



Residential Development Opportunity at Langara YMCA Site Vancouver, BC

YMCA of Greater Vancouver Properties Foundation (“YMCA”) owns a 2-acre property near West 49th Avenue and Cambie Street in Vancouver. The site is near the Langara-49th Canada Line station, adjacent to a golf course, and adjacent to Langara College. The existing YMCA recreation facility on the site is at the end of its useful life. The site is identified in the Cambie Corridor Plan as a unique property with potential for rezoning to allow high density residential development.



The YMCA previously submitted a rezoning application to the City of Vancouver to allow the development of a new, larger YMCA recreation facility along with strata and rental housing. However, the YMCA has revised its vision for the site and now intends to include a much smaller new YMCA facility for community social programs in the redevelopment, which creates the potential for a larger residential component. The YMCA would like to collaborate with a Developer who will lead the preparation of a new concept plan, prepare a revised or new rezoning application, finalize development approvals, purchase or lease the market residential development opportunity, and construct the entire project.

The YMCA is using a Request for Proposals process to engage the Developer. The RFP is being conducted in two phases:

1. **Phase One:** YMCA invites initial Proposals from all interested developers.
2. **Phase Two:** YMCA will select a small number of Phase One Proponents to submit more detailed Proposals, with the intent of selecting one Proponent to be the project Developer.

For more information and to obtain a copy of the Request for Proposals document contact:

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Phase One Proposals are due by 3:00 pm PDT, 29 October 2021