




To: Planning Committee **Date:** July 5, 2017
From: Wayne Craig **File:** TU 17-764698
Director, Development
Re: **Application by Firework Productions Ltd. for a Temporary Commercial Use Permit at 8351 River Road and Duck Island (Lot 87 Section 21 Block 5 North Range 6 West Plan 34592)**

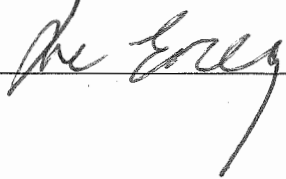
Staff Recommendation

1. That the application by Firework Productions Ltd. for a Temporary Commercial Use Permit at 8351 River Road and Duck Island (Lot 87, Section 21 Block 5 North Range 6 West Plan 34592) be considered at the Public Hearing to be held on September 5, 2017 at 7:00 p.m. 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 effective on November 1, 2017 to Firework Productions Ltd. for properties at 8351 River Road and Duck Island (Lot 87, Section 21 Block 5 North Range 6 West Plan 34592) for the purposes of permitting a night market event between May 11, 2018 to October 28, 2018 (inclusive), May 10, 2019 to October 27, 2019 (inclusive) and May 8, 2020 to October 31, 2020 (inclusive) and a winter festival event between December 1, 2017 to January 7, 2018 (inclusive), November 23, 2018 to January 6, 2019 (inclusive) and November 29, 2019 to January 5, 2020 (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 to be extended to include all properties to the north of Bridgeport Road and West of Great Canadian Way as shown in Attachment 4 to the staff report dated July 5, 2017 from the Director of Development.


Wayne Craig
Director, Development
WC:ke
Att. 6

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Business Licences	<input checked="" type="checkbox"/>	
Community Bylaws	<input checked="" type="checkbox"/>	
Economic Development	<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

Firework Productions Ltd. has applied to the City of Richmond for a Temporary Commercial Use Permit (TCUP) to allow a seasonal night market event generally from May to October and a winter festival generally occurring in December at 8351 River Road and Duck Island (Lot 87, Section 21 Block 5 North Range 6 West Plan 34592) (herein called the subject site) (Attachment 1). The seasonal night market event from May to October (herein called the summer event) is proposed for 2018, 2019 and 2020. The winter festival generally occurring in December is proposed for 2017, 2018 and 2019.

In 2012, Council issued a TCUP (TU 11-595782) valid for 3 years (2012, 2013 and 2014) on the subject site for the seasonal night market event from May to October. This TCUP was renewed in 2014 (TU 14-666140) for an additional 3 years (2015, 2016 and 2017) and expires on October 29, 2017. As per the *Local Government Act*, a new TCUP is required, rather than another renewal.

Findings of Fact

A Development Application Data sheet providing details about the event proposals is provided in Attachment 2.

The subject site is also subject to a rezoning application (RZ 12-598104) proposing a comprehensive mixed use development for the site, which is being processed by staff. The applicant has obtained a lease and authorization from the property owner to apply for and operate seasonal market events on the site for the next 3 years. If, as a result of the processing of the rezoning application, any works or modifications to the subject site occur that impact the proposed seasonal events, staff will review to determine if the parameters of the TCUP need to be modified and will advise Council of any necessary revisions and approvals.

Surrounding Development

The subject site is located along the Fraser River in the north portion of the Bridgeport Village Sub Area in the City Centre Area Plan (CCAP). Development immediately surrounding the subject site is as follows:

- To the north: Fraser River.
- To the east: Fraser River/foreshore area and River Rock Casino and Resort zoned "Casino Hotel Commercial (ZC17)".
- To the south: "Light Industrial (IL)" and "High Rise Commercial – City Centre (ZC33)" zoned properties on the south side of River Road.
- To the west: Property owned by the Port of Vancouver and the Airport Connector Bridge.

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) land use designation for the subject site is “Commercial” and “Park”. Council may issue temporary use permits in areas designated Industrial, Mixed Employment, Commercial, Neighbourhood Shopping Centre, Mixed Use and Limited Mixed Use, Agricultural (outside of the ALR) where deemed appropriate by Council.

The proposed TCUP application complies with the provisions of the OCP and the proposed use of the site for a seasonal market event from May to October and a winter festival generally during December will be compatible with the surrounding land uses. The proposed temporary commercial uses and accessory entertainment activities are consistent with the “Commercial” OCP land use designation, including land use policies applicable for the City Centre Area Plan.

Local Government Act

The *Local Government Act* places a maximum 3 year period for uses granted through a Temporary Use Permit under the legislation. This TCUP application applies for temporary uses to allow for:

- A seasonal winter festival event to be held generally in the month of December for 2017, 2018 and 2019; and
- A summer event to be held generally between the months of May to October for 2018, 2019 and 2020.

To comply with the 3 year period limit in the legislation, this TCUP is recommended to be issued and effective on November 1, 2017 to allow for a total of 3 annual winter and 3 annual summer events over a 3 year period expiring on October 31, 2020. The existing TCUP approved for summer event operations for 2015, 2016 and 2017 (TU 14-666140) expires on October 30, 2017.

The *Local Government Act* also includes provisions to allow for a renewal of the TCUP to occur for an additional 3 year period. TCUP renewals are made through application, which require Council approval.

Public Consultation

The event organizer conducted consultation with businesses and residences in the surrounding area to request feedback on previous market event held on the subject site. This consultation also included the applicant’s plans for a winter festival on the subject site. The applicant’s consultation summary and comments is contained in Attachment 3. The feedback received was generally positive and supportive of the proposal. Many of the businesses and residences requested the organizer to provide no parking signs and parking passes for residents/businesses consistent with past event operations on the site.

Should Planning Committee and Council endorse the staff recommendation, the application will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. In accordance with the previous public hearing notification area

undertaken for the original TCUP in 2012 and subsequent renewal, staff recommend an expanded notification area bounded by Bridgeport Road to the south, Great Canadian Way to the East and Fraser River to the west and north (Attachment 4).

Analysis

Event Description – Summer Event

The proposal for the summer event (May to October for 2018, 2019 and 2020) is similar compared to previous operations on the subject site. The event will consist of an outdoor market composed of food and commercial retail vendors in conjunction with a variety of entertainment and other accessory activities and functions in support of the market event (Attachment 5 – summer event site plan). The following are some key highlights of the summer event proposed over the 2018 to 2020 period:

- Up to 150 commercial/retail vendor booths and 120 food vendor booths.
- Supporting services (washroom, first aid, security, garbage/recycling).
- On-site entertainment activities and displays.
- Open from mid-May to the end of October on Friday, Saturday, Sundays and Statutory holiday evenings (where applicable) from 7 pm to 11 pm/midnight (Attachment 2).
- Provisions for 1,480 dedicated off-street parking stalls on the subject site for event purposes. The applicant has also secured 200 parking stalls on other off-site properties they have leased for the next three year period for the purposes of use by vendors for parking purposes.

Event Description – Winter Event

The proposal for a winter festival on the subject site is a new event proposed by the applicant. The winter festival event is proposed during the month of December in 2017, 2018 and 2019. The organization and structure of the winter festival is similar to the event during the summer as the event will have a number of commercial/retail and food vendors. Also similar to the summer event is on-site entertainment and themed displays in support of the winter festival (Attachment 6 – winter festival site plan). The following are some key highlights of the winter festival event:

- Up to 70 commercial/retail and 60 food vendors.
- Supporting services (washroom, first aid, security, garbage/recycling).
- On-site entertainment activities and displays.
- A majority of the event will be outdoors, however larger tent structures are proposed to provide shelter to the food vendors with separate tent structures for eating/seating areas. Building permits will be required for these tent structures to ensure compliance with BC Building Code.
- Seasonal winter festival lights and themed illumination displays will be located throughout the event site.
- 1,480 dedicated off-street parking stalls on the subject site for event purposes.
- Additional days of operation are included in the TCUP for the winter event in late November and the first week of January to allow the event organizer to operate during these days in the event a significant weather event reduces operational days in December.

Transportation – Parking and Traffic Management

Transportation staff have reviewed the TCUP application for both the summer event and winter festival. The following is a summary of parking and traffic management provisions specific to the summer event:

- 1,480 parking stalls available on the subject site is sufficient for the proposed event (note: parking stalls must be free. In past years, the event organizer has charged an admission fee at the entrance gate for all attendees to the event).
- Event organizer has secured 200 stalls on properties leased through to 2020 on West Road close to the event site for the purposes of vendor parking. This parking arrangement for event vendors opens up more available parking on the Duck Island site dedicated to event attendees. In the event this arrangement for vendor parking is no longer in place, a suitable contingency plan will need to be developed by the applicant to the satisfaction of Transportation staff. A requirement in the TCUP terms and conditions will be for the event organizer to confirm their lease agreement annually prior to the start of each summer event season or suitable contingency plan approved by Transportation staff.
- Submission and approval of a Traffic Management Plan (TMP) by the City's Transportation staff and implementation of the TMP by a professional traffic control company. The cost of developing the TMP and all costs of implementing the plan by a professional traffic control company is at the applicant's sole cost.

The following is a summary of parking and traffic management provisions specific to the winter festival event:

- 1,480 parking stalls available on the subject site is sufficient for the proposed event (note: parking stalls must be free).
- No separate off-site vendor parking is being secured for the winter event as the number of vendors compared to the summer event will be smaller and overall scale of the winter event compared to the summer is generally reduced.

A Traffic Impact Assessment (TIA) was submitted in relation to the winter event to examine the proposed winter event start time (ranging from 4-6pm) on weekdays and weekends coinciding with the commuter and retail shopping peak traffic period (pm – late afternoon/early evening). The findings of the TIA are summarized as follows:

- Traffic conditions for the winter event are anticipated to be better compared to the summer event due to:
 - The smaller size (approximately half the number of retail and food vendors) of the winter event compared to the summer event.
 - Existing background traffic numbers in December are typically at their lowest when compared to the rest of the year.
 - Winter event traffic is anticipated to peak after 6pm at which time the volumes of commuter and retail shopping traffic is anticipated to have decreased.
 - TIA has concluded that traffic generated by the winter event could be accommodated both during the commuter peak traffic period (4-6pm) and outside the commuter peak traffic time (after 6pm and on weekends).

- TIA has recommended a similar approach to manage traffic (compared to the existing traffic management plan for the summer market event) in directing traffic to access the market event site to use mainly No. 3 Road.

Transportation staff have reviewed the TIA and support the findings.

The subject site is well serviced by transit (Canada Line – Bridgeport Station), which will provide an alternative means for event patrons to commute to and from the site for the summer and winter events and help mitigate event traffic impacts to the surrounding road network. The existing traffic management plan of directing traffic to and from the event site through No. 3 Road to facilitate traffic access is effective at maintaining vehicle access to other businesses in the surrounding area.

RCMP

Dedicated RCMP officers are required at the summer and winter event to provide for a police presence and quick response in the event of an emergency, generally oversee event safety/security and event attendees and vendors, and monitor operation of the TMP and vehicle traffic to and from the event site. RCMP members dedicated to this event will be in addition to the existing RCMP deployment in Richmond.

A minimum of two RCMP officers dedicated to the event each day of operation for the summer and winter event's is required. The applicant is required to pay for all RCMP staff costs associated with the events at the applicable hourly rates. The required bond amounts required as part of this TCUP includes the estimated RCMP costs (see Financial Impact section). RCMP's involvement in these events in the TCUP is consistent with the past practice on this event site since 2012.

Community Bylaws

Dedicated Community Bylaws staff are also required at the summer and winter event for the purposes of monitoring and enforcing on-street parking and related City roadway regulations around the night market event site. Community Bylaws staffing for the event will be arranged to provide up to six hours of patrol per event day by Community Bylaws during the event operations (summer and winter). Community Bylaws will arrange for the scheduling of staff in order to provide sufficient coverage to monitor on-street parking and related regulations in accordance with the terms of the TCUP. The applicant is required to pay for all Community Bylaw staff costs associated with the events at the applicable hourly rates. The required bond amounts required as part of this TCUP includes the estimated Community Bylaws costs (see Financial Impact section). Community Bylaws staffing associated with these events proposed in the TCUP is consistent with the past practice on this event site since 2012.

Richmond Fire Rescue

The proposed site plans for the summer and winter event's is based on the existing configuration and maintains existing emergency access provisions. A fire safety plan for the summer and winter event is required to be developed by the appropriate consultant for submission to Richmond Fire Rescue staff for review and approval prior to the event opening and in

conjunction with any applicable building permits required for the event. The requirement for and approval of the fire safety plan by Richmond Fire Rescue is incorporated into the terms and conditions of this TCUP. The event organizer and each food vendor operating on the event site is required to comply with the Richmond Fire Rescue General Fire Safety Requirements for Food Vendor Including Mobile Food Trucks, which is contained as an attached schedule in the proposed TCUP.

Building Approvals

For the proposed summer and winter events, any buildings/structure (temporary tents) or changes to existing on-site servicing (i.e., plumbing system for the food court) will require submission of the necessary building and site servicing (plumbing) permits, including any necessary supporting consultancy reports, to ensure compliance with all applicable regulations. Issuance of all building permits prior to the event opening for the summer and winter event is required and identified in the proposed TCUP terms and conditions.

A preliminary building consultant's plan and report has been submitted to outline proposed buildings/structures and revisions to on-site servicing (i.e., plumbing system for the food court) that staff have reviewed and provided the following comments:

- An expansion to the existing food court plumbing system will require additional plumbing infrastructure to be added based on code requirements and to the satisfaction of Building Approvals staff.
- Development of an acceptable plan to the satisfaction of Building Approvals staff to properly heat trace and insulate to protect the on-site servicing (i.e., plumbing system for the food court and on-site washroom facilities) from freezing during the winter time period.
- Ensure measures are implemented to prevent any ponding of water and potential freezing during winter months.
- All buildings/structures proposed for occupancy and use as part of the summer and winter events will need to address City staff requirements, demonstrate code compliance and apply for and obtain building permits.

Business Licensing

All commercial retail and food vendor booths operating at the summer and/or winter event on the subject site are required to obtain a Business License. The event organizer is also required to obtain a Business License from the City in order to operate the seasonal events. Requirements for all vendors and the event organizer to obtain Business Licenses are identified in the proposed TCUP terms and conditions.

Vancouver Coastal Health

All vendors involved in the handling of food and beverage products at summer or winter event are required to obtain permits from Vancouver Coastal Health to ensure compliance with food safety, sanitation and food handling requirements that all vendors and the event organizer must adhere to.

VCH has an existing application and inspection process for food vendor permits to ensure compliance with their requirements. VCH permits must be approved and food vendors inspected to the satisfaction of VCH staff prior to vendors or the food court opening. VCH requirements for food vendor permits and inspections are identified in the TCUP terms and conditions.

Financial Impact

Cost Recovery – City and RCMP Expenses

A cost recovery model for City and RCMP expenses incurred as a result of providing the necessary RCMP and Community Bylaws staff support and traffic monitoring and directional signage proposed. All costs are to be paid by the event organizer for the proposed summer and winter events over the next 3 years. This approach is consistent with previous Temporary Commercial Use Permits issued for these types of seasonal market events operating in the City.

The cost recovery model applied to this TCUP for the proposed summer and winter events involves the event organizer providing an operational bond (based on an estimate of RCMP and City costs) to the City in advance of the event opening. Separate operational bonds are required for the summer and winter events on an annual basis and will cover the following:

Summer and Winter Event

- 2 RCMP officers assigned to the night market event each day of operation and during all hours of operation for the summer and winter event at the applicable overtime rate (commute time to and from the event to be included).
- Coverage for RCMP commercial crimes unit resources and staff time to address any concerns or complaints about the retailing of counterfeit/intellectual property protected items at the summer or winter event. The event organizer has a strategy in place to prevent the retailing of any counterfeit/intellectual property protected items, including expulsion of vendors from the event and monitoring of vendors by event staff. If the event organizer effectively prohibits this activity from the event, there would be no cost incurred by the event organizer associated with any work done by RCMP commercial crimes unit.
- Community Bylaws – Up to 6 hours (based on the applicable overtime rate) of dedicated patrol by Community Bylaw officers on each event day of operation at the summer and winter event. The scheduling of officers to provide the 6 hours of event day coverage to the summer and winter event will be determined by Community Bylaws.
- Attendance by City Transportation staff to oversee and monitor implementation of the Traffic Management Plan and general event operations related to traffic.
- Production, posting and takedown of event directional signage by City staff.

Contingency – Operational Bond

- For the previous 6 years for the market event on the Duck Island site from 2012 to 2017, a contingency of 20% was applied to each year of the operational bond for potential additional traffic control measures and/or roadway works needed to mitigate traffic impacts of the event. Based on a review of costs incurred by the RCMP and City since 2012, this 20% contingency did not need to be utilized. As a result, it is recommended that a 20% contingency not be required for the summer event only.

- For the proposed winter event, the operational bond includes a 20% contingency as this is a brand new event proposed on the subject site. This contingency would cover any costs associated with additional traffic control and related works.

Operational Bond Requirements

Summer Event

- 2018 – \$200,000
- 2019 – \$200,000
- 2020 – \$200,000

Winter Event

- 2017 – \$85,000 (base amount) plus \$17,000 (20% contingency) = \$102,000 total
- 2018 – \$95,000 (base amount) plus \$19,000 (20% contingency) = \$114,000 total (5 additional operational days compared to 2017 and 2019 event).
- 2019 – \$85,000 (base amount) plus \$17,000 (20% contingency) = \$102,000 total

Upon conclusion of the summer and winter market events each year, any surplus amount remaining from the submitted bond will be reimbursed to the event organizer once all City and RCMP costs have been invoiced and paid. If the submitted operational bond does not cover the City costs for the event, the event organizer is required to pay the outstanding balance for all City and RCMP costs associated with the event as outlined in this TCUP.

The Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw 7273 requires that security bonds required for the purposes of the TCUP be submitted prior to Council consideration of the TCUP at Public Hearing. As a result, the following operational security bond submission deadline dates apply for the TCUP renewal:

Summer Event

- 2018 - \$200,000 to be submitted prior to April 11, 2018.
- 2019 - \$200,000 to be submitted prior to April 10, 2019.
- 2020 - \$200,000 to be submitted prior to April 8, 2020.

Winter Event

- 2017 - \$102,000 to be submitted prior to September 1, 2017.
- 2018 - \$114,000 to be submitted prior to October 23, 2018.
- 2019 - \$102,000 to be submitted prior to October 29, 2019

Conclusion

Firework Productions Ltd. has applied to the City of Richmond for a Temporary Commercial Use Permit to allow for a seasonal night market event generally from May to October in 2018, 2019 and 2020 and winter festival event occurring during the month of December in 2017, 2018 and 2019.

The proposed use of the subject site as an event site for a summer market and winter festival event has addressed all issues related to community safety, minimizing impacts to the surrounding area and businesses and mitigating traffic impacts.

Staff recommend that the attached TCUP be approved and issued effective on November 1, 2017 at 8351 River Road and Duck Island for the purposes of allowing a seasonal summer market event and winter festival for a three year period expiring on October 31, 2020.



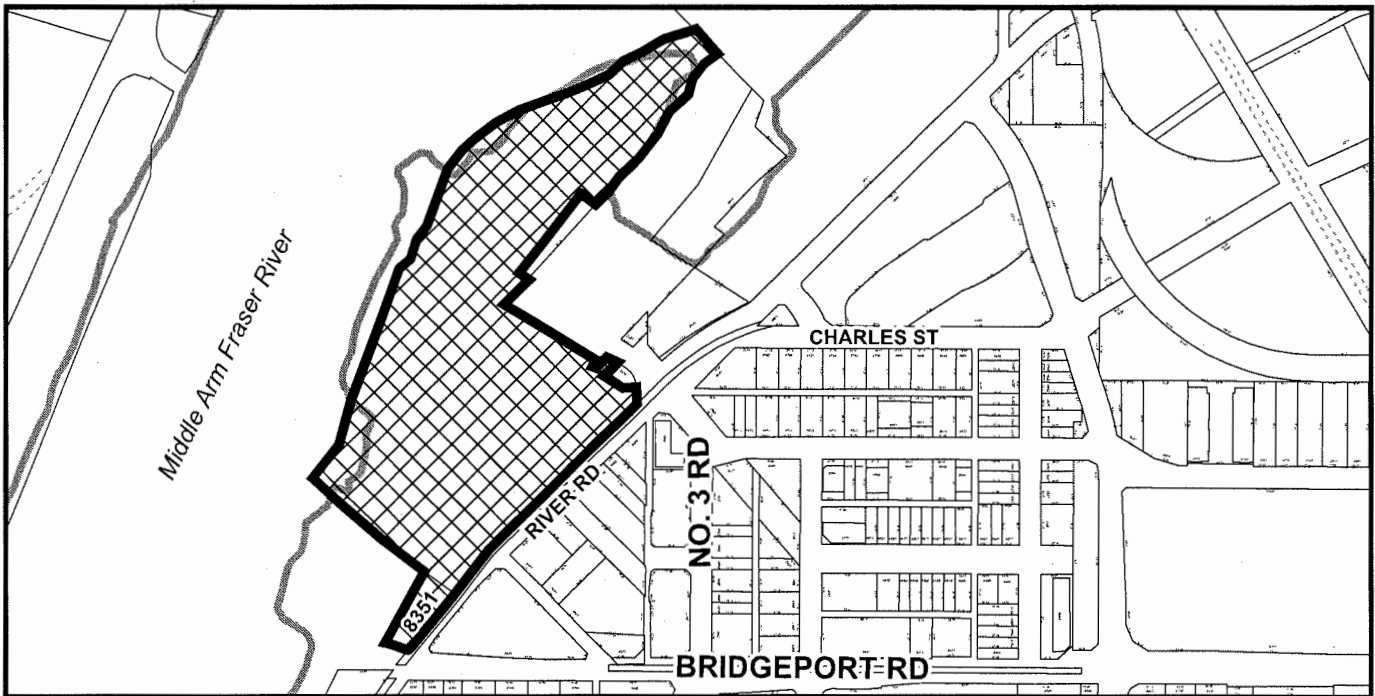
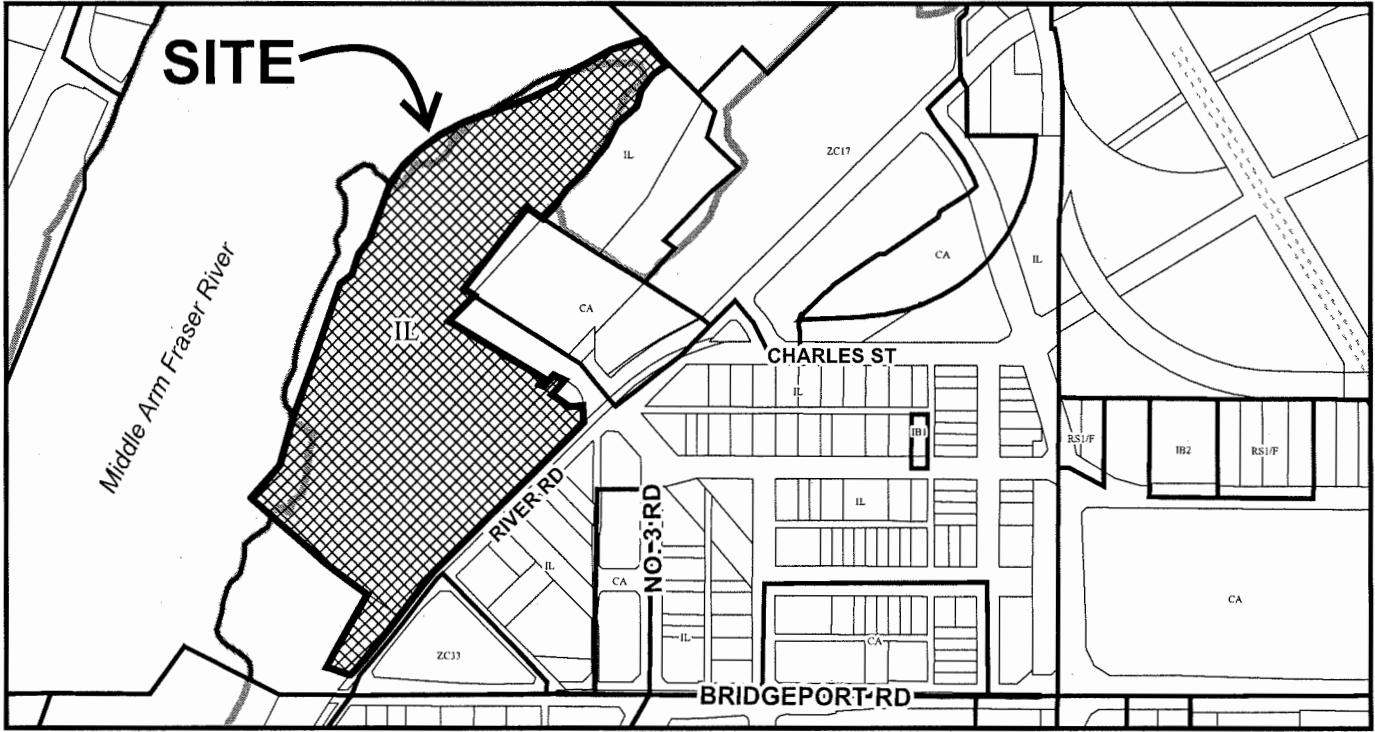
Kevin Eng
Planner 2

KE:cas

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Applicant Public Consultation and Comments Summary
- Attachment 4: Location Map of Recommended Public Hearing Notification Area
- Attachment 5: Summer Market Event Site Plan
- Attachment 6: Winter Festival Event Site Plan



City of Richmond



TU 17-764698

Original Date: 02/27/17
Revision Date: 07/06/17
Note: Dimensions are in METRES



City of
Richmond



TU 17-764698

Original Date: 02/28/17

Revision Date: 06/07/17

Note: Dimensions are in METRES

CNCL - 268



TU 17-764698

Attachment 2

Address: 8351 River Road and Duck Island (Lot 87 Section 21 Block 5 North Range 6 West Plan 34592)

Applicant: Fireworks Production Ltd.

	Existing	Proposed
Owner:	Sanhurgon Investment Ltd., Inc. No. BC908774	No change
Site Size:	78,424 m ²	No change
Land Uses:	<ul style="list-style-type: none"> Market event area and related infrastructure and off-street parking area Existing Canada Line guide way. 	Proposed summer market event and winter festival consisting of food/retail vendors, supporting on-site entertainment, activities and displays and event parking
OCP Designation:	Commercial and Park	No change
City Centre Area Plan Designation: Bridgeport Village Sub Area	Urban Centre (T5)	No change
Zoning:	Light Industrial (IL)	No change

Richmond Night Market – Summer Event

Year	Opening/Closing Dates	Days of Operation	Hours of Operation
2018	May 11, 2018 to October 28, 2018	Fri, Sat, Sun and Stat. Holidays	7 pm to 12 am on Fri/Sat/Sun. before stat. holiday 7 pm to 11 pm on Sun. and stat. holiday
2019	May 10, 2019 to October 27, 2019	Fri, Sat, Sun and Stat. Holidays	7 pm to 12 am on Fri/Sat/Sun. before stat. holiday 7 pm to 11 pm on Sun. and stat. holiday
2020	May 8, 2020 to October 31, 2020	Fri, Sat, Sun and Stat. Holidays (Closed on July 1, 2020)	7 pm to 12 am on Fri/Sat/Sun. before stat. holiday 7 pm to 11 pm on Sun. and stat. holiday

Winter Festival Event

Year	Opening/Closing Dates	Days of Operation	Hours of Operation
2017/18	December 1, 2017 to January 7, 2018	Weekdays and weekends except for the following event closure dates: 2017/2018 – Closed on December 4, 5, 11, 12, 18, 25 and January 1, 2018.	Opening between 4pm to 6pm and closing between 9pm to 10pm on weekdays and weekends. New Year's Eve (December 31) hours of operation for 2017 shall be 4pm to midnight.
2018/19	November 23, 2018 to January 6, 2019	Weekdays and weekends except for the following event closure dates: 2018/2019 – Closed on November 26, 27, December 3, 4, 10, 11, 17, 25 and January 1, 2019.	Opening between 4pm to 6pm and closing between 9pm to 10pm on weekdays and weekends. New Year's Eve (December 31) hours of operation for 2018 shall be 4pm to midnight.
2019/20	November 29, 2019 to January 5, 2020	Weekdays and weekends except for the following event closure dates: 2019/2020 – Closed on December 2, 3, 9, 10, 16, 17 and 25.	Opening between 4pm to 6pm and closing between 9pm to 10pm on weekdays and weekends. New Year's Eve (December 31) hours of operation for 2019 shall be 4pm to midnight.

Richmond Night Market 2017 Neighbourhood Consultation

	Street Name	Unit/Building	Contact Person	Phone No.	Comments	Issues	No Issues
1	Beckwith Rd	8651	Sako.	604-724-7665	perfect.		✓
2	Beckwith Rd	8711 #180	Peter	604-244-9292	NO		✓
3	Beckwith Rd	8731	Gary	778-388-3158	NO ISSUES. Very happy about the event.		✓
4	Beckwith Rd	8791	Mark Lowe	604-316-6793	NO		✓
5	Beckwith Rd	8811	Arne Kaufman	604-270-7593	NO CONCERNS. REQUESTS PARKING SIGN		✓
6	Beckwith Rd	8851 #110	Francis Tchao	604-722-6691	NO. Requests parking sign x2		✓
7	Beckwith Rd	8851 #120			Under construction		
8	Beckwith Rd	8851 #130			Not open		
9	Beckwith Rd	8851 #140			Owner is not here		
10	Beckwith Rd	8851 #150			Not open		
11	Beckwith Rd	8851 #160			Dinner is not here.		
12	Beckwith Rd	8911 #110	Maritza Che	604-235-0918	Very Supportive		✓
13	Beckwith Rd	8911 #120	Jimmy	778-829-2809	NO Comments. Very happy about the event.		✓
14	Beckwith Rd	8911 #200	Patrick	604-207-2251	No Comments		✓
15	Beckwith Rd	8911 #230	Anna	604-270-8384	NO Comments.		✓
16	Beckwith Rd	8931	Yoshi	604-278-4289	NO. Requests parking sign		✓
17	Beckwith Rd	8971	Sally	604-961-6090	Owner is not here, but the staff is very happy.		✓
18	Beckwith Rd Smith Rd	2651			Owner is not here.		
19	Smith Rd	2611			Owner is not here.		
20	Smith St	2751	Danny	604-270-9608	no issues and very happy		✓

Richmond Night Market 2017 Neighbourhood Consultation

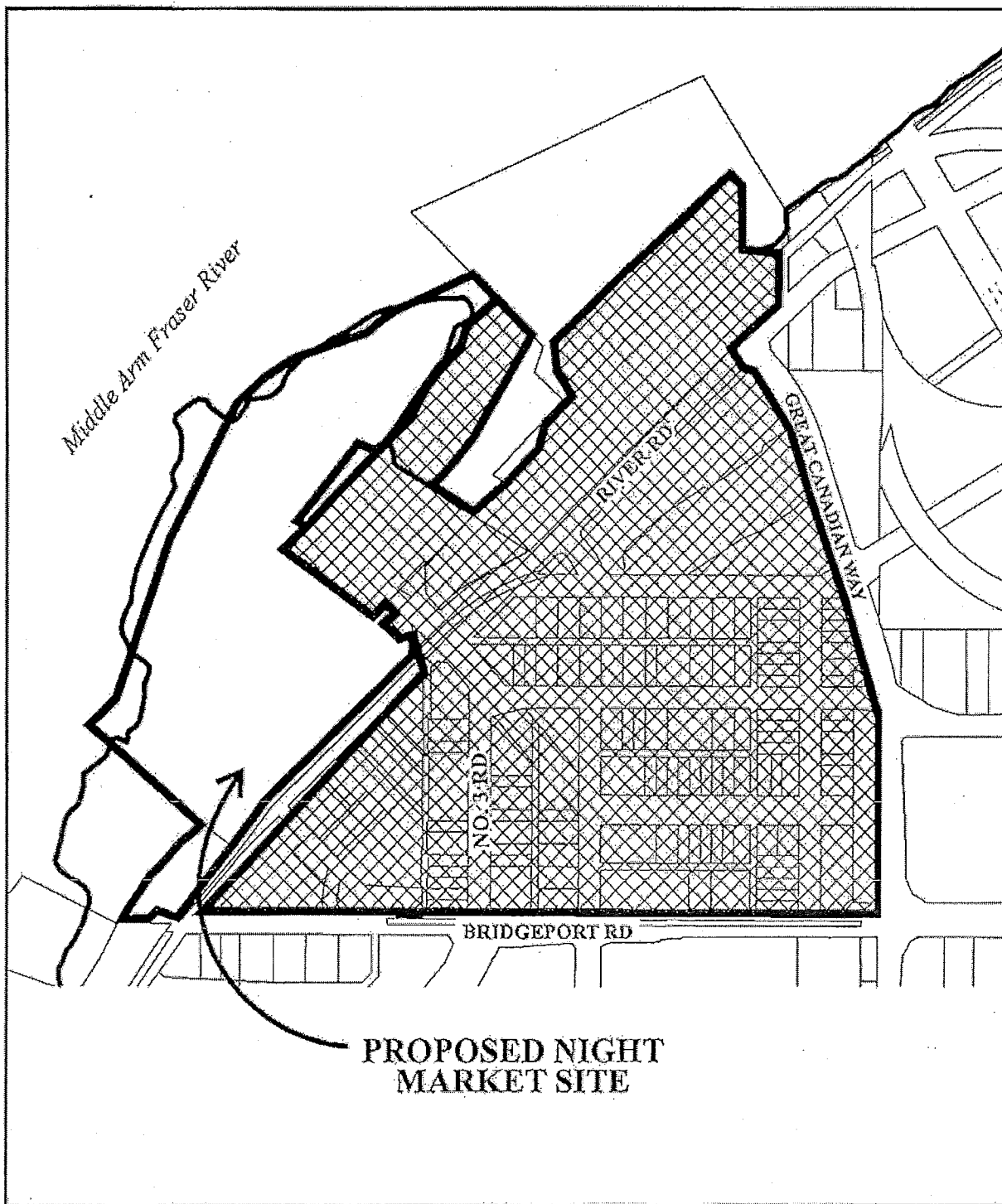
	Street Name	Unit/Building	Contact Person	Phone No.	Comments	Issues	No Issues
21	Smith St.	2571	Lene	604-276-8662	no comments		✓
22	Smith St.	2640			Owner is not home		
23	Smith St.	2660			Owner is not home		
24	Smith St.	2680					
25	Smith St.	2720	Dominique David	604-276-8231	no comments		✓
26	Smith St.	2800	David	604-278-1936	NO.		✓
27	Smith St.	2800 #101	Anglina	778-889-7669	Very happy request about the event. Parking sign		✓
28	Douglas St.	9011			Owner is not here.		
29	Douglas St.	8945			not open		
30	Douglas St.	8991			NO access		
31	Smith St.	2731			not open		
32	Smith St.	2711			not open		
33	Smith St.	2691			not open		
34	Beckwith Rd.	8960			not open		
35	Beckwith Rd.	8888			Owner is not here.		
36	Beckwith Rd.	8860			Not open		
37	Beckwith Rd.	8840			Not open.		
38	Beckwith Rd.	8740 #110			Owner is not here		
39	Beckwith Rd.	8740 #120			Not open		
40	Beckwith Rd.	8740 #130	Matthew	604-618-6613	Very supportive		✓

Richmond Night Market 2017 Neighbourhood Consultation

	Street Name	Unit/Building	Contact Person	Phone No.	Comments	Issues	No Issues
41							
42	RIVER RD	8580	Stephanie	604 345 9394	N/A		✓
43	NO. 3	2651 A	Kevin	604 278 5232	N/A		✓
44	NO. 3	2651 B	Peel Lee	604 270 7123	NO CONCERNS OR ISSUES		✓
45	NO. 3	2651			closed		
46	NO. 3	2780			closed		
47	NO. 3	2700	Ross	604 273 2766	N/A		✓
48	NO. 3	2800			closed		
49	NO. 3	2800	Carmen		N/A (Houston)		✓
50	NO. 3	2820	Rois	604 278 1701	N/A		✓
51	NO. 3	2840	Dawn	604 278 1018	Not concerned - all good		✓
52	NO. 3	2980			closed		
53	Bridgport	175	Bun	604 346 7744			✓
54	Bridgport	150			closed		
55	Bridgport	125			closed		
56	Saxsmith	2840	Susie	604 207 8000	Request No DUMP bin - parking signs		✓
57	Bridgport	8811	Tammy	604 232 5505	Request No parking signs Paint black Hampton Inn - Intersection		✓
58	Bridgport	8071	Discount	604 370 2277	NO ISSUES		✓
59	Smith	1	Steve	604 278 6256	N/A		✓
60	Smith	4	Harold	604 272 7040	Request No Parking signs		✓

Richmond Night Market 2017 Neighbourhood Consultation

	Street Name	Unit/Building	Contact Person	Phone No.	Comments	Issues	No Issues
61	Smithie	8	Clarence	604 278 4142	N/A		✓
62	Smithie	9	Alex	604 270 7740	N/A		✓
63	Douglas	8940			closed		
64	Douglas	150A			closed		
65	Douglas	140-8711			closed		
66	Douglas	128-130-8771			closed		
67	Douglas	120-8771			closed		
68	Douglas	110-8771	Betty	604 363 1195	N/A		
69	Beckwith	8820			closed		
70	River Road	8560	Nancy Davies	604 244 1106	Happy about the upcoming year		✓
71	River Road	8540	Thomas	604 273 7112	Supportive - no issues		✓
72	River Road	8520	Finnlay	604 812 8833	N/A		✓
73	River Road	8500			closed		
74	River Road	8480			closed closed		
75							
76							
77							
78							
79							
80							



**PROPOSED NIGHT
MARKET SITE**



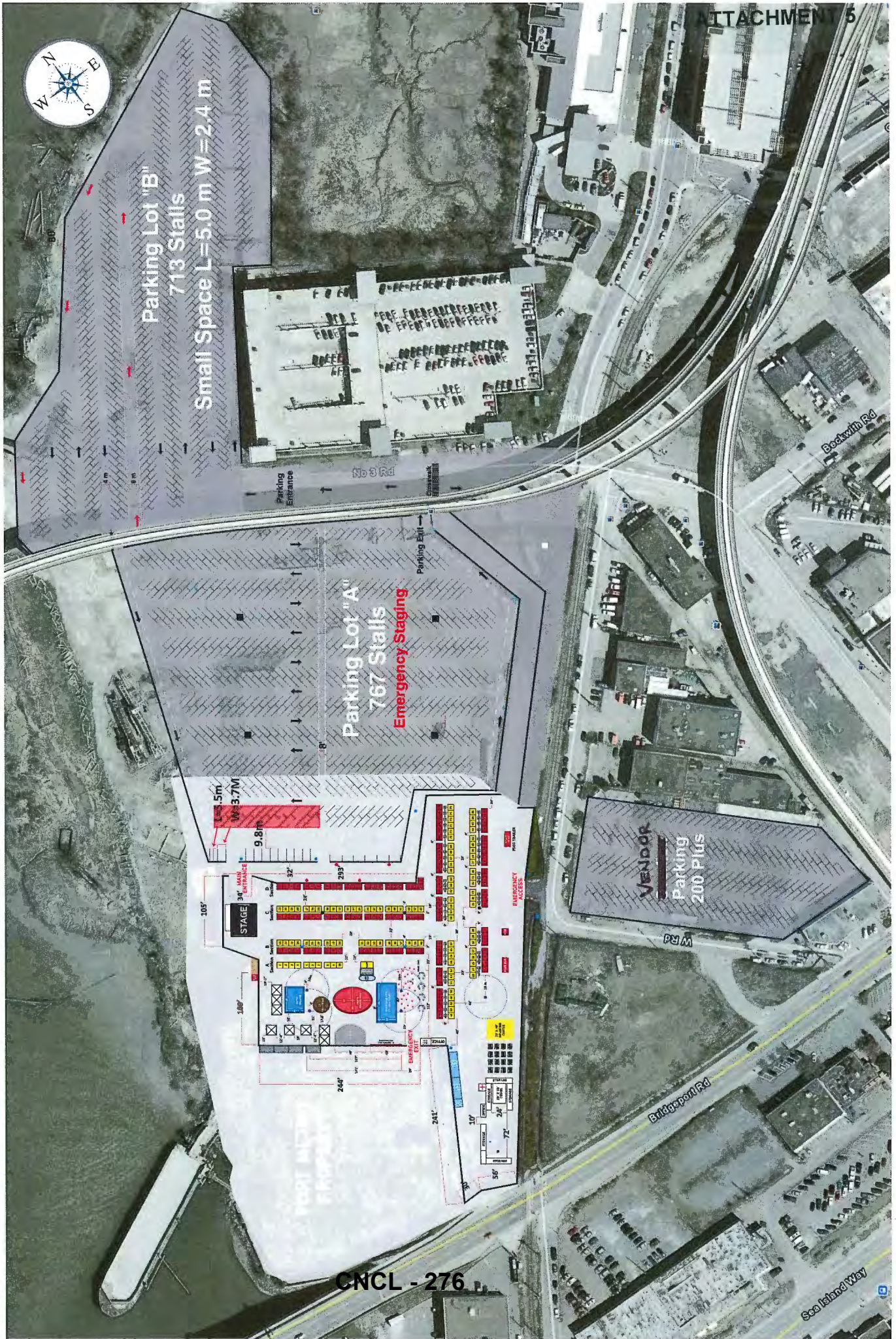
Public Hearing
Notification Area

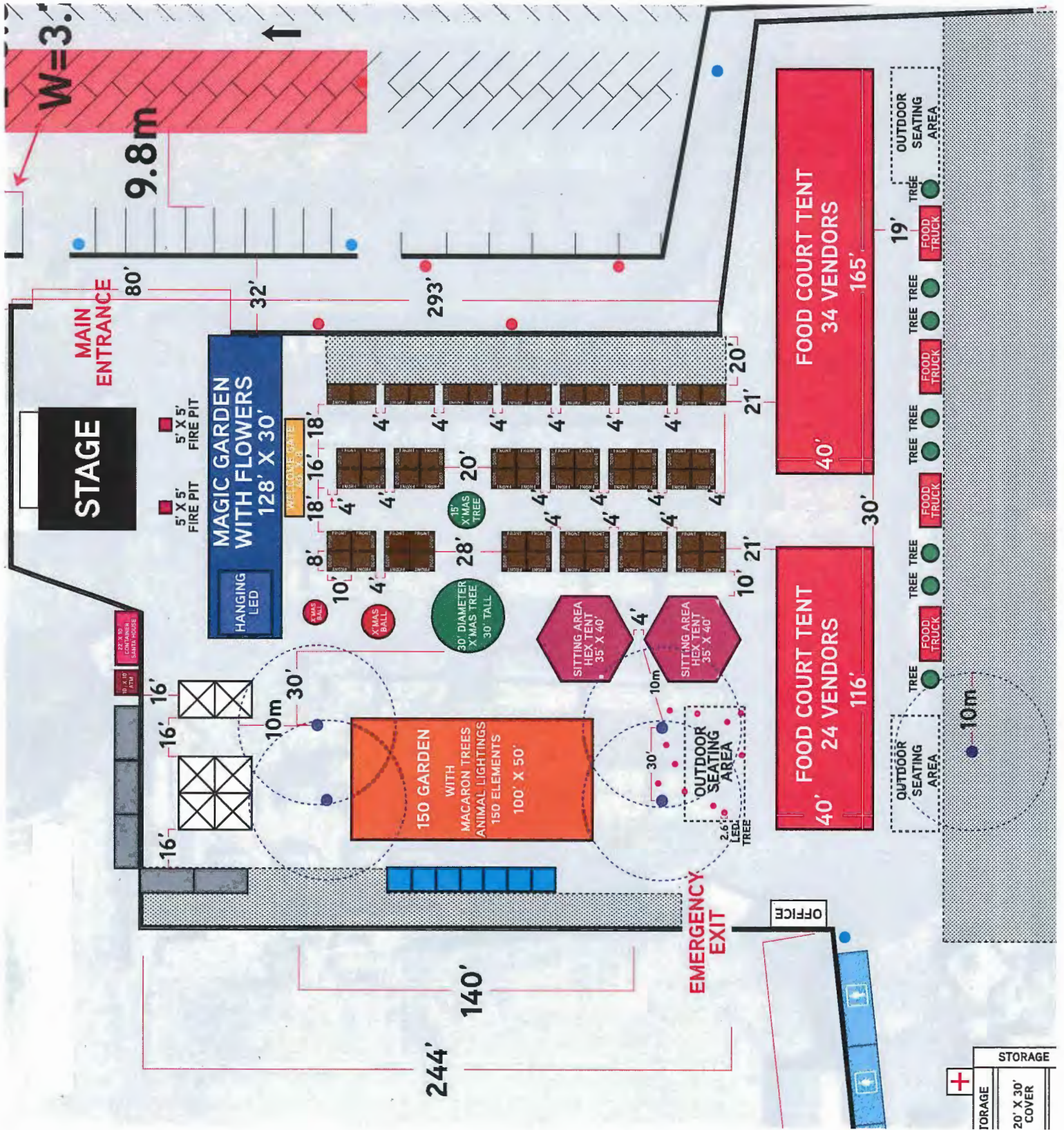
Original Date: 02/08/12

Revision Date: 02/09/12

Note: Dimensions are in METRES

2018 RICHMOND NIGHT MARKET SITE PLAN







No. TU 17-764698

To the Holder: Firework Productions Ltd.
Sanhurgon Investment Ltd., Inc. No. BC908774

Property Address: 8351 River Road, Duck Island (Lot 87 Except Part on Plan 70252,
District Lot 478 Group 1 and Section 21 Block 5 North Range 6
West Plan 34592)

Address: C/O Mr. Raymond Cheung
3063 – 8700 McKim Way
Richmond, BC V6X 4A5

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 summer market event on the following dates:

- May 11, 2018 to October 28, 2018 inclusive (as outlined in the attached Schedule "C" to this permit);
- May 10, 2019 to October 27, 2019 inclusive (as outlined in the attached Schedule "C" to this permit); and
- May 8, 2020 to October 31, 2020 inclusive (as outlined in the attached Schedule "C" to this permit).

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

The summer market event shall be in general accordance with the site plan as outlined in Schedule "D" to this permit and the terms and conditions outlined in Schedule "A".

To the Holder: Firework Productions Ltd.
Sanhurgon Investment Ltd., Inc. No. BC908774

Property Address: 8351 River Road, Duck Island (Lot 87 Except Part on Plan 70252,
District Lot 478 Group 1 and Section 21 Block 5 North Range 6
West Plan 34592)

Address: C/O Mr. Raymond Cheung
3063 – 8700 McKim Way
Richmond, BC V6X 4A5

A winter festival event on the following dates:

- December 1, 2017 to January 7, 2018 inclusive (as outlined in the attached Schedule “E” to this permit);
- November 23, 2018 to January 6, 2019 inclusive (as outlined in the attached Schedule “E” to this permit); and
- November 29, 2019 to January 5, 2020 inclusive (as outlined in the attached Schedule “E” to this permit).

The winter festival event dates and hours of operation shall be in accordance with the attached Schedule “E” to this permit.

The winter festival event shall be in general accordance with the site plan as outlined in Schedule “F” to this permit and the terms and conditions outlined in Schedule “A”.

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.

Winter Festival Event

- A cash security (or acceptable letter of credit) in the amount of \$102,000 must be submitted prior to September 1, 2017 for the purposes of operating a winter festival event during the specified dates set out in Schedule “E” in 2017/18.

To the Holder: Firework Productions Ltd.
Sanhurgon Investment Ltd., Inc. No. BC908774

Property Address: 8351 River Road, Duck Island (Lot 87 Except Part on Plan 70252,
District Lot 478 Group 1 and Section 21 Block 5 North Range 6
West Plan 34592)

Address: C/O Mr. Raymond Cheung
3063 – 8700 McKim Way
Richmond, BC V6X 4A5

- A cash security (or acceptable letter of credit) in the amount of \$114,000 must be submitted prior to October 23, 2018 for the purposes of operating a winter festival event during the specified dates set out in Schedule “E” in 2018/19.
- A cash security (or acceptable letter of credit) in the amount of \$102,000 must be submitted prior to October 29, 2019 for the purposes of operating a winter festival event during the specified dates set out in Schedule “E” in 2019/20.

Summer Event

- A cash security (or acceptable letter of credit) in the amount of \$200,000 must be submitted prior to April 11, 2018 for the purposes of operating a summer event during the specified dates set out in Schedule “C” in 2018.
 - A cash security (or acceptable letter of credit) in the amount of \$200,000 must be submitted prior to April 10, 2019 for the purposes of operating a summer event during the specified dates set out in Schedule “C” in 2019.
 - A cash security (or acceptable letter of credit) in the amount of \$200,000 must be submitted prior to April 8, 2020 for the purposes of operating a summer event during the specified dates set out in Schedule “C” in 2020.
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 temporary commercial uses allowed in this permit must be paid in full by the following dates:

Winter Festival Event

- All monies outstanding from the 2017/18 event must be paid in full prior to October 23, 2018.
- All monies outstanding from the 2018/19 event must be paid in full prior to October 29, 2019.

To the Holder: Firework Productions Ltd.
 Sanhurgon Investment Ltd., Inc. No. BC908774

Property Address: 8351 River Road, Duck Island (Lot 87 Except Part on Plan 70252,
 District Lot 478 Group 1 and Section 21 Block 5 North Range 6
 West Plan 34592)

Address: C/O Mr. Raymond Cheung
 3063 – 8700 McKim Way
 Richmond, BC V6X 4A5

Summer Event

- All monies outstanding from the 2018 event must be paid in full prior to April 10, 2019.
- All monies outstanding from the 2019 event must be paid in full prior to April 8, 2020.

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 effective on November 1, 2017 and is valid for the dates specified in Schedule “C” and Schedule “E” for 2017, 2018, 2019 and 2020 only.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE
 DAY OF

EFFECTIVE ON

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 summer and winter festival event over a 3 year period from 2017 to 2020 on the subject site, the event organizer (Firework Productions Ltd. c/o Raymond 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 developed for the summer and winter events and approved by the City's Transportation Division. The Traffic Management Plan must be developed by a professional Traffic Control Company at the sole cost of the event organizer
- 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.
- The Event organizer is required to implement a marketing and promotion strategy that encourages event patrons to take public transit to the event.

Off-Street Parking – Summer Event

Parking provisions for the summer event is as follows:

- 1,480 parking stalls location on Duck Island. All off-street parking stalls on the event site are required to be free.
- Off-site vendor parking to accommodate 200 stalls on properties located on West Road and secured via lease for the event organizer for the 2018, 2019 and 2020 event (Note: In the event that the above described off-site parking secured for vendors is no longer in place or available, a suitable contingency plan will need to be developed by the applicant to the satisfaction of Transportation staff).
 - Prior to the start of the summer event season and in conjunction with the City approval of the TMP, the event organizer is required to provide confirmation of their lease agreement to secure the stalls on West Road for vendor parking.

Off-Street Parking – Winter Event

Parking provisions for the summer event is as follows:

- 1,480 parking stalls location on Duck Island. All off-street parking stalls on the event site are required to be free.

Traffic Impact Assessment Recommendations

The summer and winter events are required to comply with the Traffic Impact Assessment (TIA) recommendations (from the report dated July 12, 2017 from Binnie) as follows:

- Increase maintenance of the gravel parking lot to minimize the formation of potholes and puddles.
- Ensure pedestrian paths to and from nearby transit hubs are generally free of ice and snow.
- Ensure adequate lighting is provided along the designated pedestrian pathways within the parking lot to highlight potential conflict areas between pedestrians and vehicular traffic.

City of Richmond and RCMP Staffing

- A minimum of 2 RCMP members must be in attendance for each day of operation for the summer and winter 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 of operation for the summer and winter event with scheduling at the discretion of Community Bylaws.
- Attendance by Transportation Department staff to monitor and oversee the operations of the event and TMP.
- All costs for RCMP members and City staffing at the applicable overtime rates is the responsibility of the event organizers.

Implementation of Works on City Property

- Any works on City property is required as a result of the summer and winter event must comply with the following requirements:
 - Works include, but are not limited to construction of asphalt walkways, temporary pedestrian crosswalks and a secondary emergency access to the market event area. Works also include any required upgrades and maintenance to existing works
 - Design for works to be undertaken by the appropriate professional and approved by the City.
 - Construction of works to be undertaken through a City Work Order or other appropriate process prior to issuance of the building permit(s) and/or on-site servicing permit for the night market event.
 - All costs associated with the design, construction, maintenance and removal (if required) of works is the responsibility of the event organizer.
 - Enter into the appropriate agreements where necessary for the above referenced works prior to issuance of the building permit(s) and/or on-site servicing permit for the night market event.

Required Approvals from External Agencies

Review and approval (if necessary) from the following external agencies is required prior to operating a night market event on the subject site:

- Approval from the Provincial Diking Authority for the existing emergency access ramp structure (including any required revisions/maintenance) located over the existing dike statutory right-of-way.

- Ministry of Transportation and Infrastructure (MOTI) review of traffic control provisions identified in the TMP for intersections under MOTI jurisdiction.
- Approval of the summer and winter event site plan by BC Hydro, including any revisions to the summer and winter event site plan over the duration of the TCUP.
- Summer and winter event site lighting, illumination and seasonal outdoor lighting displays (associated with the winter festival) is subject to review and approval (where necessary) by the appropriate agencies (Transport Canada, Nav Canada, YVR) to ensure safe flight operations at the airport (YVR) at all times.
 - Note: The event organizer has confirmed that lighting displays will not include any upward oriented or directed lighting and will not include any lighting/emissions from lasers.

Flood Construction Level (FCL) Requirements

- All buildings and structures on the subject site must be temporary and cannot be utilized year round.
- If these criteria are met, temporary buildings and structures are not required to comply with the minimum FCL of 4.35 m.
- Buildings and structures that do not meet these criteria are required to be constructed at a minimum FCL of 4.35 m.

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.
 - The event organizer is required obtain building permits for any structures/buildings on the subject site and supporting site services (i.e., plumbing service for the food vendors), including submission and approval of any consultant reports related to the permit application.
- Business Licenses for all commercial/food vendors to operate at the summer and winter 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 summer and winter event, including inspection approval by VCH staff.

Richmond Fire Rescue (RFR) Requirements

- Implementation of an emergency response route and access location to the summer and winter event market area to the satisfaction of RFR. This response route is required to remain clear and unimpeded at all times to facilitate access for emergency vehicles, personnel and equipment.
- Implementation of a dedicated approved emergency response route for RFR truck access and turnaround to facilitate access to the proposed parking lot “B” as shown in the event site plan attached as **Schedule “D”** to the TCUP. This fire access lane is required to be designed to support the expected loads imposed by firefighting equipment to permit accessibility under all climatic conditions.
- Submission and approval of a Fire Safety Plan (prepared by the appropriate professional consultant) to RFR for the summer and winter event on a yearly basis.

- The event organizer and each applicable food vendor at the summer and winter event is required to comply with the Richmond Fire Rescue General Fire Safety Requirements for Food Vendor Including Mobile Food Trucks (**Schedule “G”**).

Summer and Winter Event Site Plan

- Implementation of the summer and winter event in general accordance to the night market site plan as shown in the TCUP report and attached as **Schedule “D”** and **Schedule “F”** to the TCUP.
- Amendments to the summer or winter event site plan can be considered so long as they generally comply with the TCUP and associated terms and conditions and must be reviewed and approved by appropriate City staff and other external agencies/stakeholders (as deemed necessary). Any changes to the summer and/or winter event site plan approved by the City of Richmond will be considered the approved site attached to and forming part of the TCUP.
- The number of vendors allowed in this TCUP is:
 - Up to 150 commercial/retail vendors and up to 120 food vendors for the summer event; and
 - Up to 70 commercial/retail vendors and up to 60 food vendors for the winter event.
 - The event organizer is required obtain building permits for any structures/buildings on the subject site and supporting site services (i.e., plumbing service for the food vendors), including submission and approval of any consultant reports related to the permit application.
- Related accessory entertainment activities and displays that are ancillary to the summer and winter event are permitted.
- The event organizer is responsible for addressing any accumulation of ponded water (and frozen ponded water) arising from weather events to ensure the summer and winter event and on-site parking functions effectively and does not pose a safety hazard to people on the subject site.

Summer and Winter Event 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 summer and winter 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 summer and winter events. The plan is also required to include placement of garbage receptacles off-site along heavily travelled pedestrian routes to be put out before event opening and collected after event closing.

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.

Summer and Winter Event Cancellation Procedure

- In the event of a summer and/or winter 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 prior to the last dates permitted and identified in TCUP and attached **Schedule “C”** and **Schedule “E”** for the summer and/or winter event.
- The event organizer is responsible for notifying the City and any related stakeholders (i.e., RCMP, VCH) if they decide to cancel either a summer and/or winter event during the term of this TCUP.

Operational 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 summer and winter event, which includes a contingency fund applicable to the winter event only 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 bond.

General Provisions

- The City has an existing noise bylaw (Noise Regulation Bylaw 8856) that applies to the subject site and summer and winter events permitted in the TCUP. It is the responsibility of the event organizer to ensure compliance with this bylaw, including responding to and resolving any noise related complaints related to the summer and winter events to the satisfaction of City and Vancouver Coastal Health staff.

- The event organizer is responsible for providing to the City a copy of the “Certificate of Insurance” a minimum of 2 weeks prior to the opening day of the summer and/or winter event on an annual basis. The “Certificate of Insurance” must include the following:
 - Minimum limit of \$5,000,000 coverage against third party bodily injury and property damage losses.
 - Cross liability clause.
 - The City of Richmond being listed as additional insured for liability.
 - Applicable dates of insurance coverage to ensure coverage is consistent with summer and winter event dates of operation.
- 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 comply with all the provisions, requirements and terms and conditions identified in the Temporary Commercial Use Permit and attached Schedules.
- 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.

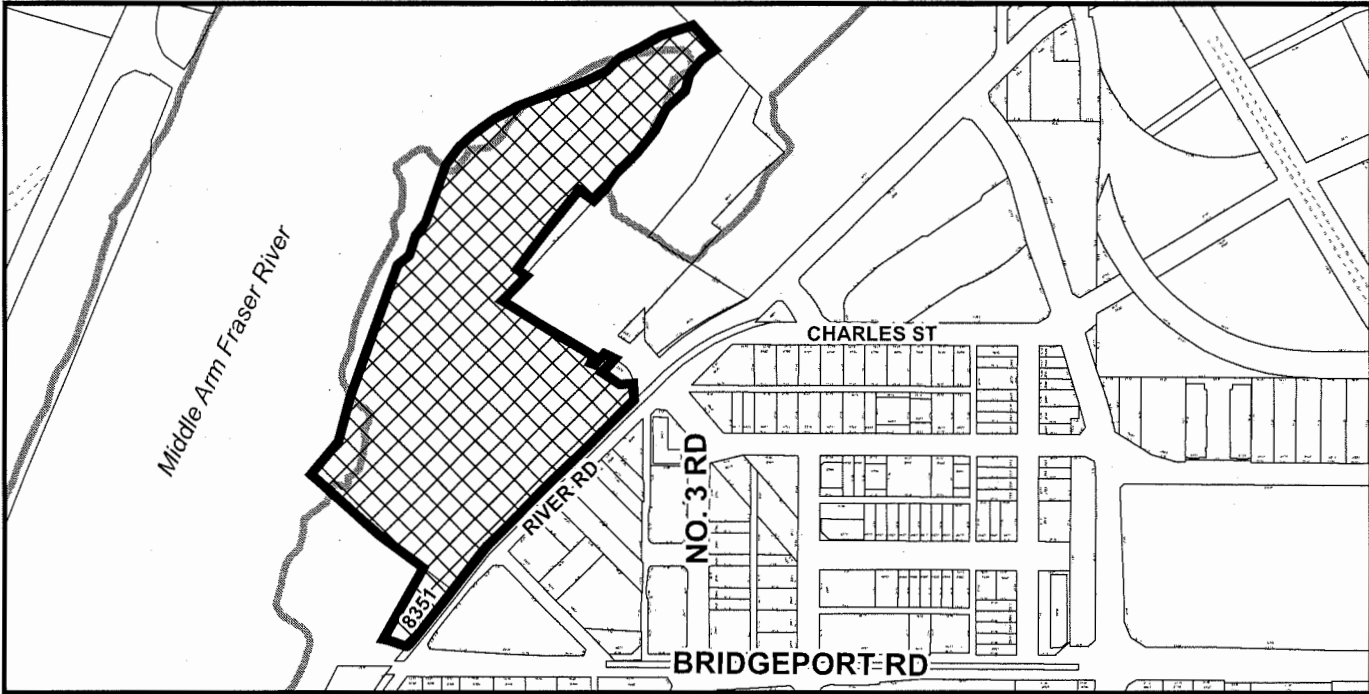
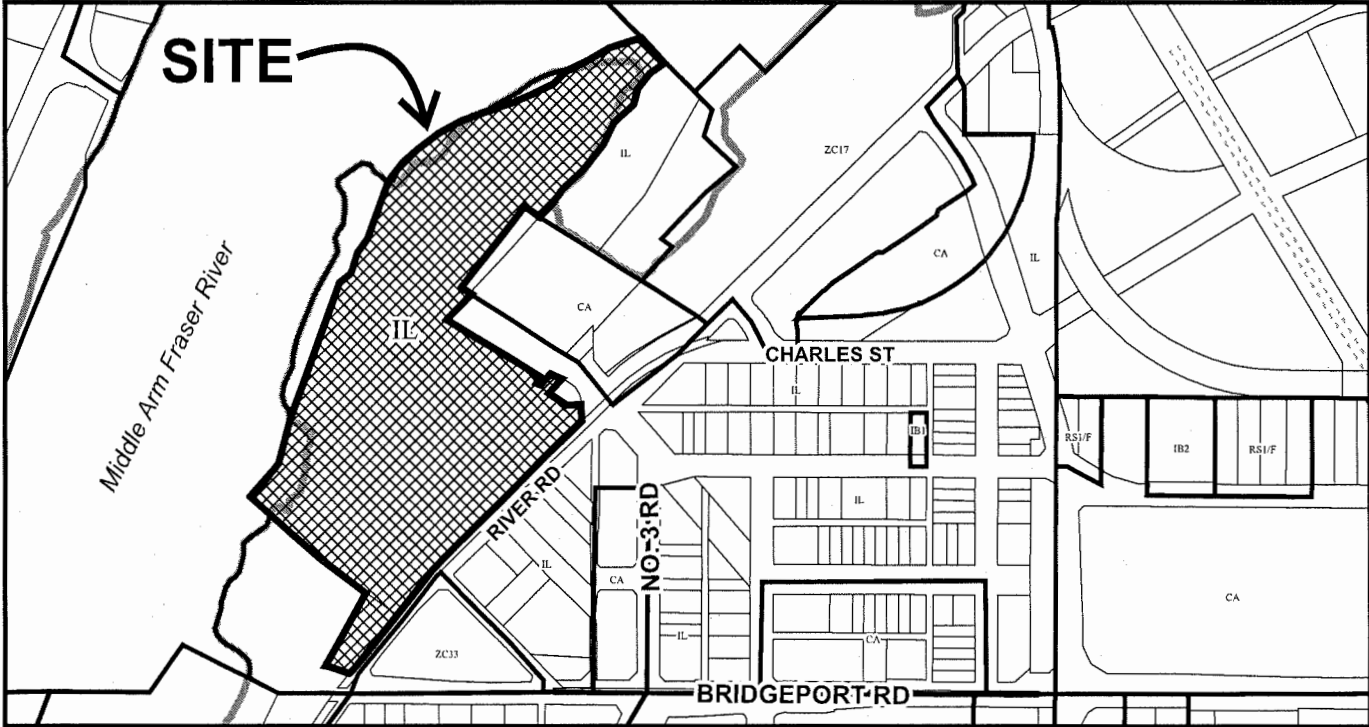
Firework Productions Ltd.
by its authorized signatory
(Signed copy on file)

Raymond Cheung
Firework Productions Ltd.

SCHEDULE "B"



City of
Richmond



TU 17-764698

Original Date: 02/27/17

Revision Date: 07/06/17

Note: Dimensions are in METRES

Schedule "C"

Market Event Schedule of Dates for 2018 - Summer

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 (14 Days)	1	7pm-12am	August (14 Days)	3	7pm-12am
	2	7pm-11pm		4	7pm-12am
	6	7pm-12am		5	7pm-12am
	7	7pm-12am		6	7pm-11pm
	8	7pm-11pm		10	7pm-12am
	13	7pm-12am		11	7pm-12am
	14	7pm-12am		12	7pm-11pm
	15	7pm-11pm		17	7pm-12am
	20	7pm-12am		18	7pm-12am
	21	7pm-12am		19	7pm-11pm
	22	7pm-11pm		24	7pm-12am
	27	7pm-12am		25	7pm-12am
	28	7pm-12am		26	7pm-11pm
	29	7pm-11pm		31	7pm-12am
September (15 days)	1	7pm-12am	October (13 Days)	5	7pm-12am
	2	7pm-12am		6	7pm-12am
	3	7pm-11pm		7	7pm-12am
	7	7pm-12am		8	7pm-11pm
	8	7pm-12am		12	7pm-12am
	9	7pm-11pm		13	7pm-12am
	14	7pm-12am		14	7pm-11pm
	15	7pm-12am		19	7pm-12am
	16	7pm-11pm		20	7pm-12am
	21	7pm-12am		21	7pm-11pm
	22	7pm-12am		26	7pm-12am
	23	7pm-11pm		27	7pm-12am
	28	7pm-12am		28	7pm-11pm
	29	7pm-12am			
	30	7pm-11pm			
Total Number of Event Operation Days - 80					

Market Event Schedule of Dates for 2019 - Summer

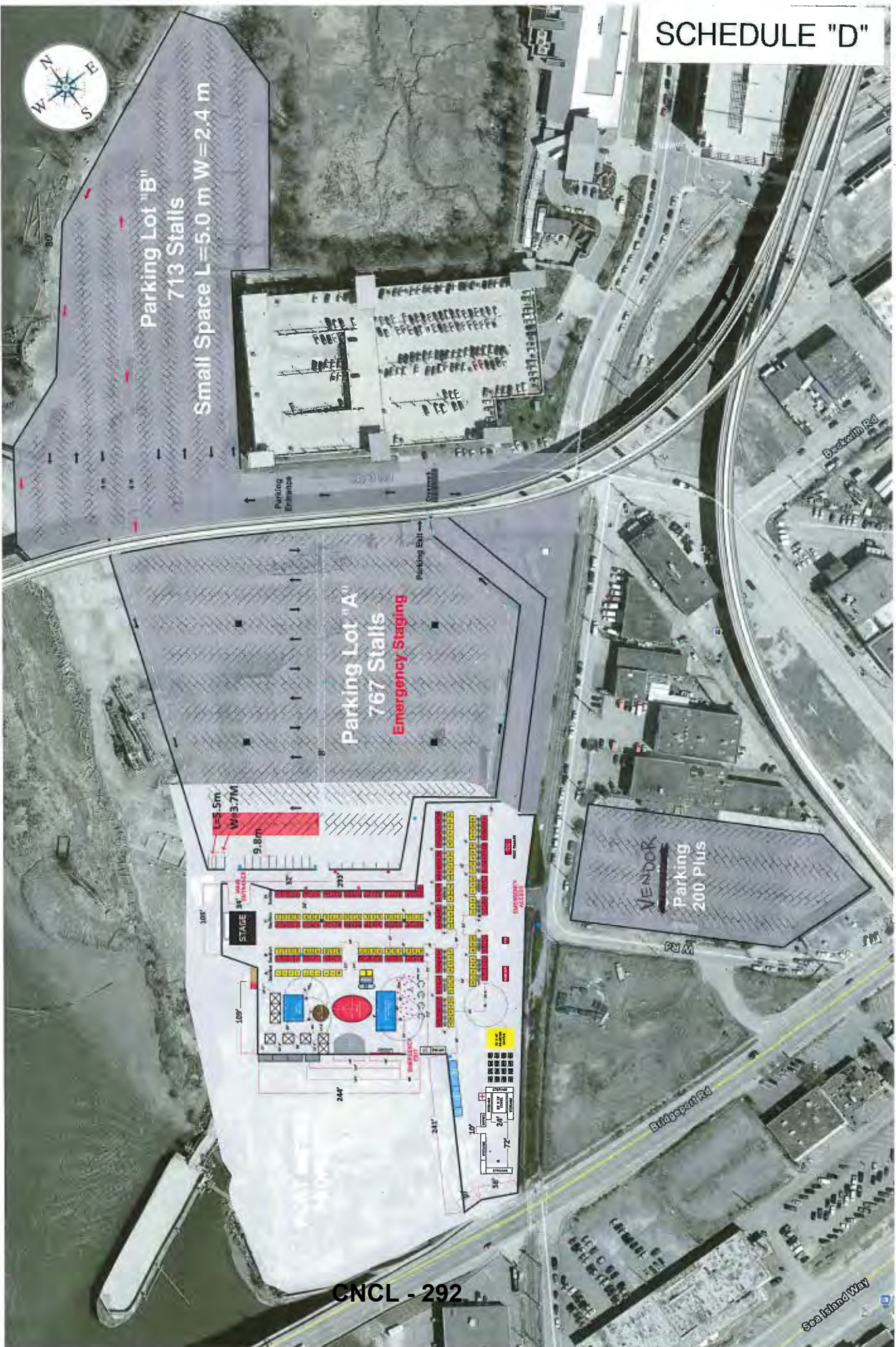
Month	Day	Event Hours	Month	Day	Event Hours
May (11 Days)	10	7pm-12am	June (14 Days)	1	7pm-12am
	11	7pm-12am		2	7pm-11pm
	12	7pm-11pm		7	7pm-12am
	17	7pm-12am		8	7pm-12am
	18	7pm-12am		9	7pm-11pm
	19	7pm-12am		14	7pm-12am
	20	7pm-11pm		15	7pm-12am
	24	7pm-12am		16	7pm-11pm
	25	7pm-12am		21	7pm-12am
	26	7pm-11pm		22	7pm-12am
	31	7pm-12am		23	7pm-11pm
		28		7pm-12am	
		29		7pm-12am	
		30		7pm-12am	
July (13 Days)	1	7pm-11pm	August (15 Days)	2	7pm-12am
	5	7pm-12am		3	7pm-12am
	6	7pm-12am		4	7pm-12am
	7	7pm-11pm		5	7pm-11pm
	12	7pm-12am		9	7pm-12am
	13	7pm-12am		10	7pm-12am
	14	7pm-11pm		11	7pm-11pm
	19	7pm-12am		16	7pm-12am
	20	7pm-12am		17	7pm-12am
	21	7pm-11pm		18	7pm-11pm
	26	7pm-12am		23	7pm-12am
	27	7pm-12am		24	7pm-12am
	28	7pm-11pm		25	7pm-11pm
		30		7pm-12am	
		31		7pm-12am	
September (14 days)	1	7pm-12am	October (13 Days)	4	7pm-12am
	2	7pm-11pm		5	7pm-12am
	6	7pm-12am		6	7pm-11pm
	7	7pm-12am		11	7pm-12am
	8	7pm-11pm		12	7pm-12am
	13	7pm-12am		13	7pm-12am
	14	7pm-12am		14	7pm-11pm
	15	7pm-11pm		18	7pm-12am
	20	7pm-12am		19	7pm-12am
	21	7pm-12am		20	7pm-11pm
	22	7pm-11pm		25	7pm-12am
	27	7pm-12am		26	7pm-12am
	28	7pm-12am		27	7pm-11pm
	29	7pm-11pm			
Total Number of Event Operation Days - 80					

Market Event Schedule of Dates for 2020 - Summer

Month	Day	Event Hours	Month	Day	Event Hours
May (13 Days)	8	7pm-12am	June (12 Days)	5	7pm-12am
	9	7pm-12am		6	7pm-12am
	10	7pm-11pm		7	7pm-11pm
	15	7pm-12am		12	7pm-12am
	16	7pm-12am		13	7pm-12am
	17	7pm-12am		14	7pm-11pm
	18	7pm-11pm		19	7pm-12am
	29	7pm-12am		20	7pm-12am
	30	7pm-12am		21	7pm-11pm
	31	7pm-11pm		26	7pm-12am
				27	7pm-12am
		28		7pm-11pm	
July (13 Days)	3	7pm-12am	August (15 Days)	1	7pm-12am
	4	7pm-12am		2	7pm-12am
	5	7pm-11pm		3	7pm-11pm
	10	7pm-12am		7	7pm-12am
	11	7pm-12am		8	7pm-12am
	12	7pm-11pm		9	7pm-11pm
	17	7pm-12am		14	7pm-12am
	18	7pm-12am		15	7pm-12am
	19	7pm-11pm		16	7pm-11pm
	24	7pm-12am		21	7pm-12am
	25	7pm-12am		22	7pm-12am
	26	7pm-11pm		23	7pm-11pm
	31	7pm-12am		28	7pm-12am
				29	7pm-12am
				30	7pm-11pm
September (13 days)	4	7pm-12am	October (15 Days)	2	7pm-12am
	5	7pm-12am		3	7pm-12am
	6	7pm-12am		4	7pm-11pm
	7	7pm-11pm		9	7pm-12am
	11	7pm-12am		10	7pm-12am
	12	7pm-12am		11	7pm-12am
	13	7pm-11pm		12	7pm-11pm
	18	7pm-12am		16	7pm-12am
	19	7pm-12am		17	7pm-12am
	20	7pm-11pm		18	7pm-11pm
	25	7pm-12am		23	7pm-12am
	26	7pm-12am		24	7pm-12am
	27	7pm-11pm		25	7pm-11pm
				30	7pm-12am
				31	7pm-12am
Total Number of Event Operation Days - 81					

2018 RICHMOND NIGHT MARKET SITE PLAN

SCHEDULE "D"



Schedule "E"

Winter Festival - 2017

Month	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
November 2017							
December 2017						1 st 6pm-10pm	2 nd 4pm-10pm
December 2017	3 rd 4pm-9pm	4 th CLOSED	5 th CLOSED	6 th 6pm-10pm	7 th 6pm-10pm	8 th 6pm-10pm	9 th 4pm-10pm
December 2017	10 th 4pm-9pm	11 th CLOSED	12 th CLOSED	13 th 6pm-10pm	14 th 6pm-10pm	15 th 6pm-10pm	16 th 4pm-10pm
December 2017	17 th 4pm-9pm	18 th CLOSED	19 th 4pm-9pm	20 th 4pm-9pm	21 st 4pm-9pm	22 nd 4pm-10pm	23 rd 4pm-10pm
December 2017	24 th 4pm-9pm	25 th CLOSED	26 th 4pm-9pm	27 th 4pm-9pm	28 th 4pm-9pm	29 th 4pm-10pm	30 th 4pm-10pm
January 2018	31 st 4pm-12am	1 st CLOSED	2 nd 6pm-10pm	3 rd 6pm-10pm	4 th 6pm-10pm	5 th 6pm-10pm	6 th 4pm-10pm
January 2018	7 th 4pm-9pm						

Total: 31 days

Winter Festival – 2018

Month	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
November 2018						23 rd 6pm-10pm	24 th 4pm-10pm
Nov/Dec 2018	Nov 25 th 4pm-9pm	Nov 26 th CLOSED	Nov 27 th CLOSED	Nov 28 th 6pm-10pm	Nov 29 th 6pm-10pm	Nov 30 th 6pm-10pm	Dec 1 st 4pm-10pm
December 2018	2 nd 4pm-9pm	3 rd CLOSED	4 th CLOSED	5 th 6pm-10pm	6 th 6pm-10pm	7 th 6pm-10pm	8 th 4pm-10pm
December 2018	9 th 4pm-9pm	10 th CLOSED	11 th CLOSED	12 th 6pm-10pm	13 th 6pm-10pm	14 th 6pm-10pm	15 th 4pm-10pm
December 2018	16 th 4pm-9pm	17 th CLOSED	18 th 4pm-9pm	19 th 4pm-9pm	20 th 4pm-9pm	21 st 4pm-10pm	22 nd 4pm-10pm
December 2018	23 rd 4pm-9pm	24 th 4pm-9pm	25 th CLOSED	26 th 4pm-9pm	27 th 4pm-9pm	28 th 4pm-10pm	29 th 4pm-10pm
January 2019	30 th 4pm-9pm	31 st 4pm-12am	1 st CLOSED	2 nd 6pm-10pm	3 rd 6pm-10pm	4 th 6pm-10pm	5 th 4pm-10pm
January 2019	6 th 4pm-9pm						

Total: 36 days

Winter Festival – 2019

Month	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
November 2019						29 th 6pm-10pm	30 th 4pm-10pm
December 2019	1 st 4pm-9pm	2 nd CLOSED	3 rd CLOSED	4 th 6pm-10pm	5 th 6pm-10pm	6 th 6pm-10pm	7 th 4pm-10pm
December 2019	8 th 4pm-9pm	9 th CLOSED	10 th CLOSED	11 th 6pm-10pm	12 th 6pm-10pm	13 th 6pm-10pm	14 th 4pm-10pm
December 2019	15 th 4pm-9pm	16 th CLOSED	17 th CLOSED	18 th 4pm-9pm	19 th 4pm-9pm	20 th 4pm-10pm	21 st 4pm-10pm
December 2019	22 nd 4pm-9pm	23 rd 4pm-9pm	24 th 4pm-9pm	25 th CLOSED	26 th 4pm-9pm	27 th 4pm-10pm	28 th 4pm-10pm
Dec 2019/ Jan 2020	29 th 4pm-9pm	30 th 4pm-9pm	31 st 4pm-12am	1 st 6pm-10pm	2 nd 6pm-10pm	3 rd 6pm-10pm	4 th 4pm-10pm
January 2020	5 th 4pm-9pm						

Total: 31 Days





Richmond Fire-Rescue General Fire Safety Requirements for Food Vendors Including Mobile Food Trucks

All vendors must meet requirements defined in NFPA 96* standards.

The following list outlines specific fire requirements for vendors and is provided to eliminate or reduce last minute delays to vendors applying for event approval.

1. 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 fire extinguisher.
2. All commercial deep fryers (no matter where they are located) are required to have a portable Class K wet chemical extinguisher.
3. 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.
4. 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.
5. All Vendors and Mobile Food Trucks must have **BC Safety Authority Gas decal**
6. All Vendors and Mobile Food Trucks must have **BC Safety Authority Electrical decal**
7. All appliances are required to have appropriate certification and/or listing (e.g. CSA, ULC).
8. 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).
9. 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.
10. All extinguishers and automatic suppression systems must have current service completed by an ASTT, complete with stamped service tag.
11. Standalone 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.
12. 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.
13. No unattached (spare) propane tanks are to be in the cooking area.
14. Temporary electrical power, generators, and any connections to vendors must be proper thickness, size and capacity (gauge) and properly rated (e.g. CSA, ULC), protected from weather and vehicle traffic and restricted from public access—do not use damaged power cords. **No household extension cords.**
15. 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).

* **National Fire Protection Association 96:** provides preventive and operative fire safety requirements intended to reduce the potential fire hazard of both public and private commercial cooking operations.

For further information or questions, please call Richmond Fire-Rescue at 604-278-5131, Monday to Friday, 8:15 a.m. to 5 p.m.

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.

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