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3 towers up 37-storeys to replace Langara Family YMCA

Vancouver City Council has approved the rezoning application for the site of the 1978-built Langara Family YMCA at 282 West 49th Ave.

Situated next to Langara College and near SkyTrain's Langara-49th Avenue Station, the proposal is for a mixed-use development with three buildings at heights of 8, 33, and 37 storeys that includes:

- Community service focused replacement YMCA facility with associated childcare
- 308 secured purpose-built market rental units, 269 strata units, and 88 social housing units
- Commercial space on the ground floor

Three underground levels will provide 500 vehicle parking stalls and 1,200 secured bike parking spaces.

The new, smaller YMCA (down from 44,000 sq. ft. to 32,000 sq. ft.) will be a mixed-use facility with YMCA services for chronic disease, youth mental health, newcomers, and employment.

It will occupy the lower two floors of an eight-storey building with 88 social housing units and feature three multi-purpose rooms, three meeting rooms, a fitness gym, and a 7,700 sq. ft. childcare facility for up to 49 children. There will be no swimming pool or gymnasium.

The application noted that the Musqueam First Nation will own the 33-storey rental housing tower. Under the municipal government's policies, the City requires at least 20% of the rental housing use to be set aside at below-market rental rates.

However, they did not pursue this requirement due to the need for "Economic Reconciliation to help address significant housing needs on the reserve and create sustainable revenue streams for the Musqueam First Nation."

The project also offers retail/restaurant space of about 2,300 sq. ft. within the base of the 33-storey tower.



Three buildings at heights of 8, 33, and 37 storeys, will replace the Langara Family YMCA at 282 W. 49th just east of Cambie St.



Betty Lepps, Executive Director of Collingwood Neighbourhood House, addresses a media event organized by Vancouver Neighbourhood House Settlement Serving Organizations and the Association of Neighbourhood Houses BC to draw attention to funding cuts by Immigration, Refugees and Citizenship Canada (IRCC).

Coalition calls out "faltering trust" in Canada's immigration system

In what is described as a "faltering trust" in Canada's immigration system, a coalition of social service providers has challenged federal parties and the new Minister of Immigration, Refugees and Citizenship, Rachel Bendayan, to offer a renewed and unifying vision for immigration in Canada as they head into an imminent election.

The media event organized by Vancouver Neighbourhood House Settlement Serving Organizations and the Association of Neighbourhood Houses BC was in response to funding cuts by Immigration, Refugees and Citizenship Canada (IRCC). The cuts were made in the last days of 2024, only three months before taking effect on April 1st, without any transitional planning.

"In the face of an alarming rise in anti-immigrant rhetoric and deepening concerns about our economic security, this is a

critical time to help Canadians recognize the value that newcomers bring to our economy and to the social fabric that makes Canada such a special place in the world," said Betty Lepps, Executive Director of Collingwood Neighbourhood House. She urged federal parties to provide "a long-term vision that provides stability and certainty for newcomers and the organizations that support their success."

Collingwood lost 100% of their funding after providing settlement services for 40 years in a part of Vancouver that many newcomers call home.

"Across Vancouver's neighbourhood houses alone, we are coping with \$5 million in cuts while the sector at large is still struggling to support hundreds of thousands of people who are already here," added Lepps. "We're losing entire

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