

YMCA | Site Profile

Location: 282 W. 49th Ave.

Size: ~1.99 acres (0.8 ha)

Current Zoning: CD-1 (103) - multiple parcels under this CD-1 zone

Year Built: 1978

Current Use:

YMCA facility (includes pool, gym, programming space)



2013 Pictometry

Surrounding Land Uses:

- North: Single-Family Residential (RS-1), Cambie Corridor Plan policy allows 4 storey apartment with at-grade choice-of-use
- West: Southvan Manor Seniors Housing (CD-1) , Phase 3 unique site
- South: Langara Golf Course (RS-1)
- East: Linear park, Langara College (CD-1)

Existing Policies:

Cambie Phase 3 Scope of Work:

- The site is a unique site and will be guided by policy developed in Phase 3.

Rezoning Policy for Sustainable Large Developments:

- Any future rezoning of the site would need to consider the application of this policy, and defined plans or studies on sustainable site design, green mobility, affordable housing, and more, may be required.

Other considerations:

- YMCA is proposed to be relocated to the future redevelopment at Pearson Dogwood. An assessment of the YMCA's proposed services and programs, including how they could be integrated into City services and programs, will be considered at the rezoning process for the Pearson Dogwood site.
- Site is under the same CD-1 (103) as Langara Estates and Southvan Manor



Main entrance

Note: Unique site profiles are intended to provide a general snapshot of policies and Vision directions as background for discussion. Please see actual policy, zoning, and Vision documents for full information.

YMCA | Context Map



Note: Unique site profiles are intended to provide a general snapshot of policies and Vision directions as background for discussion. Please see actual policy, zoning, and Vision documents for full information.

LEGEND

- Unique Sites/Areas
- Phase 3 Focus Areas
- T Transit Station
- Cambie Corridor Plan - Phase 2 Residential
- Cambie Corridor Plan - Phase 2 Mixed-Use
- Rezoning Application - approved
- Rezoning Application - in process