

File No.: 04-1000-20-2022-528

November 14, 2022

s.22(1)

Dear s.22(1)

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of October 7, 2022 under the ***Freedom of Information and Protection of Privacy Act (the Act)*** for:

Record of public comments and feedback for the development application at 6495 Main St (DP-2022-00513). Date range: January 1, 2022 to October 6, 2022.

All responsive records are attached. Some information in the records has been severed (blacked out) under s.22(1) of the Act. You can read or download this section here: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00.

Under section 52 of the Act, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2022-528); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

[Signed by Cobi Falconer]

Cobi Falconer, MAS, MLIS, CIPP/C
Director, Access to Information & Privacy
cobi.falconer@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4

If you have any questions, please email us at foi@vancouver.ca and we will respond to you as soon as possible. Or you can call the FOI Case Manager at 604-871-6584.

Encl. (Response package)

:pm

From: [Shape Your City Vancouver](#)
To: [Coffey, Niall](#)
Subject: [EXT] s.22(1) completed a comment form for 6495 Main St (DP-2022-00513) development application
Date: Monday, September 19, 2022 6:28:15 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 6495 Main St (DP-2022-00513) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

CONSIDERATION OF HERITAGE What considerations have been given to the historical nature of Punjabi Market? • What research about the history of Punjabi Market was done leading up to the application? • How is this development going to contribute to the cultural heritage economy? • Commercial tenant considerations and how they will impact existing small businesses • What engagement has been done with the community in Sunset and Punjabi Market? • Benefits to Punjabi Market and the South Asian community • Punjabi Market is simply mentioned as a “convenient access to shops” which severely undermines the heritage of the area • Have Musqueam community members or artists been engaged? • Architecture on the facade • Amenities within the development PROPOSED SOLUTIONS • Developer should learn about the history of Punjabi Market and South Vancouver’s South Asian population • 20% of residential units be dedicated to seniors and students with affordable housing • Locally-owned South Asian businesses/entrepreneurs be given the commercial tenant space(s), and not chains who take away from the mom-and-pop shops who have played a vital role in the landscape of this market for decades • Define “market rental” and how it compares to median income of neighborhood. i.e. Is it affordable based on median incomes? • Meaningful and accessible engagement be done with Punjabi Market community (meet people where they are and in their language(s), using language the average person can engage with. • Meaningful engagement with Langara to provide affordable housing to students • Has there been dialogue with Langara to establish need for housing and/or rates for housing? • Some exterior architectural elements should reflect either South Asian or Musqueam design elements in a meaningful South Asian-led and/or Musqueam-led manner • Landscape design that leads into public outdoor placemaking to allow community to gather

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Coffey, Niall](#)
Subject: [EXT] s.22(1) completed a comment form for 6495 Main St (DP-2022-00513) development application
Date: Monday, September 19, 2022 3:49:37 PM

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s.22(1) completed a comment form for 6495 Main St (DP-2022-00513) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

CONSIDERATION OF HERITAGE What considerations have been given to the historical nature of Punjabi Market? • What research about the history of Punjabi Market was done leading up to the application? • How is this development going to contribute to the cultural heritage economy? • Commercial tenant considerations and how they will impact existing small businesses • What engagement has been done with the community in Sunset and Punjabi Market? • Benefits to Punjabi Market and the South Asian community • Punjabi Market is simply mentioned as a “convenient access to shops” which severely undermines the heritage of the area • Have Musqueam community members or artists been engaged? • Architecture on the facade • Amenities within the development PROPOSED SOLUTIONS • Developer should learn about the history of Punjabi Market and South Vancouver’s South Asian population • 20% of residential units be dedicated to seniors and students with affordable housing • Locally-owned South Asian businesses/entrepreneurs be given the commercial tenant space(s), and not chains who take away from the mom-and-pop shops who have played a vital role in the landscape of this market for decades • Define “market rental” and how it compares to median income of neighborhood. i.e. Is it affordable based on median incomes? • Meaningful and accessible engagement be done with Punjabi Market community (meet people where they are and in their language(s), using language the average person can engage with. • Meaningful engagement with Langara to provide affordable housing to students • Has there been dialogue with Langara to establish need for housing and/or rates for housing? • Some exterior architectural elements should reflect either South Asian or Musqueam design elements in a meaningful South Asian-led and/or Musqueam-led manner • Landscape design that leads into public outdoor placemaking to allow community to gather

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Coffey, Niall](#)
Subject: [EXT] Don't have a screen name completed a comment form for 6495 Main St (DP-2022-00513) development application
Date: Monday, September 19, 2022 7:54:19 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Don't have a screen name completed a comment form for 6495 Main St (DP-2022-00513) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

How is this new building going to support the cultural significance of the Punjabi market? How will new tenants impact the current small business located in the current area? What feedback have the developers gathered from the local sunset community and Punjabi market? How is this building supporting the broader Langara community and needs of students? Has consultation been done with Musqueam community?

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Coffey, Niall](#)
Subject: [EXT] s.22(1) completed a comment form for 6495 Main St (DP-2022-00513) development application
Date: Thursday, September 22, 2022 2:49:06 PM

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s.22(1) completed a comment form for 6495 Main St (DP-2022-00513) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

My name is s.22(1). In s.22(1)

s.22(1). Shortly after I was born, s.22(1), that business was destroyed in a building fire; after which, my parent's s.22(1) with a new name, s.22(1). I am lucky to say that I have lived a very fulfilling life, and the Punjabi Market has played an important part in that experience. Here, I learned to speak my mother tongue, Punjabi. I forged connection with those in my community. I experienced the joy of celebrating Diwali, Vaisakhi, Navaratri, Dhanteras, and other cultural holidays. I played in the Punjabi Market — it was a literal playground for the kids of those who decided to make this 3 block stretch their place of work, their home, or, often times, both. Everyone experiences loss differently, and they derive their own meaning from it. s.22(1)

s.22(1) I for one reason or another connected my personal loss to the loss our community was experiencing as a result of the deteriorating health of the Punjabi Market. I decided it was time to take action. At that time, the discussion about what the future of the Punjabi Market would be was taking place in small silos, but there wasn't a concerted effort that brought all the right people to the table. s.22(1)

what the City of Vancouver now knows as the Punjabi Market Collective, a community-led s.22(1)

For the past 5 years, I have struggled day after day to keep this place alive. That 5 years pales in comparison to the decades of community based advocacy of pioneers such as Mr Harinder Singh Toor or Mr & Mrs Claire. Although we come from different generations, our fights have largely shared a similar theme: the ongoing struggle for visibility, inclusion, and belonging. In s.22(1)

s.22(1) responsible for guiding the City in its attempt to become a global leader in the area concerning cultural redress. The work exploring Vancouver's role in Historical Discrimination against People of South Asian Canadian Descent is ongoing, but an interim report was presented to City Council in June 2022. In this report areas of exploration were provided to council that would, "reflect the potential to remedy the impacts of historic discrimination such as: lack of recognition of the value of South Asian Canadian communities' tangible and intangible traditions; historic under-representation in community processes; historic lack of access to influence and power; and other impacts of systemic racism and discrimination, such as under-representation in leadership and public governance." The potential to remedy these historic wrongs shouldn't begin at some later date, they should begin now, with 6495 Main Street. As it stands, it has dawned on me that current land-use policy for the Punjabi Market is entirely colonial. Any capital-backed entity can use its resources to bulldoze North America's oldest Little India to the ground, and replace it with Tim Hortons, RBCs, and the London Drugs of the world. I understand that the City needs to deliver housing,

and this development would do that, but to assess its impact based solely on that one measure would lead to the ongoing erasure of the Punjabi Market, and the small semblance of South Asian visibility left in this City. Luckily, there is plenty of housing slated for the neighbourhood along 49th between Cambie and Main Streets, and south of the Market at 52nd and Main. The City of Vancouver likes to position itself as a City of reconciliation and redress, but has it learned anything from past experiences? I can't help but think of 105 Keefer, or the Joyce-Collingwood developments. It is time the City of Vancouver develops a tailored land-use policy for the Punjabi Market that protects this international jewel, and use it to assess and steer any potential development in the area. Until then, I cannot support any development on this small stretch of Main Street.

Street address

6495 Main Street

Postal code

Vancouver, BC, V5W2V5

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Coffey, Niall](#)
Subject: [EXT] s.22(1) completed a comment form for 6495 Main St (DP-2022-00513) development application
Date: Tuesday, September 13, 2022 11:32:34 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 6495 Main St (DP-2022-00513) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I am shocked that an application, that has paid no respect to the history of the Punjabi Market on which the development plans on residing, has made it this far in the application stage. The proposed development has an immediate effect on its local surroundings and the Sunset area at large. This community has fought hard to maintain a presence that has been slowly declining over the years, thanks to gentrification and commercial development in the market that has threatened the livelihood of small businesses in the Punjabi Market. The application does not seem to have considered its surroundings at all. What types of commercial development will occur? Which shapes will open? How will this building support the South Asian community that comprises a large part of this street? It makes me sad to think that 49th and Main, which to many is the corner that first comes to mind when thinking of the Punjabi Market, will be blemished with a commercial development that doesn't seem to align with city priorities of preserving what little heritage is left of the South Asian community in Vancouver.

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Coffey, Niall](#)
Subject: [EXT] s.22(1) completed a comment form for 6495 Main St (DP-2022-00513) development application
Date: Thursday, September 22, 2022 12:00:51 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 6495 Main St (DP-2022-00513) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I was born in Vancouver at s.22(1) and in small towns around BC. s.22(1) I survived on limited means through the affordable food in places such as the Indian buffets in Punjabi Market and noodle shops of Chinatown and Hastings-Sunrise. I learned what it meant to live in a complex, multicultural society through being aware of the locally unique forms of social life and cultural practice in places such as Punjabi Market. s.22(1) around the world, in particular UNESCO World Heritage designated sites, as well as those that have been through overt and effective government policy become successful examples of vibrant cultural heritage economies. s.22(1) through formal MOU's with the Chinatown Transformation Team at CoV to provide research on best practices for cultural heritage managed development, as well s.22(1) for the development of the Chinese Canadian Museum and the curatorial and community engaged research for the Canadian Museums Association prize-winning best exhibit "A Seat at the Table: Chinese Immigration and British Columbia." I am as a citizen and resident of Vancouver also a passionate advocate for cultural heritage landscapes in the city, in particular the areas of Strathcona and Chinatown that have had a long history of both political and social and economic marginalization and yet through their resilience have helped forge the rich culture and thriving economy of Vancouver. Punjabi Market, with its history since the 1980s as a vibrant centre for South Asian (and in particular Punjabi Sikh) culture heritage and economy, and its symbolic ties to the Punjabi Sikh presence in Vancouver and the Lower mainland, is a place as important as the perhaps more popularly recognized Chinatown. We need to be very careful with this development application. In many ways, this application is reminiscent of the application at 105 Keefer in Vancouver Chinatown that caused such strife. In particular, the developer's obvious inattention to the context of the site, in the heart of the Punjabi Market, is a red flag for concern. At minimum, the City of Vancouver should consider how the development affects the context of the Punjabi Market as a heritage neighbourhood, recognized formally by the City of Vancouver through its appointed Advisory Committee on historical discrimination against South Asian residents. In its work on creating a development that works with the context of the surrounding blocks, the developer should provide evidence of a non-superficial engagement with and learn about the history of Punjabi Market and South Vancouver's South Asian population. In particular, the existing Punjabi Market community of locally-owned South Asian businesses and entrepreneurs--and the impact of commercial tenants in the new development on the existing business mix of the Punjabi Market area--needs to be considered. This is entirely appropriate in crucial areas such as the Punjabi Market and Chinatown that depend upon the spaces for living cultural heritage provided by locally owned businesses in order to create a sense of community and social cohesion. In the same manner that we would not consider it optimal to put a marijuana dispensary next to a

elementary school, or a late hours nightclub next to a children's hospital, the context of commercial development and the appropriate target audience for residential units should be considered as contextual criteria for the development application. Is there a need for residential units to be dedicated to seniors and students with affordable housing options in this area? If so, are new developments with large footprints ideally approved before options for meeting local needs considered and provided? Small cultural heritage businesses are assets that embody the cultural and social traditions of Vancouver--whether in the form of food such as the iconic South Asian restaurants Himalaya and India Sweets and Spices, through other forms of intangible cultural heritage such as Indian clothing and jewelry shops--these represent the very best of Vancouver. However, these important assets are increasingly under the threat of displacement due to mounting pressure from redevelopment. Cultural landscapes such as Punjabi Market are spaces that maintain and share culture through food and social practices. Small family owned cultural heritage businesses provide surrounding community members with access to important ethnic food items, traditional goods and culturally sensitive meals for seniors. They also function as vital community spaces, providing community members with access to culturally appropriate resources and supports, including job opportunities. These cultural landscapes assets provide rich forms of Intangible Cultural Heritage (ICH) that catalyze localized forms of culture and the fine grained social life that are important to creating a sense of place and belonging for groups of people living in close spatial proximity. Such cultural landscapes embed local residents in meaningful experiences of everyday life, and are critical for the transmission of cultural meaning and the knowledge of community elders to younger generations. The Intangible Cultural Heritage of cultural landscape neighbourhoods such as Punjabi Market also holds a special importance in Vancouver for diasporic populations and equity-denied groups, and represents a crucial pathway towards historical reconciliation and cultural redress within Vancouver.

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Coffey, Niall](#)
Subject: [EXT] s.22(1) completed a comment form for 6495 Main St (DP-2022-00513) development application
Date: Wednesday, September 21, 2022 9:09:01 PM

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s.22(1) completed a comment form for 6495 Main St (DP-2022-00513) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

While s.22(1) and have done a lot of work in the city and with the City of Vancouver. And while I welcome more housing especially in South Van, I am opposed to this project. We've been working with the City of Vancouver for 3 years to protect Punjabi Market, yet this development is going to vastly change the landscape of this neighbourhood for decades to come. this is going to have a severe impact on the neighbourhood and could displace already struggling businesses if actions are not taken to take Punjabi Market's intangible heritage into account right now. Will the City protect Punjabi Market? Punjabi Market was established in 1970 and is a place of importance for generations of South Asians. This was the first Punjabi market established in North America and was a place that meant more to the community than simply a shopping district. This was a place of belonging, of community and a home away from home for many newcomers. The Sunset neighbourhood serves a diverse population including students (with Langara being one block away)—and International students from India—and a robust population of seniors. How will these populations be served and/or benefit from this development, outside of just the housing component? What cultural sensitivities and benefits will this proposed development provide to Punjabi Market and the South Asian community, especially as the location is at the heart of Punjabi Market? In the application, there is no mention of the heritage and historical nature of Punjabi Market. What research about the history of Punjabi Market was done leading up to the application? In meeting with the developer, he admitted he knew very little outside of Himalaya restaurant. How is this development going to contribute to the cultural heritage economy? What engagement has been done with the community in Sunset and Punjabi Market? None. Punjabi Market is simply mentioned as a “convenient access to shops” which severely undermines the heritage of the area Have Musqueam community members or artists been engaged? Developer should learn about the history of Punjabi Market and South Vancouver’s South Asian population 20% of residential units be dedicated to seniors and students with affordable housing Locally-owned South Asian businesses/entrepreneurs be given the commercial tenant space(s), and not chains who take away from the mom-and-pop shops who have played a vital role in the landscape of this market for decades Define "market rental" and how it compares to median income of neighborhood. i.e. Is it affordable based on median incomes? Meaningful and accessible engagement be done with Punjabi Market community (meet people where they are and in their language(s), using language the average person can engage with. Meaningful engagement with Langara to provide affordable housing to students Has there been dialogue with Langara to establish need for housing and/or rates for housing? No Some exterior architectural elements should reflect either South Asian or Musqueam design elements in a meaningful South Asian-led and/or Musqueam-led manner Landscape design that leads into public outdoor placemaking to allow community to gather

Street address

s.22(1) [REDACTED] BC

Postal code

s.22(1) [REDACTED] BC, s.22(1) [REDACTED]

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Coffey, Niall](#)
Subject: [EXT] s.22(1) completed a comment form for 6495 Main St (DP-2022-00513) development application
Date: Wednesday, September 14, 2022 2:27:26 PM

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s.22(1) completed a comment form for 6495 Main St (DP-2022-00513) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

The project has great scope to connect the community and to be a bridging project for the community that is predominantly South Asian. As a member of the South Asian community who grew up coming to Punjabi Market, then witnessing the deterioration and now seeing all the wonderful activation that is happening and being part of the Punjabi Market Collective, I feel like this project has missed the mark on any community connection. Yes there is a mural by a local South Asian artist, but there is already a mural down the block by Sandeep Johal which was not even mentioned in the brief. It would have been nice to consider another South Asian artist for the mural. Further as a member of the PMC, there was the bare minimal engagement from the developer. PMC is a valuable resource in connecting the history of Main+49 and this was another missed opportunity by the developer and possibly even the architect firm who could have infused the character of the area. Considerations need to be made for who the retailers will be in order to keep the mom and pops feel of the area and offer unique business who will be an asset to the area and not a detriment to the small independent business owners of Main St. I feel more community consultation is needed and the developer needs to look further into the alignment with what the City has outlined.

Street address

s.22(1)

Postal code

s.22(1) BC, s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Coffey, Niall](#)
Subject: [EXT] s.22(1) completed a comment form for 6495 Main St (DP-2022-00513) development application
Date: Monday, September 19, 2022 7:57:21 PM

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s.22(1) completed a comment form for 6495 Main St (DP-2022-00513) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

CONSIDERATION OF HERITAGE What considerations have been given to the historical nature of Punjabi Market? • What research about the history of Punjabi Market was done leading up to the application? • How is this development going to contribute to the cultural heritage economy? • Commercial tenant considerations and how they will impact existing small businesses • What engagement has been done with the community in Sunset and Punjabi Market? • Benefits to Punjabi Market and the South Asian community • Punjabi Market is simply mentioned as a “convenient access to shops” which severely undermines the heritage of the area • Have Musqueam community members or artists been engaged? • Architecture on the facade • Amenities within the development PROPOSED SOLUTIONS • Developer should learn about the history of Punjabi Market and South Vancouver’s South Asian population • 20% of residential units be dedicated to seniors and students with affordable housing • Locally-owned South Asian businesses/entrepreneurs be given the commercial tenant space(s), and not chains who take away from the mom-and-pop shops who have played a vital role in the landscape of this market for decades • Define “market rental” and how it compares to median income of neighborhood. i.e. Is it affordable based on median incomes? • Meaningful and accessible engagement be done with Punjabi Market community (meet people where they are and in their language(s), using language the average person can engage with. • Meaningful engagement with Langara to provide affordable housing to students • Has there been dialogue with Langara to establish need for housing and/or rates for housing? • Some exterior architectural elements should reflect either South Asian or Musqueam design elements in a meaningful South Asian-led and/or Musqueam-led manner • Landscape design that leads into public outdoor placemaking to allow community to gather

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Coffey, Niall](#)
Subject: [EXT] s.22(1) completed a comment form for 6495 Main St (DP-2022-00513) development application
Date: Wednesday, August 31, 2022 7:58:32 PM

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s.22(1) completed a comment form for 6495 Main St (DP-2022-00513) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Hi there, I have concerns regarding the proposed development project for the site of 6495 Main Street (DP - 2022-00513). This proposed project affects my immediate surroundings as it is s.22(1) and other properties. Adding on, many people in this community including myself are opposed to this project being approved, firstly, the site photos do not display the effect that it would have on s.22(1). The team behind this project has not included the s.22(1) because it is visible that the proposed building would have excessive height and would cover my property from any sorts of views and natural sunlight as viewable in the shadow study. Moreover, the proposed height for the 6495 Main Street building is 21.85 meters (six storeys) s.22(1) s.22(1). That being said, s.22(1) and the building that is proposed would be six storeys which is s.22(1) s.22(1) and not only simply mine, but all the buildings that face the 6495 Main Street building are roughly the same height. Furthermore, I and the property owners of our apartment will lose their view. The height is substantial and excessive blocking our view, and natural sunlight and causing major privacy issues as the portion that s.22(1) would be far too near causing privacy issues. Having said that, there must be a reason why this site has remained vacant for decades. For instance, directly across this proposed building is The Bovill which would certainly have no objections as surrounding buildings to it are nearly the same height as it. However, for us, this would certainly cause problems as it would be excessively high resulting in a severe reduction of natural light and view. For example, if neighbouring buildings are all two storeys in what case would the project be permitted to have a six-storey building when it is surrounded by two or one-storey buildings? Additionally, the design rationale provided states "A large outdoor amenity space is provided on the rooftop where all residents will have a chance to meet and enjoy the views". How does this statement provide for a fair and equal opportunity for views for everyone in this community this, unfortunately, appears to be hypocritical as taking away the neighbouring properties views just for their benefit is certainly unfair and does not promote the values and ethics of the City of Vancouver. For instance, in a precedence refusal decision taken by the City of Vancouver over a proposed 11-storey tower at the northwest corner of the intersection of West Broadway and Arbutus Street. In this case, the proposal was to replace an old Shell gas station which is similar to the circumstances of 6495 Main St that previously was an Esso gas Station that remained vacant due to environmental concerns. Moreover, the 11-storey tower was rejected due to height concerns from the public similar to the concerns I have. Lastly, I would like to state that this building is over the maximum height allowable under the C-2 Rental Zoning of the City of Vancouver and existing guidelines. This is also stated in the design rationale in the following statement "The building is very slightly over the maximum height allowable under the C-2 Rental Zoning ". This, therefore, explains how this building would present significant

shadowing beyond what is permitted for a six-storey rental building under the City of Vancouver rules and regulations. We believe this is a false perception that this would be beneficial for the rejuvenation of the Punjabi Market and Langara College students, however, simply this is not the case as Langara College students already have an influx of opportunities for them to receive housing with the multiple properties proposed for the Cambie Corridor Plan. Providing local artists with an opportunity to work for this proposed building is an attempt to intention to portray care regarding this community which is false. The shadowing by the excessive height of this proposed building must be addressed as they need to acknowledge neighbouring two-storey buildings that would suffer due to their views and sunlight being severely diminished. I hope you will understand my perspective as I have lived for many decades in this neighbourhood and take a deeper dive into this project simultaneously taking a closer look at what members of this community deserve and expect from their city when it comes to approving such a building. I hope this will be addressed and responded to appropriately regarding the application for this proposed building.

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Coffey, Niall](#)
Subject: [EXT] s.22(1) completed a comment form for 6495 Main St (DP-2022-00513) development application
Date: Thursday, September 1, 2022 11:11:52 PM

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s.22(1) completed a comment form for 6495 Main St (DP-2022-00513) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

s.22(1) this property at the s.22(1) so
s.22(1) by this development. s.22(1) and looking for
my own studio or one bedroom apartment which is next to impossible to find. This looks to be
a beautiful project with six floors of rental units which I can totally take advantage of in this
neighborhood. I also have friends that go to Langara and are looking for a nice looking
apartment +not too old) for rent. I support this project and love the style and look of it. I feel
that this project would be a great addition to the neighborhood!

Street address

s.22(1) Vancouver

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Coffey, Niall](#)
Subject: [EXT] s.22(1) completed a comment form for 6495 Main St (DP-2022-00513) development application
Date: Monday, September 19, 2022 8:01:23 PM

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s.22(1) completed a comment form for 6495 Main St (DP-2022-00513) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

This is terrible for the community.... My grandparents live here.

Street address

s.22(1)

Postal code

s.22(1), BC, s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Coffey, Niall](#)
Subject: [EXT] s.22(1) completed a comment form for 6495 Main St (DP-2022-00513) development application
Date: Tuesday, September 6, 2022 4:04:34 PM

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s.22(1) completed a comment form for 6495 Main St (DP-2022-00513) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Good amount of density

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Coffey, Niall](#)
Subject: [EXT [s.22\(1\)](#)] completed a comment form for 6495 Main St (DP-2022-00513) development application
Date: Tuesday, September 20, 2022 7:03:19 AM

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[s.22\(1\)](#) completed a comment form for 6495 Main St (DP-2022-00513) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

CONSIDERATION OF HERITAGE What considerations have been given to the historical nature of Punjabi Market? • What research about the history of Punjabi Market was done leading up to the application? • How is this development going to contribute to the cultural heritage economy? • Commercial tenant considerations and how they will impact existing small businesses • What engagement has been done with the community in Sunset and Punjabi Market? • Benefits to Punjabi Market and the South Asian community • Punjabi Market is simply mentioned as a “convenient access to shops” which severely undermines the heritage of the area • Have Musqueam community members or artists been engaged? • Architecture on the facade • Amenities within the development PROPOSED SOLUTIONS • Developer should learn about the history of Punjabi Market and South Vancouver’s South Asian population • 20% of residential units be dedicated to seniors and students with affordable housing • Locally-owned South Asian businesses/entrepreneurs be given the commercial tenant space(s), and not chains who take away from the mom-and-pop shops who have played a vital role in the landscape of this market for decades • Define “market rental” and how it compares to median income of neighborhood. i.e. Is it affordable based on median incomes? • Meaningful and accessible engagement be done with Punjabi Market community (meet people where they are and in their language(s), using language the average person can engage with. • Meaningful engagement with Langara to provide affordable housing to students • Has there been dialogue with Langara to establish need for housing and/or rates for housing? • Some exterior architectural elements should reflect either South Asian or Musqueam design elements in a meaningful South Asian-led and/or Musqueam-led manner • Landscape design that leads into public outdoor placemaking to allow community to gather

Street address

6495 Main St

Postal code

Vancouver, BC, V5W2V5

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Coffey, Niall](#)
Subject: [EXT] s.22(1) completed a comment form for 6495 Main St (DP-2022-00513) development application
Date: Monday, September 19, 2022 3:48:09 PM

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s.22(1) completed a comment form for 6495 Main St (DP-2022-00513) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

CONSIDERATION OF HERITAGE What considerations have been given to the historical nature of Punjabi Market? • What research about the history of Punjabi Market was done leading up to the application? • How is this development going to contribute to the cultural heritage economy? • Commercial tenant considerations and how they will impact existing small businesses • What engagement has been done with the community in Sunset and Punjabi Market? • Benefits to Punjabi Market and the South Asian community • Punjabi Market is simply mentioned as a “convenient access to shops” which severely undermines the heritage of the area • Have Musqueam community members or artists been engaged? • Architecture on the facade • Amenities within the development PROPOSED SOLUTIONS • Developer should learn about the history of Punjabi Market and South Vancouver’s South Asian population • 20% of residential units be dedicated to seniors and students with affordable housing • Locally-owned South Asian businesses/entrepreneurs be given the commercial tenant space(s), and not chains who take away from the mom-and-pop shops who have played a vital role in the landscape of this market for decades • Define “market rental” and how it compares to median income of neighborhood. i.e. Is it affordable based on median incomes? • Meaningful and accessible engagement be done with Punjabi Market community (meet people where they are and in their language(s), using language the average person can engage with. • Meaningful engagement with Langara to provide affordable housing to students • Has there been dialogue with Langara to establish need for housing and/or rates for housing? • Some exterior architectural elements should reflect either South Asian or Musqueam design elements in a meaningful South Asian-led and/or Musqueam-led manner • Landscape design that leads into public outdoor placemaking to allow community to gather

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Coffey, Niall](#)
Subject: [EXT] s.22(1) completed a comment form for 6495 Main St (DP-2022-00513) development application
Date: Wednesday, September 21, 2022 2:10:16 PM

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Your comments:

CONSIDERATION OF HERITAGE What considerations have been given to the historical nature of Punjabi Market? • What research about the history of Punjabi Market was done leading up to the application? • How is this development going to contribute to the cultural heritage economy? • Commercial tenant considerations and how they will impact existing small businesses • What engagement has been done with the community in Sunset and Punjabi Market? • Benefits to Punjabi Market and the South Asian community • Punjabi Market is simply mentioned as a “convenient access to shops” which severely undermines the heritage of the area • Have Musqueam community members or artists been engaged? • Architecture on the facade • Amenities within the development PROPOSED SOLUTIONS • Developer should learn about the history of Punjabi Market and South Vancouver’s South Asian population • 20% of residential units be dedicated to seniors and students with affordable housing • Locally-owned South Asian businesses/entrepreneurs be given the commercial tenant space(s), and not chains who take away from the mom-and-pop shops who have played a vital role in the landscape of this market for decades • Define “market rental” and how it compares to median income of neighborhood. i.e. Is it affordable based on median incomes? • Meaningful and accessible engagement be done with Punjabi Market community (meet people where they are and in their language(s), using language the average person can engage with. • Meaningful engagement with Langara to provide affordable housing to students • Has there been dialogue with Langara to establish need for housing and/or rates for housing? • Some exterior architectural elements should reflect either South Asian or Musqueam design elements in a meaningful South Asian-led and/or Musqueam-led manner • Landscape design that leads into public outdoor placemaking to allow community to gather

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Coffee](#), [s.22\(1\)](#), [all](#)
Subject: [EXT] completed a comment form for 6495 Main St (DP-2022-00513) development application
Date: Monday, September 19, 2022 6:45:57 PM

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[s.22\(1\)](#) completed a comment form for 6495 Main St (DP-2022-00513) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

CONSIDERATION OF HERITAGE What considerations have been given to the historical nature of Punjabi Market? • What research about the history of Punjabi Market was done leading up to the application? • How is this development going to contribute to the cultural heritage economy? • Commercial tenant considerations and how they will impact existing small businesses • What engagement has been done with the community in Sunset and Punjabi Market? • Benefits to Punjabi Market and the South Asian community • Punjabi Market is simply mentioned as a “convenient access to shops” which severely undermines the heritage of the area • Have Musqueam community members or artists been engaged? • Architecture on the facade • Amenities within the development PROPOSED SOLUTIONS • Developer should learn about the history of Punjabi Market and South Vancouver’s South Asian population • 20% of residential units be dedicated to seniors and students with affordable housing • Locally-owned South Asian businesses/entrepreneurs be given the commercial tenant space(s), and not chains who take away from the mom-and-pop shops who have played a vital role in the landscape of this market for decades • Define “market rental” and how it compares to median income of neighborhood. i.e. Is it affordable based on median incomes? • Meaningful and accessible engagement be done with Punjabi Market community (meet people where they are and in their language(s), using language the average person can engage with. • Meaningful engagement with Langara to provide affordable housing to students • Has there been dialogue with Langara to establish need for housing and/or rates for housing? • Some exterior architectural elements should reflect either South Asian or Musqueam design elements in a meaningful South Asian-led and/or Musqueam-led manner • Landscape design that leads into public outdoor placemaking to allow community to gather Punjabi Market is a part of our childhood and tradition. Over the last few years it is starting to revitalize and we have attended a number of events and feedback sessions. Please consider the Punjabi Market as you develop in the area. Thank you.

Street address

[s.22\(1\)](#)

Postal code

Vancouver, BC, [s.22\(1\)](#)

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Coffey, Niall](#)
Subject: [EXT] s.22(1) completed a comment form for 6495 Main St (DP-2022-00513) development application
Date: Friday, September 9, 2022 9:11:32 AM

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s.22(1) completed a comment form for 6495 Main St (DP-2022-00513) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Overall finishes of building border on banal. Building massing needs to be broken up....appears as a stagnant block....in these regards the project is inferior to development across the street. This is an important corner. Suggest creating a corner massing that defines the overall presence to the street. In the one rendering that I can view it seems that the address is actually facing 49th Ave....Am I wrong here? The lane surfaces should be an urban hard surface....similar to lane treatment of project at 15th and Main Street

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Coffey, Niall](#)
Subject: [EXT] s.22(1) completed a comment form for 6495 Main St (DP-2022-00513) development application
Date: Monday, September 19, 2022 5:53:52 PM

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s.22(1) completed a comment form for 6495 Main St (DP-2022-00513) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

CONSIDERATION OF HERITAGE What considerations have been given to the historical nature of Punjabi Market? • What research about the history of Punjabi Market was done leading up to the application? • How is this development going to contribute to the cultural heritage economy? • Commercial tenant considerations and how they will impact existing small businesses • What engagement has been done with the community in Sunset and Punjabi Market? • Benefits to Punjabi Market and the South Asian community • Punjabi Market is simply mentioned as a “convenient access to shops” which severely undermines the heritage of the area • Have Musqueam community members or artists been engaged? • Architecture on the facade • Amenities within the development PROPOSED SOLUTIONS • Developer should learn about the history of Punjabi Market and South Vancouver’s South Asian population • 20% of residential units be dedicated to seniors and students with affordable housing • Locally-owned South Asian businesses/entrepreneurs be given the commercial tenant space(s), and not chains who take away from the mom-and-pop shops who have played a vital role in the landscape of this market for decades • Define “market rental” and how it compares to median income of neighborhood. i.e. Is it affordable based on median incomes? • Meaningful and accessible engagement be done with Punjabi Market community (meet people where they are and in their language(s), using language the average person can engage with. • Meaningful engagement with Langara to provide affordable housing to students • Has there been dialogue with Langara to establish need for housing and/or rates for housing? • Some exterior architectural elements should reflect either South Asian or Musqueam design elements in a meaningful South Asian-led and/or Musqueam-led manner • Landscape design that leads into public outdoor placemaking to allow community to gather. The work the Punjabi market team has been doing these past few years to revitalize the neighborhood should be incorporated into the plans. The history of the community should be showcased into any development plans.

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Coffey, Niall](#)
Subject: [EXT] s.22(1) completed a comment form for 6495 Main St (DP-2022-00513) development application
Date: Monday, September 19, 2022 3:08:47 PM

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Your comments:

CONSIDERATION OF HERITAGE What considerations have been given to the historical nature of Punjabi Market? • What research about the history of Punjabi Market was done leading up to the application? • How is this development going to contribute to the cultural heritage economy? • Commercial tenant considerations and how they will impact existing small businesses • What engagement has been done with the community in Sunset and Punjabi Market? • Benefits to Punjabi Market and the South Asian community • Punjabi Market is simply mentioned as a “convenient access to shops” which severely undermines the heritage of the area • Have Musqueam community members or artists been engaged? • Architecture on the facade • Amenities within the development PROPOSED SOLUTIONS • Developer should learn about the history of Punjabi Market and South Vancouver’s South Asian population • 20% of residential units be dedicated to seniors and students with affordable housing • Locally-owned South Asian businesses/entrepreneurs be given the commercial tenant space(s), and not chains who take away from the mom-and-pop shops who have played a vital role in the landscape of this market for decades • Define “market rental” and how it compares to median income of neighborhood. i.e. Is it affordable based on median incomes? • Meaningful and accessible engagement be done with Punjabi Market community (meet people where they are and in their language(s), using language the average person can engage with. • Meaningful engagement with Langara to provide affordable housing to students • Has there been dialogue with Langara to establish need for housing and/or rates for housing? • Some exterior architectural elements should reflect either South Asian or Musqueam design elements in a meaningful South Asian-led and/or Musqueam-led manner • Landscape design that leads into public outdoor placemaking to allow community to gather

Street address

s.22(1) Vancouver

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Coffey, Niall](#)
Subject: [EXT] s.22(1) completed a comment form for 6495 Main St (DP-2022-00513) development application
Date: Thursday, September 15, 2022 10:05:15 PM

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s.22(1) completed a comment form for 6495 Main St (DP-2022-00513) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I have couple of concerns to the new development. 1. The lot is different from the one across 49th street (6501 Main Street), so the plan can't be duplicated. For example, there is no parking spaces around #6495, but there are many slot behind #6501. 2. The alley behind #6495 is too narrow. It's already been occupied by many customers and delivery trucks for the stores besides the building. As well, there are a lot vehicles driving from 48th to 49th using this alley, so if the entrance is at the alley, the whole alley will be out of control with lots of mass. Is there any plan to change the lane local traffic only, or any other better plan? 3. The resident parking on 48th street has been occupied by lots of store customers too. So if the building doesn't have enough visitor parking, the parking on 48th will be worse. When adding many stores to the area, what's the plan for their customers' parking? 4. Garbage/recycle bins collections. Currently the collections for the stores generate lots of huge noises in the alley every morning, which seriously affect the houses besides. So the bins and the collections for the building must be completely inside the building. Trucks have to work inside the building. Otherwise, we are getting more noises. [pls check the tickets for the noises from the garbage collections] 5. Privacy. Since the building is very close to the neighbors, what have been thought to protect neighbors' privacy? 6. Hygiene. Currently, the hygiene around the stores are very poor. There is no public garbage bins, so customers of the stores just through garbage everywhere on the 48th street. With the new building plan, there must be many new stores joining, hope city may consider the improvement of the hygiene around the building and the small block. 7. With the new apartments, what's the capacities of the school nearby? 8. Hope to get more details about the development.

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Coffey, Niall](#)
Subject: [EXT] s.22(1) completed a comment form for 6495 Main St (DP-2022-00513) development application
Date: Thursday, September 22, 2022 4:19:28 PM

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s.22(1) completed a comment form for 6495 Main St (DP-2022-00513) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Understanding that housing is needed in Vancouver, we should also consider who are the most vulnerable people in our communities who need housing: students, low-income seniors, families with single parents. This C-2 zoning (& subsequent DP process) has a couple of key gaps: lack of affordable housing and lack of consideration of cultural spaces and neighbourhoods. With increasing gentrification we risk losing these cultural hubs and the tangible aspects (food hubs) and intangible aspects (community gathering spaces) of these communities. The challenges of this project are similar to those face by other cultural neighbourhoods in Chinatown (105 keefer st) and Joyce-Collingwood. Both this project and the C-2 zoning process should be reviewed. Below are more concerns and possible solutions: Concerns: ● How is this development going to contribute to the cultural heritage economy? ● Commercial tenant considerations and how they will impact existing small businesses ● What engagement has been done with the community in Sunset and Punjabi Market? ● Benefits to Punjabi Market and the South Asian community ● Have Musqueam community members or artists been engaged? ● Architecture on the facade Possible solutions: ● 20% of residential units be dedicated to seniors and students with affordable housing ● Define "market rental" and how it compares to median income of neighborhood. i.e. Is it affordable based on median incomes? ● Meaningful and accessible engagement be done with Punjabi Market community (meet people where they are and in their language(s), using language the average person can engage with. ● Meaningful engagement with Langara to provide affordable housing to students ● Landscape design that leads into public outdoor placemaking to allow community to gather Thank you for your time and consideration. Sincerely, Pall Beesla

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Coffey, Niall](#)
Subject: [EXT] s.22(1) completed a comment form for 6495 Main St (DP-2022-00513) development application
Date: Wednesday, September 21, 2022 4:35:59 PM

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Your comments:

CONSIDERATION OF HERITAGE What considerations have been given to the historical nature of Punjabi Market? • What research about the history of Punjabi Market was done leading up to the application? • How is this development going to contribute to the cultural heritage economy? • Commercial tenant considerations and how they will impact existing small businesses • What engagement has been done with the community in Sunset and Punjabi Market? • Benefits to Punjabi Market and the South Asian community • Punjabi Market is simply mentioned as a “convenient access to shops” which severely undermines the heritage of the area • Have Musqueam community members or artists been engaged? • Architecture on the facade • Amenities within the development PROPOSED SOLUTIONS • Developer should learn about the history of Punjabi Market and South Vancouver’s South Asian population • 20% of residential units be dedicated to seniors and students with affordable housing • Locally-owned South Asian businesses/entrepreneurs be given the commercial tenant space(s), and not chains who take away from the mom-and-pop shops who have played a vital role in the landscape of this market for decades • Define “market rental” and how it compares to median income of neighborhood. i.e. Is it affordable based on median incomes? • Meaningful and accessible engagement be done with Punjabi Market community (meet people where they are and in their language(s), using language the average person can engage with. • Meaningful engagement with Langara to provide affordable housing to students • Has there been dialogue with Langara to establish need for housing and/or rates for housing? • Some exterior architectural elements should reflect either South Asian or Musqueam design elements in a meaningful South Asian-led and/or Musqueam-led manner • Landscape design that leads into public outdoor placemaking to allow community to gather

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Coffey, Niall](#)
Subject: [EXT] s.22(1) completed a comment form for 6495 Main St (DP-2022-00513) development application
Date: Tuesday, September 20, 2022 8:07:50 PM

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s.22(1) completed a comment form for 6495 Main St (DP-2022-00513) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I have a lot of concerns about this housing development. Rushed density-building could easily make our housing problems worse, such as in New York and other cities. My son is 19 and cannot fathom supporting himself moving out and affording Vancouver's housing market. There are many things that need to be done to make this development work for the community's interests: • Developer should learn about the history of Punjabi Market and South Vancouver's South Asian population • 20% of residential units be dedicated to seniors and students with affordable housing • Locally-owned South Asian businesses/entrepreneurs be given the commercial tenant space(s), and not chains who take away from the mom-and-pop shops who have played a vital role in the landscape of this market for decades • Define "market rental" and how it compares to median income of neighborhood. i.e. Is it affordable based on median incomes? • Meaningful and accessible engagement be done with Punjabi Market community (meet people where they are and in their language(s), using language the average person can engage with. • Meaningful engagement with Langara to provide affordable housing to students • Has there been dialogue with Langara to establish need for housing and/or rates for housing? • Some exterior architectural elements should reflect either South Asian or Musqueam design elements in a meaningful South Asian-led and/or Musqueam-led manner • Landscape design that leads into public outdoor placemaking to allow community to gather

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Coffey, Niall](#)
Subject: [EXT] s.22(1) completed a comment form for 6495 Main St (DP-2022-00513) development application
Date: Thursday, September 1, 2022 8:06:01 PM

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s.22(1) completed a comment form for 6495 Main St (DP-2022-00513) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

s.22(1)

Street address

s.22(1)

Postal code

Vancouver, BC, s.22(1)

Your overall position about the application:

Support

From: [Coffey, Niall](#)
Bcc: s.22(1)

Subject: 6495 Main St (DP-2022-00513) development application
Date: Monday, September 26, 2022 4:10:00 PM
Attachments: [image003.png](#)

Good morning,

Thank you for your email & taking an interest in this application. I will coordinate your concerns with the relevant departments to form part of the review of the application. The concerns are then channeled to the Director of Planning as part of their decision on the proposal.

We will try to take measures to address relevant concerns by requiring revisions. However, please note that our authority for any particular item, or aspect of the proposal depends on whether it is (1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted, within the applicable zone and by-laws. The City & separately the Applicant, have an ongoing dialogue with the Punjabi Market Collective to identify the opportunity to explore different forms of area planning and cultural recognition for the Market.

Additional information on the zoning and development by-law and district schedule for C-2 can be found at the following link:

<https://vancouver.ca/your-government/zoning-development-bylaw.aspx>

I will coordinate your comments and be sure to add your concerns to our summary review in a staff report for the Director of Planning to consider as part of their decision. For more information on engagement opportunities throughout the development application, visit our [development applications](#) page

Kind Regards,

Niall Coffey | Project Facilitator – Project Facilitation Group

West Annex, 515 West 10th Ave | e. niall.coffey@vancouver.ca | t. 604-829-9235



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