FOR SALE

210 DYKE BLVD | Kitimat, BC

28.4-ac Residential Development Site in Canada's Pacific Northwest Energy Hub

Colliers

The Opportunity

Positioned at the heart of Canada's most siginificant energy corridor.

This **28.4-acre mixed-development site in Kitimat, BC** *"Riverbrook Estates"* represents the premier large-scale land offering in the Northwest. With no comparable assembly of this size, readiness, or flexibility available in the Pacific Northwest market, the property delivers a rare chance to shape the next chapter of a community experiencing sustained, long-term growth.

The site benefits from years of preliminary development work, including concept plans, architectural drawings, and a rezoning application already underway, allowing a purchaser to accelerate timelines and reduce early-stage risk. Importantly, the property is being offered as **a flexible opportunity**: a purchaser may proceed with the current rezoning application, acquire the lands on an as-is basis to pursue an alternative development concept, or take a combination approach, developing portions of the site as single-family lots and townhomes under the current zoning while advancing other portions through rezoning. This creates a range of opportunities for purchasers, with flexibility in both land size and asset class to suit a variety of development strategies.

With long-term housing demand driven by major LNG and industrial projects underway across the region, this property offers a strategic entry into a market facing a persistent shortage of developable land. Kitimat is positioned at the center of **significant regional investment**, and the site represents a rare opportunity to deliver much-needed housing in a community poised for sustained expansion.

Salient Facts

Civic Address	210 Dyke Road, Kitimat BC V8C 2K8
Legal Description	BK 210 DLS 6019 6020 6023 & 6024 R5C PL 8918 ***and*** LOT A DISTRICT LOTS 6019, 6020, 6023 AND 6024 RANGE 5 COAST DISTRICT PLAN EPP89122
PID	006-652-701 031-073-745
Zoning	R1-B/R3-A and G5
Lot Size	±6.8 - 28.4 Acres
Development Potential - North Parcel (Current Zoning)	47 Townhomes + 47 Single-Family Lots
Development Potential - North Parcel (Proposed Rezoning)	93 Townhomes + 16 Single-Family Lots + 100 Apartment Units
Development Potential - South Parcel	72 Manufactured Homes
Development Potential - Entire Site	93 Townhomes + 16 Single-Family Lots + 100 Apartments/Senior Units + 72 Manufactured Homes
Asset Mix	Townhomes, Single Family, Apartment, Manufactured Homes

Development Overview

Development concepts for the property envision a flexible, mixed-residential community with potential to deliver approximately 281 units across a diverse range of housing forms.

Designed to respond to Kitimat's sustained, energy-driven housing demand, the plan incorporates townhomes, single-family homes, apartments, and manufactured homes, giving a future developer the ability to tailor density and product mix to evolving market conditions.

The property is now being offered with the flexibility to purchase individual parcels or the site in its entirety. The North Parcel's current zoning already permits a mix of single-family and townhome development, allowing a purchaser to acquire and proceed with development right away. For those seeking greater density, a higher-density concept is also being advanced through an active rezoning application, providing an additional pathway for purchasers interested in a larger-scale development. The North Parcel may also be further subdivided to accommodate a smaller-scale opportunity.

The South Parcel offers a concept plan for a manufactured home community of 72 lots. With this range of flexibility across parcels, the entire property remains available for acquisition as a whole, with the potential to deliver up to 281 units across a diverse mix of housing types. Located in Canada's primary LNG export market, the development is strategically positioned to serve long-term, documented housing needs generated by operational and advancing energy projects. With concept plans, architectural drawings, and a rezoning application already in progress, the project transfers years of soft-cost investment directly to the purchaser, accelerating timelines and reducing early-stage development risk.

Development Options

NORTH PARCEL

+/- 13.97 Ac

Current zoning: 47 Townhomes & 47 Single-Family Lots

Proposed Rezoning: 93 Townhomes, 15 Single-Family Lots & 100 Apartment Units

**Pricing Guidance: $2,600,000*

**North parcel can be subdivided further for prospect wanting smaller scale. Contact listing agent for pricing.*

SOUTH PARCEL

+/- 13.611 Ac

Proposed Manufactured Home Land: Concept plans in place for up to 72 Manufactured Homes

**Pricing Guidance: Contact Listing Agent*

ENTIRE PARCEL

+/- 24.8 Ac

Mixed Use: Flexible concept plan with up to 281 residential units across a mix of Townhomes, Single-Family, Apartment/Sniors

**Pricing Guidance: $3,995,000*

Master Concept Plan

- Single Family Homes
- Townhomes
- Modular Homes
- Apartments/Seniors

This concept plan is for illustrative purposes only. All land uses, densities, lot layouts, and development concepts are preliminary and subject to municipal approvals, detailed design, and purchaser due diligence.

Concept Plan:
North Parcel

With Rezoning

As is zoning

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Concept Plan: **South Parcel**

This concept plan is for illustrative purposes only. All land uses, densities, lot layouts, and development concepts are preliminary and subject to municipal approvals, detailed design, and purchaser due diligence.

Development Concepts & Renderings

Location Overview

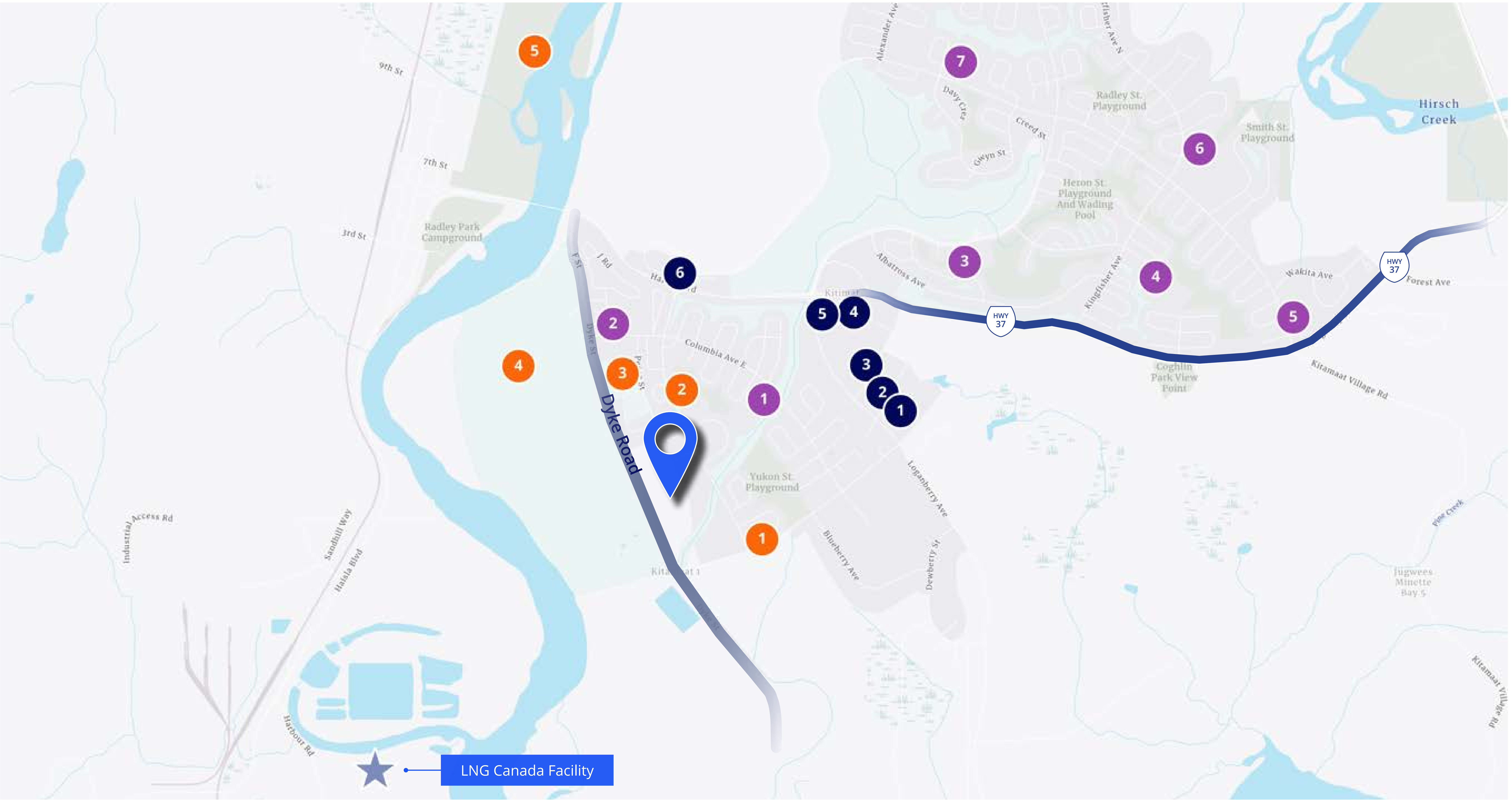
Located on British Columbia's northwest coast, Kitimat is a well-planned, industry-anchored community surrounded by ocean, mountains, and exceptional natural beauty. Its strong infrastructure and organized layout support both growth and livability.

The city has become a major hub for global energy investment, led by Rio Tinto's aluminum operations and LNG Canada, the country's primary LNG export facility. These projects continue to drive long-term economic stability and sustained housing demand.

Within this growth corridor, 210 Dyke Road offers a strategic position with direct access to the industrial district, the LNG Canada site, and key transportation routes, while remaining close to established neighbourhoods and community amenities. It delivers a rare combination of connectivity, natural surroundings, and development potential in Northwest BC.

Average Household Income

$157,000+ *by 2029*



Retail & Other

1. Kitmat General Hospital
   26 min walk | 7 min drive
2. Save-on-Foods
3. Kitimat Public Library
4. City Centre Mall
5. Shoppers Drug Mart
6. Microtel Inn & Suites by Wyndham

Education

1. Kildala Elementary School
2. UA Piping Industry College of BC
3. Kitimat City High School
4. Nechako Elementary School
5. St. Anthony's School
6. Mount Elizabath Middle Secondary School
7. School District 82 (Coast Mountains)

Parks & Recreation

1. Kitimat Soccer Field
2. Kitimat Dog Park
3. Riverlodge Recreation Centre
4. Great Spruce Park
5. Radley Park

Economic Overview

Northwest BC is entering a major investment cycle driven by large-scale mining, LNG expansion, and Indigenous-led energy projects. A 2025 study estimates 27 BC mine developments could generate $984B in economic benefits, with 13 in the Northwest. Major Golden Triangle projects — including Red Chris, KSM, Brucejack and Galore Creek — are advancing toward long-term operations, driving sustained demand for skilled labour and permanent regional housing. With established service capacity and LNG-driven infrastructure, Kitimat is increasingly positioned as a strategic base for this next wave of industrial growth.

Project Name	Description	Investment
LNG Canada Phase 1	Canada's first major LNG export facility is now fully operational, delivering 14M tonnes annually under a 40-year license. With ~300 permanent full-time roles based in Kitimat, and a hiring strategy focused on long-term relocation, the project is driving sustained, year-round demand for quality family housing. This is long-term economic momentum, not temporary workforce traffic.	$40 Billion
LNG Canada Phase 2	Fast-tracked by Canada's Major Projects Office, Phase 2 would double capacity to 28M tonnes and make LNG Canada one of the world's largest LNG facilities. Construction needs are expected to match Phase 1's 8,100-worker peak, and despite a pending Final Investment Decision, it's already described as the largest private capital project in Canadian history.	$33 Billion
Cedar LNG	A partnership between the Haisla Nation and Pembina, is already under construction, following a positive Final Investment Decision in 2024. The project will create up to 500 jobs at peak construction and ~100 permanent full-time operations roles. Crucially, Cedar LNG has committed to a permanent-residency workforce model, with the Haisla Nation opposing fly-in, fly-out operations. This directly strengthens long-term demand for community housing in Kitimat	$4 Billion
Ksi Lisims LNG	An Indigenous-led project co-owned by the Nisga'a Nation, Western LNG and Rockies LNG, it has secured federal and provincial approvals and targets a 2026 FID. Once operating, it will export 12M tonnes annually, attract nearly $30B in investment, and generate an estimated 77,000 regional jobs. Though based near Prince Rupert, its workforce and supply-chain impacts will extend across Northwest BC, including Kitimat.	$10 Billion
North Coast Transmission Line	A major electrical infrastructure upgrade will double transmission capacity from Prince George to Terrace, unlocking grid power for industrial growth across Northwest BC. Premier Eby projects it will enable $9.85B in annual GDP and 9,700 direct jobs. As one of 18 priority projects for expanding BC's grid, and a prerequisite for multiple advanced mining developments in the Golden Triangle, it is a cornerstone of the region's next wave of investment.	$6 Billion
Golden Triangle Mining	A 2025 study estimates 27 BC mine projects could generate $984B in economic benefits, with 13 in Northwest BC. Key Golden Triangle projects include Red Chris, KSM, Brucejack and Galore Creek. Their long-term workforces require permanent regional housing, positioning Kitimat, with its service capacity and LNG-driven infrastructure, as an increasingly strategic base.	$984 Billion potential econoic benefit
Proposed Alberta-BC Oil Pipeline	Alberta Premier Danielle Smith and Prime Minister Mark Carney have endorsed a proposed Indigenous co-owned pipeline to the Pacific, designed to move ~1M barrels per day to Asian markets. Now before the federal Major Projects Office, the project's Pacific terminus would almost certainly rely on the Northwest BC corridor given its infrastructure and port capacity.	TBD

Please contact listing agents for more information; or for access to the virtual data room, please submit a Confidentuality Agreement and Disclosure ("CA"). Access to further documents will be provided upon receipt of an executed CA.

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Purchase Price

$3,995,000