



YMCA Geneva Park

Be a Part of the Legacy.
140-Acre Waterfront Peninsula
in Idyllic Simcoe County.

Ramara | Ontario | Canada



A generational opportunity to preserve the legacy of a cherished destination

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Legacy

For over 100 years, YMCA Geneva Park has been offering conferences, retreats, outdoor education, leadership and adventure-based programs for children, youth and adults, including generations of summer camp families. It is a cherished destination for over 18,000 people each year, offering extraordinary experiences that build skills, friendships and an enduring bond with the property and its community.

YMCA Geneva Park is an incredibly important part of Canadian YMCA culture. In addition to being a formative place and “second home” for many children and youth, it has been a training and relationship-building centre for YMCA staff from across the country for generations.

YMCA Geneva Park has been in the YMCA family since 1909. First as a summer school for YMCA administrators, Geneva Park transitioned into a leadership and training centre that hosted countless important events – most notably the Couchiching Conference that ran until 2016. In 1946, the site expanded to include a young adult camp (Leaders’ Corps) and a beloved family camp that continues to offer rental cottages and recreational activities for families each summer, many of whom return year after year, generation after generation.

Be a Part of this Enduring Legacy

Geneva Park has been under the stewardship of the YMCA of Simcoe/Muskoka for the past 15 years. In early 2021, the association announced the sale of Geneva Park due to unanticipated financial pressures caused by the COVID-19 pandemic. The Geneva Park community responded with significant care, concern and big ideas for the future of the park, which led to the development of a process that includes an exploration of options that extend beyond the straight sale of the property.

The YMCA of Simcoe/Muskoka has been an organization rooted in the community for the last 110 years and is committed to looking at all possible avenues to contribute to the long-term sustainability of its charitable association while seeking the best community use of the property and ways to continue the legacy of the Park.

To that end, this unique process will take into consideration a number of values-based considerations and principles in the search for an innovative solution or partnership(s) to ensure families, groups and individuals can access this important place for generations to come. This includes the potential for continued full or partial use by the YMCA including necessary investments to address immediate and future infrastructure and capital needs of the Park, facilitating the preservation of the local environment and waterways, respecting the historical stewards of the land, including the Anishinaabe people, the Chippewas of Rama First Nation, on whose traditional territory Geneva Park is situated, and the generation of revenue to support the long term sustainability of the YMCA of Simcoe/Muskoka.

The Opportunity

Presenting Geneva Park - A cherished legacy property for generations of families on the shores of Lake Couchiching Ontario.

Geneva Park is a true community legacy. Owned and managed by the YMCA for over 100 years, Geneva Park has a rich history and a tradition of community service and stewardship. Located just 90 minutes north of the City of Toronto, Geneva Park consists of about 140 acres of land and occupies an entire peninsula with over 8,000 lineal feet of waterfront on beautiful Lake Couchiching. Countless kids have learned to sail or canoe, and generations of families have visited the Park every summer to connect with friends and experience the peace and serenity of this magical place. Geneva Park has also hosted countless conferences in its extensive facilities including guest accommodations, dining facilities and numerous recreational amenities.

After careful consideration, the YMCA of Simcoe/Muskoka has elected to seek expressions of Interest and proposals for Geneva Park and its future legacy and stewardship. Through its exclusive advisor, Colliers International, the YMCA of Simcoe/Muskoka is seeking expressions of interest from capable and qualified investors, developers, partners and/or collaborators to carry on the Geneva Park legacy. Creative proposals might include a partnership, joint venture, partial sale, equity investment or co-ownership. Favourable consideration will be given to proposals that recognize and acknowledge the YMCA and the values that will drive its decision-making.



Opportunity Highlights



Collaborate with YMCA Simcoe/Muskoka in the stewardship of a sustainable future for Geneva Park



Propose a creative approach and vision for the preservation of the Geneva Park legacy well into the future



Immerse yourself in a dynamic and diverse community within Ontario's recreational heartland on the shores of the Trent-Severn waterway



Approximately 8,000 feet of mostly south and southwestern facing frontage from 140 acres on beautiful Lake Couchiching with access from Rama Road



Within 90 minutes of Toronto and a short drive from Highway 11, Geneva Park is strategically located in close proximity to Canada's economic heartland, while being situated within its recreational hub



Proximity to diverse communities, including universities, colleges, and an important regional hospital; with a labour market centred around retail, health care and manufacturing

Location

YMCA Geneva Park is located within the heart of Southern Ontario's recreational playground, an area known to and enjoyed by individuals and families from around the globe.

Its strategic location provides ease of access to the Greater Toronto Area, Pearson International Airport, and the local growing communities of Orillia, Barrie and Gravenhurst.



Location

Geneva Park is located on the eastern shores of Lake Couchiching. The Lake is approximately 16 kilometres long and about 5 kilometres across at its widest point. This popular recreational lake is part of the Trent-Severn Waterway, a 368-kilometre long canal route connecting Lake Ontario at Trenton to Georgian Bay, Lake Huron, at Port Severn.

The largest town in the area is Orillia, which is located at the confluence of Lakes Simcoe and Couchiching. Orillia has a population of about 32,000 and is on the southern shores of Lake Couchiching, about a 20-minute drive south of Geneva Park. This part of southern Ontario is primarily rural and recreational in character.

The east side of Lake Couchiching is also home to Rama First Nation, a small progressive First Nation that has taken a pro-active approach to its economic development and preservation of its cultural heritage. A local landmark is the Casino Rama Resort which is a complete entertainment destination including a 294-room hotel, spa, casino, multiple restaurants and conference facilities. Casino Rama is located only a few minutes south of Geneva Park.

Geneva Park is located in the Township of Ramara, which stretches from the eastern shores of Lake Simcoe and along the entire eastern shore of Lake Couchiching. The Township of Ramara has a population of a little under 10,000. The Township is the local jurisdictional authority with respect to planning and development within the area.



Location



Distance from the Property

	15 km	25 km	50 km
Total Population	49,984	68,075	390,889
Average Age	44.9	45.2	42.4
Number of Households	20,991	28,504	152,296
Average Household Size	2.3	2.3	2.5
Average Household Income	\$77,295	\$81,663	\$90,126

Source: Piinpoint, 2021

The Property



Address

6604 Rama Road, Ramara, Ontario

Site Area

Approximately 140 acres with over 8,000 feet of south, western and northern shoreline on Lake Couchiching

Location

The site is located on Rama Road, just north of the Rama First Nation and Casino Rama, and within 15 minutes of Orillia and Highway 11. The property is located within a 90 minute drive of Toronto, and Pearson International Airport.

Improvements

Across the 140 acres of property are approximately 85 buildings, including 41 cottages, a conference facility, two main blocks of hotel rooms, a boathouse, and several washroom and bathing facilities among other building infrastructure. The property features recreational facilities including tennis courts, playing fields, pathways, beaches and docking areas. There are numerous walking trails through the natural forest setting.

Servicing

The property is serviced by a private lake-drawn water system with 3 lagoons providing for a capacity of approximately 300 people.

Official Plan Designation

Destination Commercial

Zoning

DC – Destination Commercial

Property size

6,098,492.06 sf (140.166 acres)

Legal owner

Y. M. C. A. PROPERTIES
INCORPORATED

Legal description





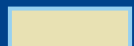






PT LOTS 18, 19, 20 & 21 CON BF RAMA, PT SW PT LT 22 CON BF RAMA, PT RDAL BTN LTS 18 & 19 BF RAMA CLOSED BY RAM5388 AND PT LT 42 PL 234 BEING PT 1 PL 51R32503 EXCEPT PART 1 PL 51R34860, T/W ROW OVER PT 2 PL51R32503 AS IN RAM5069, S/T EASEMENT IN GROSS OVER PTS 3 & 4 ON PLAN 51R36150 AS IN SC707190; RAMARA

The Property

YMCA Geneva Park is 140 acres of prime waterfront lands located on a peninsula on the east shore of Lake Couchiching, across from Orillia. The Park is a conference and leadership training centre for some 18,000 participants. The Park operates 364 days of the year and provides services to agencies, associations and family vacations.



legend

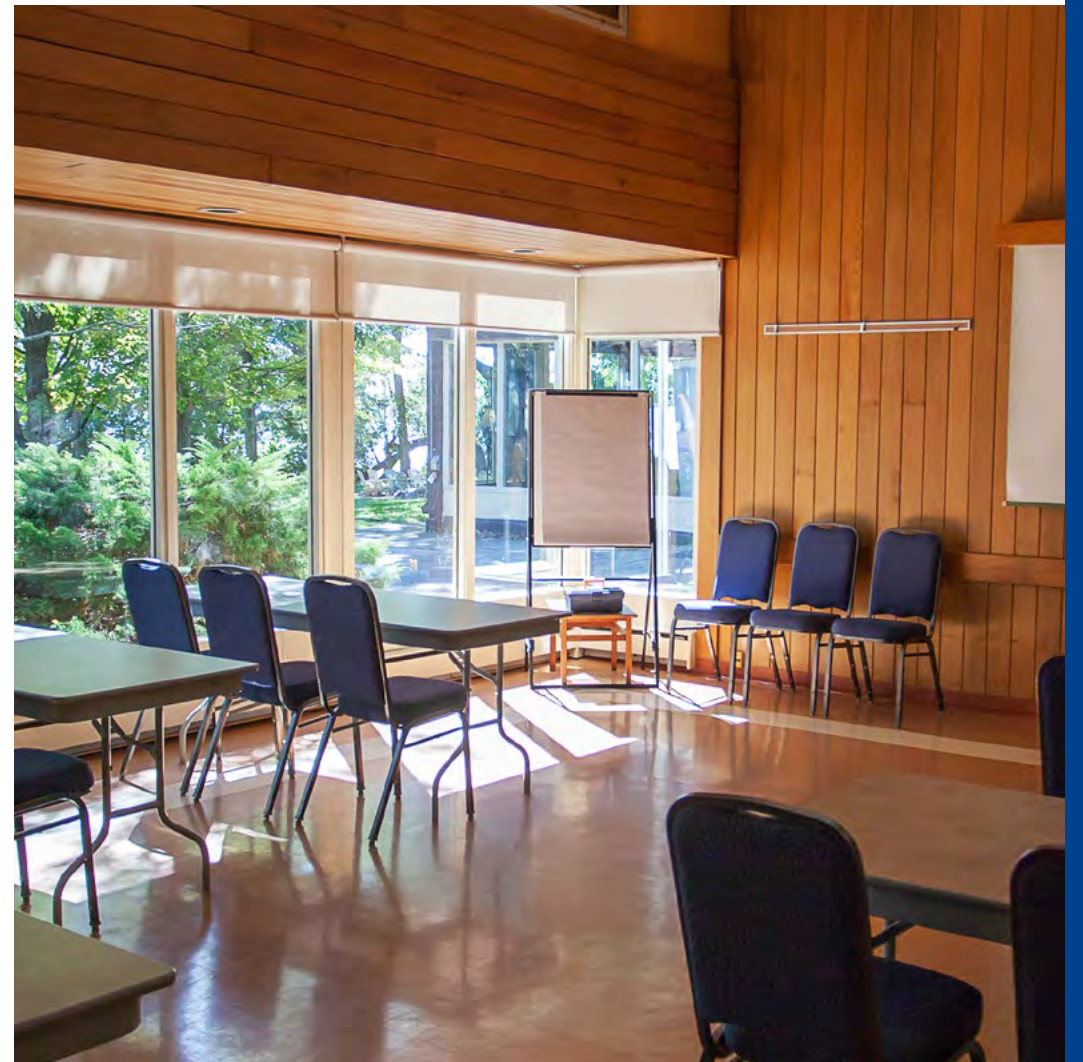
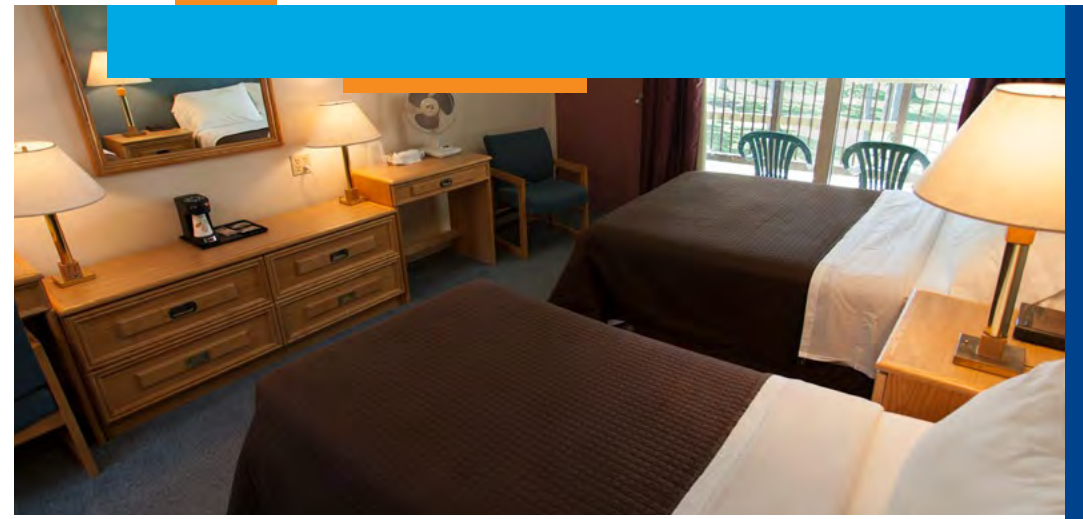
- 
Lakeshore Walking Trail
 Approximate walking time around the trail from the Court is 1 hour.
- 
The Forest Walking Trail
- 
Lifeline Fitness Trail
 The fitness trail is 1 kilometre long, beginning and ending at the Gym.
- 
Walking Trail
- 
Open Land
- 
Forest
- 
Marsh
- 
Playground Equipment
- 
Nurses Station
- 
Washroom
- 
Property Boundary

The Property

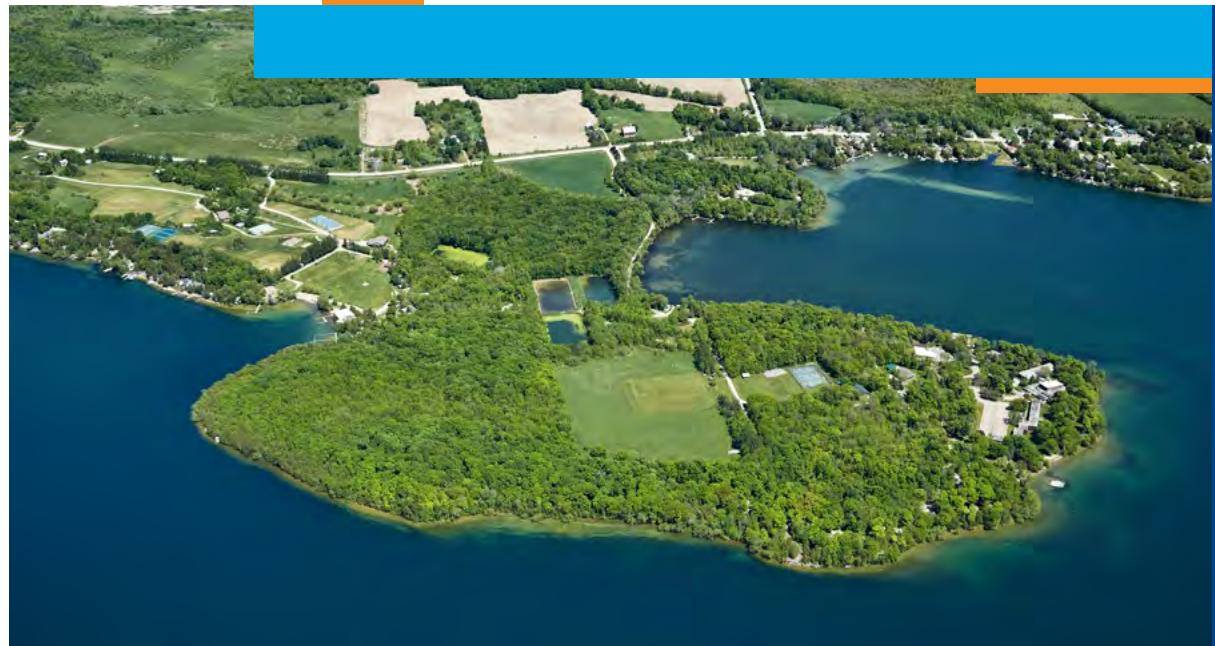


Building Name	Gross Floor Area (SF)	Number of Buildings	Number of Units per Building	Use
Registration, Meeting & Conference Buildings				
Centennial Centre	17,000	1	N/A	Registration & meetings
Court Lodge	35,000	1	48	Conferences & events
Accommodation Buildings				
Lodge/Suites	39,000	1	50 rooms / 10 suites	Accommodation & meetings
Muskoka House	2,966 (+1,034 porch)	1	1	Rentable 11-bedroom cottage
Rental Cottages				
Older 2 Bedroom	429 (+122 porch)	9	1	Accommodation
Older 3 Bedroom	532 (+159 porch)	31	1	Accommodation
Newest Single Unit	790 (+200 porch)	1	1	Accommodation
Newer 2 Unit	1,989	1	1	Accommodation
Other				
Gym	5,324	1	N/A	Sports & activities
Service Centre	4,566	1	N/A	Maintenance & storage
Water Treatment Plant	1,193	1	N/A	Water treatment
Trillium Washroom	957	1	N/A	Washroom & laundry facility









Review of Expressions of Interest

Colliers International and the YMCA of Simcoe/Muskoka are seeking Expressions of Interest from qualified parties with respect to the future legacy and stewardship of Geneva Park on the shores of Lake Couchiching, Ontario. The YMCA of Simcoe/Muskoka is hoping to receive creative solutions for the future of Geneva Park which could include a partnership, joint venture, co-ownership, partial sale, sale/leaseback, sale of the property or other innovative scenario(s).

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- potential for continued full or partial use by the YMCA including necessary investments to address immediate and future infrastructure and capital needs of the Park,
- facilitating the preservation of the local environment and waterways,
- respecting the historical stewards of the land, including the Anishinaabe people, the Chippewas of Rama First Nation, on whose traditional territory Geneva Park is situated,
- and the generation of revenue to support the long term sustainability of the YMCA of Simcoe/Muskoka

Data Room Material

A data room hosting additional information ("Data Room") has been set up for this potential transaction. Interested parties are strongly encouraged to access the Data Room to assist with their assessment of the Property.

The Data Room material is available online via a ShareFile website. Access to it is restricted to those who have executed a Confidentiality Agreement ("CA") as provided by Colliers and been issued access.

Date for Submission

Interested parties are invited to submit a detailed Expression of Interest ("EOI") to Colliers no later than: 3:00 p.m. Eastern Daylight Time (EDT) on Wednesday, September 15, 2021 EOIs should be specifically directed to:

Mark Lester (mark.lester@colliers.com)

Matthew Johnson (matthew.johnson@colliers.com)

Peter Davies (peter.davies@colliers.com)

Review of Submissions

Proposals will be reviewed as soon as possible following the submission date. Colliers and the YMCA of Simcoe/Muskoka will review and consider all submitted proposals and will shortlist those that best meet the YMCA's objectives with the intent of entering into further discussions. Following submission of Expressions of Interest, proponents may be asked for additional information, data, and/or clarification of specific aspects of the proposal.

Property Condition

Neither Colliers International nor the YMCA of Simcoe/Muskoka make any representations or warranties about the condition of the property or its potential for development or redevelopment. Any information related to the Property which has been or will be obtained from the YMCA or from Colliers or any other person, has been prepared and provided solely for the convenience of interested parties. Neither the YMCA of Simcoe/Muskoka nor Colliers International make any representation or warranty that such information is accurate or complete. Such information shall not form part of the terms of an EOI, unless otherwise agreed in writing by YMCA of Simcoe/Muskoka.



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