



Regular Council Meeting for Public Hearings

Tuesday, May 20th, 2008

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

Present: Mayor Malcolm D. Brodie
Councillor Linda Barnes
Councillor Cynthia Chen
Councillor Derek Dang
Councillor Sue Halsey-Brandt
Councillor Rob Howard
Councillor Bill McNulty
Councillor Harold Steves

David Weber, Corporate Officer

Absent: Councillor Evelina Halsey-Brandt

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

**1. Proposed Single-Family Lot Size Policy (Sections 21-4-7 & 22-4-7)
(Applicant: City of Richmond)**

Applicant's Comments:

The Director of Development, Brian Jackson, representing the City, indicated that he was available to respond to questions.

Written Submissions:

Bob and Nan Carkner, 8500 Fairway Road (Schedule 1)
Jennifer Bazett, 8300 Fairbrook Crescent (Schedule 2)
Vernon Yonemoto, 8520 Fairway Road (Schedule 3)
Doug Quan, 8160 Dalemore Road (Schedule 4)
S. Libbrecht, 8731 Bairdmore Crescent (Schedule 5) (Please note that the 834 page attachment to Mr. Libbrecht's submission is on file in the City Clerk's Office.)

Submissions from the floor:

None.



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PH08/6-1

It was moved and seconded

That the following new Single-Family Lot Size Policy be adopted:

That properties within the area generally bounded by Blundell Road, No. 1 Road, Francis Road, and West Dyke Trail in Section 21-4-7 and 22-4-7 (shown on Attachment 8 to the report dated March 3, 2008, from the Director of Development), be restricted to rezoning and subdivision in accordance with the provisions of "Single-Family Housing District, Subdivision Area E (R1/E)" with the exception of existing duplex lots which may be subdivided into two (2) lots.

CARRIED

2A. Proposed Amendment to Single-Family Lot Size Policy 5428

(Section 30-4-6)

2B. Zoning Amendment Bylaw 8275 (RZ 06-334710)

(6340 Francis Road and 6351 Martyniuk Place; Applicant: Goertzen Contracting Ltd.)

Applicant's Comments:

Sean Lawsen, 6463 Dyke Road, representing the applicant, circulated material to Council which detailed the improvements which had been made to the original design of the Martyniuk Place property in response to direction given by Council previously to readdress the design to maximize the lot space more efficiently. (A copy of this material is on file in the City Clerk's Office.) He explained that as a result, (i) the proposed home had been redesigned to place the garages together in the middle of the property with a shared driveway; (ii) the amount of green space around the garages had been increased; (iii) the setback of the two homes had been increased from 20 feet to 30 feet which resulted in additional frontage; and (iv) a professional landscape plan had been prepared for both properties.

Mr. Lawson then responded to questions from Council regarding the project, and in particular, on such issues as the status of the public walkway/easement located adjacent to the subject property and the shared driveway.



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Written Submissions:

None.

Submissions from the floor:

Wayne Chao and April Chao, 6360 Martyniuk Place, gave a PowerPoint presentation to provide examples of shared driveways located within Richmond to highlight issues relating to the proposed design and the use of a shared driveway, and the amount of green space proposed for each home. He questioned how two homes with a shared driveway could be constructed on the Martyniuk Place property when the property was only 20 feet wide at the street. Mr. Chao also commented on the public walkway and its maintenance by area residents. He then questioned why the developer could not construct a single house on the property of a size which would be comparable to adjacent homes. Mr. Chao added that many of his neighbours had the same questions and concerns which he was now expressing to Council.

PH08/6-2

It was moved and seconded

That Single-Family Lot Size Policy 5428 for the properties contained in Section 30-4-6, be amended to permit the southerly 36.24 m (118.9 ft.) of 6340 Francis Road to subdivide in accordance with Single-Family Housing District, Subdivision Area B (R1/B).

CARRIED

PH08/6-3

It was moved and seconded

That Zoning Amendment Bylaw 8275 be given second and third readings.

CARRIED



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- 3A. **Proposed Single-Family Lot Size Policy 5426 (Sections 26-4-7 & 35-4-7)**
3B. **Zoning Amendment Bylaw 8322 (RZ 04-271169)**
(10260 No. 1 Road; Applicant: Shinder Sahota)

Applicant's Comments:

Shinder Sahota referred to his application and questioned whether townhouses could be constructed on the subject property and an adjacent property at 10240 No. 1 Road, which he also owned. The Director of Development commented on the feasibility of such a request, and as a result, and with the consent of the applicant, the following referral motion was introduced:

PH08/6-4

It was moved and seconded

That the application for rezoning for property at 10260 No. 1 Road be referred to the Public Hearing scheduled to be held at 7:00 p.m., on Monday, June 16th, 2008, in the Council Chambers, Richmond City Hall.

CARRIED

4. **Zoning Amendment Bylaw 8332 (RZ 07-369284)**
(11311 Williams Road; Applicant: Raman Kooner)

Applicant's Comments:

Not in attendance.

Written Submissions:

None.

Submissions from the floor:

None.

PH08/6-5

It was moved and seconded

That Zoning Amendment Bylaw 8332 be given second and third readings.

CARRIED



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5. **Zoning Amendment Bylaw 8336 (RZ 07-387365)**
(9220/9240 Glendower Drive; Applicant: Gurdawar S. Aujla and Amrik S. Sanghera)

Applicant's Comments:

Not in attendance.

Written Submissions:

None.

Submissions from the floor:

None.

PH08/6-6

It was moved and seconded

That Zoning Amendment Bylaw 8336 be given second and third readings.

CARRIED

6. **Temporary Commercial Use Permit Application (TU 08-412295)**
(12631 Vulcan Way; Applicant: Lions Communications Incorporated)

Applicant's Comments:

Paul Cheung, Director of Operations for Lions Communications Incorporated, provided information on the proposed new Summer Night Market for Richmond and he spoke about the importance of this night market to fundraising organizations, entrepreneurs and as a tourist attraction.

Mr. Cheung talked about the concerns of adjacent property owners about the impact of the summer night market event on their properties, and he provided information on steps which had been taken to address these concerns. In concluding his presentation, Mr. Chung gave his commitment that these issues would be addressed to everyone's satisfaction.



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Discussion then took place among Council members, staff and the delegation regarding the impact of the night market on the surrounding neighbourhood, and how the concerns relating to traffic, parking, garbage cleanup, vandalism, the sale of counterfeit product, etc., would be addressed by the applicant.

Written Submissions:

Brian Isaac, #1500 - 438 University Ave, Toronto, Ontario (Schedule 6)
Honourable Linda Reid, #130 – 8040 Garden City Road (Schedule 7)
Honourable Raymond Chan, #308 – 4940 No. 3 Road (Schedule 8)
Amy Hung, #B100 – 750 Pacific Boulevard South, Vancouver (Schedule 9)
Dr. Ken Ng, 2 Wootten Way North, Markham, Ontario (Schedule 10)
Wayne Grafton, 13466 Verdun Place (Schedule 11)
Graeme Kingston, Laff-A-Lot Show Productions (Schedule 12)
Coran R. Cooper-Stephenson, Pryke Lambert Leathley Russell, Barristers & Solicitors, #500 – 5811 Cooney Road (Schedule 13)
C. Uyeda, 1411 East 58th Avenue, Vancouver (Schedule 14)
Bent Ewald, New Outlook Furniture, 2471 Vauxhall Place (Schedule 15)

Submissions from the floor:

Tony Kwan, Pryke Lambert Leathley Russell, Barristers & Solicitors, accompanied by Raymond Cheung, operator, Richmond Night Market, spoke about the Summer Night Market proposal, during which he noted that the new operator had no previous experience in operating such an event. He also noted that the subject property contained no on-site services, including water, sinks, utilities, etc., all of which would have to be re-instated before the Summer Night Market could open. Mr. Kwan also stated that inspections would be required to ensure that the necessary work had been properly completed, and he suggested that the applicant, because of the short turn around time of nine days, would be unable to open the market on May 30th, 2008 as was being proposed. He questioned why the City was considering the application when the site was not suitable for a night market use.



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Mr. Kwan also spoke about potential safety concerns which could occur as a result of the reduction in the number of available parking spaces for the Summer Night Market, and the proposal to address this shortfall through the use of three separate parking lots, which would require pedestrians to cross Vulcan Way to reach the Summer Night Market site.

Mr. Kwan referred to the application, and stated that once approval had been given for the Summer Night Market event, vendors would be rushing to purchase supplies and other materials based on the approval given by the City. He stated that any delay in opening the night market could be very costly to the vendors. He also referred to the application to be submitted in 2009 for the Richmond Night Market at a new location, and he asked that if approval was given for the Summer Night Market event, that the permit be issued only for one year and not two years as proposed.

Raymond Cheung spoke briefly, noting that he had been required to remove all on-site services from the subject property when the lease for the Richmond Night Market had expired.

Florence Gordon, 8111 Saunders Road, spoke about Raymond Cheung and the contributions he had made to the City through his support of various organizations and community events. She then referred to the proposal for the Summer Night Market event and expressed concern about the plan to significantly raise the rents of the vendors participating in this event, and to charge an admission fee to the public, as well as about the difficulties which she felt would be encountered in satisfying health regulations and with the provision of policing services by the RCMP. In closing, Ms. Gordon questioned why Mr. Paul Cheung did not offer to purchase the Richmond Night Market company and its trademarks.

Alan Wilding, representing Alan Wilding Business Services, advised that he had been responsible for the parking for the Richmond Night Market for the past four years. He indicated that while his parking lots were not part of the original parking arrangement, he was cooperating with the new applicant to ensure that the Summer Night Market event was a success. Mr. Wilding indicated that he had 1,000 parking spaces available, however with the turnover ratio, there were actually up to 3,000 spaces available, and that based on discussions with the RCMP, parking had not really been an issue for previous years' night market events.



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Mr. Wilding then provided information on (i) the number of staff which would be overseeing the parking at the Summer Night Market events, and (ii) the system which was in place to ensure that the customers of such businesses as Sears and Home Depot Ltd. were able to access these businesses smoothly while the Summer Night Market was in operation. He referred to the length of the left turn traffic signal at Vulcan Way, and suggested that extending the time period of this traffic signal would allow more people to turn left into the property.

Mr. Wilding then responded to questions from Council about garbage collection and cleanup; vandalism; the provision of parking spaces; pedestrian traffic; the movement of traffic in and out of the subject property and the availability of parking spaces at adjacent parking lots.

Wayne Grafton, Eagle Ridge Enterprises Ltd., (Schedule 11), indicated that he was available to answer any questions which Council might have regarding his concerns. He then referred to the comments made by Paul Cheung about the outcome of their conversation and indicated that he did not agree with Mr. Cheung's statements about this conversation.

Mr. Grafton indicated that while he supported the concept of the night market, he did not support the idea that the night market should operate at the expense of the neighbours. He stated that he had been encouraged by the statements made by Mr. Cheung that no one would have to pay out of their own pocket to deal with any expenses resulting from the Summer Night Market. He then referred to the parking issue and suggested that the requirement for paid parking would only result in patrons of the night market event parking in those adjacent lots which did not charge for parking.

During the discussion which ensued, confirmation was given that the applicant had guaranteed that he would be responsible for all costs relating to any damage, etc., caused to adjacent properties as a result of the Summer Night Market event.



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Louisa Fung, a vendor with the Richmond Night Market for the past four years, voiced concern about the future of the night market, as it was her understanding that the process to organize a night market event was complicated and lengthy. She also spoke about the many issues which could arise, including safety, transportation, etc., and she questioned whether the operator of the proposed Summer Night Market would be capable of opening this event within nine days as planned. Ms. Fung also expressed concern about the amount of the rent being charged to vendors of the Summer Night Market, and the reduction of available parking spaces by 1,000. At the same time, she encouraged customers to patronize the Summer Night Market as the vendors would benefit greatly from their business.

Ms. Fung indicated that because of her concerns, she would not be participating in this year's Summer Night Market event. She further indicated that she was concerned about the use of the 'Night Market' name as this name was well known throughout North America. Ms. Fung urged Council to reconsider issuance of a permit for the new Summer Night Market. She stated that any negative impact from the opening of this event could have a major negative impact on the proposed 2009 Richmond Night Market.

Pauline Yee advised that she had been a vendor at the Richmond Night Market for the past three years and that it had been a wonderful experience for her. She expressed agreement with concerns voiced by previous speakers about parking, security, etc., but indicated that she was talking about the excitement of the event. Ms. Yee stated that because of the organizing ability of Raymond Cheung and his team, customers kept returning year after year, and she expressed the hope that the Summer Night Market would attract as many visitors. However, she questioned the impact to vendors of this year's event if the opening was delayed for any reason.

Chris Lee, indicated that she had been in the karaoke entertainment business for the past eight years; that her company was responsible for the introduction of karaoke at the Richmond Night Market, and that her business was one of the main sponsors of this night market event. She also talked about the karaoke events held at the Richmond Night Market and the many fundraising events held as part of the karaoke performances.



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Ms. Lee then related information which had been passed by her customers that the organizers of the Summer Night Market had indicated to them that her company would be participating in this year's event. She advised that she personally had not spoken to anyone from Lions Communications about her participation. Ms. Lee then reported on a telephone call made by a staff member of the Summer Night Market to her company asking her to be a sponsor of the new night market event, and how the request was handled by the Lions Communication staff member. She voiced concern about (i) the unprofessionalism of the Summer Night Market staff, and (ii) the misinformation which was circulating throughout Richmond about her participation in this event.

Joe Lee, a resident of Alberta, voiced the hope that he would be able to work at the Summer Night Market. He commented that this event would be a good tourist attraction to draw visitors from other parts of the country. He added that the name 'Night Market' had world wide exposure.

Albert Choy, 110 - 4661 Seven Oaks Crescent, Burnaby, talked about his plans to become a vendor in the Summer Night Market. He also voiced concern about the possibility that this event would not take place in spite of the efforts of the applicant to develop the proposal now being considered, and he urged Council to approve the permit for the Summer Night Market.

Dan Chiu voiced concern about traffic and security issues as they related to the proposed Summer Night Market, and he questioned the ability of the applicant to have the subject site ready for operation in nine days. He also expressed confidence that the City would not issue a permit to the applicant if the property was not properly serviced.

Ed Lee, accompanied by Jason Lee, indicated their support for the new Summer Night Market, and expressed the hope that he and his brother would be able to participate as vendors. He stated that the night market event provided a great opportunity for entrepreneurs to start new businesses, and he expressed the opinion that parking was not an issue.

Amy Wong, of Lions Communications, expressed the belief that her staff were not identifying themselves as being connected with the Richmond Night Market, but rather, the Summer Night Market.



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Coran Cooper-Stephenson, Pryke Lambert Leathley Russell, Barristers & Solicitors, (Schedule 13), voiced concern that approval of the temporary commercial use permit would prompt the media to announce that the Summer Night Market would be opening in nine days on May 30th, 2008. He stated that any delay in opening of this night market would have a serious impact on all those vendors and employees, etc., who were relying on Council to ensure that the market place would be a safe and secure environment. He further stated that he had heard that the applicant was being very optimistic in thinking that the Summer Night Market could be opened on May 30th, and he asked Council to consider these issues.

A. Cho of 8120 General Currie Road, voiced support for the Summer Night Market, indicating that he would like to have the opportunity to take his family and friends to this event. He added that the Summer Night Market would attract many visitors and residents from other municipalities to the City.

Marion Wong provided information on a bad experience which she had had as a vendor four years ago which resulted in the loss of money on the purchase of commercial equipment which was no longer needed. She also talked about her inability to have a deposit which she had made to the organizer, refunded. Ms. Wong also advised that she did not have any confidence that the organizer of the new Summer Night Market would be in operation as promised by the organizer on May 30th.

Ms. Wong voiced support for the Richmond Night Market, and indicated that she was looking forward to working with a reliable and trustworthy event organizer. She questioned what protection was in place to protect those vendors who hoped to participate in the Summer Night Market to ensure that these vendors did not experience a situation similar to the one she had been forced to endure.

Jack Lee spoke about his lack of confidence in the organizer of the Summer Night Market event because the organizer was unable to provide a specific opening date, and the difficulties he was having in having his deposit refunded.



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Terry Kim spoke in support of the Summer Night Market, noting that the consideration of the application seemed to have turned into a dispute between the current and former operators. He stated that efforts had to be made to keep the Summer Night Market in operation. Mr. Kim further noted that when the Richmond Night Market was first established, the operator of that event had not had any experience at that time in organizing such an event. He added that Paul Cheung had promised that he would meet his obligations and would be responsible for any damages incurred. Mr. Kim, in concluding his presentation, stated that the focus of the discussion should be on the land issue and nothing else.

Raymond Cheung, former operator of the Richmond Night Market, provided information on the development of the Richmond Night Market over the past eight years, and on the amount of time and effort needed to build the Richmond Night Market into the successful event that it had become. He then spoke about issues which he had with the proposed Summer Night Market, which included a substantial increase in the amount of rent charged to the vendors; and his belief that the applicant did not know anything about organizing and operating a night market.

Mr. Cheung also spoke about the future of the Richmond Night Market and how the event could be improved, during which he suggested that the focus should be on developing a bigger and better event. He urged Council to consider the vendors of the new night market, commenting that if these vendors suffered financially this year, they may not be able to recover, with the result that the night market event would be no more. He added that he was concerned about the use of the 'Night Market' name and materials by the new organizer.

(Cllr. Barnes left the meeting at 10:04 p.m.)

Albert Choy, speaking for a second time, advised that he had entered into a one year contract with Lions Communication to participate in the Summer Night Market, at a cost to rent the booth of \$85 per day, which he felt was a reasonable amount. He indicated that he chose to participate because he believed that the event would be a good opportunity to expand his business knowledge.

(Cllr. Barnes returned to the meeting 10:07 p.m.)



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PH08/6-7

It was moved and seconded

- (1) *That a Temporary Commercial Use Permit be issued to Lions Communications Incorporated for the property at 12631 Vulcan Way for the purposes of permitting a Summer Night Market between May 30, 2008 to October 5, 2008 inclusive and May 15, 2009 to October 4, 2009 inclusive (based on the conditions and requirements outlined in the Temporary Commercial Use Permit and Schedules attached to the Permit); and*
- (2) *That the applicant, as a pre-condition, be required to sign a letter to indemnify Eagle Ridge Enterprises for any damages suffered as a result of the Summer Night Market event.*

CARRIED

ADJOURNMENT

PH08/6-8

It was moved and seconded

That the meeting adjourn (10:30 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Regular Meeting for Public Hearings of the City of Richmond held on Tuesday, May 20th, 2008.

Mayor (Malcolm D. Brodie)

Corporate Officer, City Clerk's Office
(David Weber)

MayorandCouncillors

From: Webgraphics [webgraphics@richmond.ca]
Sent: Wednesday, 16 April 2008 2:13 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #380)

To Public Hearing	
Date:	May 20, 2008
Item #	1
Re:	Single Family Lot Size Policy

SCHEDULE 1 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON TUESDAY,
MAY 20, 2008

Send a Submission Online (response #380)**Survey Information**

Site: City Website
Page Title: Send a Submission Online
URL: <http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&pagemode=Hybrid>
Submission Time/Date: 2008-04-16 2:12:36 PM

Survey Response

Your Name: Bob and Nan Carkner
Your Address: 8500 Fairway Road
Subject Property Address OR Bylaw Number: Proposed Single-Family Lot Size Policy (Sections 21-4-7 & 22-4-7)

Comments:

We wish to wholeheartedly support the recommendation of the above proposed policy being presented to Council on April 21/08 for adoption. Our reasons are as we stated on a previous email..... ".....as original 45 year residents of Seafair as are many of our neighbours, we must express our very strong disapproval of the possibility of changing the face of our area by the subdividing of the present large lots to two smaller lots. i.e. #1 Road. This community is very established with residents, in most cases, taking great pride in their homes and properties. Renovations and replacement homes have been done with the surroundings in mind and have been tastefully done. To have two 'Heritage Style' homes per present lot inserted amongst original homes and homes constructed in the last 10 - 15 years would, we feel, not only be unattractive with garages right to the street, it would turn the area into a construction zone for many years and would affect the property values of the existing homes which have had improvements

done. We are sure this issue has been precipitated by the existing 5 lots on Youngmore that are possibly being subdivided into 10 lots and if this rezoning is approved it will set a devastating precedent and put our neighbourhood in jeopardy. Again, we ask you to very strongly consider the many negative implications of such rezoning and hopefully the majority of residents' concerns will be heard."

To Public Hearing
Date: May 20, 2008
Item # 1
Re: Single Family Lot Size Policy

MayorandCouncillors

From: Webgraphics [webgraphics@richmond.ca]
Sent: Monday, 21 April 2008 10:37 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #384)

SCHEDULE 2 TO THE MINUTES OF THE REGULAR MEETING OF COUNCIL FOR PUBLIC HEARINGS HELD ON TUESDAY, MAY 20, 2008

Send a Submission Online (response #384)

Survey Information

Site: City Website
Page Title: Send a Submission Online
URL: <http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&pagemode=Hybrid>
Submission Time/Date: 2008-04-21 10:36:23 AM

Survey Response

Your Name: Jennifer Bazett
Your Address: 8300 Fairbrook Cr
Subject Property Address OR Bylaw Number: 8300 Fairbrook Cr

Comments: I understand that the public hearing regarding the proposed Single-Family Lot Size Policy (Sections 21-4-7 & 22-4-7) has been postponed until May. Never the less I would like to voice my support that lot size's within the area remain restriced to R1/E with the exception of the existing duplex lots. We moved here 4 years ago because of the larger lot sizes, the established character and lower densification of the neighborhood. A lot of multi unit properties will forever change this area, for the worse. Please keep the R1/E zoning in place! Thank-you Jennifer Bazett

MayorandCouncillors

To Public He
Date: May 20, 2008
Item # 1
Re: Single Family Lot Size Policy

From: Webgraphics [webgraphics@richmond.ca]
Sent: Thursday, 17 April 2008 1:46 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #381)

SCHEDULE 3 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON TUESDAY,
MAY 20, 2008

Send a Submission Online (response #381)

Survey Information

Site: City Website
Page Title: Send a Submission Online
URL: <http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&pagemode=Hybrid>
Submission Time/Date: 2008-04-17 1:45:34 PM

Survey Response

Your Name: Vernon Yonemoto
Your Address: 8520 Fairway Road
Subject Property Address OR Bylaw Number: 8520 fairway road
Comments: I agree with the recommendation

MayorandCouncillors

From: on behalf of MayorandCouncillors

To Public Hearing
Date: May 20, 2008
Item # 1
Re: Single Family Lot Size Policy (Seafair area)

From: Webgraphics [mailto:webgraphics@richmond.ca]

Sent: Monday, 19 May 2008 7:17 PM

To: MayorandCouncillors

Subject: Send a Submission Online (response #389)

SCHEDULE 4 TO THE MINUTES OF THE REGULAR MEETING OF COUNCIL FOR PUBLIC HEARINGS HELD ON TUESDAY, MAY 20, 2008

Your Name: Doug Quan
 Your Address: 8160 Dalemore Road
 Subject Property Address OR Bylaw Number: 8160 Dalemore Road

Comments:

I am opposed to any changes to the existing single family lot size in the area as outlined in the area(section 21-4-7 & 22-4-7.I feel this is a backdoor means of trying to further reduce the size of the lots at some future date. Notices for the so-called public meetings were only sent to a few households. I was present a the first public meeting and there seemed to be some ignorance on the part of your representative. She did not know that the developer has tried twice previously to try to rezone some lots,that he had tried to buy covenants on a number of properties. After the first meeting, there were two other meetings that notices were sent to a very few people.I guess that's to show that there is little interest if no people show up for meetings.We received a notice that a public hearing was scheduled for April 21,however it was cancelled without any notice



Council of the City of Richmond
City of Richmond
6911 No. 3 Road
Richmond, B C V6Y 2C1

May 20, 2008

To Public Hearing
Date: <u>May 20, 2008</u>
Item # <u>I</u>
Re: <u>Single Family Lot</u> <u>Size Policy (Seafair)</u>

HAND DELIVERED

SCHEDULE 5 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC HEARINGS
HELD ON TUESDAY, MAY 20,
2008

RE: PROPOSED SINGLE-FAMILY LOT SIZE POLICY
(Sections 21-4-7 & 22-4-7)

For the record, the following is submitted to the Public Hearing to be held in the Council Chambers at 7:00 pm May 20, 2008 on the above subject.

The attached, forming part of this submission, confirms the **Residents rejection of the City's proposed rezoning proposal put forward at the "Public Open House" at Scout's Hall on January 23, 2008.**

The attached, forming part of this submission, confirms that the **Residents are sending a clear and strong message to the City of Richmond namely: no incursions into the subdivision and no exceptions.**

The attached, forming part of the submission, confirms that the **Residents sending a clear and strong message to the City of Richmond, namely: the City of Richmond Planning and Development Department conducted and presented itself and the information on the subject at the Open House January 23, 2008 in a totally unacceptable and inappropriate manner which lacked any resemblance to a professional business presentation.**

S. Libbrecht
8731 Bairdmore Crescent
Richmond B C

Cc. Seafair Neighbourhood Committee

Att. Exhibits

1. 197 'Letters to Planning Dept.' - signed.
2. letter(dated Jan 23) to Planning Dept from Various Concerned Citizens
-seven pages of signatures
3. letter from N. and J. Sakamoto(date stamped July 19, 2004) to Planning Dept.
4. letter from P. Overhill(date stamped July 19, 2004) to Planning Dept.
5. letter from R. Stuver to Planning Dept. dated Jan. 21, 2008
6. letter from S. Wong to Planning Dept dated Jan. 21, 2008
7. additional comments from R. Seller

NOTE: 384 PAGES OF
ATTACHMENTS ARE ON FILE
IN THE CITY CLERK'S
OFFICE.

8. letter from F. Keene to Mayor and Council, Planning Dept. dated Feb 15, 2008
9. letter from M. Cruise to Planning Dept dated Feb 14, 2008
10. letter from P. Mackenzie to Councillor Steves dated Feb. 2, 2008 cont. on next page
11. letter from C. Stevens to City Board dated Jan. 22, 2008
12. letter from J. and S. Campbell to Planning dept dated Jan. 22, 2008
13. letter from Mr. and Mrs. Jorger
14. letter from K. Perry to planning Dept dated Jan 21, 2008
15. letter from Mr. and Mrs. Robertson to Planning Dept dated Jan. 20, 2008
16. letter from H. Sheppard to Planning Dept. dated Jan 20, 2008
17. letter from T. Samson to Planning Dept dated Jan. 21, 2008
18. letter from J. Parkinson to Planning Dept dated Jan 21, 2008
19. letter from B. Fok to Planning Dept dated Jan 21, 2008
20. letter to Editor from B. Boucher re: public open house
21. letter from S. Libbrecht to Director Planning Dept(dated Jan22, 2008) re: lot size study info discrepancies
22. additional comments from J. Fortnato re: confusing feedback form
23. Comments by H. Ross
24. additional comments by J. Frate re: confusing feedback form.
25. Important Notice by J. Frate.
26. Richmond News article: residents fear backdoor densification – Jan. 29, 2008
27. news article- Neighbours warn... dated Jan 31, 2008
28. news article-Seafair rezoning fails

J. Frate

SCHEDULE 6 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON TUESDAY,
MAY 20, 2008

TO: MAYOR & EACH
COUNCILLOR
FM: CITY CLERK'S OFFICE

Dhaliwal, Shanani

From: Isaac, Brian [bisaac@smart-biggar.ca]
Sent: Monday, 5 May 2008 6:59 AM
To: Dhaliwal, Shanani
Cc: Long, Amanda
Subject: Richmond Night Market Lease and License
Attachments: 92862-59 March 31, 2008.pdf

re: General Purposes Committee
May 5, 2008
Item 3
Lions Communications -
Temp. Comm. Use Permit

To Public Hearing
Date: May 20, 2008
Item # 6
Re: Temp. Comm. Use
Permit, 1266 12631
Vulan Way

Re: Richmond Night Market Lease and License

Dear Ms. Dhaliwal,

We understand that renewal of the Richmond Night Market lease and license will be discussed at the General Purpose Committee Meeting at Richmond City Hall today. We attach an e-mail with attached letter from the Canadian Anti-Counterfeiting Network that was sent to the cityclerk@richmond.ca address. Representatives of the CACN will be attending at the meeting this afternoon. If you could circulate the attached letter to the committee members, that would be very much appreciated.

Let us know if you require anything further.

Regards,

Brian Isaac
Chairman Legislation Committee
Canadian Anti-Counterfeiting Network

Brian P. Isaac
Smart & Biggar
Fetherstonhaugh
438 University Ave., Suite 1500, Box 111
Toronto, Ontario, M5G 2K8, Canada
Tel: (416) 593-5514
Fax: (416) 591-1690
E-Mail: bvisaac@smart-biggar.ca

www.smart-biggar.ca

From: Isaac, Brian
Sent: Monday, March 31, 2008 12:34 PM
To: 'cityclerk@richmond.ca'
Cc: Long, Amanda
Subject: Richmond Night Market Business License Applications -TU 08 - 412295

PHOTOCOPIED

MAY 5 2008

& DISTRIBUTED



RE: Richmond Night Market Business License Applications –TU 08 – 412295

Dear Sir or Madam:

We attach a letter being forwarded on behalf of the Canadian Anti-Counterfeiting Network (CACN). The letter has been signed by the Chairman of CACN, Doug Geralde. Please feel free to contact him or the undersigned in response.

Regards,

Brian Isaac
BPI:aml
Encl.

<<92862-59 March 31, 2008.pdf>>

Brian P. Isaac
Smart & Biggar
Fetherstonhaugh
438 University Ave., Suite 1500, Box 111
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Province of British Columbia
Legislative Assembly

Linda Reid, M.L.A.
Richmond East

Constituency Office:
130 - 8040 Garden City Road
Richmond BC V6Y 2N9
Telephone: 604 775-0891
Facsimile: 604 775-0999
e-mail: linda.reid.mla@leg.bc.ca

SCHEDULE 7 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON TUESDAY,
MAY 20, 2008

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

Re: General Purposes Committee
May 5, 2008
Item 3
Lions Communications -
-Temp. Comm. Use Permit

May 5, 2008

Paul Cheung
Unit 120- 3851 Shell Road
Richmond, BC V6X 2W2

To Public Hearing
Date: May 20, 2008
Item # 6
Re: Temp. Comm. Use
Permit - 12631
Vulcan Way

Dear Paul Cheung,

I have enjoyed our ongoing business discussions and appreciate your interest in the residents of Richmond having access to the Night Market.

I think that the venue is vibrant and welcoming for tourists and residents alike. Your willingness to fulfill the requirements is what is expected of Richmond business people and I wish you much success.

Yours with kindest regards,

Honourable Linda Reid
Member of the Legislative Assembly
Richmond East

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MAY 5 2008

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House of Commons
Room 321, East Block
Ottawa, Ontario
K1A 0A6
Tel: (613) 995-2021
Fax: (613) 995-2174



TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

Constituency
308-3940 No. 3 Road
Richmond, British Columbia
V6X 3A5
Tel: (604) 775-5790
Fax: (604) 775-6291

Re: General Purposes Committee
May 5, 2008

Item 3

Lions Communications -
Temp Comm. Use Permit

The Honourable Raymond Chan, P.C., M.P.

Member of Parliament for Richmond

SCHEDULE 8 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC HEARINGS
HELD ON TUESDAY, MAY 20,
2008

To Public Hearing
Date: May 20, 2008
Item # 6
Re: Temp. Comm. Use
Permit - 12631
Vulcan Way

To Whom it May Concern

I have had the good fortune of having Mr. Paul Cheung's help in a number of events in the past. Mr. Cheung was a great help in organizing a Community Harmony Committee Barbecue in 1999, drawing over 10,000 people from different cultural backgrounds to appreciate the cultural diversity of the Lower Mainland.

Mr. Cheung also organized a very successful award ceremony when I received the Brotherhood Interfaith Society's 2002 Person of the Year award.

I have every confidence of Mr. Cheung's organizational skills and acknowledge his many positive contributions to our community.

Sincerely,

Hon. Raymond Chan, P.C., M.P.
Member of Parliament for Richmond

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MAY 5 2008

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Plaza of Nations Management

SCHEDULE 9 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON TUESDAY,
MAY 20, 2008

April 30, 2008

Attention: Mr. Paul Cheung
Lions Communications Inc.
120 - 3851 Shell Road
Richmond, B.C.
V6V - 2W2

To Public Hearing
Date: <u>May 20, 2008</u>
Item # <u>6</u>
Re: <u>Temp. Comm. Use</u>
<u>Permit - 12631</u>
<u>Vulcan Way</u>

FROM CITY CLERK'S OFFICE

Re: General Purposes Committee
May 5, 2008
Item 3
Lions Communications -
-Temp. Comm. Use Permit

Dear Mr. Cheung:

Re: Confirmation of special events management contract at the Plaza of Nations

This letter confirms that Mr. Paul Cheung and his company Paradise Entertainment Group Inc. was responsible for the management and production of all special events that were held at the Plaza of Nations, Vancouver, BC between the years 1992 to 1998.

Paradise Entertainment Group Inc. produced numerous large scale and very successful events at the site. Among a tremendous list of events beyond expectation; the opening ceremonies for the Molson Indy, entire production work for the Dragon Boat races, Caribbean Festivals, Philippine Festivals, Chinese New Year Festivals, Mid-Autumn Festivals in addition to; tradeshow, corporate seminars, weddings and banquets, ballroom dances, concerts, graduations and many more events. The complexity of many of these events included the management of up to one hundred staff members for events that attracted over 200,000 attendees over a weekend. In addition Mr. Cheung had to supervise many other events occurring off-site such as; SUCCESS- Walk with the Dragon, karaoke contests at Parker Place or Yaohan Centre and other shows.

Paul possesses a great amount of event management experience which much of it is accumulated through the years at the Plaza of Nations. He is hard working, talented, efficient and honest. It has been a pleasure working with Paradise Entertainment and especially with Mr. Cheung during their tenure. I write this letter with the utmost confidence that Mr. Cheung is well qualified for the management of any event of any size.

Please do not hesitate to contact me should you have any questions or concerns.

Sincerely,



Amy Hung
Accounting Dept.
Plaza of Nations Management Corp.

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MAY 5 2008

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SCHEDULE 10 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON TUESDAY,
MAY 20, 2008

General Purposes Cte.
May 5, 2008
Item 3
Lions Communication -
Temp. Comm. Use
Permit



June 28 - 29, 2008

2 Wootton Way North, Markham, ON, Canada L3P 5T7

Tel: 905-946-1137 Fax: 905-471-1918 E-mail: tasteofasia@fccm.ca

April 28, 2008

Paul Cheung
Richmond Night Market
Lions Communications Inc.

To Public Hearing
Date: <u>May 20, 2008</u>
Item # <u>6</u>
Re: <u>Temp. Comm. Use</u>
<u>Permit - 12631</u>
<u>Vulcan Way</u>

PHOTOCOPIED

MAY 5 2008

& DISTRIBUTED

Dear Mr. Cheung & the City of Richmond:

We are writing to invite your organization and the Richmond Summer Night Market to join us in sharing the Taste of Asia Festival with the community of British Columbia, to partner with us to expand the largest Asian Festival in Canada with the City of Richmond. Everyone is quite excited with the unique opportunities and synergies that Richmond and Markham offers, with an East meets West-Taste of Asia Festival Canada partnership. We were all delighted to be informed with the latest Statistics Canada reports that Markham and Richmond are the two most diverse, visible minority communities in Canada, and also possibly the most Chinese and Asian populated. The Town of Markham is quite proud of this distinction and we feel that working together, can help boost our local tourism economies, especially if we can collaborate with the Summer Night Market and the City of Richmond with the Taste of Asia.

The largest Canadian Asian Street Festival, "Taste of Asia", is now in its sixth year in 2008 and has been a great success since its inauguration in 2003 as a response to the Town of Markham to help counter the adverse effects of SARS in the community. This event is a co-operation and collaboration of many ethno cultural groups working towards a common goal, in mutual respect and harmony, yet retaining their special cultural characteristics.

Last year, our attendance was over 50,000 and we are expecting more this year with the expansion of our promotional activities, enhanced entertainment and events in the Nations Capital-Parliament Hill, Ontario's Provincial Legislature-Queen's Park, and the actual festival in Markham, York Region and GTA Greater Toronto Area. Our Queens Park Reception will take place on May 15, from 5pm to 7pm, in Committee Rooms 228 and 230, to celebrate the Asian Heritage Month of May, together with Members of Provincial Parliament, Diplomats of Asian countries, and community leaders.

Our Parliament Hill - "Taste of Asia Reception" in Ottawa will take place on May 28, from 5pm to 7pm, in Room 237C of the Centre Block, to recognize the Asian Heritage Month of May, together with Ministers, Members of Parliament, Senators and Ambassadors of Asian countries.





TASTE OF asia
www.culture-canada.ca



June 28 - 29, 2008

2 Wootton Way North, Markham, ON, Canada L3P 5T7

Tel: 905-946-1137 Fax: 905-471-1918 E-mail: tasteofasia@fccm.ca

The actual "Taste of Asia Street Festival" will be held on **June 28 and 29, 2008** on Kennedy Road and Steeles Avenue on the crossroads of Markham and Scarborough, which has the greatest Chinese and Asian demographics in the GTA. The dates are always set on the weekend preceding Canada Day so that we can celebrate not only Canada's birthday but also the unique multicultural mosaic of our great nation's makeup. An official ribbon-cutting ceremony is set for 5 pm on June 28 to be followed immediately by a reception and a street concert with live performances.

Please extend our invitation to the Mayor of Richmond City and Richmond City Council as our **Special Guests on June 28 at 5pm for the ribbon-cutting ceremony and reception in Markham, Ontario and on May 28 at 5pm in Ottawa at our Parliament Hill Reception.**

Please do not hesitate to contact me anytime with any of your concerns or questions.

We look forward to your positive response and participation at this year's exciting activities.

Yours sincerely,



Dr. Ken Ng
Chairman, Taste of Asia Festival
Federation of Chinese Canadians in Markham

solutions. In the summer we spend more time managing night market complaints than we do managing our own tenants.

- g) Since my last letter I have had the opportunity to speak on the phone with Mr. Chung for more than an hour. During that time I pointed out many of the problems we have had and asked what he would be prepared to do to help solve these problems. One of the suggestions was to block off our sites completely and to have the owners, tenants, employees and visitors to have passes to gain entry to their own property. Can you imagine the logistical nightmare to issue 500+ passes to "authorized people" so they can gain access to their own property? At the end of the conversation amid the "don't worry" and "I'm sure we can work it out" mouthing's he admitted that he really didn't have any specific solutions to the neighbor's problems. I did not hear him say that at the Monday meeting.
- h) All other businesses making a "Business License Application" in Richmond are required to have sufficient parking. It says so on the form. This business should not be except from the rule.
- i) It was discussed that a crew of 20 of his people will pick up garbage, in an area from Knight Street to #5 Rd. from Bridgeport Rd. to River Rd. in 3 hours. From previous invoices for night market cleanup we pay 4 people 6 hours to clean up only one of our parking lots so I think Mr. Chung's estimate is extremely optimistic.
- j) If Mr. Chung is so confident that he can solve the parking problems, let us see him put his money where his mouth is. Let him proceed with his plan but put up \$100,000 in cash into a fund that the neighbors can draw from to solve night Market problems. I'm betting that we get lots more assurances but no cash.

It is unfortunate that you could not hear our concerns on Monday night but it is more unfortunate what you could not ask me questions. I could tell that several council members had concerns but only had supporters of the application to ask questions to. I would like to make myself available to any of you to answer any questions you might have at (604) 270-4737.

It may surprise you to hear that I support the Night Market. I do. I support the right of all businesses to have the opportunity to succeed and support the city. My only concern is that all businesses should be treated the same and not succeed at the expense of their neighbors.

Thank you in advance for your attention to this matter.

Regards,


Wayne Grafton

MayorandCouncillors

From: Bobby Loonie [graeme@bobbyloonie.com]
Sent: Thursday, 8 May 2008 4:29 PM
To: jkeating@png.canwest.com
Cc: Jenn & Joe; comments@channelm.ca; tlou@channelm.ca; events@channelm.ca; theworld@fm961.com; semeho@am1470.com; leela@fm961.com; info@richmondchamber.ca; MayorandCouncillors; jmann@postpeop mroberts@postpeopleinc.com; Isaunders@postpeopleinc.com; ec events@postpeopleinc.com; amber.ogilvie@24hrs.ca; dean.brouc news@24hrs.ca

To Public Hearing Date: <u>May 20, 2008</u> Item # <u>6</u> Re: <u>Temp. Comm. Use</u> <u>Permit, Vulcan Way</u>
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SCHEDULE 12 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON TUESDAY,
MAY 20, 2008

Subject: Will the REAL Richmond Night Market please stand up!

MAY 9 2008

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Dear Mr. Keating...

This is being written in response to your Vancouver Province article of Tuesday, May 6, 2008 entitled, "Richmond night market gets the nod from council".

The article, while reporting the current activity involving an application before the City of Richmond, also served to cloud the issue. The current application, from Lion Communications Inc., is for a new organization hoping to produce a new event. That company has nothing to do with past events produced as "The Richmond Night Market". Your article included information about the history of the Night Market growing from 40 booths at Continental Centre to over 400 during the past couple of years. That growth and reputation had nothing to do with Lion Communications Inc. and nothing to do with the current application before council. Any claims that Lion Communications have made about being involved with past Richmond Night Markets is false... unless, perhaps, one of their principals may have been employed as a support staff (parking or cleaning crew etc.) at the Richmond Night Market.

The past events in Richmond were produced and operated wholly by Target Events. The owner of Target Events, Raymond Cheung, was, along with his hard working team, solely responsible for the growth and success of the Richmond Night Market. Over the years Mr. Cheung and his staff took the event from it's beginning as a group of tents around Continental Centre to an indoor night market on No. 3 Road, to Lansdowne Mall's front parking lot, to the area now occupied by th River Rock Casino, to the location on Vulcan Way where they have been for the past couple of years.

For another company to walk in and, in our opinion, steal an event started and built by someone else is...well, stealing. If Lion Communications wants to produce an event, fine. Unfortuanly, they are producing and promoting the event on the coattails of Target Events work. They have even downloaded Target Events PDF of the Vendor Application and Target Event's Site Map and are using those forms in selling their "Summer Night Market". Their web site promoting the "Summer Night Market" uses photographs of last year's "Richmond Night Market".

I also question the reported past productions accredited to Lion Communications Inc. and it's principals. Lion Communications Inc. is reported as being a major "internet company" yet a Google and Yahoo search came up with not one listing, other than references to this current application to the City of Richmond. There have also been unconfirmed as yet reports of one involved with this group attempting to put on a past similar event, failing to do so, and absconding with deposits paid by vendors. These are things media and public, if not vendors and the City of Richmond, should investigate fully.



2008-05-09

They are also promoting this as the "Summer Night Market" because they do not own the name "Richmond Night Market". Target Events owns that name. Unfortunately, just as many refer to any photocopy as a Xerox or a cola beverage as a Coke, many, including you in your article, are referring to the proposed event as the "Richmond night market".

When last year's Richmond Night Market closed, all logistical support (plumbing, washrooms, stage, tents, electrical connections, tables, sanitary facilities for the food court, etc. were removed. Estimations have been made that it would cost hundreds of thousands of dollars to replace and re-install all of that. Lion Communications Inc., in their application, stated they would reduce the parking fees for the market's lot. The parking fees were what allowed, in our understanding, the past producer to operate all of the facilities while hiring numerous Richmond youth to maintain the site. Lowering the parking would not allow Lion Communications Inc. to do so and therefore it is possible that the event would not survive, therefore making vendors, many of whom rely on the market to support their entire family, to get back their deposits and/or money involved in stock and inventory. This is not simply a matter of "build it and they will come". It is also a matter of build it, support it, promote it, maintain it and hope they will come... and come again. It is the opinion of some that there is no financial way Lion Communications Inc. can pull off what took Target Events years to build up to.

If someone wants to start a NEW event, in our opinion, that is all well and good. However, to do so, using the reputation AND materials from a different producer and promoter is wrong!

We have provided magical entertainment and balloon artistry for the many families attending the Richmond Night Market every year since the beginnings at Continental Centre. We have seen the hard work and months of planning it takes to produce The Richmond Night Market. We will not be participating in the proposed event in any way. The reason?

This may be *a* night market...

It may be *in* Richmond...

but...

it is NOT *The* Richmond Night Market

Thank you,

Most sincerely,
 Graeme Kingston
 Laff-A-Lot Show Productions
<http://www.bobbyloonie.com>



PRYKE
LAMBERT
LEATHLEY
RUSSELL LLP

BARRISTERS AND
SOLICITORS

To Public Hearing
Date: <u>May 20, 2008</u>
Item # <u>6</u>
Re: <u>Temp. Comm. Use</u> <u>Permit - 12631</u> <u>Vulcan Way</u>

F. ROGER M. PRYKE
JOHN I. LEATHLEY, Q.C.
ROBERT W. MOSTAR
KATHLEEN A. JONES
MARK C. KILLAS
J. KAREN DYLLA
CORAN R. COOPER-STEPHENSON
BRIAN J.P. CORCORAN
MEREL VELDHIJS

DAVID L. KOZAK 1967-2008

WER

SCHEDULE 13 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON TUESDAY,
MAY 20, 2008

TELEPHONE
(604) 276-2765
www.pllr.com

May 13, 2008

FILE NO: 69284
REPLY TO: Coran R. Cooper-Stephenson
DIRECT LINE: (604) 231-5108
E-MAIL: ccooper-stephenson@pllr.com

City of Richmond
6911 No. 3 Road
Richmond, British Columbia
V6Y 2C1 Canada

Attention: City Clerk, Mayor and City Councillors

Dear Sirs:

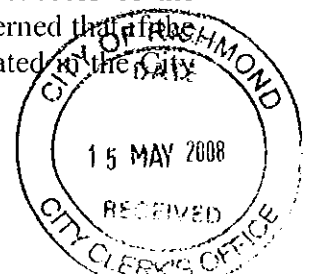
Re: Summer Night Market - 2008

As you are aware, we are the solicitors for Target Event Production Ltd., the owners and operators of the Richmond Night Market. Our client has asked us to write to you to convey some concerns with regard to the possible operation of a "Summer Night Market" at 12631 Vulcan Way. As you are aware, our client operated the Richmond Night Market at the same site for the period of 2004 through 2007 and operated the Richmond Night Market in some form at various locations within the City of Richmond from 2000 through 2007. Target Event Production Ltd. is currently in negotiations to secure a location for the Richmond Night Market for the 2009 summer season and we expect that an announcement confirming they have secured this site will be forthcoming in the next week or so.

From the years 2000 through 2007 our client has built the Richmond Night Market to become one of the largest tourist attractions in Canada. Its operation has become synonymous with the City of Richmond and has become a point of pride with Richmond city council and the residents of Richmond. During 2007 the market attracted over 30,000 people for each night that it was held.

As you are aware, there has been great confusion in the media surrounding the possible operation of a night market on Vulcan Way for the summer of 2008. Our client has no interest in halting or interfering in any way with the operation of an event at 12631 Vulcan Way. Because of the confusion, however, the operation of a night market on that site has the potential to adversely affect the reputation of Target Event Production Ltd. as well as the possible success of the Richmond Night Market in 2009 and beyond. In addition, our client is very concerned that appropriate steps are not taken to protect the integrity of any night markets operated in the City

59034.0118



of Richmond, any failure or controversy surrounding the Summer Night Market has the potential to significantly effect the City of Richmond's reputation.

From 2000 to 2007, the Richmond Night Market hosted numerous vendor booths. In 2007 there were more than 400 vendors. These vendors relied on the Richmond Night Market for their livelihood and will continue to do so when the market reopens in 2009. Any adverse effect on Richmond from the operation of the Summer Night Market has the potential to put all of these vendors out of business or at the very least drive them from Richmond in search of other events held outside of Richmond.

Out of concern for the vendors, the City of Richmond and the safety of visitors to the Summer Night Market, the principles of Target Event Production Ltd. have asked us to pass on the following concerns based on their years of experience in operating a night market within the City of Richmond and specifically on the site currently proposed for the Summer Night Market:

1. Parking - For the 2007 year there were approximately 2,400 parking spaces provided both directly and indirectly for attendees to the Richmond Night Market. We understand from reviewing the proposal for the Summer Night Market that there are 1,000 fewer parking spaces currently available for potential attendees to the same site. Our client advises that traffic control and pedestrian safety was a significant concern even with 2,400 parking spaces. It was not unusual for all or substantially all of the parking spaces at the Richmond Night Market to have been occupied on any given summer evening. We are very concerned that having fewer than 2/3 of the spaces that were available to attendees at the Richmond Night Market will result in traffic congestion and will significantly affect the traffic in and around that area of Richmond. This will unnecessarily interfere with the business and the activity of the occupants of the surrounding area. We would urge the council to closely monitor the parking situation in the event that the Summer Night Market does proceed.
2. Traffic - During the 2007 Richmond Night Market season our client had 6 properly trained Traffic Control Personnel outside of the market as well as 6 more employees inside the market directing traffic. All of these employees had previous experience with the traffic conditions at the Night Market. We are concerned that the principles and employees of Lions Communications Inc. are not familiar with the potential traffic issues surrounding this particular site or surrounding the operation of an event similar to the Richmond Night Market within the City of Richmond. Even with the experienced traffic personnel coordinating the Richmond Night Market traffic in 2007, our client paid to have two RCMP officers to be on site to address any emergencies that may arise at or around the Night Market on every night that the market was open. We would recommend that, given the inexperience of the Lions Communications Inc. personnel on this particular site, the decreased parking capacity and the fact that the Summer Night Market will have 4 separate parking lots instead of 1 continuous one that was set up by the Richmond Night Market, the council require two RCMP inside the market monitoring

safety as well as an additional two RCMP officers to monitor traffic and to address traffic situations and pedestrian safety outside of the Market.

3. Utilities – The Target Event Production Ltd. lease at 12631 Vulcan Way required Target to remove all plumbing and electrical fixtures from the property upon the conclusion of the lease. We are advised that there are no facilities to support any type of outdoor market or festival on that site. Specifically, the grease trap required for the operation of the Richmond Night Market food service area was removed and the ground filled in where the trap was formerly located. In addition, all plumbing has been removed from the site or has been paved over. Finally and most importantly, all electrical wiring that formerly supported the Richmond Night Market and its various booths and lighting has been removed from the site. The Richmond Night Market had a dedicated power line from B.C. Hydro to the property to ensure the safe supply of power to the Richmond Night Market vendors, the lighting and all incidental power on the property. That dedicated line has been removed, resulting in no power running to the property other than for the buildings situated thereon. Because of this, it is essential that prior to the opening of any night market on this property proper plumbing and electrical inspections are carried out to ensure the health and safety of all visitors to the market. In particular, of course, if the Summer Night Market intends to operate food booths, the appropriate water supply and grease traps are required to ensure the hygienic operation of food vendors. We note that reference has been made by the applicant in the media to the use of generators to operate the Summer Night Market. With respect, this speaks to the inexperience of the applicant in operating an event of this magnitude. The use of generators on this scale poses a tremendous fire and safety hazard. In 2004, with much of the power for the Richmond Night Market coming from dedicated power lines, Target employed the use of a large generator to supply additional power. The drain on the generator was such that it caught on fire, resulting in a shut down of the generator. We suggest that the City ask for letters of reference to explain exactly what experience that applicant has in setting up events similar to the Richmond Night Market. This not only caused a fire hazard, it left that portion of the market powered by the generator in complete darkness until new measures could be taken. In our view this exemplifies the type of scrutiny that is required to ensure the safe operation of the Summer Night Market.
4. Installation – We are advised by our client that the proper installation of the necessary electrical and plumbing fixtures for the Richmond Night Market originally took four to five months. Our client subsequently improved the plumbing and electrical on site between each successive year of the Market. We understand that Lions Communications Inc. has represented to the council that, if it receives approval to operate the Summer Night Market on this site at the meeting on May 20, 2008, it will have all the necessary utilities installed and ready to operate on its proposed May 30, 2008 opening date. We are advised by our client that, based on the experience of Target Event Production Ltd. this timeline is wholly unrealistic. In fact, we are advised that it is unlikely that the necessary preparations could be made in time to open the market in early to mid-July. Because night markets have become prestigious events within the City of Richmond and

because it appears that the Summer Night Market will be the only night market operating in Richmond for the summer of 2008, the indefinite delay of the opening of the Summer Night Market or any problems with the electrical or plumbing installation at the Summer Night Market site would threaten the credibility and status of night markets in general and would reflect poorly on the City of Richmond as a whole. In the event that you approve the operation of the Summer Night Market, we would suggest that you enforce a strict opening date, failing which the night market would not be permitted to open for 2008. This is in order to prevent the disappointment of the thousands of potential attendees from week to week in the event that the night market event opening is delayed.

Because of the numerous potential vendors at the Summer Night Market, it is essential that these factors be properly examined prior to the approval of the application. Once approved, it will set the wheels in motion for more than one hundred business licenses to be issued to vendors at the Summer Night Market. Once that happens, we are concerned that the City will be reluctant to shut the market down, even in the face of safety hazards and indefinite delays. It is much better to take the appropriate steps before the market is opened, rather than face political pressure from all sides once the market is operational.

Because of the potential size of the Summer Night Market and the numerous safety concerns, it is essential that the Council examine this application in great detail. We note that the Summer Night Market website advertises that the market intends to draw 30,000 visitors each night. Where such an event is proposed, the City owes an obligation to its citizens and visitors from the surrounding cities to ensure that the event is operated in a professional and safe manner. In that regard, we have concerns regarding the applicant's experience in operating large scale events such as this one. A search for the name AVIA Pacific Enterprise reveals that it is a trade name owned by Paul Cheung since 2001. Despite the longevity of this trade name, we have been unable to uncover any news articles or other information about a single event operated by Avia. Similarly, we note that the applicant has cited his experience with Paradise Entertainment Group Inc. A corporate search for Paradise indicates that the last Annual Report filed on behalf of the company was in 1997. In 2001 the company was struck from the registry for failure to file annual reports. Again, reports of what events or activities were undertaken by Paradise are scarce. We are not in a position to comment on the actual experience of Paul Cheung, Avia or Paradise Entertainment, however, given lack of immediately available information about the applicant's experience, it is imperative that the applicant's representations about his experience and ability are confirmed before the Summer Night Market is approved to proceed. This is particularly so where at least 100 vendors and possibly as many as 400 vendors will be relying on the applicant to operate a successful market.

As indicated, our client expects to be bringing an application to reopen the Richmond Night Market for the 2009 summer season. Our client has grave concerns that there will be insufficient staff and policing to accommodate the operation of two night markets in Richmond for 2009. Given our client's significant contributions to the economy and reputation of the City of Richmond we ask you to confirm that the council will make all efforts to accommodate the successful operation of the Richmond Night Market in 2009. Specifically the availability of

police officers to monitor the safety of drivers and pedestrians to the Richmond Night Market is a concern. We would ask you to comment on the availability of personnel to accommodate the operation of the Summer Night Market and the Richmond Night Market concurrently.

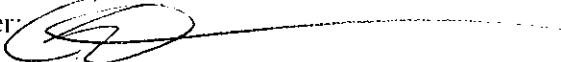
We have enclosed the following for your reference:

1. Copy of company search of Paradise Entertainment Group.
2. Pages from the Summer Night Market website stating the events that the applicants has produced. You will also note that for the last 8 years, the applicant has been operating an import/export business and not a business having any similarity to the Summer Night Market.

We reiterate that our client has no interest in halting the operation of the Summer Night Market for 2008 as long as steps are taken to secure the safety of vendors and patrons and to protect the reputation of the City of Richmond and the Richmond Night Market. The level of scrutiny that we suggest is no more strict than the scrutiny that Target faced when it initially opened the Richmond Night Market on the same site. It was that scrutiny that ensured a safe and successful event. It is of note that the reason that our client is not operating the Richmond Night Market on the Vulcan Way property is because, given the rents sought by the owner of the property, in order to operate a profitable market our client would have had to scale back security and safety personnel such that, in his opinion, the night market could not have been operated safely. We trust that steps will be taken to ensure that corners are not being cut by the operators of the Summer Night Market. We thank you for your consideration of the issues raised in this letter and we look forward to speaking with you with regard to the 2009 Richmond Night Market.

Yours truly,

PRYKE LAMBERT LEATHLEY RUSSELL LLP

Per: 

Coran R. Cooper-Stephenson

CCS:drk

BC Company Summary

For
PARADISE ENTERTAINMENT GROUP INC.

Date and Time of Search: May 13, 2008 04:35 PM Pacific Time
Currency Date: April 22, 2008

HISTORICAL - Dissolved for Failure to File on April 20, 2001

Incorporation Number: BC0427272
Name of Company: PARADISE ENTERTAINMENT GROUP INC.
Recognition Date: Incorporated on June 15, 1992
Last Annual Report Filed: June 15, 1997

In Liquidation: No
Receiver: No

DISSOLUTION/RESTORATION INFORMATION

Filing/Event	Date of Filing
Dissolved - Failure to File	April 20, 2001

REGISTERED OFFICE INFORMATION

Mailing Address:	Delivery Address:
#728 - 650 WEST 41ST AVENUE NORTH TOWER, OAKRIDGE MALL VANCOUVER BC V5Z 2M9 CANADA	#728 - 650 WEST 41ST AVENUE NORTH TOWER, OAKRIDGE MALL VANCOUVER BC V5Z 2M9 CANADA

RECORDS OFFICE INFORMATION

Mailing Address:	Delivery Address:
#728 - 650 WEST 41ST AVENUE NORTH TOWER, OAKRIDGE MALL VANCOUVER BC V5Z 2M9 CANADA	#728 - 650 WEST 41ST AVENUE NORTH TOWER, OAKRIDGE MALL VANCOUVER BC V5Z 2M9 CANADA

DIRECTOR INFORMATION

Last Name, First Name, Middle Name:
CHEUNG, JOHNNY C. T.

Mailing Address:	Delivery Address:
4668 CANADA WAY BURNABY BC V5G1K9	4668 CANADA WAY BURNABY BC V5G1K9

Last Name, First Name, Middle Name:

CHEUNG, PAUL

Mailing Address:

4668 CANADA WAY
BURNABY BC V5G1K9

Delivery Address:

4668 CANADA WAY
BURNABY BC V5G1K9

Last Name, First Name, Middle Name:

LO, YUEN KEI

Mailing Address:

12240 JENSEN DR
RICHMOND BC V6V2R8

Delivery Address:

12240 JENSEN DR
RICHMOND BC V6V2R8

Last Name, First Name, Middle Name:

MOY, PHILLIP

Mailing Address:

4479 VENABLES ST
BURNABY BC V5C3A5

Delivery Address:

4479 VENABLES ST
BURNABY BC V5C3A5

OFFICER INFORMATION AS AT June 15, 1997

Last Name, First Name, Middle Name:

CHEUNG, JOHNNY C. T.

Office(s) Held: (President)

Mailing Address:

4668 CANADA WAY
BURNABY BC V5G1K9

Delivery Address:

4668 CANADA WAY
BURNABY BC V5G1K9

Last Name, First Name, Middle Name:

MOY, PHILLIP

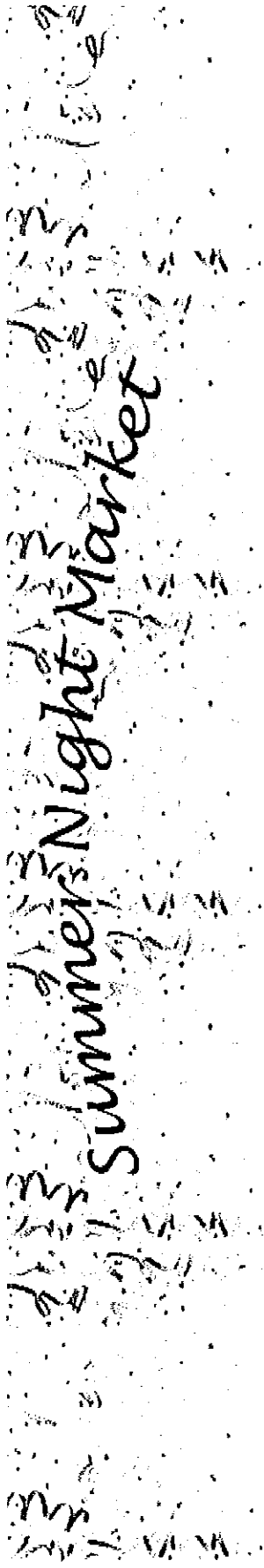
Office(s) Held: (Secretary)

Mailing Address:

4479 VENABLES ST
BURNABY BC V5C3A5

Delivery Address:

4479 VENABLES ST
BURNABY BC V5C3A5



Home



About Us



The Market



Events



Sponsors



Vendors



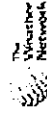
Location



Newsroom



Contact



Richmond, BC

Overcast

13°C

Paul Cheung, Lions Communications Incorporated

Canadian born Paul Cheung is the director of operations for Lions Communications Inc., the group applying to be the operator of the 2008 Summer Night Market. The newly incorporated company was formed to comply with City of Richmond regulations that a separate corporate entity be the exclusive operator of the city's extremely popular Night Market, a summer-weekends-only event that attracts approximately 14,000 visitors each evening.

After graduating from high school, Paul earned an economics diploma at Capilano College while working with an event coordination firm. Paradise Entertainment was the exclusive event company for the Plaza of Nations and adjacent Enterprise Hall venue located on the former Expo 86 grounds. In his 10 years as a production manager with Paradise Entertainment, Paul learned all aspects of event coordination and management and oversaw a wide variety and scope of events including S.U.C.C.E.S.S. – Walk with the Dragon, the Dragon Boat festival, Chinese New Year Market, Mid-Autumn Festival and the Molson Indy.

Paul's fluency in both Cantonese and Mandarin combined with his extensive event management skills make him an ideal person to organize the 2008 Summer Night Market. He is a knowledgeable businessperson and has been successfully operating a China import/export company for the past eight years. Lions Communications is comprised of Paul, five salespeople and two senior advisors, both of whom have many years of event coordination experience.

Paul's enjoyment and passion for coordinating large projects and working together with teams, as well as being organized and well planned, makes him the most suitable and capable candidate to build the Summer Night Market for the citizens of Richmond!

MayorandCouncillors

From: on behalf of MayorandCouncillors
Subject: FW: Send a Submission Online (response #388)

To Public Hearing
Date: May 20, 2008
Item # 6
Re: Temp. Comm. Use
Permit - 12631

From: Webgraphics [mailto:webgraphics@richmond.ca]
Sent: Saturday, 17 May 2008 9:20 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #388)

SCHEDULE 14 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC HEARINGS
HELD ON TUESDAY, MAY 20,
2008

Your Name: C. Uyeda
Your Address: 1411 East 58th Avenue, Vancouver, B.C.
V5P 2B9
Subject Property Address OR Bylaw Number: Temporary Commercial Use Permit
Application (TU 08-412295)

Comments:

Dear City of Richmond City Council, When considering the Temporary Commercial Use Permit for the Night Market, please take into consideration that there is considerable heavy traffic exiting the Night Market, which in turn causes a lot of traffic and noise on Knight Street into Vancouver on Friday, Saturday, Sunday and Statutory Holidays from May to October from approximately 10 pm to 1 am. Living next to Knight Street, we do expect some level of heavy traffic and noise especially during daytime rush hours. However, the Night Market seems to cause heavy traffic and noise during the evenings when many people are trying to sleep. The heavy traffic and noise are especially bothersome when children need their rest to attend school the next day and adults need their rest to attend work the next day. Thank you very much for your consideration. C. Uyeda



New Look Furniture
2471 Vauxhall Place
Richmond, BC

To Public Hearing	
Date:	May 20, 2008
Item #:	6
Re:	Temp. Comm. Use Permit - 12631 Vulcan Way

May 20, 2008

SCHEDULE 15 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON TUESDAY,
MAY 20, 2008

City of Richmond
69311 No. #3 Road
Richmond, BC V6Y 2C1

VIA FAX: 604-278-5139

Attention: Director, City Clerk's Office

**RE: TEMPORARY COMMERCIAL USE PERMIT APPLICATION
(TU -08-412295)**

Dear Sirs:

As the owner of the property located at 2471 Vauxhall Place, I do not have any problem with allowing the operation of the Summer Night Market at 12631 Vulcan Way per the details outlined in the Notice of Public Hearing.

However, I ask that the operators of the Night Market be made responsible for cleaning up the litter left behind by their customers who park on our street (Vauxhall Place). This litter should be cleared away by the morning after each market is held.

Yours truly,



Bent Ewald
New Look Furniture
604-738-8883

