



To: Planning Committee
From: Wayne Craig
Director, Development

Date: March 7, 2016
File: TU 15-717388


Re: **Application by Lions Communication Inc. for a Revised Temporary Commercial Use Permit at 12631 Vulcan Way for 2016 and 2017**

Staff Recommendation


1. That the application by Lions Communication Inc. for a revised Temporary Commercial Use Permit at 12631 Vulcan Way be considered at Public Hearing to be held on April 18, 2016 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 revised Temporary Commercial Use Permit be issued to Lions Communication Inc. at 12631 Vulcan Way for the purposes of permitting an evening night market event between April 29, 2016 to September 11, 2016 (inclusive) and April 28, 2017 to September 10, 2017 (inclusive) subject to the fulfillment of all terms, conditions and requirements outlined in the Temporary Commercial Use Permit and attached Schedules.”

2. That the Public Hearing notification area be expanded to include all properties within the area bounded by River Road to the north, No. 5 Road to the west, Bridgeport Road to the south and Knight Street to the east.


: Wayne Craig
Director, Development

WC:ke
Att. 4

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Business Licences	<input checked="" type="checkbox"/>	 FOR JOE ERCEG
Economic Development	<input checked="" type="checkbox"/>	
Community Bylaws	<input checked="" type="checkbox"/>	
Fire Rescue	<input checked="" type="checkbox"/>	
RCMP	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	

Staff Report

Origin

Lions Communication Inc. has applied to the City of Richmond for revisions to the already approved Temporary Commercial Use Permit (TCUP) at 12631 Vulcan Way for the purposes of operating a seasonal night market event in 2016 and 2017 (refer to Attachment 1 for a location map). On April 20, 2015, Council approved a TCUP (TU 14-670690) on the subject site from 2015 to 2017 to allow the night market event.

The applicant has requested amended dates and hours of operation and increase number of vendors in 2016 and 2017 for the event that require Council approval of a revised TCUP. All other terms and conditions associated with the night market event on this site will remain generally consistent with previous Council approvals for this event at this site, with the exception of the minor revisions requested in this report.

Findings of Fact

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

A summary of the existing approval by Council for the event in 2015 compared to the requested revisions for 2016 and 2017 is provided in the following table:

	Original Council Approved TCUP (2015 to 2017)	Proposed Revisions to TCUP (2016 and 2017)
Total Number of Commercial Vendors	152 commercial vendors	258 commercial vendors
Opening/Closing Dates	May 8, 2015 to September 27, 2015 May 6, 2016 to September 25, 2016 May 5, 2017 to September 24, 2017	April 29, 2016 to September 11, 2016 April 28, 2017 to September 10, 2017
Days and Hours of Operation	Generally Friday, Saturday, Sunday and Stat Holiday (Monday)	Friday, Saturday and Sunday
Hours of Operation	Fri/Sat – 6 to 11pm Sun/Stat Holiday – 6 to 10 pm Sun before Stat – 6 to 11pm	Fri/Sat – 7 pm to 12am Sun – 7 to 11pm Sun before Stat – 7 pm to 12am

Surrounding Development

The site currently is zoned “Light Industrial (IL)” an is presently occupied by a warehouse building surrounded by paved parking/loading areas.

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

To the South: Vulcan Way and light industrial/commercial buildings zoned “Light Industrial (IL)” and “Industrial Retail (IR4)”.

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

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

Related Policies & Studies

Official Community Plan

The Official Community Plan enables Council to consider Temporary Commercial Use Permits in areas designated “Industry”. The proposed TCUP revision is consistent with the OCP.

Public Consultation

In accordance with the provisions of the Local Government Act, Council consideration of the proposed TCUP revisions at a Public Hearing will be required. Consistent with past TCUP applications on this site, an expanded Public Hearing notification area bounded by Bridgeport Road to the south, No. 5 Road to the west, River Road to the North and the Knight Street highway corridor to the east is recommended by staff (Attachment 3).

The applicant had advised staff that they are currently consulting with businesses in the surrounding area on the proposed revisions for the event in 2016 and 2017.

Analysis

Event Description

The event consists of the market area located on the north west portion of the subject site that will contain the food court vendor booths (60), two mobile food vendor food trucks and commercial retail booths (196) along with on-site entertainment areas and supporting services (washroom facilities, first aid, administrative areas). A total of 258 vendors are proposed for the event in 2016 and 2017. Remaining portions of the subject site consist of off-street parking. A site plan of the proposed market event area and overall site is contained in Attachment 4. The subject site contains an existing light industrial warehouse building, which is not permitted to be used as part of the night market event.

Transportation, Off-Street Parking and Traffic Management Plan

Transportation requirements to be incorporated into the revised TCUP for 2016 and 2017 is as follows:

- The event organizer has secured a total of 1,104 parking stalls dedicated to provide service to the night market event, located as follows:
 - Event site – 476 stalls
 - 2700 Sweden Way (Home Depot) – 200 stalls.
 - 2633 Sweden Way (Sears) – 248 stalls.
 - 12591 Vulcan Way (Stolberg Engineering) – 60 stalls.
 - 11820 River Road (Ardic Developments Ltd.) – 120 stalls (to be dedicated for vendor parking only).
 - The above parking numbers provides for 120 additional off-street parking stalls compared to the previous TCUP approval (984 stalls provided).
 - From the total 1,104 parking stalls secured, 258 stalls (based on the number of vendors) is required to be dedicated to event vendors.
 - Transportation staff have reviewed the off-street parking dedicated for the event secured by the event organizer and confirm that it meets requirements based on the proposed revisions to the TCUP for 2016 and 2017.

- Submission and approval of an updated Traffic Management Plan (TMP), prepared by a professional consultant, for review and approval by the City.
- Implementation of the TMP is to be undertaken by a Traffic Control Company.
- Changes to the TMP can be required at the sole discretion of the City's Transportation Department staff.
- All traffic control and management costs are at the sole cost of the event organizer.
- Implementation of directional/way finding signage based on the plan approved by Transportation staff at the sole cost of the event organizer.

Details of Proposed Event Revisions for 2016 and 2017

Increase the total number of vendors from 152 to 258

- The proposal for 258 vendors is consistent with previous night market events (2012 - 2014) held on this site that allowed for 255 vendors.
- The increased number of vendors only impacts retail booths as the number of food vendors will remain at 60.
- The increase in vendors will enable the ability for the event to accommodate increased demand and growth as needed.
- All off-street parking requirements based on this change have been addressed in the application, as described above.

Revisions to the event opening and closing dates for 2016 and 2017

- The applicant wishes to advance the opening and closing dates of the event by 2 weeks for 2016 and 2017 to open in late April and close by mid-September.
- City staff reviewed this change and have no concerns. Scheduling of staff required to attend this event will be adjusted based on the terms and conditions attached to the revised TCUP if it is approved by Council.

Revisions to the event days and hours of operation

- The total hours of operation each night remain unchanged (5 hours on Friday, Saturday and Sunday before a Statutory Holiday and 4 hours on Sunday). The applicant wishes to open and close one hour later. The event hours will be 7 pm to 12 am on Friday, Saturdays and Sundays before a Statutory Holiday and 7 pm to 11 pm on Sunday.
- The applicant wishes to operate the event on Friday, Saturday and Sunday. There are no plans to operate the event on Monday where there is a Statutory Holiday.
- Staff have no concerns about the minor changes to the days and hours of operation for the event. Scheduling of staff required to attend this event will be adjusted based on the terms and conditions attached to the revised TCUP if it is approved by Council.
- The revised opening/closing dates and operational days of the event results in a decrease of 6 days for each remaining year for a total of 60 event days compared to the previous TCUP approved in 2015, which allowed 66 event operation days for 2016 and 2017.

Financial Impact

A cost-recovery model will continue to be applied to the revised TCUP to cover all City and RCMP related costs associated with this event. As a result, the event organizer will be required to submit an operational security/bond prior to the start of each event season to cover City and policing costs. Based on the proposed revisions to the TCUP, the bond amount recommended is:

- 2016 - \$147,000 (to be submitted before April 15, 2016).
- 2017 - \$153,000 (to be submitted before March 31, 2017).

Any surplus funds remaining from the bond amounts will be refunded and returned to the event organizer upon reconciliation of all invoices at the conclusion of each season.

Conclusion

The applicant (Lions Communication Inc.) has applied to the City of Richmond to revise an existing TCUP to permit the following changes for the 2016 and 2017 season for a night market event at 12631 Vulcan Way:

- Increase the number of vendor booths from 152 to 258.
- Revise the opening and closing dates of the event to April 29, 2016 to September 11, 2016 and April 28, 2017 to September 10, 2017 respectively.
- Adjust the days and hours of operation to 7 pm to midnight on Friday, Saturday and Sundays before a Statutory Holiday and 7-11 pm on Sunday.

All technical issues associated with the proposed revisions for the 2016 and 2017 event have been addressed and incorporated into the proposed terms and conditions for the revised TCUP. The revisions will enable to event organizer to accommodate operational changes requested from their tenants and customers and allow for market and event growth.

On this basis, staff recommend:

1. Approval of a revised TCUP to operate a seasonal night market event on the subject site in 2016 and 2017 and that this recommendation be forwarded for Council consideration at a Public Hearing (tentatively scheduled for April 18, 2016); and
2. The Public Hearing notification area be expanded to include all properties bounded by River Road to the north, Knight Street Bridge/Corridor to the east, Bridgeport Road to the south and No. 5 Road to the west.


Kevin Eng
Planner 2

KE:cas

Attachment 1: Location Map

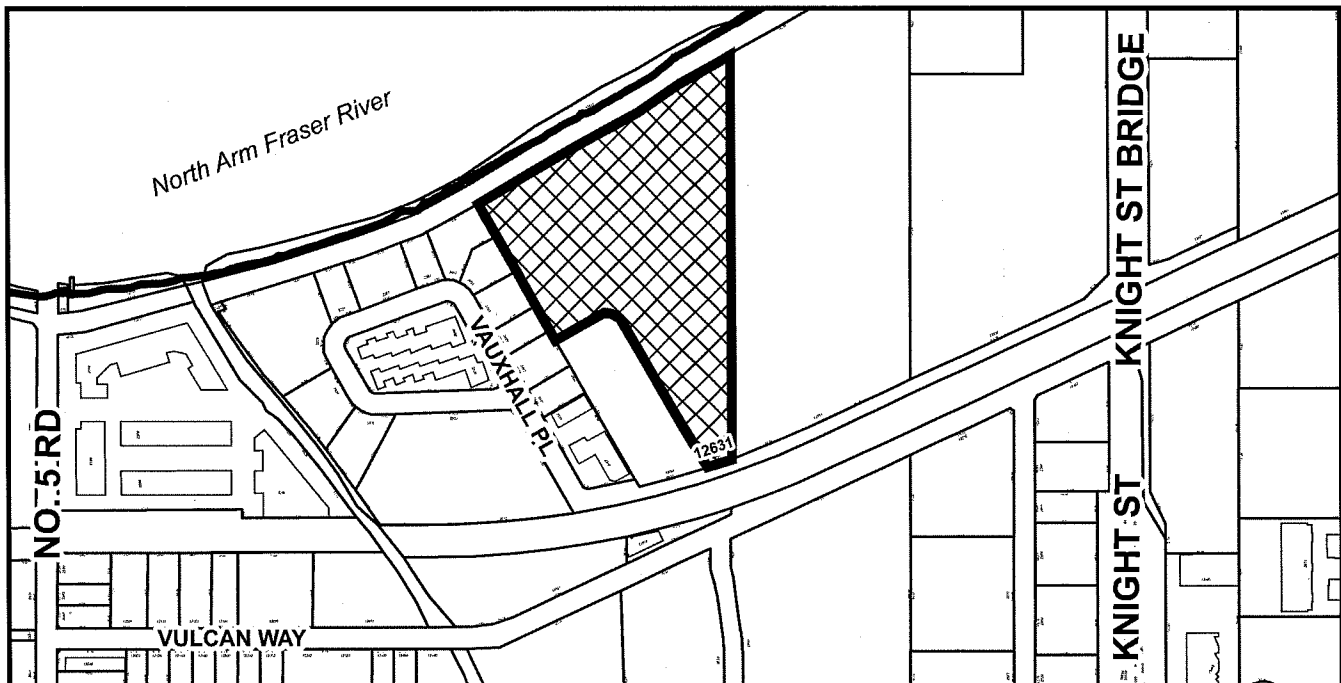
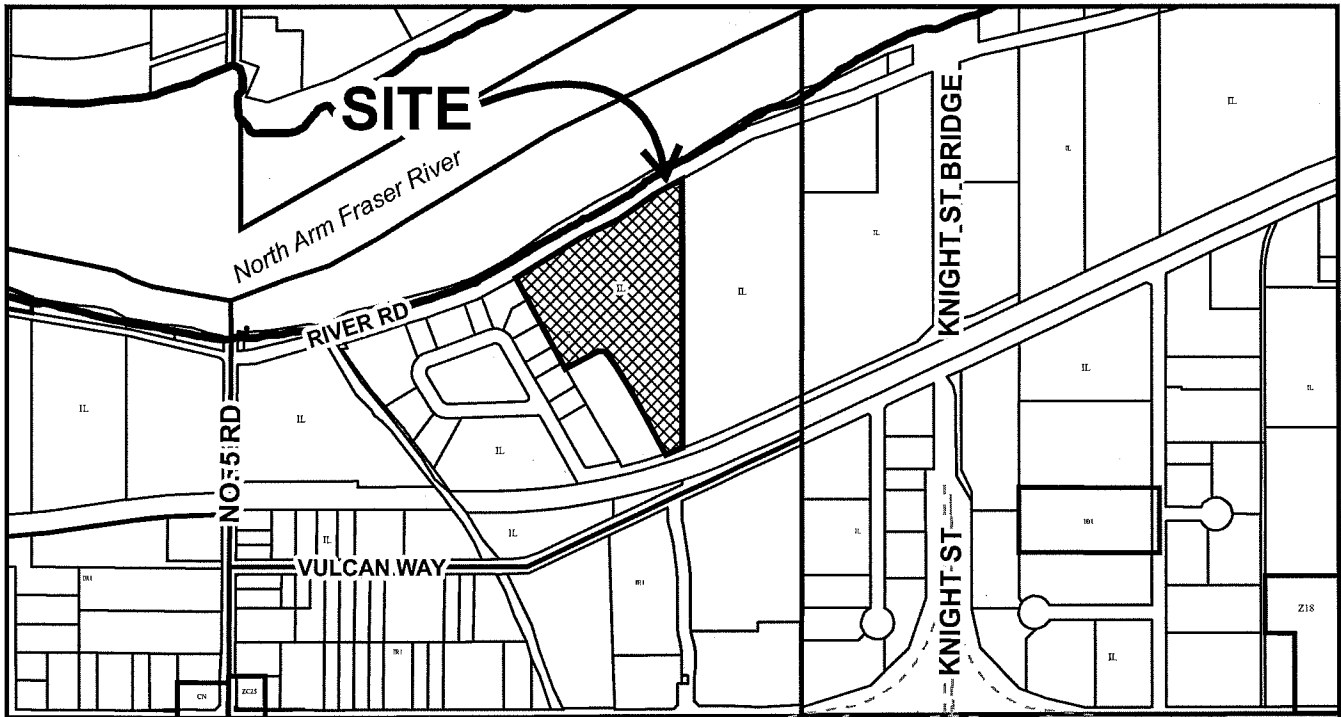
Attachment 2: Development Application Data Sheet

Attachment 3: Recommended Public Hearing Notification Area

Attachment 4: Night Market Site Plan Map



City of Richmond



TU 15-717388

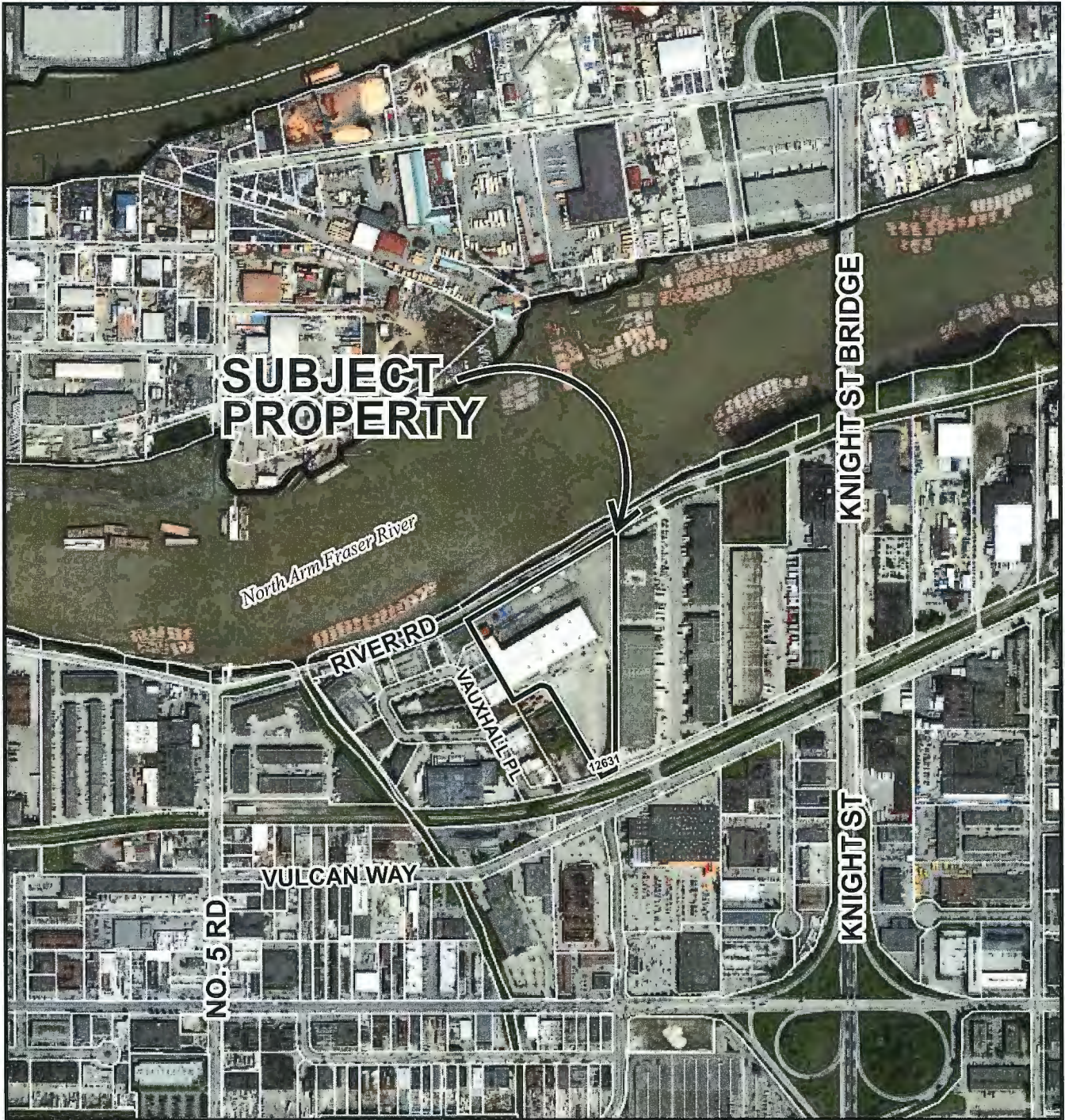
Original Date: 01/11/16

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



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Attachment 2

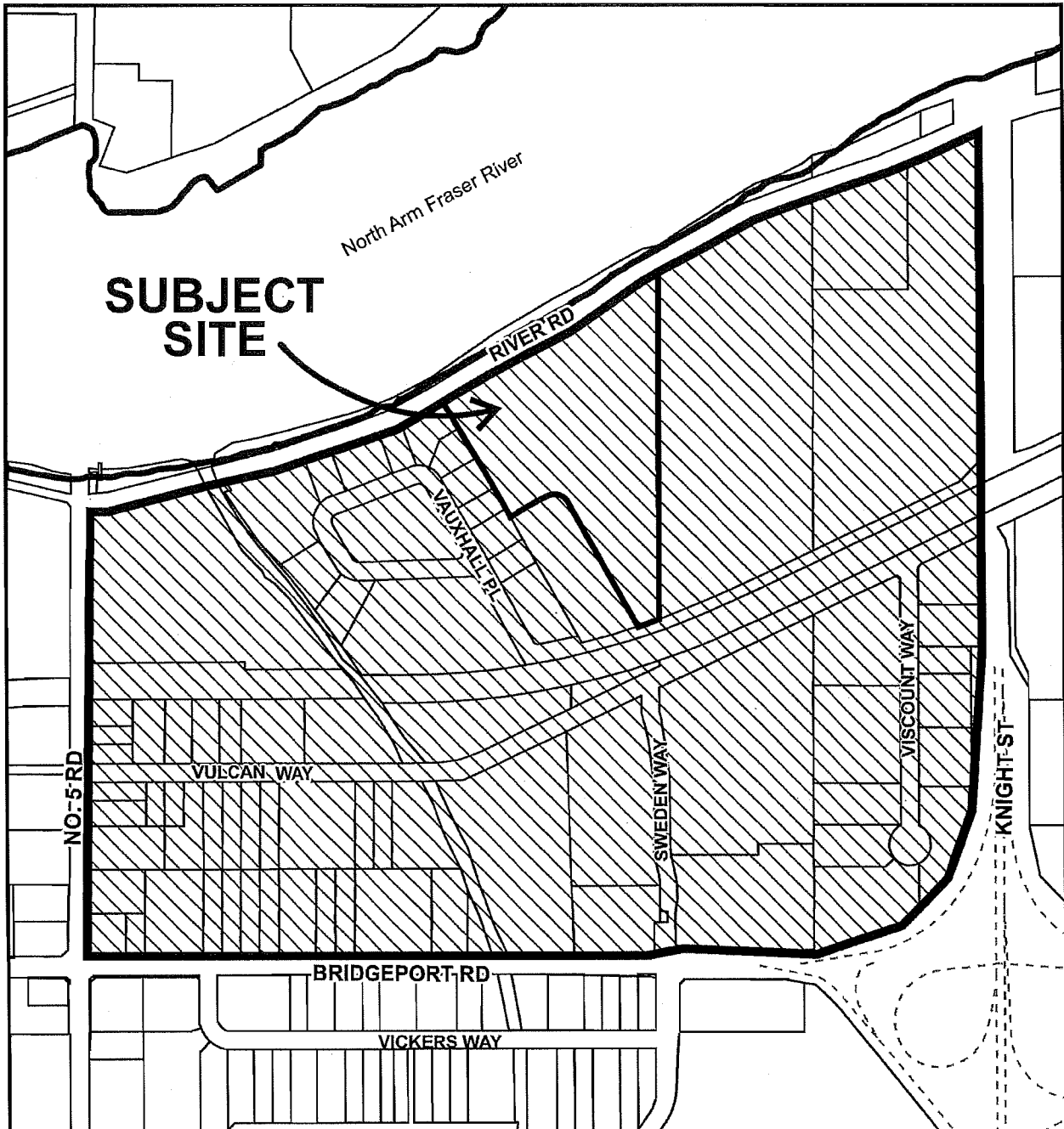
Address: 12631 Vulcan Way

Applicant: Lions Communication Inc.

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



City of
Richmond

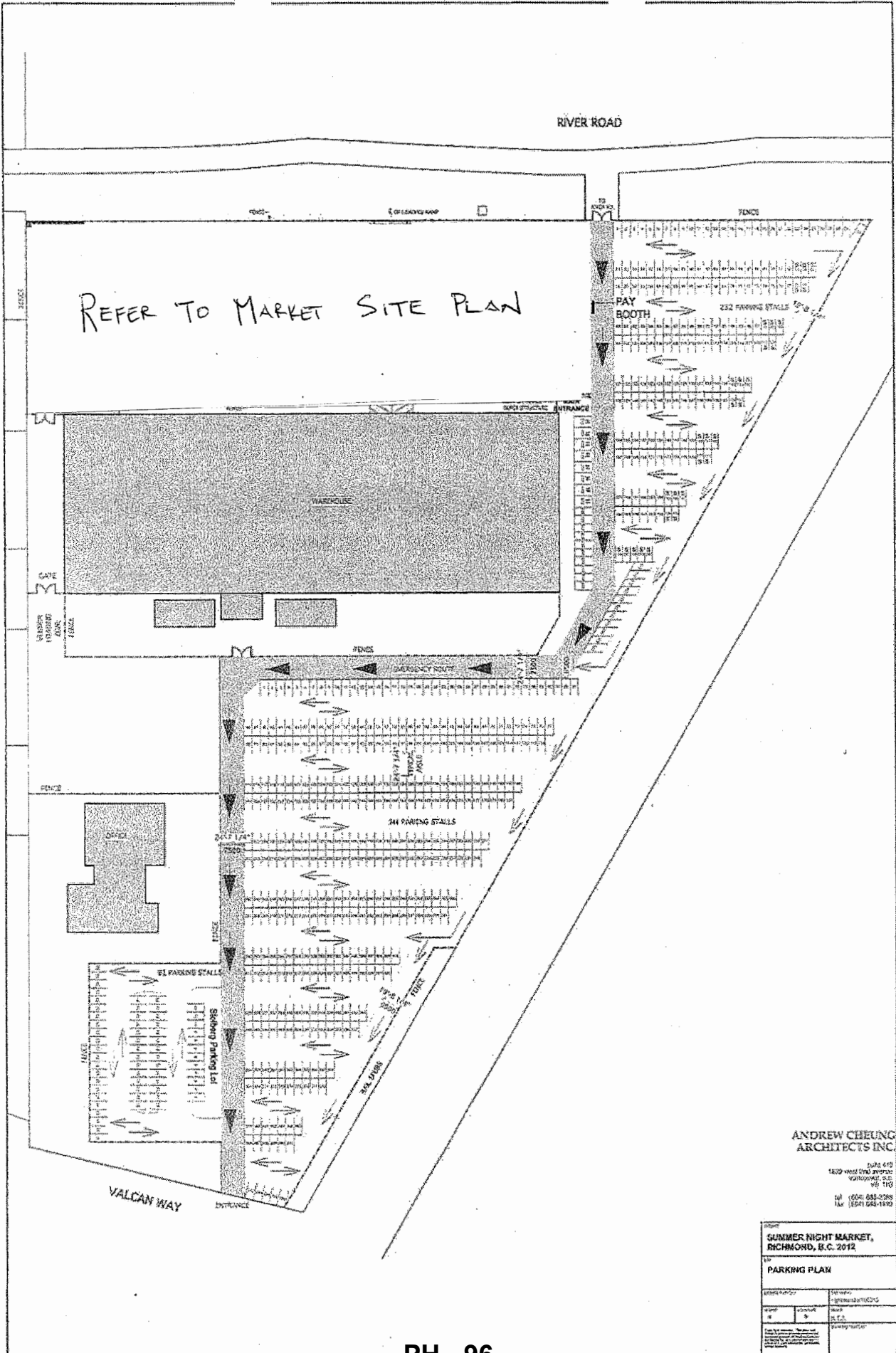


Public Hearing
Notification Area

Original Date: 03/04/15

Revision Date:

Note: Dimensions are in METRES

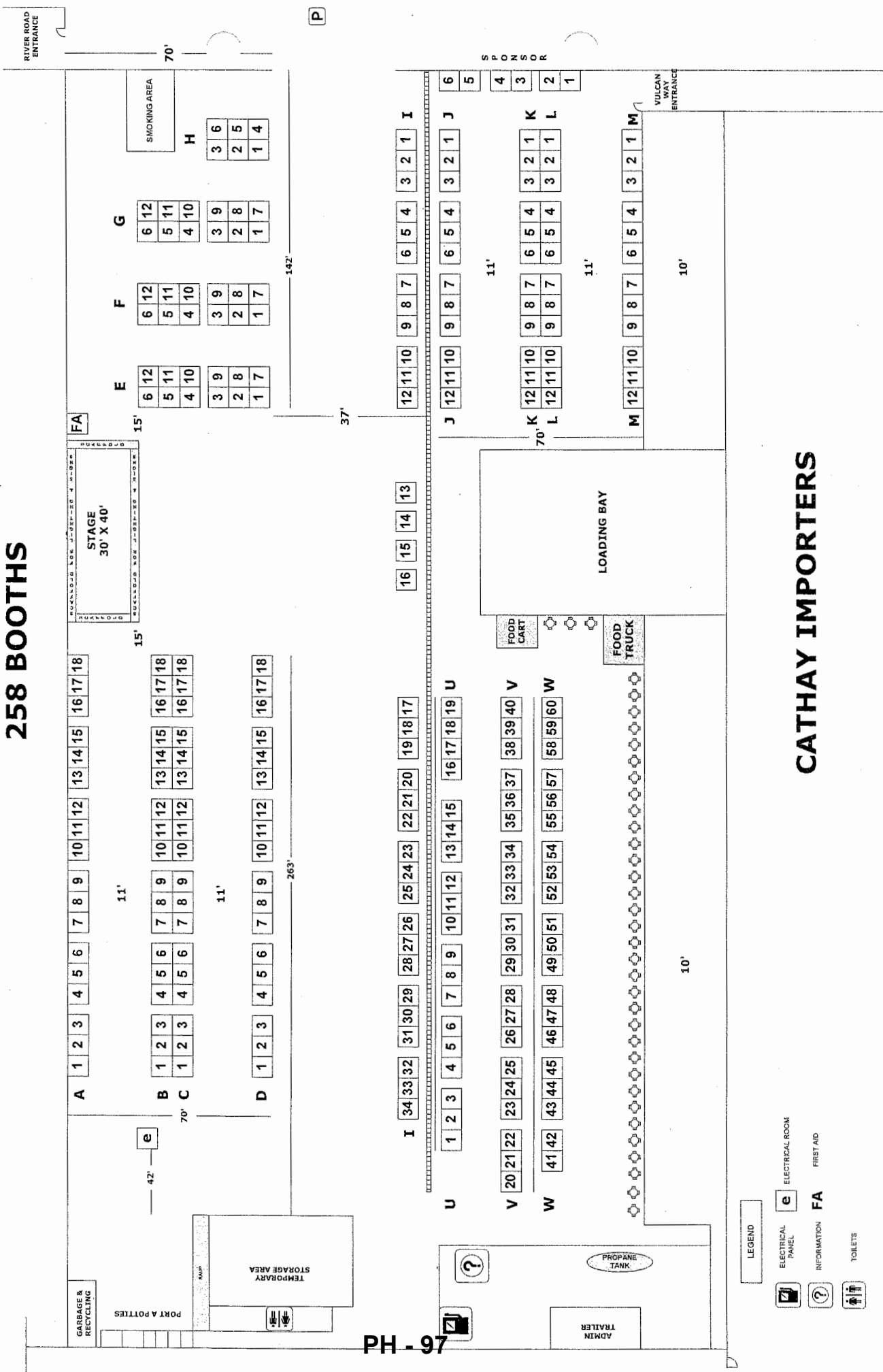


ANDREW CHEUNG ARCHITECTS INC.

1422 West 6th Avenue
 Vancouver, B.C.
 V6H 1V3
 Tel: (604) 683-3298
 Fax: (604) 683-1810

Project	
SUMMER NIGHT MARKET, RICHMOND, B.C. 2012	
Site	
PARKING PLAN	
Sheet Number	Site Name
PH - 96	Summer Night Market
Scale	Drawn
1:100	J.C.C.
Checked	Drawn
J.C.C.	J.C.C.
Approved	Project Manager
J.C.C.	J.C.C.

INTERNATIONAL SUMMER NIGHT MARKET PROPOSED MAP 258 BOOTHS



PH - 97

CATHAY IMPORTERS



No. TU 15-717388

To the Holder: Lions Communication Inc. (c/o Liza Cheung)
Ko Ming Chong, 3547 Holdings Ltd., Inc. No. 49426

Property Address: 12631 Vulcan Way

Address: 12631 Vulcan Way
Richmond, BC V6V 1J7

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

A night market event on the following dates:

- April 29, 2016 to September 11, 2016 inclusive (as outlined in the attached Schedule "C" to this permit); and
- April 28, 2017 to September 10, 2017 inclusive (as outlined in the attached Schedule "C" to this permit).

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

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

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

To the Holder: Lions Communication Inc. (c/o Liza Cheung)
Ko Ming Chong, 3547 Holdings Ltd., Inc. No. 49426

Property Address: 12631 Vulcan Way

Address: 12631 Vulcan Way
Richmond, BC V6V 1J7

7. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder, or should the Holder carry out the temporary commercial use permitted by this permit within the time set out herein and comply with all the undertakings given in Schedule "A" attached hereto, the security shall be returned to the Holder.
- A cash security (or acceptable letter of credit) in the amount of \$147,000 must be submitted prior to April 15, 2016 for the purposes of operating an evening market event during the specified dates set out in Schedule "C" in 2016.
 - A cash security (or acceptable letter of credit) in the amount of \$153,000 must be submitted prior to March 31, 2017 for the purposes of operating an evening market event during the specified dates set out in Schedule "C" in 2017.
8. Should the Holder fail to provide the cash security by the dates specified in this permit, the Temporary Commercial Use Permit shall be void and no longer considered valid for the subject site.
9. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
10. Monies outstanding and owed by the Holder to the City of Richmond for costs associated with the previous evening market event must be paid in full by the following dates:
- All monies outstanding from the 2016 event must be paid in full prior to March 31, 2017.
- 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 2016 and 2017 only.

To the Holder: Lions Communication Inc. (c/o Liza Cheung)
Ko Ming Chong, 3547 Holdings Ltd., Inc. No. 49426

Property Address: 12631 Vulcan Way

Address: 12631 Vulcan Way
Richmond, BC V6V 1J7

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR

CORPORATE OFFICER

Schedule "A"

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

Traffic Management Plan (TMP)

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

Off-Street Parking

- 1,104 off-street parking stalls dedicated for use by the night market event.
- A minimum of 258 stalls (of the 1,104 total off-street parking stalls dedicated for use by the event) is required to be allocated for vendor parking.
 - The 120 stalls secured at 11820 River Road (Ardic Developments) is required to be used for vendor parking only.

City of Richmond and RCMP Staffing

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

Required Permits/Licenses from the City of Richmond and Stakeholders

- Building permits and on-site servicing permits for any buildings, structures, services, service connections, including any changes to on-site servicing infrastructure.
- Business Licenses for all commercial/food vendors to operate at the night market event (including the event operator).
- Vancouver Coastal Health (VCH) permits and licenses for the overall food court area and all food and beverage vendors to operate at the night market event, including inspection approval by VCH staff.

Richmond Fire Rescue (RFR) Requirements

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

Night Market Site Plan

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

Night Market Operations

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

surrounding areas impacted by the evening market event. The plan will also include placement of garbage receptacles off-site along heavily travelled pedestrian routes.

Product Anti-Counterfeiting Strategy

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

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

Night Market Event Cancellation Procedure

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

Security Bond Requirements

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

General Provisions

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

- Adjacent roads shall be maintained and restored to a condition satisfactory to the City of Richmond.

Undertaking

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

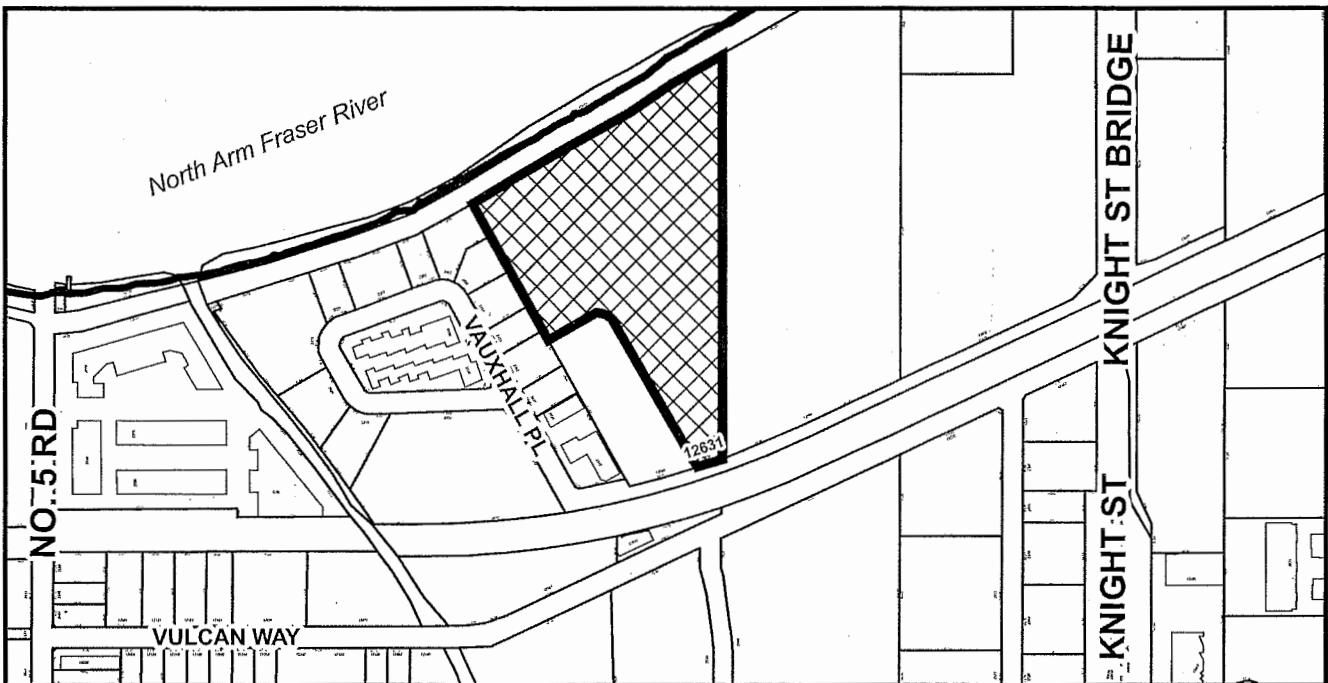
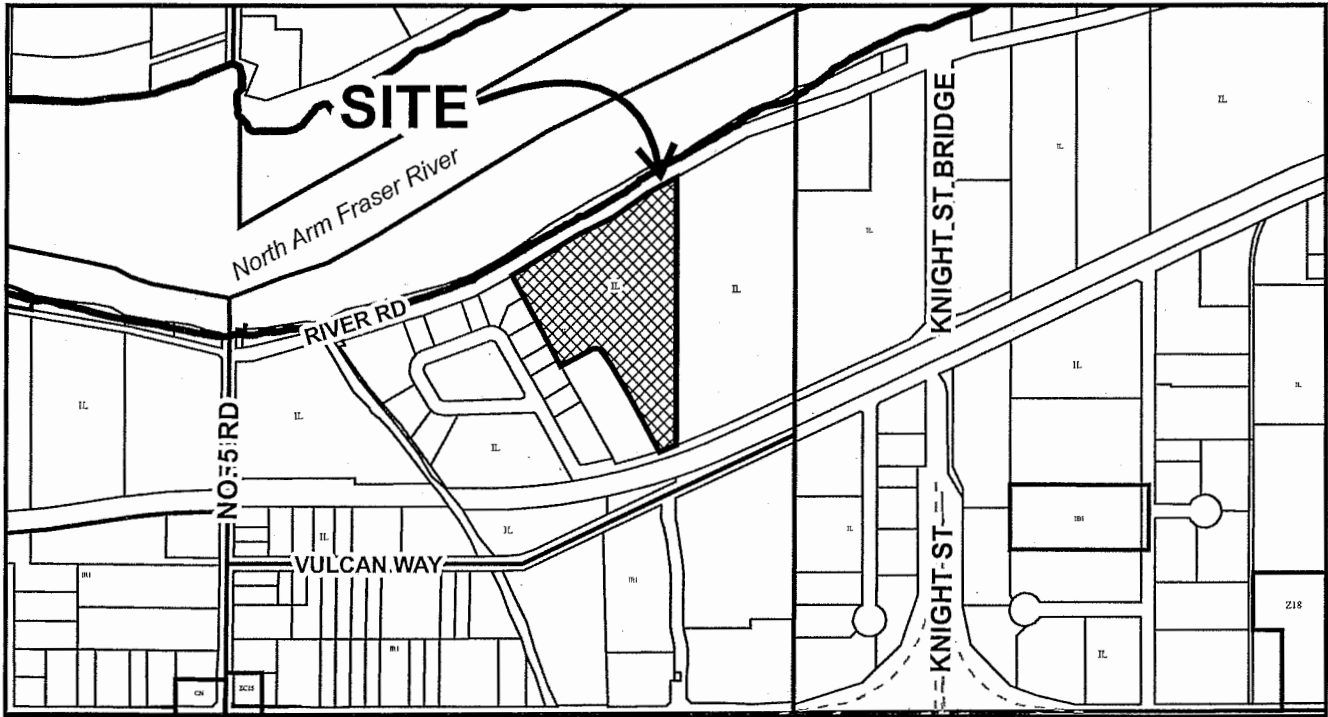
Liza Cheung (Lions Communications Inc.)
by its authorized signatory

- Signed copy on file -

Liza Cheung
Lions Communication Inc.



City of
Richmond



TU 15-717388

Original Date: 01/11/16

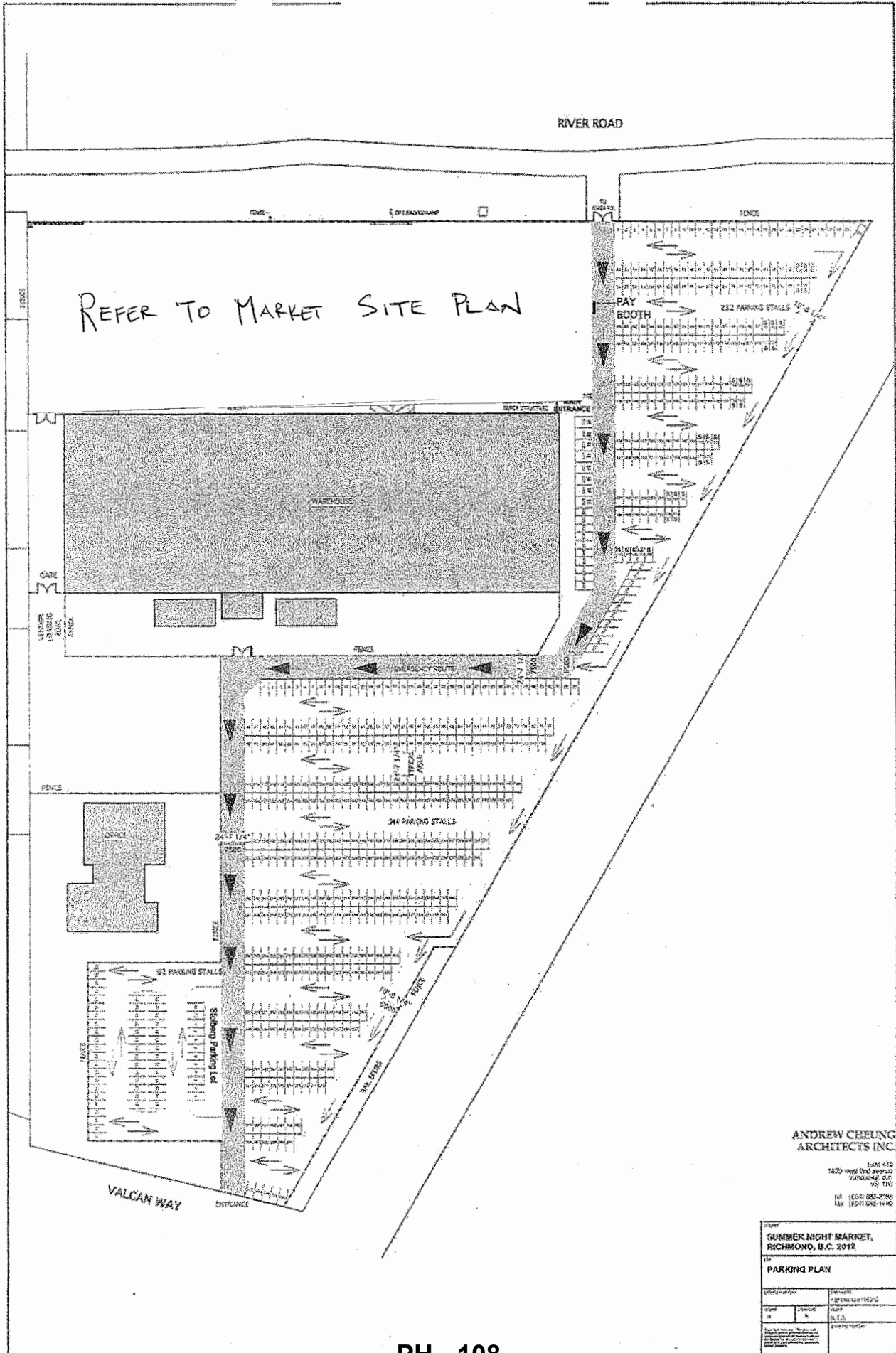
Revision Date:

Note: Dimensions are in METRES

Night Market Event Schedule of Dates for 2017

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

SCHEDULE D

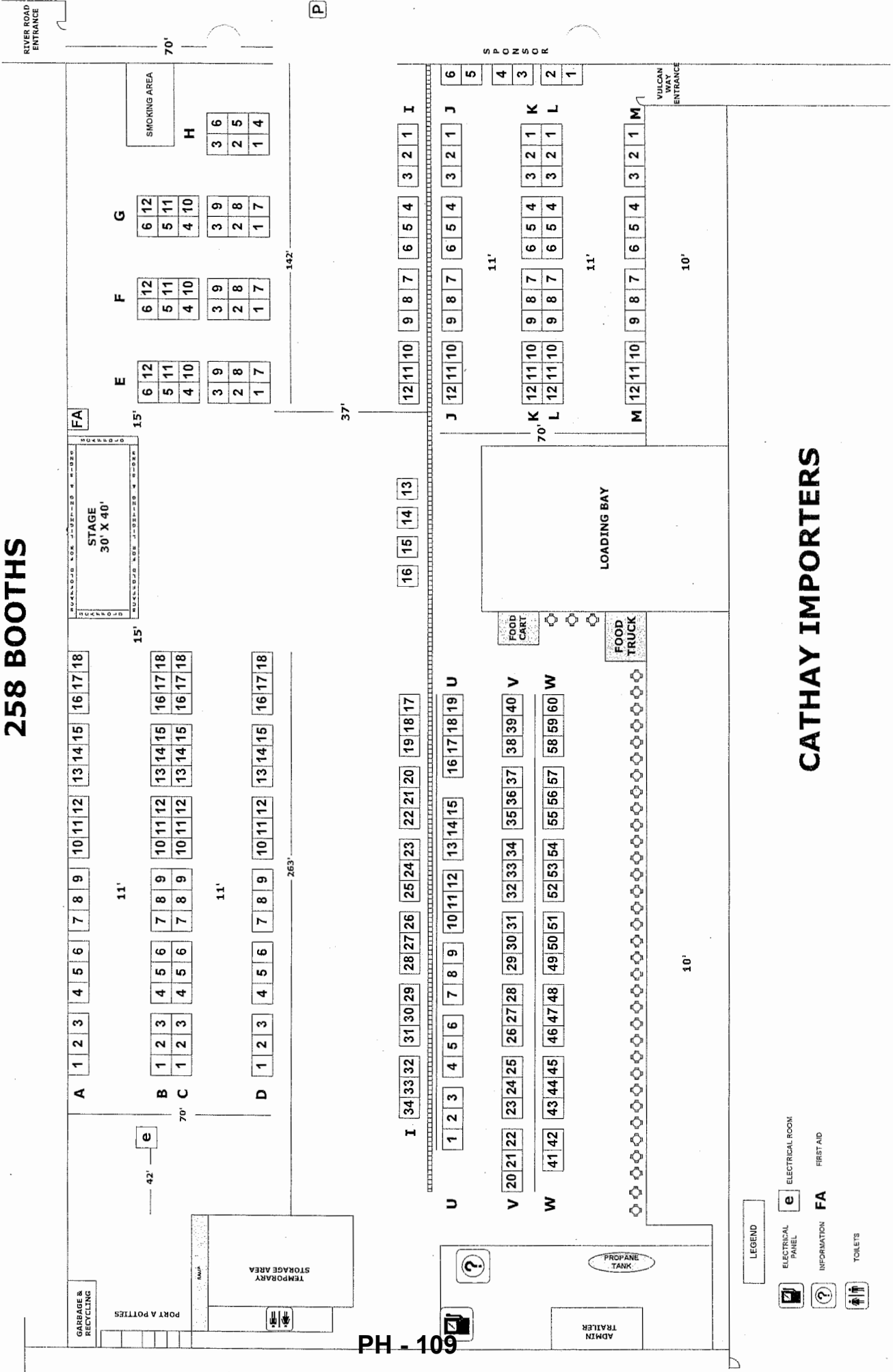


ANDREW CHEUNG
ARCHITECTS INC.

Unit 418
1620 West 5th Avenue
Vancouver, B.C.
V6P 1K1
Tel: (604) 685-2788
Fax: (604) 685-1492

Project	
SUMMER NIGHT MARKET, RICHMOND, B.C. 2012	
Title	
PARKING PLAN	
Client/Owner	City of Richmond
Scale	As Shown 1:500
Date	2012
Drawn by	A.C.
Checked by	A.C.
Project Manager	A.C.

INTERNATIONAL SUMMER NIGHT MARKET PROPOSED MAP 258 BOOTHS



CATHAY IMPORTERS

- LEGEND**
- GARBAGE & RECYCLING
 - PORT A POTTIES
 - TEMPORARY STORAGE AREA
 - ADMIN TRAILER
 - PROPANE TANK
 - ELECTRICAL PANEL
 - ELECTRICAL ROOM
 - INFORMATION
 - FIRST AID
 - TOILETS



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.