- The event organizer is required to pay for additional City costs, in the event that costs exceed the amount submitted in the operational security bond.

General Provisions

- At the conclusion of each event operation day, any road modifications (temporary signage, barriers, cones) associated with the TMP must be removed and original road conditions restored to the satisfaction of the Transportation Division staff.
- Upon expiration of this permit or cessation of the permitted use, whichever is sooner, the following shall be completed:
 - The property described in **Schedule “B”** shall be restored to its original condition.
 - Adjacent roads shall be maintained and restored to a condition satisfactory to the City of Richmond.

Undertaking

- In consideration of the City of Richmond issuing the Temporary Commercial Use Permit, we the undersigned hereby agree to demolish or remove any temporary buildings, structures and signs; to restore the land described in **Schedule "B"**; and to maintain and restore adjacent roads, to a condition satisfactory to the City of Richmond upon the expiration of this Permit or cessation of the permitted use, whichever is sooner.

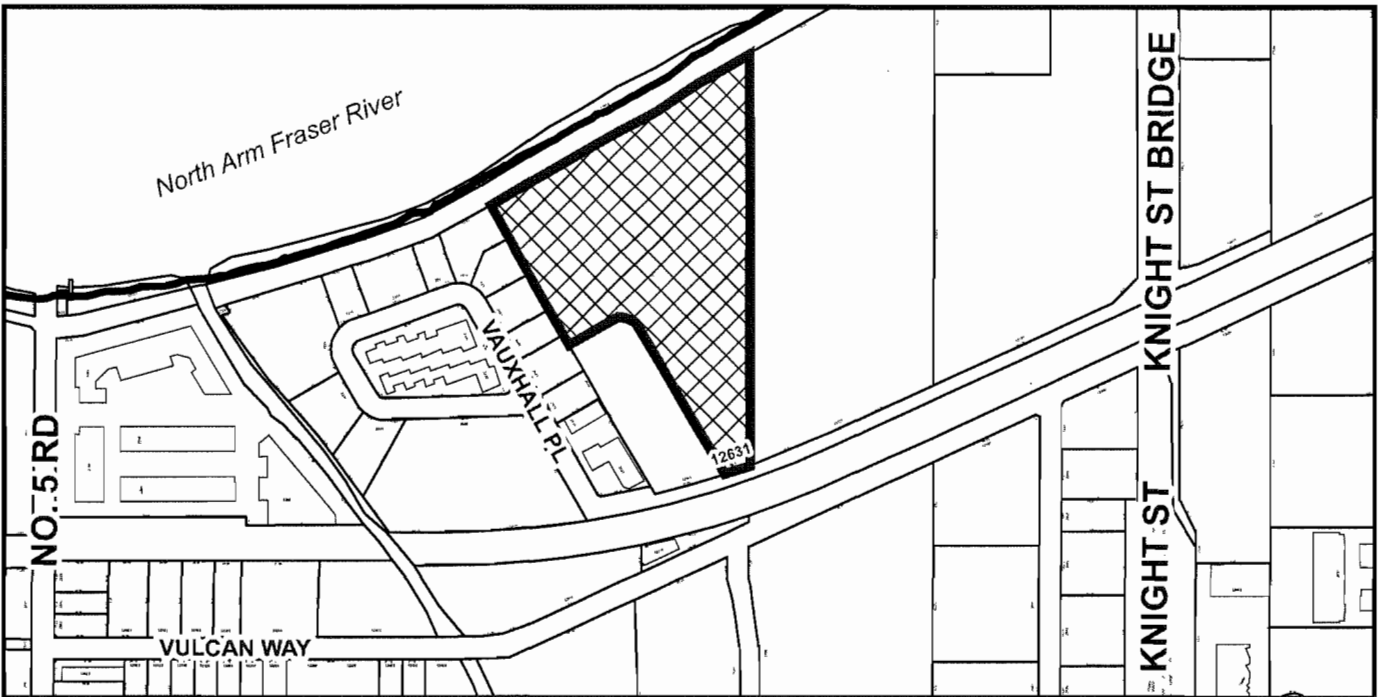
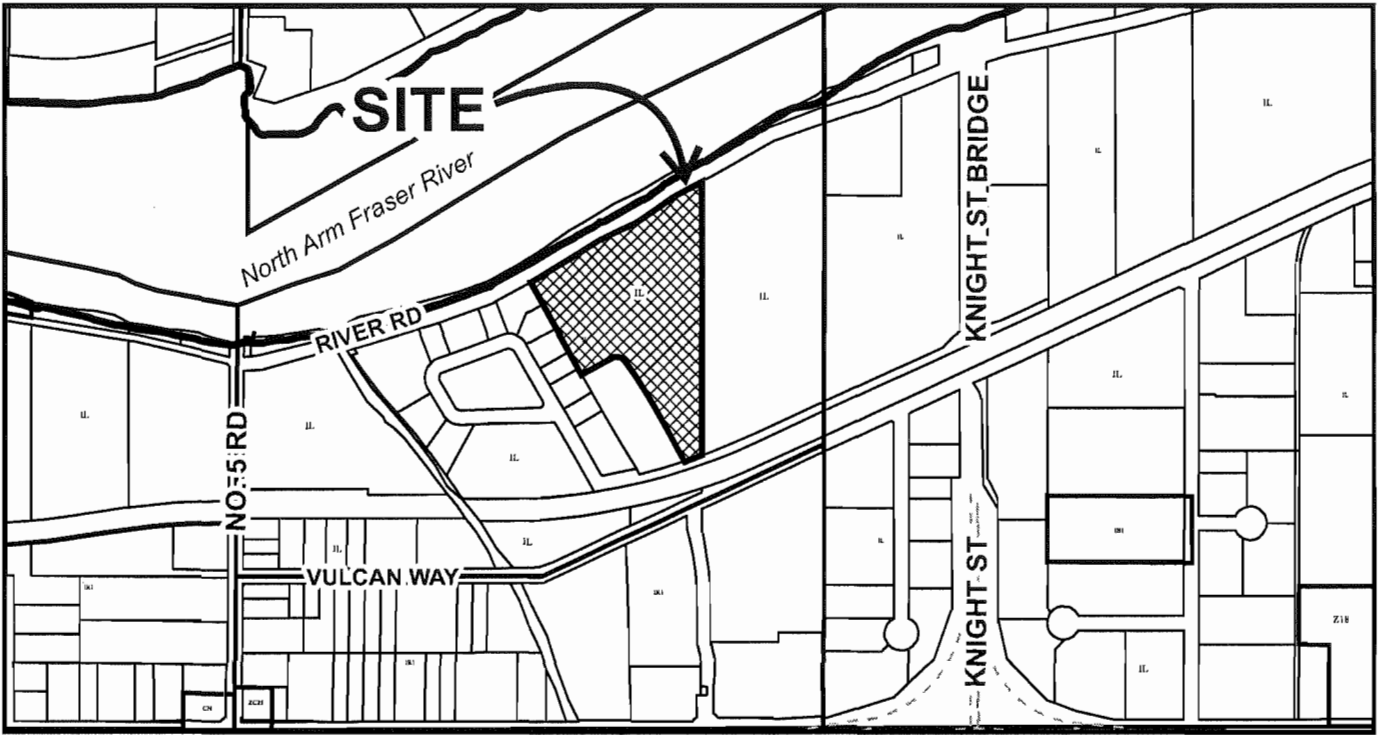
Paul Cheung (Lions Communications Inc.)
by its authorized signatory


- Signed copy on file -

Paul Cheung
Lions Communication Inc.



City of
Richmond



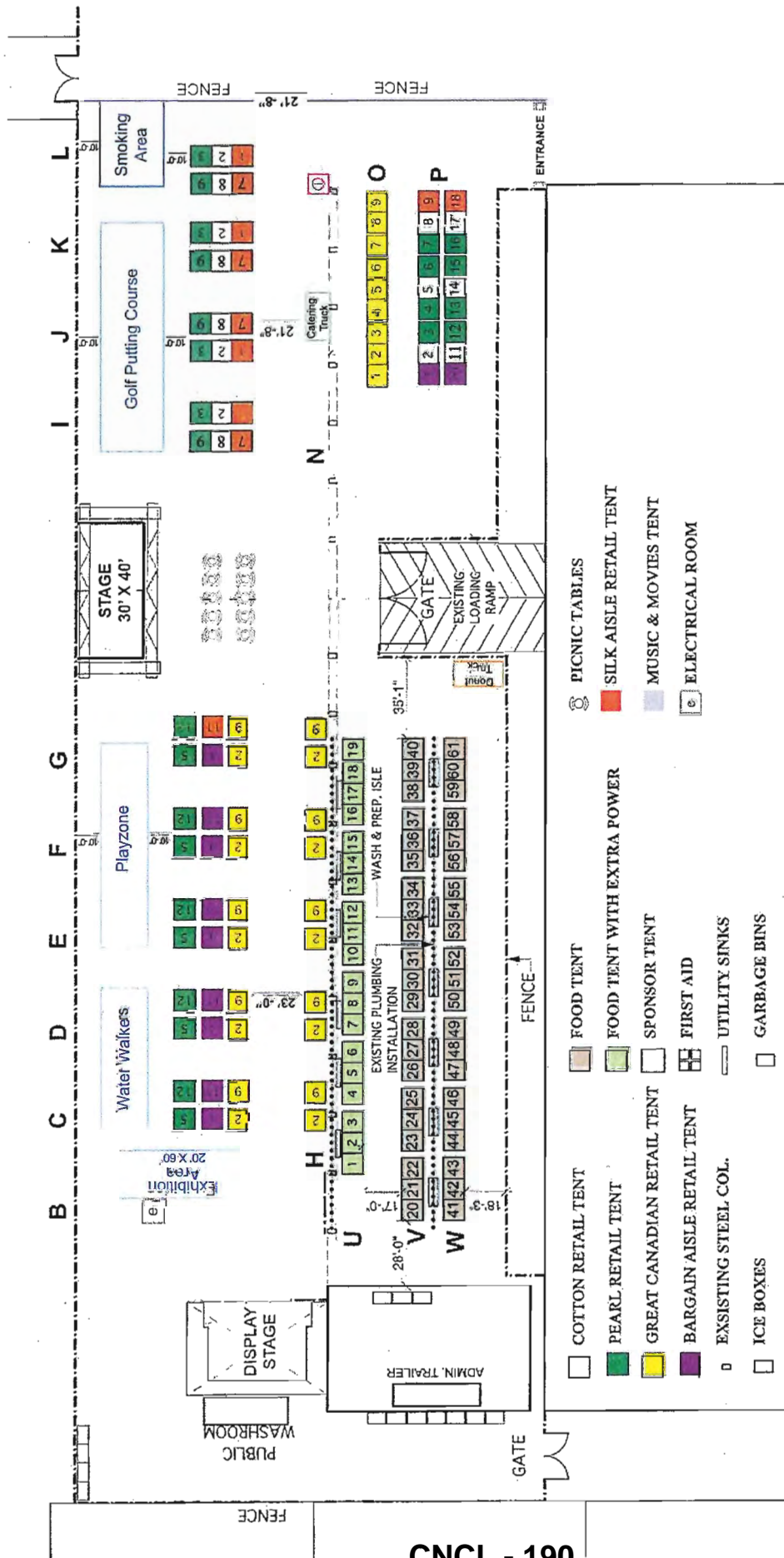
	<p>TU 14-670690</p>	<p>Original Date: 10/07/14 Revision Date: 03/02/15 Note: Dimensions are in METRES</p>
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Night Market Event Schedule of Dates for 2016

Month	Day	Event Hours	Month	Day	Event Hours
May (13 Days)	6	6pm-11pm	June (12 Days)	3	6pm-11pm
	7	6pm-11pm		4	6pm-11pm
	8	6pm-10pm		5	6pm-10pm
	13	6pm-11pm		10	6pm-11pm
	14	6pm-11pm		11	6pm-11pm
	15	6pm-10pm		12	6pm-10pm
	20	6pm-11pm		17	6pm-11pm
	21	6pm-11pm		18	6pm-11pm
	22	6pm-11pm		19	6pm-10pm
	23	6pm-10pm		24	6pm-11pm
	27	6pm-11pm		25	6pm-11pm
	28	6pm-11pm		26	6pm-10pm
	29	6pm-10pm			
July (15 Days)	1	6pm-11pm	August (13 Days)	1	6pm-10pm
	2	6pm-11pm		5	6pm-11pm
	3	6pm-10pm		6	6pm-11pm
	8	6pm-11pm		7	6pm-10pm
	9	6pm-11pm		12	6pm-11pm
	10	6pm-10pm		13	6pm-11pm
	15	6pm-11pm		14	6pm-10pm
	16	6pm-11pm		19	6pm-11pm
	17	6pm-10pm		20	6pm-11pm
	22	6pm-11pm		21	6pm-10pm
	23	6pm-11pm		26	6pm-11pm
	24	6pm-10pm		27	6pm-11pm
	29	6pm-11pm		28	6pm-10pm
	30	6pm-11pm			
31	6pm-11pm				
September (13 days)	2	6pm-11pm			
	3	6pm-11pm			
	4	6pm-11pm			
	5	6pm-10pm			
	9	6pm-11pm			
	10	6pm-11pm			
	11	6pm-10pm			
	16	6pm-11pm			
	17	6pm-11pm			
	18	6pm-10pm			
	23	6pm-11pm			
	24	6pm-11pm			
	25	6pm-10pm			
Total Number of Event Operation Days - 66					

Night Market Event Schedule of Dates for 2017

Month	Day	Event Hours	Month	Day	Event Hours
May (13 Days)	5	6pm-11pm	June (13 Days)	2	6pm-11pm
	6	6pm-11pm		3	6pm-11pm
	7	6pm-10pm		4	6pm-11pm
	12	6pm-11pm		9	6pm-11pm
	13	6pm-11pm		10	6pm-11pm
	14	6pm-10pm		11	6pm-11pm
	19	6pm-11pm		16	6pm-11pm
	20	6pm-11pm		17	6pm-11pm
	21	6pm-11pm		18	6pm-11pm
	22	6pm-10pm		23	6pm-11pm
	26	6pm-11pm		24	6pm-11pm
	27	6pm-11pm		25	6pm-11pm
	28	6pm-10pm		30	6pm-11pm
July (14 Days)	1	6pm-11pm	August (13 Days)	4	6pm-11pm
	2	6pm-10pm		5	6pm-11pm
	3	6pm-11pm		6	6pm-11pm
	7	6pm-11pm		7	6pm-10pm
	8	6pm-11pm		11	6pm-11pm
	9	6pm-10pm		12	6pm-11pm
	14	6pm-11pm		13	6pm-10pm
	15	6pm-11pm		18	6pm-11pm
	16	6pm-10pm		19	6pm-11pm
	21	6pm-11pm		20	6pm-10pm
	22	6pm-11pm		25	6pm-11pm
	23	6pm-10pm		26	6pm-11pm
	28	6pm-11pm		27	6pm-10pm
	29	6pm-11pm			
30	6pm-10pm				
September (15 days)	1	6pm-11pm			
	2	6pm-11pm			
	3	6pm-11pm			
	4	6pm-10pm			
	8	6pm-11pm			
	9	6pm-11pm			
	10	6pm-10pm			
	15	6pm-11pm			
	16	6pm-11pm			
	17	6pm-10pm			
	22	6pm-11pm			
	23	6pm-11pm			
	24	6pm-10pm			
Total Number of Event Operation Days - 66					



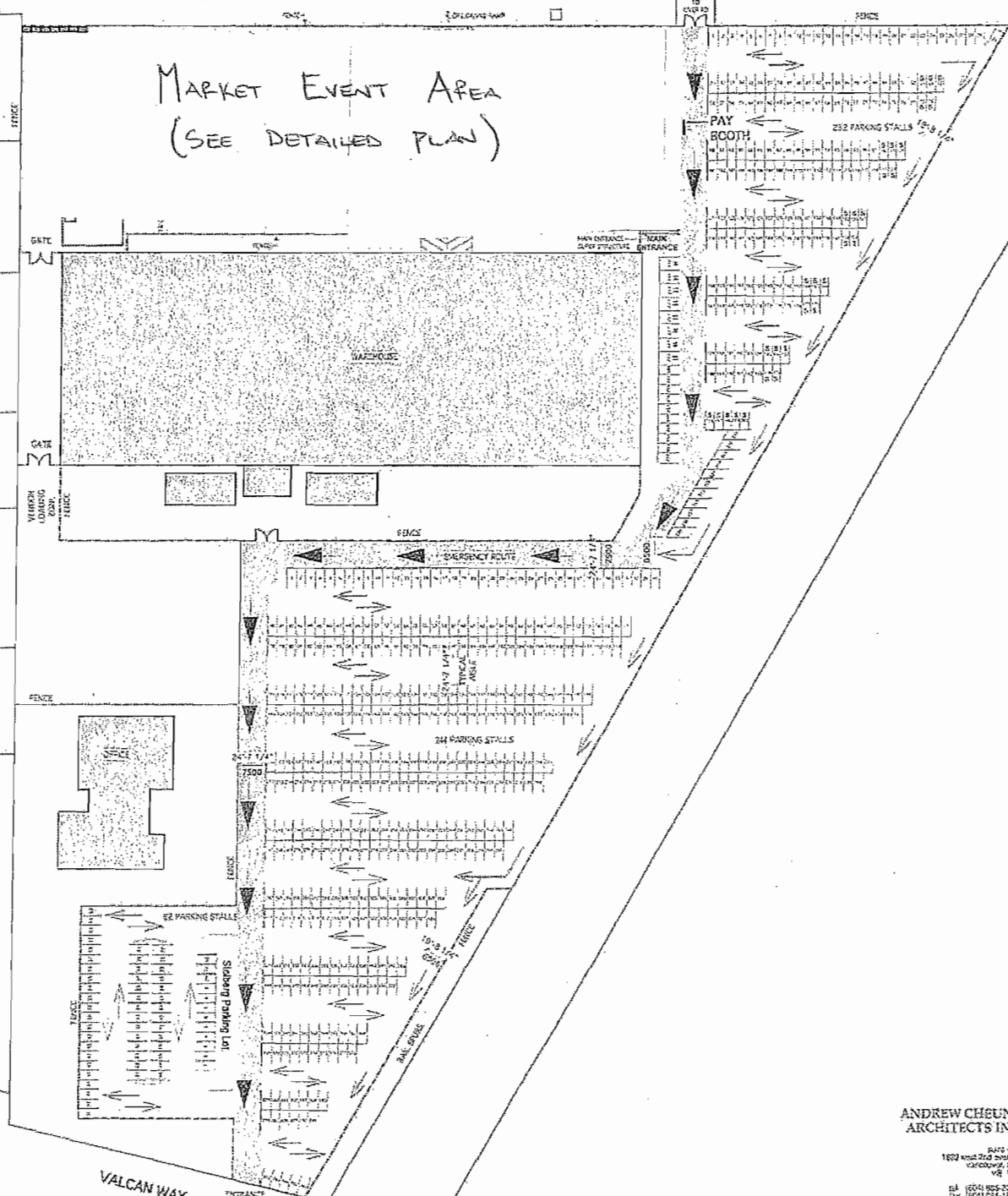
International Summer Night Market 2015



- COTTON RETAIL TENT
- PEARL RETAIL TENT
- GREAT CANADIAN RETAIL TENT
- BARGAIN AISLE RETAIL TENT
- EXISTING STEEL COL.
- ICE BOXES
- PICNIC TABLES
- SILK AISLE RETAIL TENT
- MUSIC & MOVIES TENT
- ELECTRICAL ROOM
- FOOD TENT
- FOOD TENT WITH EXTRA POWER
- SPONSOR TENT
- FIRST AID
- UTILITY SINKS
- GARBAGE BINS

RIVER ROAD

MARKET EVENT AREA
(SEE DETAILED PLAN)



ANDREW CHEUNG
ARCHITECTS INC.

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1874 West 2nd Avenue
Vancouver, B.C.
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Tel: (604) 855-3338
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Project SUMMER NIGHT MARKET, RICHMOND, B.C. 2012	
Title PARKING PLAN	
Drawn by [Signature]	Checked by [Signature]
Date [Date]	Scale R.T.S.
Client [Client Name]	Project location [Location]

CNCL - 191



Richmond Fire-Rescue

General Fire Safety for Food Vendors Including Mobile Food Trucks

General Fire Safety Requirements

Vendors shall meet requirements defined in NFPA 96. This checklist outlines specific fire requirements for vendors and is provided to eliminate or reduce last minute delays to vendors applying for event approval.

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

For further information or questions, please contact Richmond Fire-Rescue at 604-278-5131, Monday to Friday, 8:15 am to 5:00 pm.

Information contained here is subject to change without notice.

Richmond Fire-Rescue's Mission is to protect and enhance the City's livability through service excellence in prevention, education and emergency response.