



To: Planning Committee **Date:** March 5, 2012
From: Brian J. Jackson, MCIP **File:** TU 12-600784
 Acting General manager, Planning and
 Development
Re: **Application by Paul Cheung (Lions Communications Inc.) for a Temporary
 Commercial Use Permit at 12631 Vulcan Way for 2012, 2013 and 2014**

Staff Recommendation

1. That the application of Paul Cheung (Lions Communications Inc.) for a Temporary Commercial Use Permit at 12631 Vulcan Way be considered at Public Hearing to be held on April 16, 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 Paul Cheung (Lions Communications Inc.) for the property at 12631 Vulcan Way for the purposes of permitting an evening night market event between May 11, 2012 to September 16, 2012 (inclusive), May 10, 2013 to September 8, 2013 (inclusive) and May 9, 2014 to September 14, 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 within the area bounded by River Road to the north, No. 5 Road to the west, Bridgeport Road to the south and Knight Street to the east.

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

BJJ:ke
 Att.

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

Staff Report

Origin

Paul Cheung (Lions Communications Inc.) has applied to the City of Richmond for a Temporary Commercial Use Permit (TCUP) at 12631 Vulcan Way for the purposes of operating a seasonal evening market event during the specified periods for 2012, 2013 and 2014 (Please refer to **Attachment 1** for a location map). The event organizer has secured required authorizations from the property owner of the subject site for the period of time requested for this TCUP.

Event Dates and Hours of Operation

	Opening and Closing Dates	Days of Operation	Hours of Operation
2012	May 11 to September 16	<ul style="list-style-type: none"> Friday, Saturday, Sunday and Statutory Holidays. 60 operation days proposed. 	<ul style="list-style-type: none"> 7pm-12am: Friday, Saturday and days preceding a Statutory Holiday. 7pm-11pm: Sunday and Statutory Holidays.
2013	May 10 to September 8	<ul style="list-style-type: none"> Friday, Saturday, Sunday and Statutory Holidays. 58 operation days proposed. 	<ul style="list-style-type: none"> 7pm-12am: Friday, Saturday and days preceding a Statutory Holiday. 7pm-11pm: Sunday and Statutory Holidays.
2014	May 9 to September 14	<ul style="list-style-type: none"> Friday, Saturday, Sunday and Statutory Holidays. 60 operation days proposed. 	<ul style="list-style-type: none"> 7pm-12am: Friday, Saturday and days preceding a Statutory Holiday. 7pm-11pm: Sunday and Statutory Holidays.

Subject Site Background

The subject site has been utilized as an event site for seasonal night market events since 2004, with two different event organizers obtaining TCUP's to run the market event on a yearly basis. Paul Cheung (Lions Communications Inc.) was the event organizer for the previous TCUP issued for the site, which was first granted in 2008 (valid from 2008-2009) and renewed in 2010 (valid from 2010 to 2011).

The site contains an existing building that operates a warehousing and wholesaling operation. A majority of the remaining site area is paved.

Surrounding Development

- To the north: River Road and the north arm of the Fraser River.
- To the east: A complex of light industrial buildings zoned Light Industrial (IL).
- To the south: Vulcan Way and a rail right-of-way. Light industrial/commercial buildings zoned IL and IR (i.e., Home Depot) are located further south close to Bridgeport Road.
- To the west: Light Industrial buildings zoned IL.

Findings of Fact

Item	Existing	Proposed
Owner	3547 Holdings Inc.	No change – Authorization from the property owner has been secured by the event organizer.
Applicant	Paul Cheung (Lions Communications Inc.)	No change
Site Size	5.2 ha (12.8 acres)	No change
Land Uses	Industrial warehouse and paved area for off-street parking and loading area.	Proposed seasonal evening market event consisting of food and retail vendor booths, on-site entertainment and accessory supporting uses to the event.
OCP Designation – General Land Use Map	Business and Industry	No change proposed.
Bridgeport Area Plan Designation	Industrial	No change
Zoning	Light Industrial (IL)	No change

Night Market Event at Duck Island (Raymond Cheung – Fireworks Production Ltd.)

Another TCUP at 8351 River Road and Duck Island by Fireworks Production Ltd. is proceeding to Public Hearing on March 19, 2011 for consideration by Richmond City Council for the purposes of permitting a night market event.

TCUP applications at the Duck Island site (Fireworks Production Ltd.) and at 12631 Vulcan Way (Lions Communications Inc.) are required to go through a staff review of the proposals to ensure that all requirements and issues specific to each site are addressed and resolved. Once the application review is complete, Council consideration of the TCUP through Planning Committee/Council and a Public Hearing is required.

Temporary Commercial Use Permit – 12631 Vulcan Way Summer Night Market Event Description

The following summarizes proposed uses, event configuration and operations:

- The site plan for the proposed market event and supporting off-street parking areas is contained in **Attachment 2**.
- 194 general retail vendor booths plus 61 food vendor booths (255 vendors total).
- 2 mobile food vendor trucks.
- The event market area is located at the northwest corner of the subject site situated in between the existing warehouse building to the south and River Road to the north. Food vendors are centralized along three parallel running corridors, where existing plumbing and sanitary sewer services have been installed. Remaining retail vendors are generally situated in north-south running columns.
- Supporting office, first aid, and washroom facilities is also located within the event market area.

- A stage for on-site entertainment is in a central location within the market event area.
- Remaining areas will be utilized for off-street parking.
- The existing warehouse building will not be utilized for any evening market event functions and fencing is required to be installed around the perimeter of the building to prohibit access from event attendees.
- The event market area is also to be fenced for crowd control purposes and to ensure attendees are unable to gain access to prohibited areas of the site.
- 476 parking stalls can be accommodated on the subject site. The event organizer has indicated that on-site parking for attendees will be pay parking.
- The event organizer has also secured a total of 600 additional parking stalls on nearby lots that are dedicated for sole use by attendees, vendors and event employees.
- Vehicle access will be from the north only via River Road. The vehicle exit is at the south end of the subject site to Vulcan Way. This access/egress configuration facilitates a one-way vehicle flow through to and from the market event site's parking lot and is identical to past operations.
- Pedestrian access to the market event site will be primarily from Vulcan Way from the south through a dedicated pathway to the market event area.
- Event staffing will consist of on-site parking lot attendants, general event operations staff, on-site security staff, qualified first-aid attendants and janitorial staff.

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 periods that a TCUP is valid for is 3 years. Upon expiration, a renewal can be applied for a maximum of 3 years (Note: The LGA was recently amended to increase the time period of temporary use permits from 2 to 3 years). Although this site has been utilized as a seasonal market event site since 2004, a new TCUP application for temporary commercial uses is considered a new permit with time limitations on validity of a TCUP identified by the LGA. The proposed TCUP for a market event from 2012 to 2014 complies with the provisions of the LGA.

Related Policies and Land Use Designations

Official Community Plan – Temporary Use Permits

The subject site is designated for “Business and Industry” in the Official Community Plan (OCP) – OCP General Land Use Map. Schedule 1 of the OCP permits TCUP’s to be considered on land designated for “Business and Industry” in the OCP subject to Council review and approval and based on conditions appropriate to the proposed use and surrounding area. Based on the provision of the LGA and OCP regulations, a TCUP for a proposed evening market event can be considered on the subject site.

Public Consultation and Notification

Public Consultation Undertaken by Event Organizer

In conjunction with the submission of the TCUP application for the subject site, the event organizer undertook public consultation with property owners and businesses in the surrounding area. Consultation consisted of distributing information handouts and directly liaising with stakeholders in the area to listen to concerns and obtain comments about how to improve the event and minimize negative impacts. A summary of consultation and comments received has been prepared by the event organizer and is shown in **Attachment 3** for reference. Most comments received were minor concerns noted about ensuring garbage pick-up on a timely basis and ensuring employee/customer access for businesses that operate during the event hours of operation. The event organizer is committed to addressing the concerns raised and ensure regular communication with surrounding businesses and property owners and also plans to undertake additional consultation during the event season and adjust operations as needed.

In previous years, the property owner at the northeast corner of No. 5 Road and River Road has voiced concerns about the impact of the event on existing businesses in the industrial complex. Over the past 4 years, the current event organizer has developed a strategy aimed at mitigating impacts of traffic, preventing market parking and ensuring litter removal at this property. City staff have also conducted site visits during event hours and observed no night market parking occurring at the corner of No. 5 Road and River Road along with minimal litter and traffic congestion issues. The event organizer plans to implement similar mitigation measures for 2012 to 2014 and is also committed to ongoing communication with businesses and the property owner in this location.

Public Hearing and Notification by the City of Richmond

Processing of the Temporary Commercial Use Permit requires that the land use application be forwarded to a Public Hearing for comments and a decision by Council. A Public Hearing notification area for properties within the area bounded by Bridgeport Road to the south, No. 5 Road to the west, River Road to the north and Knight Street to the east is recommended by staff (refer to **Attachment 4** for a map).

City Staff and Stakeholder Requirements

Transportation

Traffic Management Plan (TMP)

Transportation requirements related to traffic circulation and control through the Traffic Management Plan (TMP) and requirements for the number of secured off-street parking available to the event is similar to past event's operation and arrangement.

The TMP addresses staffing (professional and certified traffic control persons), signage and other traffic control measures to effectively and safely direct vehicles to and from the event site. The TMP is required to be reviewed and approved by the Transportation Division. A copy of the overall traffic control and management strategy approved by Transportation Division staff is contained in **Attachment 5**. The event organizer is required to obtain a professional traffic control company to develop and implement the TMP based on the provisions of the overall strategy.

A minimum of 5 certified traffic control persons and 1 traffic control supervisor is required to operate the TMP. The event organizer has indicated they intend to utilize a professional traffic control company with appropriate trained and certified staff to develop and implement the TMP.

Off-Street Parking Requirements

A minimum of 1,000 off-street parking stalls are required to be allocated solely for the proposed evening market event for attendees, market employees and vendors. From this total, a minimum of 250 stalls is required to be allocated to market vendors and employees.

The event organizer has confirmed that 1,136 off-street parking stalls have been secured and dedicated to the market event. Nearby parking lots secured by the event organizer have confirmed their agreement to provide parking during the time and period of the market event from 2012 to 2014. Off-street parking secured by the event organizer is summarized as follows:

- 12631 Vulcan Way (Market event site) - 476 stalls.
- 2700 Sweden Way (Home Depot) – 200 stalls.
- 2633 Sweden Way (Sears) – 200 stalls.
- 12551 Bridgeport Road (former Linens N' Things site) – 200 stalls.
- 12591 Vulcan Way (Stolberg Engineering lot) – 60 stalls.

The number of stalls provided on the subject site in conjunction with the number of stalls secured on nearby neighbouring lots meets Transportation Division requirements.

RCMP

A minimum of 2 RCMP members are required to be present at all times during the hours of operation of the night market. The role of the RCMP members will be to provide a policing presence, oversee event attendees and vendor operations, monitor operation of the TMP and intervene if necessary. Having RCMP on-site during event hours also facilitates a quick response in the event of an emergency. RCMP member attendance at the night market event will be in addition to the existing RCMP deployment in Richmond, with the proponent responsible for all costs of RCMP members dedicated to the market event. RCMP staff costs are included in the required operational bonds to be submitted by the event organizer.

Community Bylaws

Community Bylaw officers are required for the purposes of monitoring and enforcing on-street parking and related City roadway regulations around the night market event site. Community Bylaw officer coverage to the event is in addition to existing coverage provided by Community Bylaw's staff in the City. The proponent is responsible for the costs of the 6 hours of Community Bylaw officer(s) patrol each night the event is in operation (based on applicable overtime rates), with scheduling of hours at the discretion of Community Bylaws staff. Costs for Community Bylaw staffing is included in the required operation bond to be submitted by the event organizer.

Richmond Fire Rescue

To ensure direct access for emergency vehicles to the site and market event area, a drive-aisle (to remain clear and fully accessible for emergency service vehicles) is required through the entire subject property that links the north access from River Road to the south exit from Vulcan Way. This arrangement will facilitate direct access for emergency vehicles from either the north or south access/egress points to gain entry to the site or market area should the need arise.

A preliminary Fire Safety Plan, based on previous event years, has been submitted by the event organizer that addresses procedures and central contact persons during an emergency. Final submission and approval of the Fire Safety Plan is required by Richmond Fire Rescue staff and is attached to issuance of applicable Building Permits for the event.

Building Approvals

Building permits are required for all buildings and structures proposed for the event site. Temporary and mobile buildings also require building permits to ensure they are sufficiently tied down and secured to the ground and ensure that the mobile buildings adhere to the City's Building Regulation Bylaw and BC Building Code.

Site servicing and plumbing permits are also required for all on-site water and sanitary sewer service and connections provided for the food court vendors and any other temporary buildings/structures that require water and sanitary sewer service. Council approval of the TCUP for the subject site is required prior to issuance of any building or site servicing permits related to the evening market event.

Business Licensing

All commercial retail and food vendor booths operating at the night market event require a Business License from the City each year to operate. The event proponent (Paul Cheung of Lions Communications Inc.) is also required to obtain an appropriate Business License for the purposes of operating the evening market event. Business License staff also provide support services to the event organizer and vendor participants to facilitate license application processes and conduct on-site inspections.

Vancouver Coastal Health (Richmond)

All vendors involved in the selling or handling of food and beverage product at the event are required to obtain appropriate permits to operate from Vancouver Coastal Health (VCH) to ensure compliance with food safety, sanitation and food handling requirements.

Based on past experience at this event site, VCH staff have identified to the event organizer that provisions of available hot water for food vendor booths is critical to addressing health related regulations. As a result, the event organizer is looking at a variety of options to meet VCH requirements, which will be reviewed, inspected and approved as part of the permit application process associated with the food court and individual vendors.

Strategy to Mitigate Impacts to Surrounding Businesses

In conjunction with the approved TMP for the event, a parking pass system will be implemented similar to previous years that involves the distribution of special passes to businesses in the surrounding area. These passes are utilized by employees or clients of businesses to identify their vehicles so that they are granted quick and efficient access during evening market operations.

The event organizer is also implementing a litter and garbage strategy in the area bounded by River Road, Knight Street, Bridgeport Road and No. 5 Road that involves placement of large garbage bins throughout the area in conjunction with regular garbage sweeps being undertaken by market event janitorial staff. A final garbage sweep by event janitorial staff will be

undertaken at the end of the evening. Regular communication with the event organizer and surrounding property owners and businesses will be undertaken to obtain feedback and address concerns as needed.

Prohibition of Counterfeit Goods Strategy

The event organizer has developed a strategy to combat the sale of illegal counterfeit goods and combat intellectual property infringement that focuses on:

- Active communication amongst the event organizer, RCMP commercial crimes unit, Intellectual Property sector representatives and retail vendors operating at the market event.
- Education and training of evening market event staff aimed at identifying counterfeit goods and informing market vendors of regulations against this activity and associated penalties.
- Inclusion of clauses in vendor contracts with the event organizer that result in vendor booth removal from the event and termination of contract to operate if counterfeit retailing activities are undertaken.

The strategy to combat counterfeit product and intellectual property infringement places the responsibility of educating and training market event staff and vendor operators and undertake active policing and enforcement when needed on the event organizer. The strategy to combat counterfeit retail activities will also to be monitored by Intellectual Property representatives and RCMP staff, who are also able to undertake policing and enforcement when necessary. Based on this approach, staff recommend that a contingency fund be added to the operational bond for each year to cover any enforcement and inspections undertaken by RCMP to address this issue. The contingency fund amount is based on the average dollar amount of RCMP resources (approximately \$5,000 in 2011) dedicated to previous evening market events in Richmond to combat or investigate counterfeit retailers. If the event organizer polices this matter effectively during event operations and there is no need for intervention by RCMP commercial crimes staff, the contingency fund amount will be returned to the organizer.

Operational Security Bond Requirements

Based on a cost recovery model, City staff have undertaken a detailed examination of known and anticipated City costs to be incurred from the proposed event for 2012, 2013 and 2014. The estimated costs for each year will be submitted prior to Council consideration of the TCUP at Public Hearing (April 16, 2012) for the first year of operation and one month in advance of the event opening date for subsequent years (2013 and 2014). A summary of costs to the City is as follows and forms the basis for the operational security bond required to be submitted to the City.

- 2 RCMP members assigned to the evening market event each day of operation and during all hours of operation 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 day of operation for the night market event (scheduling of hours is at the discretion of Community Bylaws).
- Attendance by City staff to oversee and monitor implementation of the TMP and general event operations.

- Production, posting and takedown of night market directional signage by City staff.

The event organizer is required to hire a professional traffic management company, with certified traffic control staff to implement the TMP (as approved by the City). All costs incurred to run the TMP is at the event organizers sole expense.

Security bond requirements are as follows:

- 2012 – \$127,000.
- 2013 – \$128,000 (Adjusted for days of operation and anticipated wage increases).
- 2014 – \$130,000 (Adjusted for days of operation and anticipated wage increases).

Upon conclusion of the market event for each year, any surplus is required to be returned to the event proponent. Provisions are also included in the TCUP to require monies outstanding (in excess of the estimated security bond amount) to be paid in full for the event to operate.

The Procedure Bylaw for Council consideration of Temporary Commercial Use Permits (Bylaw 7273) requires that security bonds be submitted prior to Council consideration of the TCUP at Public Hearing. As a result, the following security bond submission deadlines dates apply to the propose night market TCUP:

- For 2012 – \$127,000 to be submitted prior to April 16, 2012 as the initial security bond amount.
- For 2013 – \$128,000 to be submitted prior to April 12, 2013.
- For 2014 – \$130,000 to be submitted prior to April 11, 2014.

Financial Impact

Cost Recovery – City and RCMP Expenses

The proposed night market is a privately operated event that is open to the general public. Due to the significant popularity of past events hosted on other sites in Richmond and increasing draw of attendees from across the region and visiting tourists, presence from RCMP members, Community Bylaw Officers and various staff from other divisions is required with costs to be paid by the event organizer. This enables existing service levels for policing and bylaws across the City to be maintained. In summary, a cost recovery model relating to City and RCMP expenses is applied for the proposed evening market event.

Terms and Conditions

All requirements associated with the night market TCUP are contained in the TCUP Terms and Conditions, attached to the TCUP (reference **Schedule “A”** attached to the permit). The evening market event is required to comply with these Terms and Conditions that have also been agreed to by the event organizer.

Conclusion

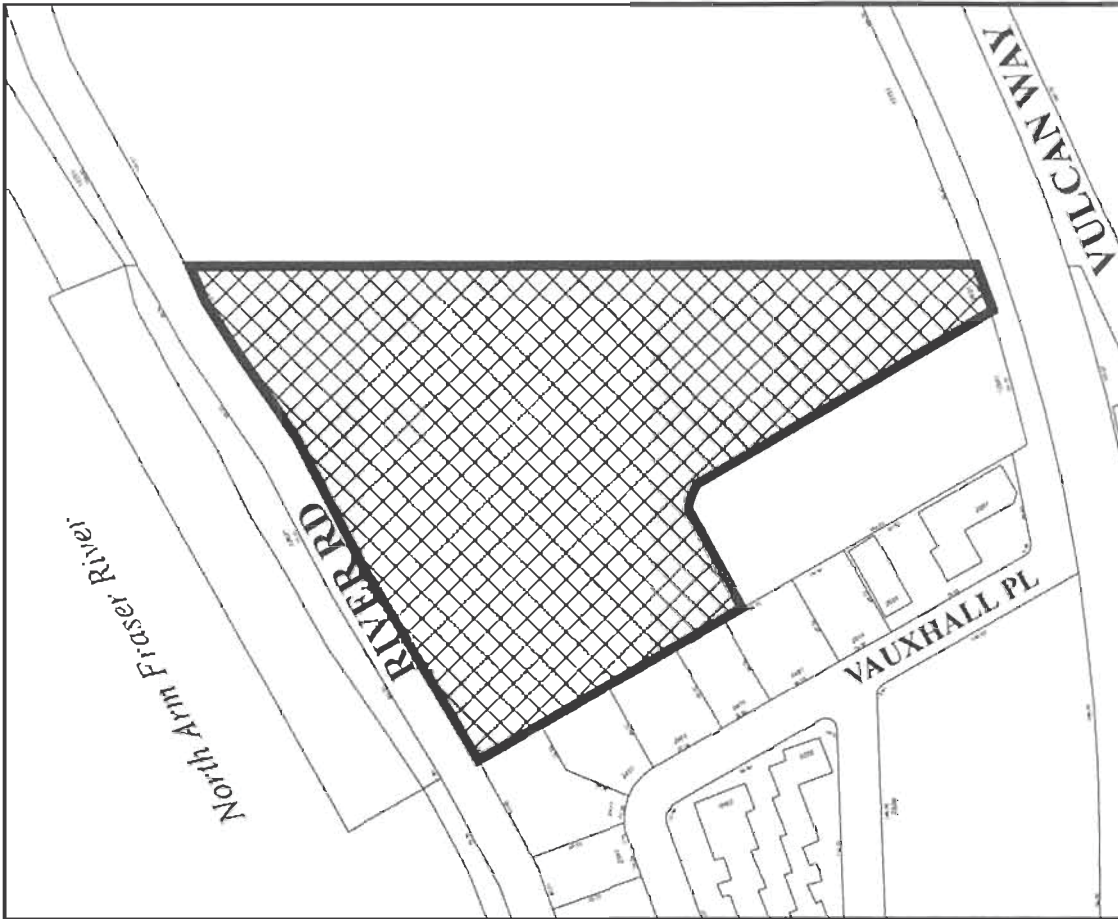
The proposed evening market event at 12631 Vulcan Way has addressed all issues related to the processing of the TCUP. The applicant's Summer Night Market will generally be operated in a similar manner as past events at this location with appropriate provisions for off-street parking and Traffic Management Plan provisions required to be implemented by the event organizer. Staff recommend approval of the Temporary Commercial Use Permit on the subject site to allow a seasonal evening market event from 2012 to 2014.



Kevin Eng
Planner 1

KE:cas

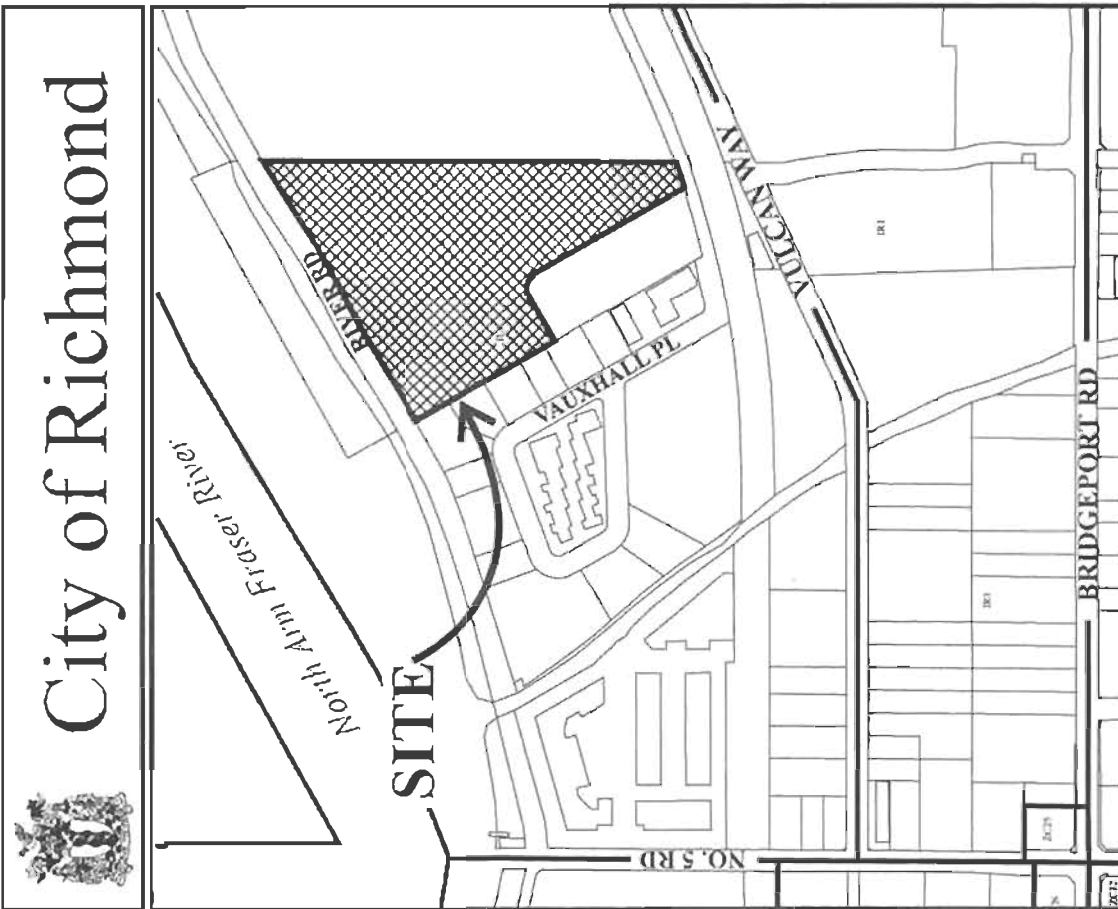
- Attachment 1 – Location Map and Aerial Photo
- Attachment 2 – Proposed Event Market Site Plan and Parking Layout
- Attachment 3 – Summary of Public Consultation Undertaken by Event Organizer
- Attachment 4 – Proposed Public Hearing Notification Area
- Attachment 5 – Overall Traffic Control and Management Strategy



Original Date: 03/05/12

Revision Date:

Note: Dimensions are in METRES



TU 12-600784



City of Richmond





TU 12-600784

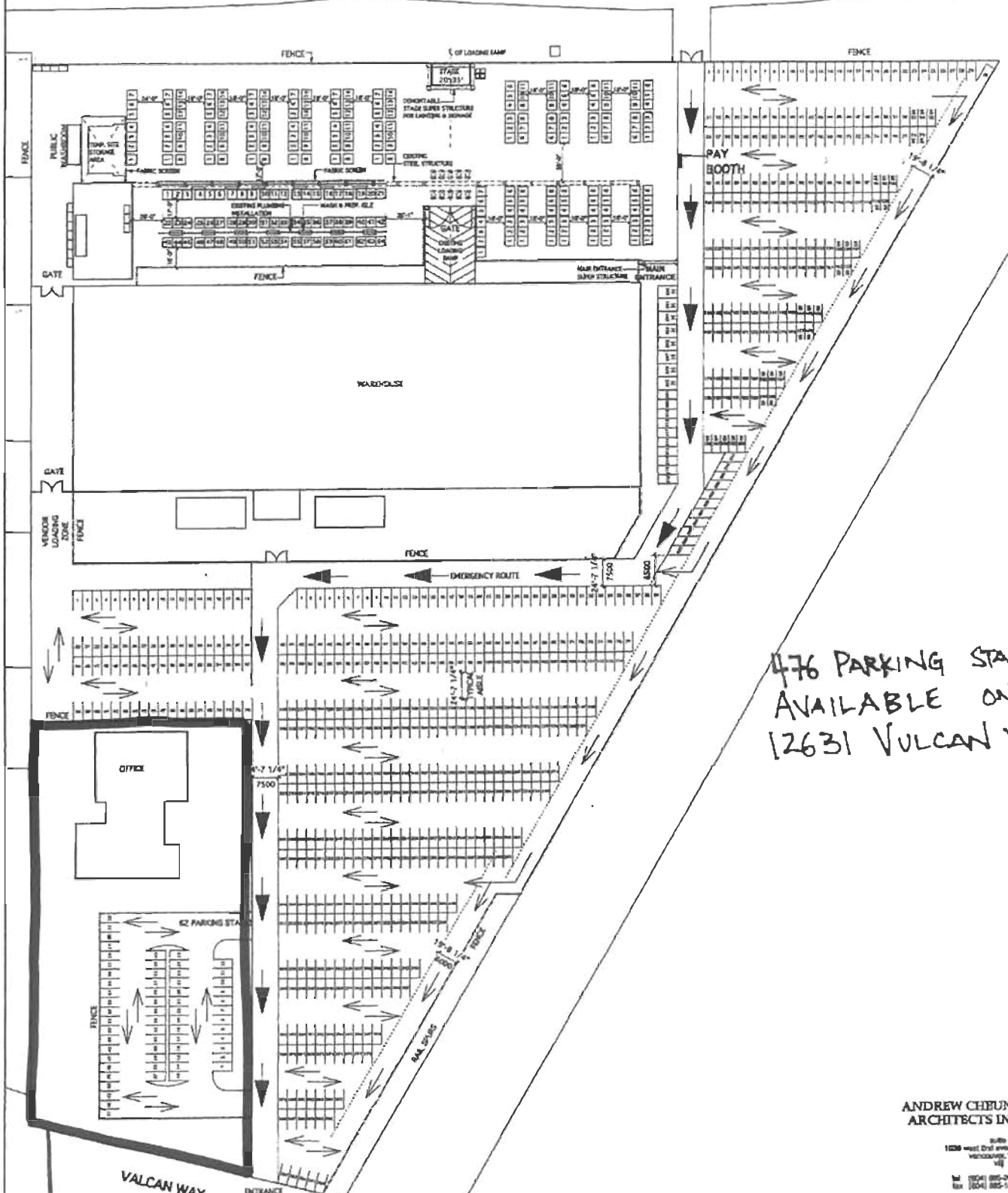
Original Date: 03/05/12

Amended Date:

Note: Dimensions are in METRES

PLN - 148

RIVER ROAD



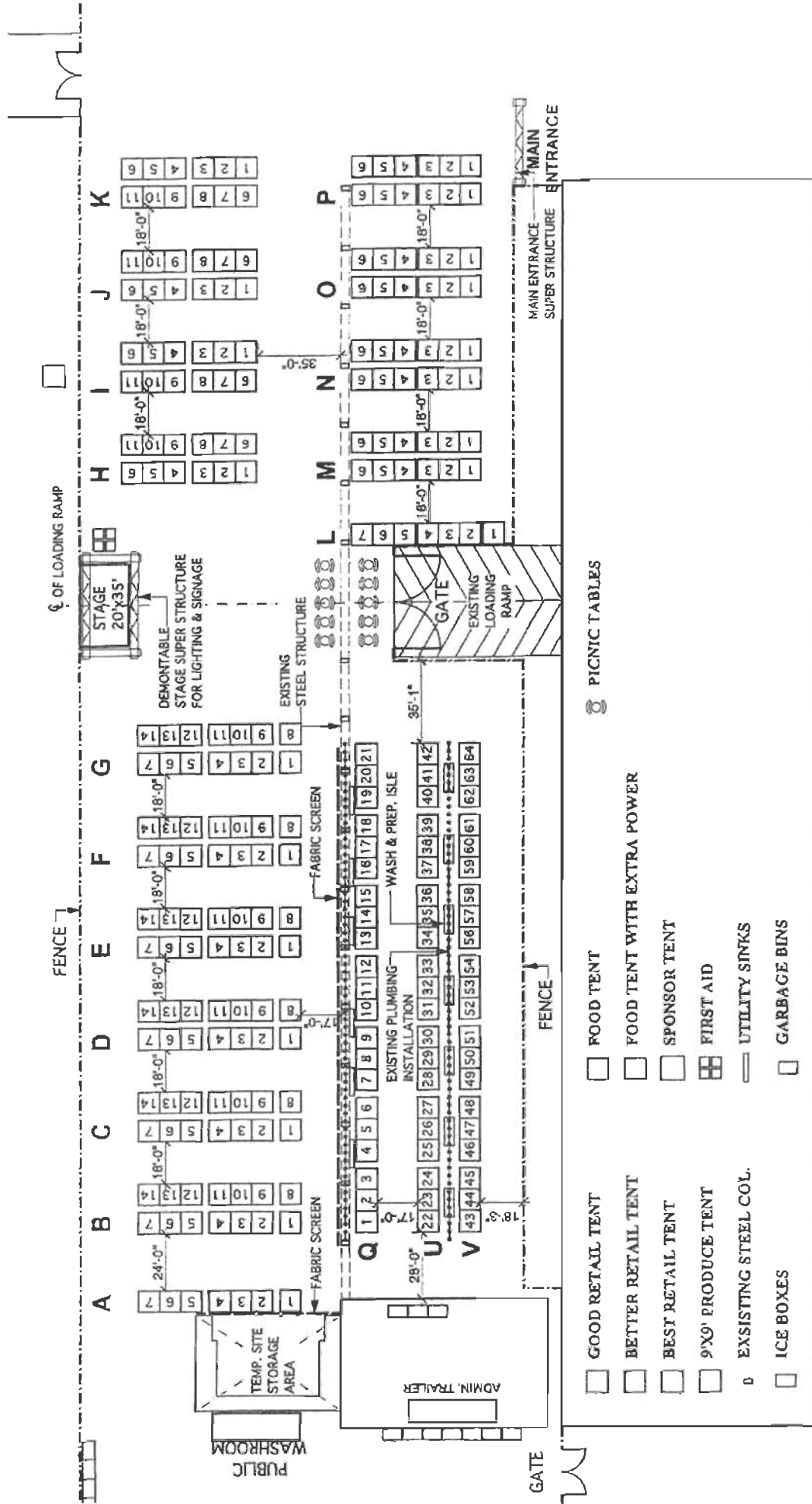
476 PARKING STALLS
AVAILABLE ON
12631 VULCAN WAY

12591 VULCAN WAY

ANDREW CHEUNG
ARCHITECTS INC.

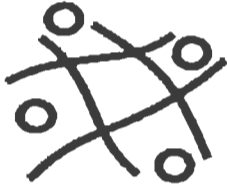
3070 415
1020 West 2nd Avenue
Vancouver, B.C.
V6J 1A8
Tel: (604) 685-2008
Fax: (604) 685-1888

PROJECT	
SUMMER NIGHT MARKET, RICHMOND, B.C.	
DATE	
PARKING PLAN	
PROJECT NUMBER	DATE
PROJECT	APPROVED BY
DATE	DATE
PROJECT	DATE



SUMMER NIGHT MARKET RICHMOND B.C. 2012 BOOTH LAYOUT

Schedule I



Lions Communications Inc.



February 10, 2012

Dear Neighbour:

SUBJECT: Summer Night Market 2012

Lions Communications Inc. and The Summer Night Market would like to express sincere gratitude for helping us make this popular community event a great success! It has become a favourite amongst children, teens, adults, seniors and tourists from many nations because it promotes ethnic diversity and family value through educational and cultural performances. Most importantly, it gives charities a much needed place and opportunity to fundraise locally and around the world. It is with your support that such groups like the Stem Cell Drive, BC Cancer Society, World Peace Federation, Diabetes Association and many others have these opportunities to help the less fortunate.

We will continue to make improvements to the event and work towards reducing the impact to your business. Should you have any concerns regarding the event, please contact the undersigned at the number below. We are committed to maximizing the benefits that this event can offer and would appreciate any suggestions, input or comments that you may have.

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

Yours truly,

Jiwon Shin
Administrative Assistant
Lions Communications Inc.

12631 Vulcan Way, Richmond, B.C., V6V-1J7
Tel: 604.278.8000 • Fax: 604.909.2642 • Toll Free: 1.877.278.8008
Website: www.summernightmarket.com • Email: info@summernightmarket.com

Schedule H - ADDENDUM TO FEBRUARY 11, 2012 LOI

#	Company Name	Consulting	Contact Name	Title	Address	Telephone	Acc Pass	Comments
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Note - "Letter only" refers to handing over the letter to a staff member with no discussions (quantities)

1	Ammo Power Tool	letter/discuss	Scott Field c.b.a	General Manager	110 - 2088 No 5 road	604-270-2666	8	no concerns
2	Schwarz Autoworks Co.	letter/discuss	Cindy Lee		240 - 2088 No 5 road	604-278-2087	6	no concerns
3	U.P. Windows & Company Inc.	letter/discuss	Joseph M. Pacheco		270 - 2088 No 5 road	604-244-1811	4	no concerns
4	Armtech Spring Ltd.	letter/discuss	Mark Dueckman	Sales Manager	300 - 2088 No 5 road	604-278-0600	0	no one is here
5	RAS Richmond Auto Spa	letter/discuss	Danny Chu/Dennis Chow	Store Manager/ Store Manager	320/330 - 2088 No. 5 Rd	604-278-8772	15	no concerns (update)
6	Micr Tech Services corp	letter/discuss	Lancelot Rudishheim		130 - 2188 No 5 road(Dov	604-278-8324	4	no concerns
7	Tricon Pacific Contracting/	letter/discuss	Larissa Balza	Manager	130 - 2188 No 5 road(ups)	604-551-9079	3	no concerns
8	Mpoint Communicators	letter/discuss	Hongzhong Yang	Manager	141 - 2188 No 5 road	604-304-1686	4	suggests us put some night market banner beside the road to guide customer
9	Hekkasian Restaurant	letter/discuss	Yvonne Wong	Manager & Owner	110 - 2188 No 5 road	604.273.9191	0	no one is here
10		letter/discuss	Wong Phillips		150 - 2188 No 5 road		2	no concerns
11	Arbonne (T Lam Market)		Terri Lam	President	200-2188 No 5 road	604-908-2990/604-970-361	15	May 3rd, phoned us request access pass
12	Wes-Har	letter/discuss	Glenn Nawrocki	Manager	170 - 2188 No 5 road	604-671-0119	3	no concerns
13	Mainland signs/cran berry cane	letter/discuss	Bryce Jackson/ Edmund Wang/ Danielle Dobson		150 - 2268 No. 5 Road	604-638-7386	2	no concerns
14	Hope Fund Auto Parts	letter/discuss	Jelt Yuen		160 - 2268 No. 5 Road	604-232-3396	3	no concerns
15	HBL Autosports Inc	letter/discuss	Eric Yau		190 - 2268 No. 5 Road	778-297-1323	8	no concerns
16	Major League Global Enterprises Ltd	letter/discuss	Austen Eng	Sales Manager	200 - 2288 No. 5 Road	604-897-7191	8	no concerns
17	Top Notch Building Maintenance	letter/discuss	Gord Petrie	Manager	210 - 2268 No. 5 Road	604-710-7601	0	door is locked
18	Ron Wong & Associates Inc.	letter/discuss	Ron Wong	Owner	230 - 2268 No. 5 Road	604-284-5560	6	no concerns, very happy with our operation
19	Prime TimeFood Services	letter/discuss	Scott Doiron	General Manager	220 - 2268 No. 5 Road	604-244-1191	3	no concerns
20	Southern Sea Music / AMC Glass	letter/discuss	Christopher Mok	Manager	130 - 2288 No. 5 Road	604-318-3060	16	no concerns
21	Flemingo Gifts & Recognition Ltd.	letter/discuss	James Mok	President	140 - 2288 No. 5 Road	604-244-0918	3	no concerns
22	1 AUTO	letter/discuss	葉勝傳	Owner	170 - 2288 No. 5 Road	778-889-9358	4	no concerns
23	Million Printing Co., Ltd.	letter/discuss	Gary Lau	Manager	190 - 2288 No. 5 Road	604-279-9866	2	no concerns
24	Garden Effects	letter/discuss	Antonio Carmovale	Manager	200 - 2288 No. 5 Road	604-214-6620	2	no concerns
25	Able Sales	letter/discuss	Bruce Shi		220 - 2288 No. 5 Road	604-657-5807	2	no concerns
26	Bento Sushi	letter/discuss	Linda Zhou	Manager	230 - 2288 No. 5 Road	778-895-6990	10	no concerns
27	Jacos Display Products Ltd.	letter/discuss	Tony Chau	Owner	250 - 2288 No. 5 Road	604-779-1303	3	no concerns
28	Quality Awning Ltd.	letter/discuss	Paul		160 - 2368 No 5 road	604-273-1055	0	manager not in, no concerns
29	Morton & Clarke	letter/discuss	Tom Kulfman	President	150 - 2251 No 5 road	(604) 279-9220	0	no concerns
30	Fitness /Richmond Sports Club	letter/discuss	James Forscutt	Branch Manager	160 - 2251 No 5 road	604-270-8044	0	no concerns
31	Coast to Coast PetCare	letter/discuss	Coory Sandhu	General Manager	170 - 2251 No 5 road	604-968-0561	0	no concerns
32	Midway Tire Craft	letter/discuss	Robert Kamphuis	General Manager	2511 No.5 Road	604-273-5487	0	no concerns
33	Metalex Products Ltd.	letter/discuss	Shane Stauffer	Manager	2633 No 5 Rd	(604) 786-0872	0	very good
34	Kal Tire	letter/discuss	Isabel Fong		Unit1-2640 No.5 Road	604-303-7003	0	no concerns
35	National Tile (2005) Ltd	letter/discuss	Mary Campbell	Sales	2660 No.5 Rd	604-273-9506	0	no concerns
36	Jim's Prehung Doors Ltd.	letter/discuss	April Jones	Owner	2691 No 5 Rd	604-278-9158	0	no concerns
37	Richmond Auto Body	letter/discuss	Chris Maooco (raj)	Manager/owner	2720 No 5 Rd	604-244-9350	0	no concerns
38	Love Auctioneers & Appraisers Ltd				2751 No 5 Rd	604-278-4611	2	no concerns
39	Wendy's restaurant				NO.5 Rd Need Access Pass	Would Be	145	
40	Starbucks Coffees Co	letter/discuss	Amanda Essey	Manager	110-12571 Bridgeport Rd	(604) 279-9328	0	no concerns
41	End of the Roll	letter/discuss	Jason Wynne	Store Manager	12591 Bridgeport Rd	(604) 270-1955	3	manager not in, no concerns
42	Benjamin Moore	letter/discuss	Georgina King	Color, Design, marketing	110 - 12591 Bridgeport Rr	(604) 271-2012	0	manager not in, no concerns
43	Eddie Bauer/ Lane Home Furnishing	letter/discuss	Rasheed/Salima	Manager/Manager	130 - 12553 Bridgeport Rr	604-271-8652	0	customer threw the garbage
44	Scan Designs	letter/discuss	Keld Jensen	General Manager	12551 Bridgeport Rd	604-273-2971	0	no concerns
45	The Foam Shop	letter/discuss	Nancy Stuberl	Store Manager	12571 Bridgeport Rd	(604) 270-6465	0	no concerns
46	Vancouver Lighting	letter/discuss	Joanne Claypack	Store Manager	12595 Bridgeport Rd	(604) 270-4641	6	employee and owner get parking ticket, conflict with parking guy
47	West Coast Kids	letter/discuss	Paige Heuser	Manager	12411 Bridgeport Rd	(604) 288-1168	0	there is no benefit for them, so they might not join night market show on 2011
48	Chevron Canada	letter/discuss	Tam Do	Retailer	12011 Bridgeport Rd	(604) 278-1091	0	good, they will continue support us
49	Tac Mobility	letter/discuss	Marcel Lapointe	Consultant	115 - 12571 Bridgeport Rr	604-278-4909	0	very good, no concerns
50	Boardwalk Woodfloors	letter/discuss	Steve hutchinson	Manager	140 - 12571 Bridgeport Rr	604-270-7750	0	no concerns
51	Casual Home by Jordans	letter/discuss	Brenda Ewing	Manager	110 - 12553 Bridgeport Rr	604-248-2180	0	no concerns
52	Richmond Tile Centre Ltd	letter/discuss	Rick McGrath	Sales	130 - 12571 Bridgeport Rr	604-273-2227	5	no concerns

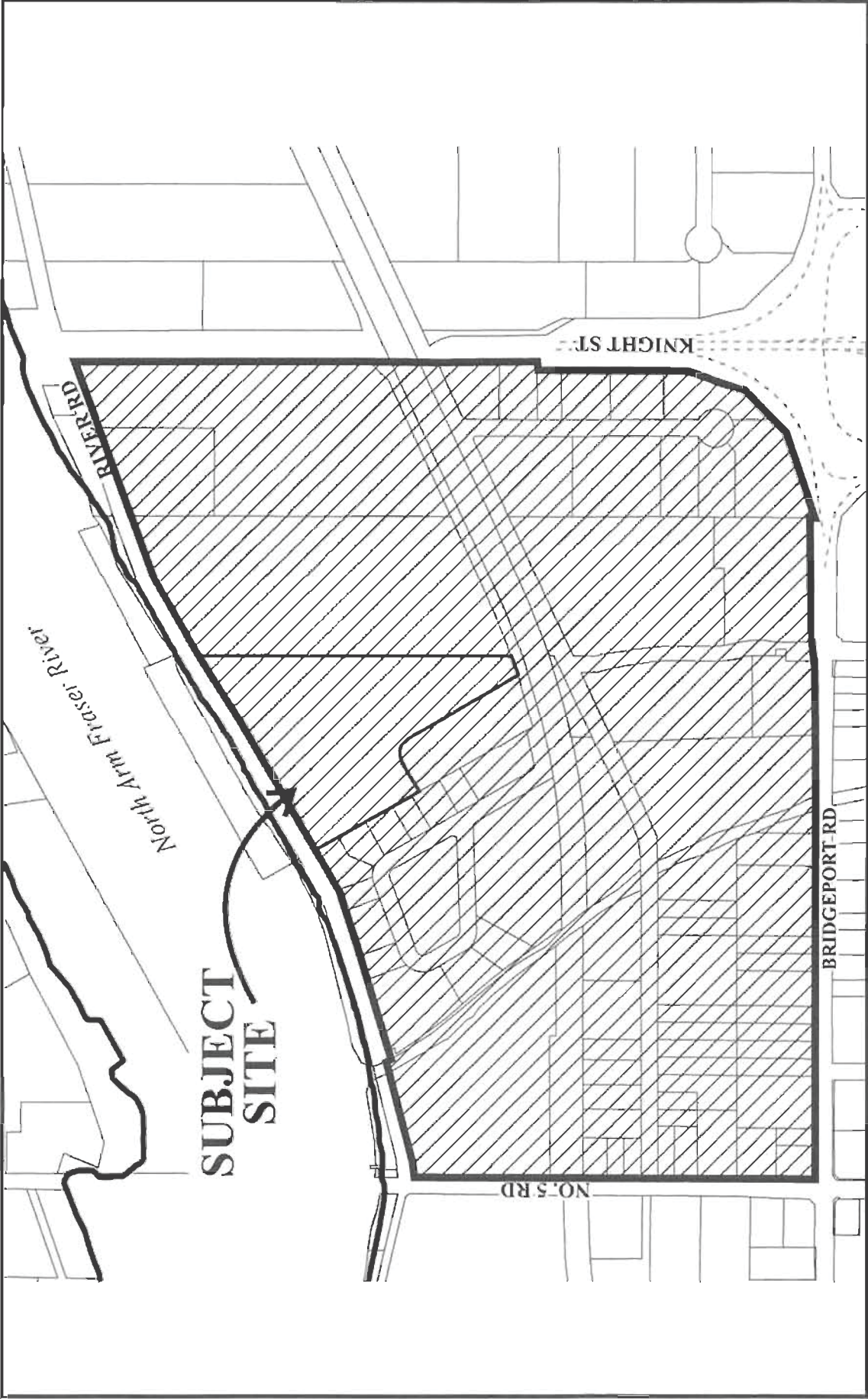
PLN 152

Schedule H - ADDENDUM TO FEBRUARY 11, 2012 LOI

53 TJY Home/Barraco Fine Furniture LK letter	RogerChung/StanleyWor General Manager	150 - 12551 Bridgeport Rr 604-270-6666	2	manager not in, no concerns, new store
54 Industrial Plastics & Paints	Susan Meltner President	150 - 12571 Bridgeport Rr 604-278-4977	4	no concerns
55 Ucooi Glass Ltd.	Megan Wang Sales	170 - 12571 Bridgeport Rr 778-297-5277	0	no concerns
56 MG Collision Repairs	Mike Giannelli CA-VP operations	12051 Bridgeport Rd 604-273-1985	0	no concerns
		Bridgeport Rd need Access Pass would be	20	
57 Sears	Katrina Barnes Store Manager/ Owner	110-2633 Sweden Way (604) 279-5532	0	no concerns
58 Eihan Allen	Normand Joyal Design Centre Manager	180-2633 Sweden Way 604.821.1191	20	Garbage needs to be cleaned before 9:30am
59 Home Depot	kevin kuppel store Manager	2700 Sweden Way (604) 303-9882	0	no concerns
60 McDonald's Restaurant	Christine Woodward/Bob Restaurant Manager	2780 Sweden Way (604) 718-1150	0	employee get parking ticket, employee's ID always be checked by parking gu
61 Staples	Ted Rivers General Manager	110-2780 Sweden Way 604-303-7850	30	no concerns
62 Future Shop	Ricky/Bob Store Manager/Manager	150-2780 Sweden Way 604-207-0199	0	manager not in, no concerns
		Sweden Way need Access Pass would be	50	
63 Daedalus Technologies	Geoff Webb President	2491 Vauxhall Place (604) 270-4605	8	They have no company. Another. Sciema Technical Service, Ltd
64 Platinum Pacific restorations	R. Geoffrey Shand Project Manager	2471 Vauxhall Place 604-279-1101	20	New store
65 Colnarmatic Canada Inc	Connie Goldman Account Representative	604-270-8441	20	no concerns
66 Pacific Wholesale Appliances	David Harapak Manager	2451 Vauxhall Place (604) 270-2460	6	Manager not in
67 Mar-Con Wire Belt Inc	Michael Chiu President	2431 Vauxhall Place 604-278-8922	20	no concerns
68 Advanced Equipment Co.	Moon Chan Manager	(604) 276-8989	10	Don't want to give business card to me
69 You Sun Loong Kong Chicken Ltd	Phoebie Liu Manager	2391 Vauxhall Place 604-537-2280/778-892-26	12	Don't want to give manager's business card to me, no concerns
70 Zsisters Enterprises	David Zhu President	2380 Vauxhall Place (604) 273-4599	4	Don't want vendor parking in the loading area
71 Richmond Custom Bindery Ltd.	Gay McCoan President	2360 Vauxhall Place (604) 278-7626	10	good, no concerns
72 Verka Food Products	Garry Malta Owner	2320-2340 Vauxhall Place (604) 214-0005	3	phoned on April 6, leave 3 pass at door. 2320 vauxhall belong to them
73 Happy Planet	Aaron Williamsons Manager	2271 Vauxhall Place (778) 846-4031	5	no concerns
74 Liberty Natural Foods	Corey McKenelley Manager	604-248-1006	25	no concerns
75 Cold Star Freight Systems Inc.	Kelly Hawes President & CEO	2271 Vauxhall Place (604) 278-5252	15	very good, no one there
76 Santa Maria Food Office	Corey McKenelley Manager	2271 Vauxhall Place	0	belong to Liberty Natural Foods
77 Wainbe Ltd.	(Mike) M.H Marthold VicePresident/WestMan	2231 Vauxhall Place	25	Didn't get the Access pass last year
78 Mava Foods	Jerry Basa Production Manager	604-278-4288ext3221	2	tell me later
79 Octa Stone Inc	Harvey Li Store Manager	4-2211 Vauxhall Place (604) 279-0730	20	April 6 phoned, want have 20 Access pass, before deliver call them
80 Dreamcast Design & Productions	Catherine Traschenko Manager	2200 Vauxhall Place (604) 278-4939	3	no concerns
81 A Catered Affair	Greg Roberts Owner	2212 Vauxhall Place (604) 244-1199	8	no concerns
82 D&R Foods Company	no info	2551 Vauxhall Place 604-273-9344	4	some customers write her company's name and put it in the car
83 Yes Natural Goods Inc	Gina Huang/ Graca Secretary	604-279-1772	20	no concerns
84 Precise Cabinet Company Ltd.	Sam Lam Manager	2218 Vauxhall Place 604-232-5223	20	no concerns, want have 20 Access Pass for next year
85 The News Group	Robert Strong General Manager	2500 Vauxhall Place 604-278-4841	40	Manager is busy, no concerns
86 MR. Fire	Tyler Marin President	2531 Vauxhall Place (604) 207-8885	8	no concerns
87 CEA Holdings	letter/discuss	2551 Vauxhall Place 604-276-0849	0	no concerns
88 Jackson Cabinets/Duke Architectual	Nick Jackson Owner	2551 Vauxhall Place	8	April 6 left voice message
89 ABC Express Services Ltd.	Andy Pinter Manager	604-270-3420	5	no concerns, bitter than last year
90 Strata G. Floor & Design Inc.	Greg Finlay Manager	3 - 2551 Vauxhall Place 604-276-2530	6	pass info
		Vauxhall Place need Access Pass would be	327	april 6 phoned, they need 6, call them before deliver the access pass
91 Teldon Media Group • Alive	Archana Singh Administration Manager	100 - 12751 Vulcan Way 604-231-3412	50	no concerns
92 Garden Protein	Luiza Wokan Administration	200 - 12751 Vulcan Way 604-278-7300	3	no concerns
93 Home Delight Furnishings	no info	165 - 12753 Vulcan Way 604-270-4822	15	Manager not in
94 PHELPS smart laundry	Norman L'abee Service Manager	185-12753 Vulcan Way 604-813-7801	12	no concerns
95 Sun Opta/ Unifl Driven by nature	Don O'Carroll Director of Operations	153 - 12757 Vulcan Way 604.276.2441	75	no concerns
96 Wedgwood Furniture Inc.	S.J. Lal Manager	158-168 - 12759 Vulcan V 604-821-1250	4	no concerns
97 Centennial Foodservice	Garth McCann Branch Manager	108 - 12759 Vulcan Way 604-273-5261ext108	60	no concerns
98 Rich Fort Enterprises Ltd	no info	148 - 12759 Vulcan Way	20	no concerns
99 B.K Sethi marketing ltd	colin smith letter	138 - 12759 Vulcan Way 604-783-6957	4	no one here, door locked
100 Kinos	Robert McCowan Manager	198 - 12759 Vulcan Way 604-247-0011	8	no concerns
101 Island City Baking	Jasmine Murray Office Manager	(604) 278-6979	165	Send e-mail to us before, no feedback. Effect staff parking, car's fire was lit.
102 Uno Foods	Kendrick Ong Manager	103-12757 Vulcan Way (604) 214-0360	6	no concerns
103 B. N. Dula's Trux	Bill Dulaey President	220 - 12611 Vulcan Way 604-273-5333	0	Belong to Teldon Media Group • Alive
104 Emperor Speciality Foods Ltd	Bob McDonald President	150 - 12511 PLN Way (604) 273-0035	7	no concerns

Schedule H - ADDENDUM TO FEBRUARY 11, 2012 LOI

105 Emerwood Home Products	letter/discuss	Kevin Lin	120 - 12511 Vulcan Way	604-273-2632	4	Manager not in
106 Canadyne Technologies Inc	letter/discuss	Leo Rimanic	12400 Vulcan Way	(604) 247-2297	0	no concerns
107 No. 1 Collision	letter/discuss	Scott Walker	12420 Vulcan Way	604-231-9614	0	Manager busy
108 Spectrum Stone Ltd	letter/discuss	Felix Mok	120-12440 Vulcan Way	(604) 278-7764	0	no concerns
109 RJ Motor-tech Auto Services	letter/discuss	Johnny De La Torre	140-12440 Vulcan Way	(604) 273-5858	0	no concerns
110 Tristar Collision	letter/discuss	Joe Chan	160-12440 Vulcan Way	(604) 821-1133	0	no concerns
111 Stoberg Engineering	letter/discuss	John Ingram	201 - 12611 Vulcan Way	(604) 273-1915	5	concerned about garbage at night
112 Studio 200 Entertainment Inc	letter/discuss	simone Iseung	100 - 12611 Vulcan Way	(604) 270-8688	0	they want Access Pass
113 Belo's Seafood Direct Ltd	letter	lindsay westerby	100 - 12611 Vulcan Way	(604) 278-5154	0	door locked, can't get in
114 Prosperoffice	letter	Bob nymie	12211 Vulcan Way	604-247-2487	0	door locked.
115 Garden Stone	letter	Kenny Kuo/David Lee	12191 Vulcan Way	604-278-0140	3	Manager not in, no concerns
116 DMK Stone	letter/discuss	Ran An	12151 Vulcan Way	(604) 278-9557	5	Manager busy, no concerns
117 S&T Stereo Printers/Vulcan Pacific	letter	no info	604-273-1172/276 8393	604-276-8393	0	Manager not in, no concerns
118 TD Travel Direct Inc	letter/discuss	Jim Bregani	12131 Vulcan Way	604-273-8608	0	No one here
119 R. Wales and Son	letter	Manfred Henschel	12020 Vulcan Way	604-273-7940	0	no concerns
120 Custom Ornamental Iron Works	letter/discuss	Wilson Zhao	12100 Vulcan Way	(604) 278-8033	0	pass into to manager
121 H&M Kitchen	letter	Don Fabubert	12120 Vulcan Way	(604) 244-7989	0	no concerns
122 Espressolec	letter/discuss	James Sharp, P.eng.	12140 Vulcan Way	(604) 273-4311	0	no concerns
124 Seagate Fisheries Ltd.	letter/discuss	Alice Tse	12180 Vulcan Way	604-278-8684	0	Garbage Concern
126 Arctic Stone	letter/discuss	Kenny Lam	12240 Vulcan Way	(604) 276-8481	0	no concerns
128 Automind Collision	letter/discuss	Dave Diep	12260 Vulcan Way	(604) 244-0092	0	no concerns
127 P.N.J Metals Inc.	letter/discuss	no name showed on card	12060 Vulcan Way	(604) 244-7626	0	Manager not in
128 Green Light/Climic Tile/ Brothers Pop	letter/discuss	Tina Chun	Unit1 13331 Vulcan Way	(604) 207-1126	75	He is unhappy and don't want have access pass
129 BEPC Apparel Ltd	letter/discuss	Dennis K.Y. NG	Unit8 13331 Vulcan Way	(604)603-9790	4	no concerns
130 Indoworks	letter/discuss	Terry Jorgensen	Unit10 13331 Vulcan Way	(604)231-1433	3	no concerns
131 EZA Distribution Inc	letter/discuss	Jeff Duley	Western Regional Manag	Unit10 13331 Vulcan Way	3	no concerns
132 Seas Fish Co., Ltd	letter	ted kim	12411 Vulcan Way	604-233-2932	15	no concerns
			Vulcan Way need Access Pass would be		546	
			Total Access Pass would be		1086	
1 New Horizons Scientific	letter/discuss	Gordon Burrowes	2351 Vauxhall Place	(604) 821-1455		MOVED
2 Westrade Distributors	letter/discuss	David Boram	2351 Vauxhall Place	604-270-8737		MOVED
3 Health Lane Nutrition Inc.	letter/discuss	Roy Fan	200 - 2268 No. 5 Road	604-271-1398		no one there
4 Mediasonic Enterprises Inc.	letter		140 - 2268 No. 5 Road			no concerns
5 Lonita Leung Dancers	letter					no one is here



Original Date: 03/07/12

Revision Date:

Note: Dimensions are in METRES

Public Hearing Notification Area



Schedule D

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

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

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

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

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

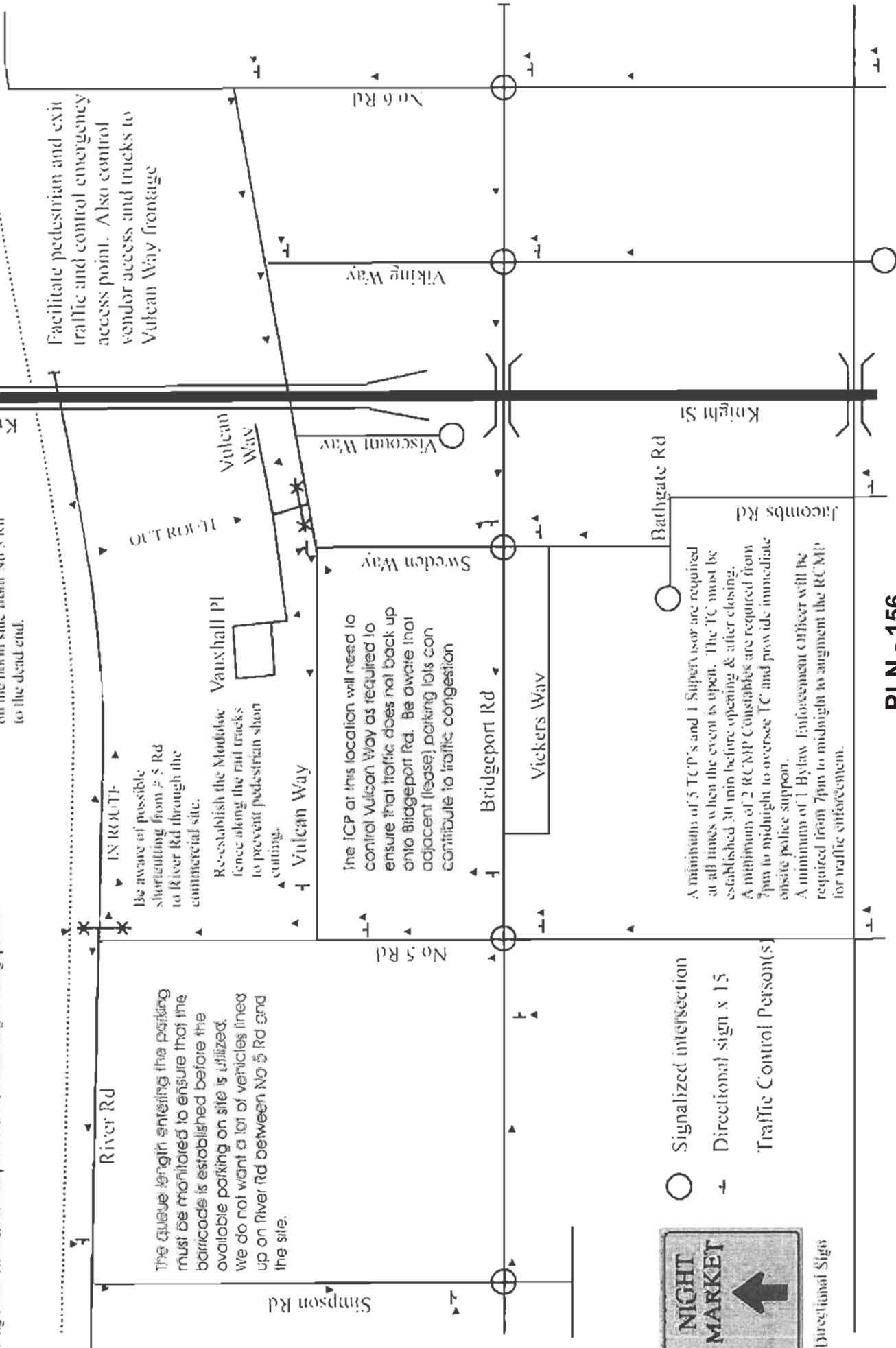
Re-establish the Modular
 fence along the rail tracks
 to prevent pedestrian shor
 cutting.

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

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

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

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



Directional Sign



No. TU 12-600784

To the Holder: PAUL CHEUNG (LIONS COMMUNICATIONS INC.)
KO MING CHONG
3547 HOLDINGS LTD., INC. NO. 49426

Property Address: 12631 Vulcan Way

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

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

A night market event on the following dates:

- May 11, 2012 to September 16, 2012 inclusive (as outlined in the attached Schedule "C" to this permit).
- May 10, 2013 to September 8, 2013 inclusive (as outlined in the attached Schedule "C" to this permit).
- May 9, 2014 to September 14, 2014 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.

To the Holder: PAUL CHEUNG (LIONS COMMUNICATIONS INC.)
KO MING CHONG
3547 HOLDINGS LTD., INC. NO. 49426

Property Address: 12631 Vulcan Way

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

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.
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 \$127,000 must be submitted prior to April 16, 2012 for the purposes of operating an evening market event during the specified dates set out in Schedule "C" in 2012.
 - A cash security (or acceptable letter of credit) in the amount of \$128,000 must be submitted prior to April 12, 2013 for the purposes of operating an evening market event during the specified dates set out in Schedule "C" in 2013.
 - A cash security (or acceptable letter of credit) in the amount of \$130,000 must be submitted prior to April 11, 2014 for the purposes of operating an evening market event during the specified dates set out in Schedule "C" in 2014.
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.

To the Holder: PAUL CHEUNG (LIONS COMMUNICATIONS INC.)
KO MING CHONG
3547 HOLDINGS LTD., INC. NO. 49426

Property Address: 12631 Vulcan Way

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

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

- All monies outstanding from the 2012 event must be paid in full prior to April 12, 2013.
- All monies outstanding from the 2013 event must be paid in full prior to April 11, 2014.
- All monies outstanding from the 2014 event must be paid in full within 30 days of the date of the City of Richmond's final invoice for costs for the 2014 event.

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 2012, 2013 and 2014 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 an evening market event for 2012, 2013 and 2014 on the subject site, the event organizer (Lions Communications Inc. c/o Paul Cheung) 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.
- 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

- 1,000 total off-street parking stalls required for the evening market event.
- A minimum of 250 off-street parking stalls (of the 1,000 total stalls required) are required to be allocated for vendor and event employee staff 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 of staff hours at the sole 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.
- 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 the emergency response route/drive-aisle through the subject site for emergency service vehicle access to the event market area and overall site. This response route is required to remain clear and unimpeded at all times.
- Submission and approval of a Fire Safety Plan by Richmond Fire Rescue for the evening market event.

Evening Market Site Plan

- Implementation of the event in accordance to the night market site plan as shown in the TCUP report and attached as **Schedule "D"** to the TCUP, including:
 - Parking stalls, drive-aisles, emergency access routes are to be implemented as noted on the site plan.
 - Fencing is required to be installed and maintained as noted on the site plan.
 - No evening market event activities are permitted to occur within the existing warehouse building and that the appropriate fencing be installed to restrict access.

Evening 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.
- 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 organizer's staff and is to include the subject property as well as surrounding areas impacted by the evening market event.

Evening 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.

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.
- 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

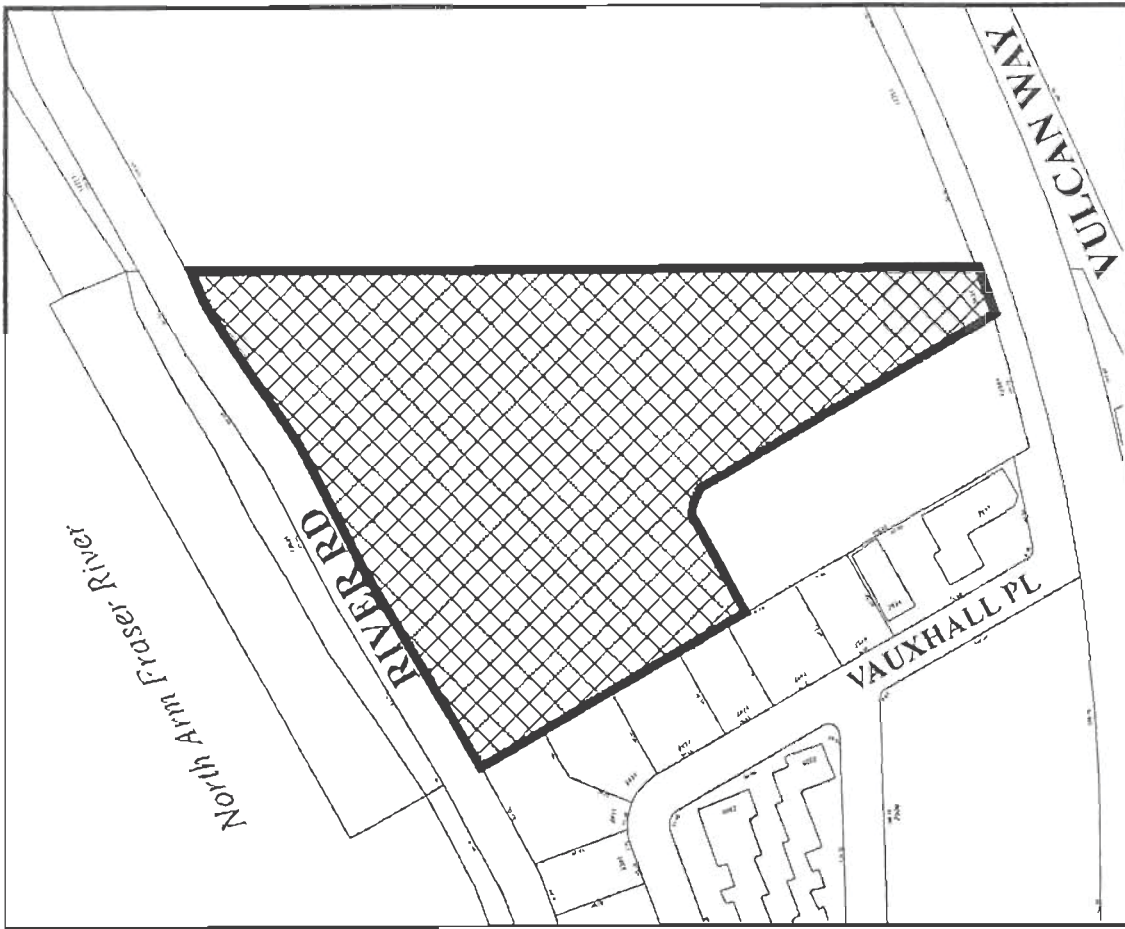
- At the conclusion of each event operation day, any road modifications (temporary signage, barriers, cones) associated with the TMP must be removed and original road conditions restored to the satisfaction of the Transportation Division staff.
- Upon expiration of this permit or cessation of the permitted 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.

Lions Communications Inc.
by its authorized signatory

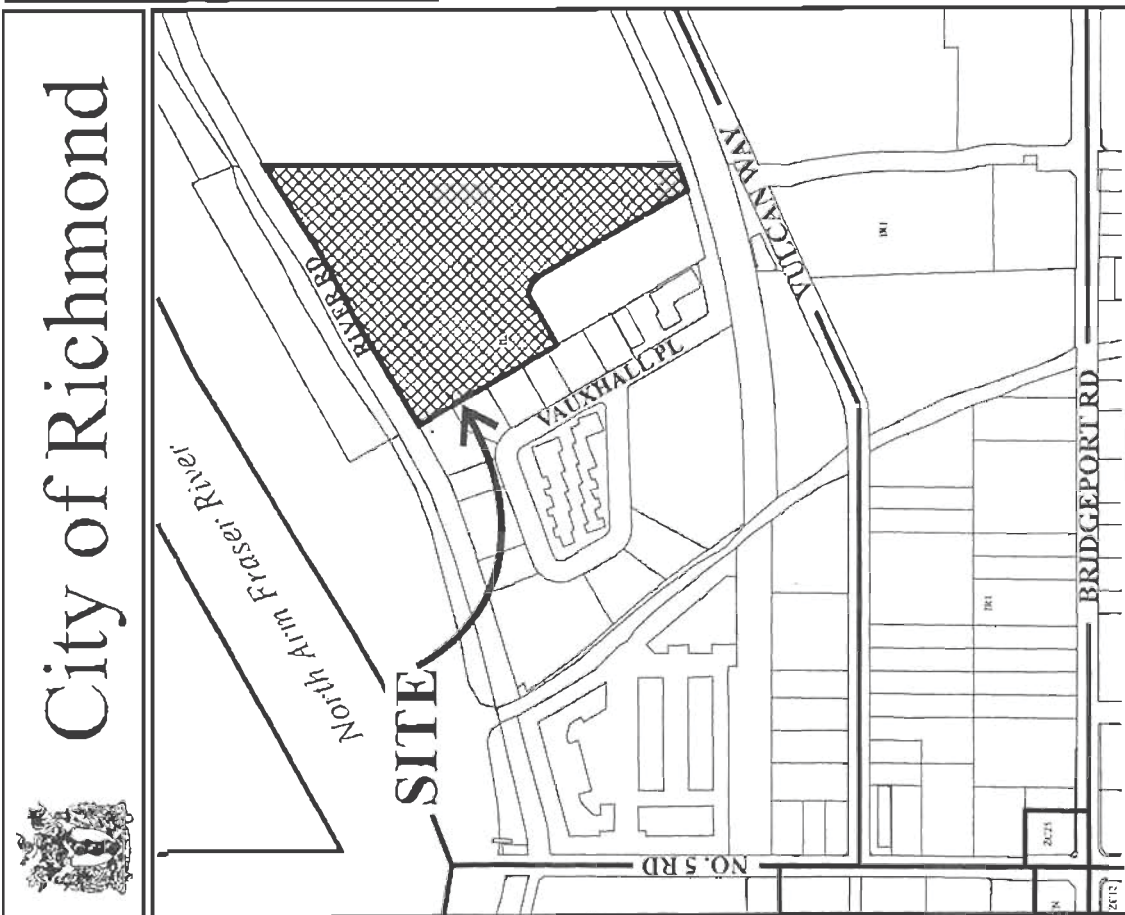
Paul Cheung
Lions Communications Inc.



Original Date: 03/05/12

Revision Date:

Note: Dimensions are in METRES



TU 12-600784



City of Richmond



Schedule "C"

Evening Market Event Schedule of Dates for 2012 – 12631 Vulcan Way

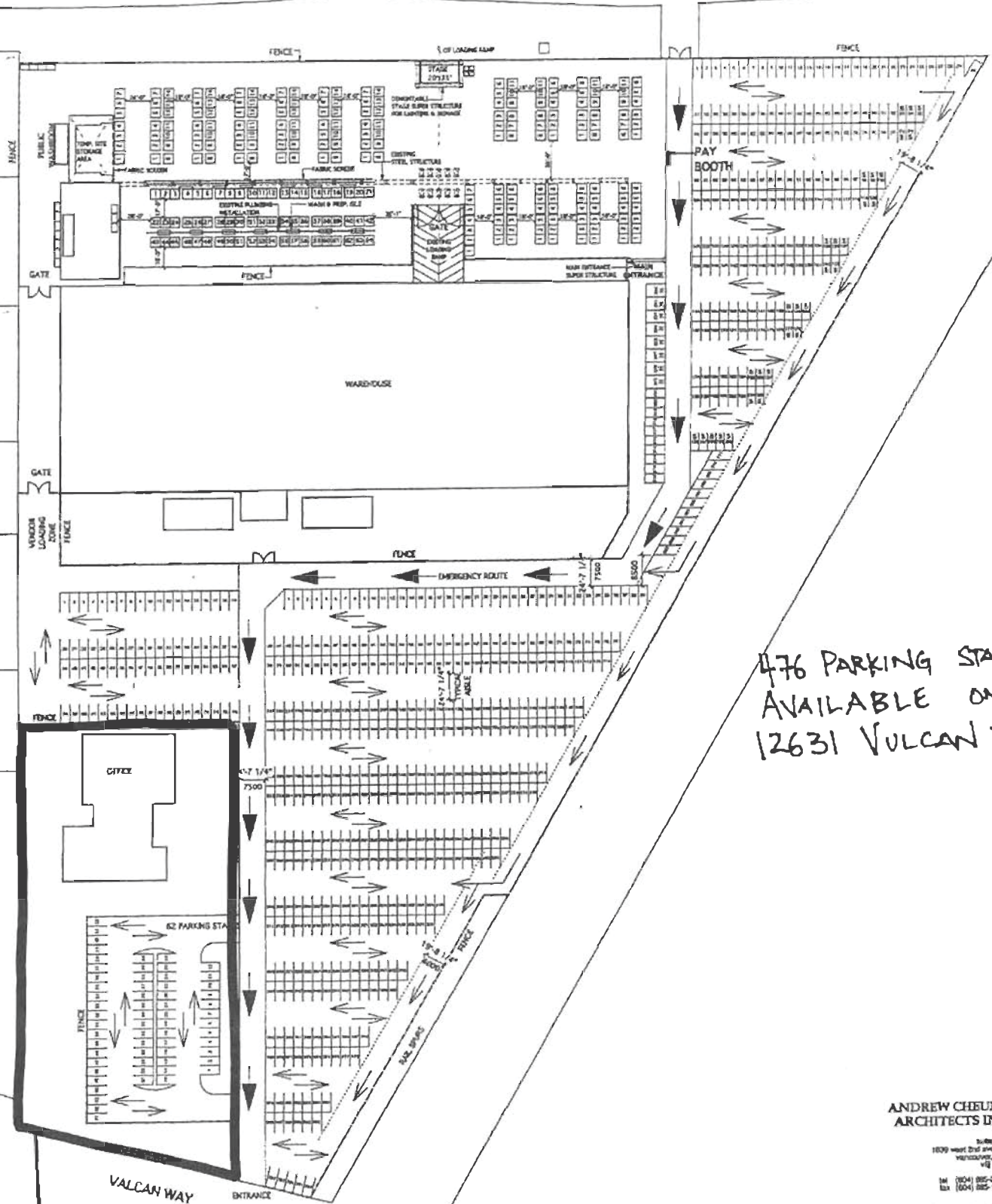
Month	Day	Event Hours		Month	Day	Event Hours
May (10 Days)	11	7pm-12am		June (14 Days)	1	7pm-12am
	12	7pm-12am			2	7pm-12am
	13	7pm-11pm			3	7pm-11pm
	18	7pm-12am			8	7pm-12am
	19	7pm-12am			9	7pm-12am
	20	7pm-12am			10	7pm-11pm
	21	7pm-11pm			15	7pm-12am
	25	7pm-12am			16	7pm-12am
	26	7pm-12am			17	7pm-11pm
	27	7pm-11pm			22	7pm-12am
			23		7pm-12am	
			24		7pm-11pm	
			29		7pm-12am	
			30		7pm-12am	
July (13 Days)	1	7pm-11pm		August (14 Days)	3	7pm-12am
	6	7pm-12am			4	7pm-12am
	7	7pm-12am			5	7pm-12am
	8	7pm-11pm			6	7pm-11pm
	13	7pm-12am			10	7pm-12am
	14	7pm-12am			11	7pm-12am
	15	7pm-11pm			12	7pm-11pm
	20	7pm-12am			17	7pm-12am
	21	7pm-12am			18	7pm-12am
	22	7pm-11pm			19	7pm-11pm
	27	7pm-12am			24	7pm-12am
	28	7pm-12am			25	7pm-12am
	29	7pm-11pm			26	7pm-11pm
			31		7pm-12am	
September (9 days)	1	7pm-12am				
	2	7pm-12am				
	3	7pm-11pm				
	7	7pm-12am				
	8	7pm-12am				
	9	7pm-11pm				
	14	7pm-12am				
	15	7pm-12am				
	16	7pm-11pm				
Total Number of Event Operation Days - 60						

Evening Market Event Schedule of Dates for 2014 – 12631 Vulcan Way

Month	Day	Event Hours	Month	Day	Event Hours
May (12 Days)	9	7pm-12am	June (13 Days)	1	7pm-11pm
	10	7pm-12am		6	7pm-12am
	11	7pm-11pm		7	7pm-12am
	16	7pm-12am		8	7pm-11pm
	17	7pm-12am		13	7pm-12am
	18	7pm-12am		14	7pm-12am
	19	7pm-11pm		15	7pm-11pm
	23	7pm-12am		20	7pm-12am
	24	7pm-12am		21	7pm-12am
	25	7pm-11pm		22	7pm-11pm
	30	7pm-12am		27	7pm-12am
	31	7pm-12am		28	7pm-12am
				29	7pm-11pm
July (12 Days)	4	7pm-12am	August (16 Days)	1	7pm-12am
	5	7pm-12am		2	7pm-12am
	6	7pm-11pm		3	7pm-12am
	11	7pm-12am		4	7pm-11pm
	12	7pm-12am		8	7pm-12am
	13	7pm-11pm		9	7pm-12am
	18	7pm-12am		10	7pm-11pm
	19	7pm-12am		15	7pm-12am
	20	7pm-11pm		16	7pm-12am
	25	7pm-12am		17	7pm-11pm
	26	7pm-12am		22	7pm-12am
	27	7pm-11pm		23	7pm-12am
		24		7pm-11pm	
		29		7pm-12am	
		30		7pm-12am	
		31		7pm-12am	
September (7 days)	1	7pm-11pm			
	5	7pm-12am			
	6	7pm-12am			
	7	7pm-11pm			
	12	7pm-12am			
	13	7pm-12am			
	14	7pm-11pm			
Total Number of Event Operation Days - 60					

SCHEDULE D

RIVER ROAD



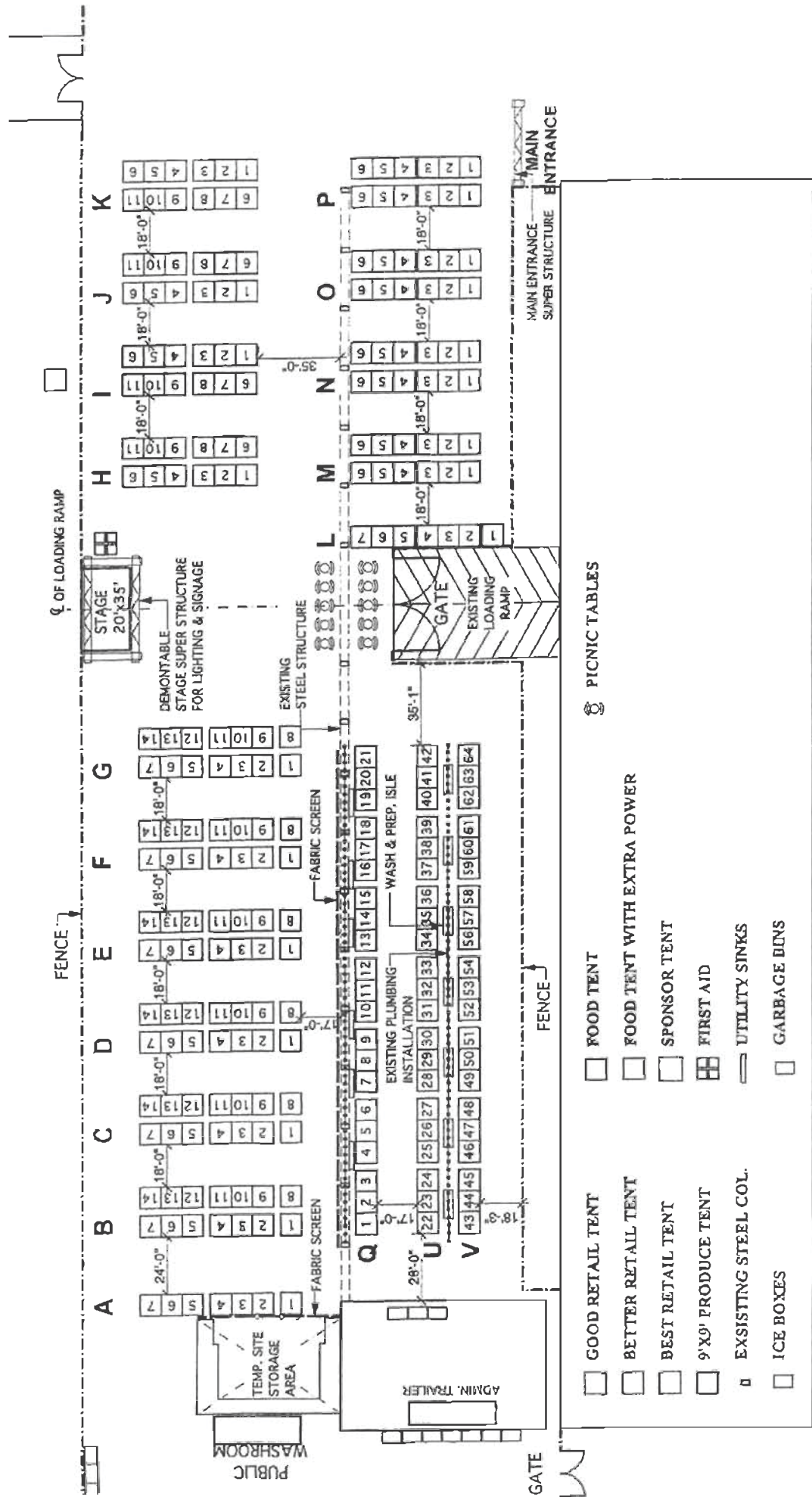
476 PARKING STALLS
AVAILABLE ON
12631 VULCAN WAY

12591 VULCAN WAY

ANDREW CHEUNG
ARCHITECTS INC.

Suite A10
1809 West 2nd Avenue
Richmond, B.C.
V6V 1Y3
Tel: (604) 285-2088
Fax: (604) 285-1889

Project		SUMMER NIGHT MARKET, RICHMOND, B.C.	
Site		PARKING PLAN	
Drawn by	Checked by	Scale	Revision
		N.T.S.	1/02/14
Client	Project No.	Sheet No.	of



- GOOD RETAIL TENT
- BETTER RETAIL TENT
- BEST RETAIL TENT
- 9'X9' PRODUCE TENT
- EXISTING STEEL COL.
- ICE BOXES
- FOOD TENT
- FOOD TENT WITH EXTRA POWER
- SPONSOR TENT
- FIRST AID
- UTILITY SINKS
- GARBAGE BINS
- PICNIC TABLES

SUMMER NIGHT MARKET RICHMOND B.C. 2012 BOOTH LAYOUT