

PRIME DEVELOPMENT OPPORTUNITY

50TH STREET SW
CHETWYND, BC

Chris Hayne

Associate Vice President
Multifamily Investment Specialist

O: 604 493 3002 x708

C: 778 998 4663

E: chris.hayne@rlpcommercial.com



Royal LePage Sussex | 2397 Marine Drive | West Vancouver

BC Canada | V7V 1K9 | P 604 493 3002

www.rlpcommercialvancouver.com

*Personal Real Estate Corporation

OPPORTUNITY

The CRE Investment and Development team is pleased to present investors, developers, and property owners with a rare and exclusive opportunity to acquire over 41 acres of multifamily development land, ideally situated just south of Highway 97 and steps from the Chetwynd town centre. With the District of Chetwynd's newly adopted Official Community Plan (OCP) designating both parcels as Medium Density Residential, this offering is well positioned to benefit from flexible zoning that encourages higher-density development on the south side of the highway. Under the current zoning, the smaller 6.47-acre parcel could accommodate more than 60 apartment units, making this an exceptional opportunity for forward-looking developers.



LOCATION

The District of Chetwynd is located in the foothills of the Rocky Mountains and it is BC's entrance to the Peace River Country. Located at the junction of Highways 97 and 29 and the CN Rail mainline, Chetwynd is the transportation hub for the Peace River area. Chetwynd has a population of about 3,100 with a trading area of about 7,000 people. This area is rich in oil, gas, coal, timber and local resources. However, much of the work force is in the support and service industry.

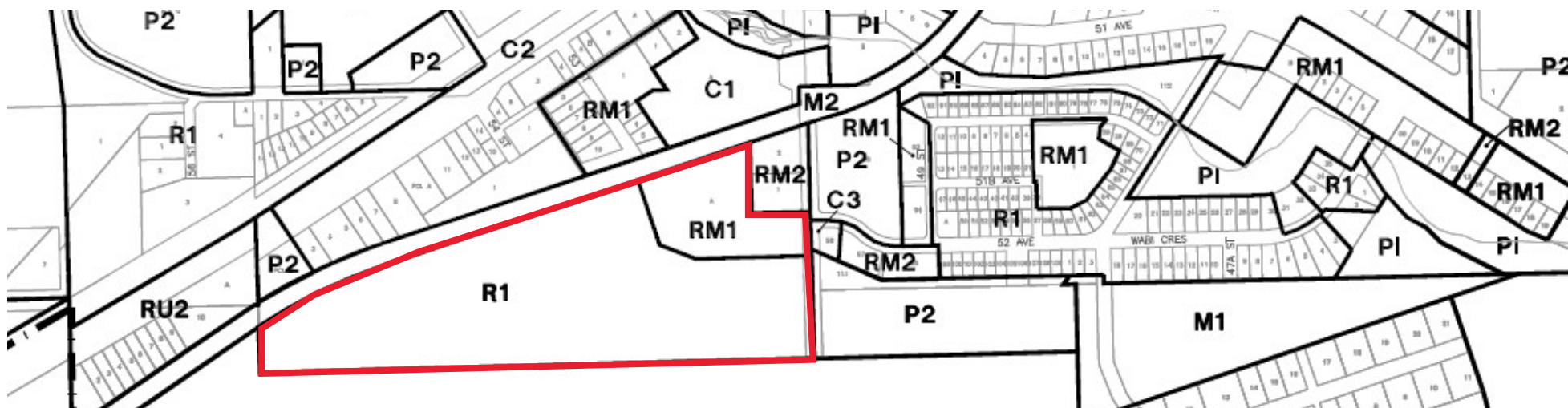
LOT 1 PARCEL DETAILS

Legal	DL 1813, PEACE RIVER LD EXCEPT PL PPG24301, PCL A (N496)
PID	004-079-612
Property Taxes (2025)	\$1,796.00
Assessment (2026)	\$204,000
Zoning	RM1 - Multi Unit Residential
OCP	Medium Density Residential
Lot Size	34.8 Acres
Utilities	To Lot Line

LOT 2 PARCEL DETAILS

Legal	LT A, PL PGP24301, DL 1813, PEACE RIVER LD, EXC PL 24992
PID	004-079-639
Property Taxes (2025)	\$720.11
Assessment (2026)	\$79,100
Zoning	R1 - Single Family Residential
OCP	Medium Density Residential
Lot Size	6.47 Acres
Utilities	To Lot Line

DISTRICT OF CHETWYND CURRENT ZONING



DISTRICT OF CHETWYND OCP

The Medium Density Residential designation is intended to support the development of predominantly multi-unit residential areas, offering a variety of housing types such as triplexes, fourplexes, townhouses, row houses, and low-rise apartments up to four stories. New developments are encouraged to locate near existing areas to optimize infrastructure use and reduce maintenance costs, particularly around the Town Centre and along major roads. Higher densities are encouraged south of Highway 97, with provisions for special housing types—such as group homes, care facilities, and seniors’ housing—and potential density bonuses for affordable or special needs housing.



Land Use Designations

- Low Density Residential
- Medium Density Residential
- Neighborhood Commercial
- Town Centre Commercial
- Highway Commercial
- Industrial
- Institutional
- Parks, Trails and Greenspaces

Legend

- Municipal Boundary
- Waterbody
- Railway
- Provincial Highways

Walk Score

Bike Score



58



57

LEGEND

- 1 Northern Lights College
- 2 Don Titus Elementary
- 3 7-Eleven
- 4 IGA
- 5 Dragon Palace Restaurant
- 6 Travelodge
- 7 PetValu
- 8 Kal Tire

Chetwynd Hospital
4 Min Drive

Dawson Creek
1 Hr Drive



Lot 2

Lot 1

DEMOGRAPHICS (3 MINS DRIVE)

1,284

Population



Average Household Size

\$148,673.86

2021 Household Average Income (Current Year \$)



Median Age



\$84.4M

2021 Household Aggregate Income



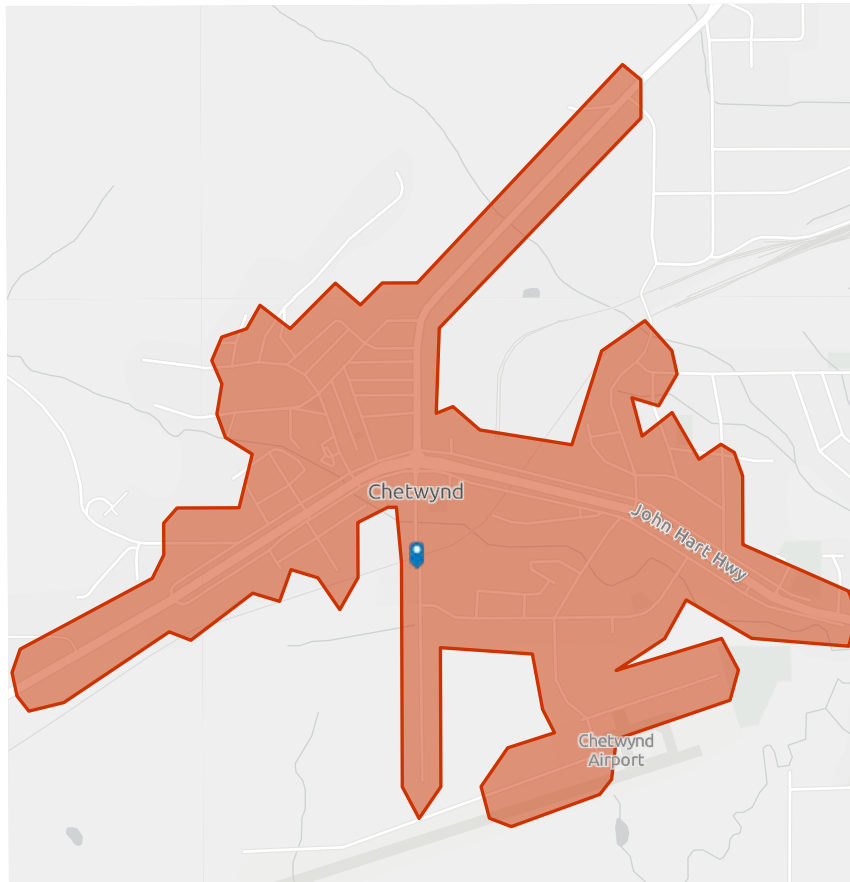
\$44.7M

2021 Household Discretionary Aggregate Income



\$66.1M

2021 Household Disposable Aggregate Income



ANNUAL HOUSEHOLD SPENDING



\$602K

2021 Alcoholic Beverages Served On Licensed Premises



\$1.92M

2021 Health Care



N/A

2021 Clothing



\$5.28M

2021 Food Purchased From Stores



\$2.38M

2021 Food Purchased From Restaurants

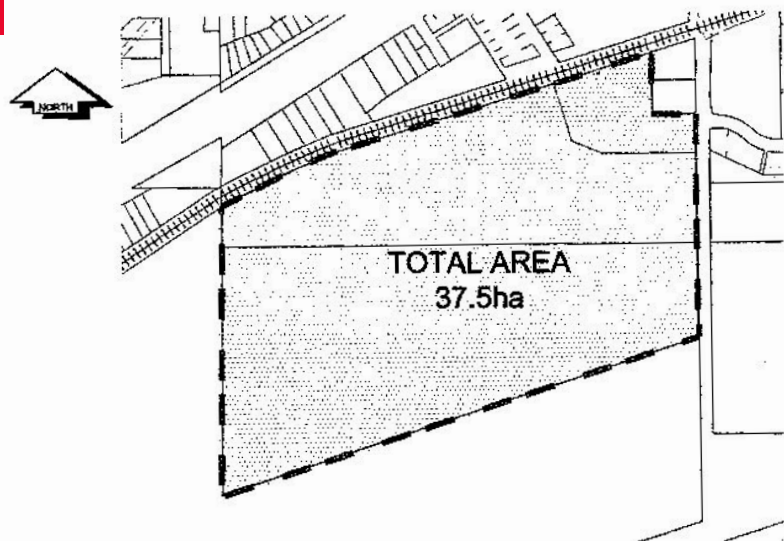


N/A

2021 Purchase of Pets, Related Pet Goods

Source: This infographic contains data provided by Environics (2025).

PRELIMINARY REZONING PLANS



PROPOSED OCP
SCALE 1:10,000

PROPOSED OCP LEGEND

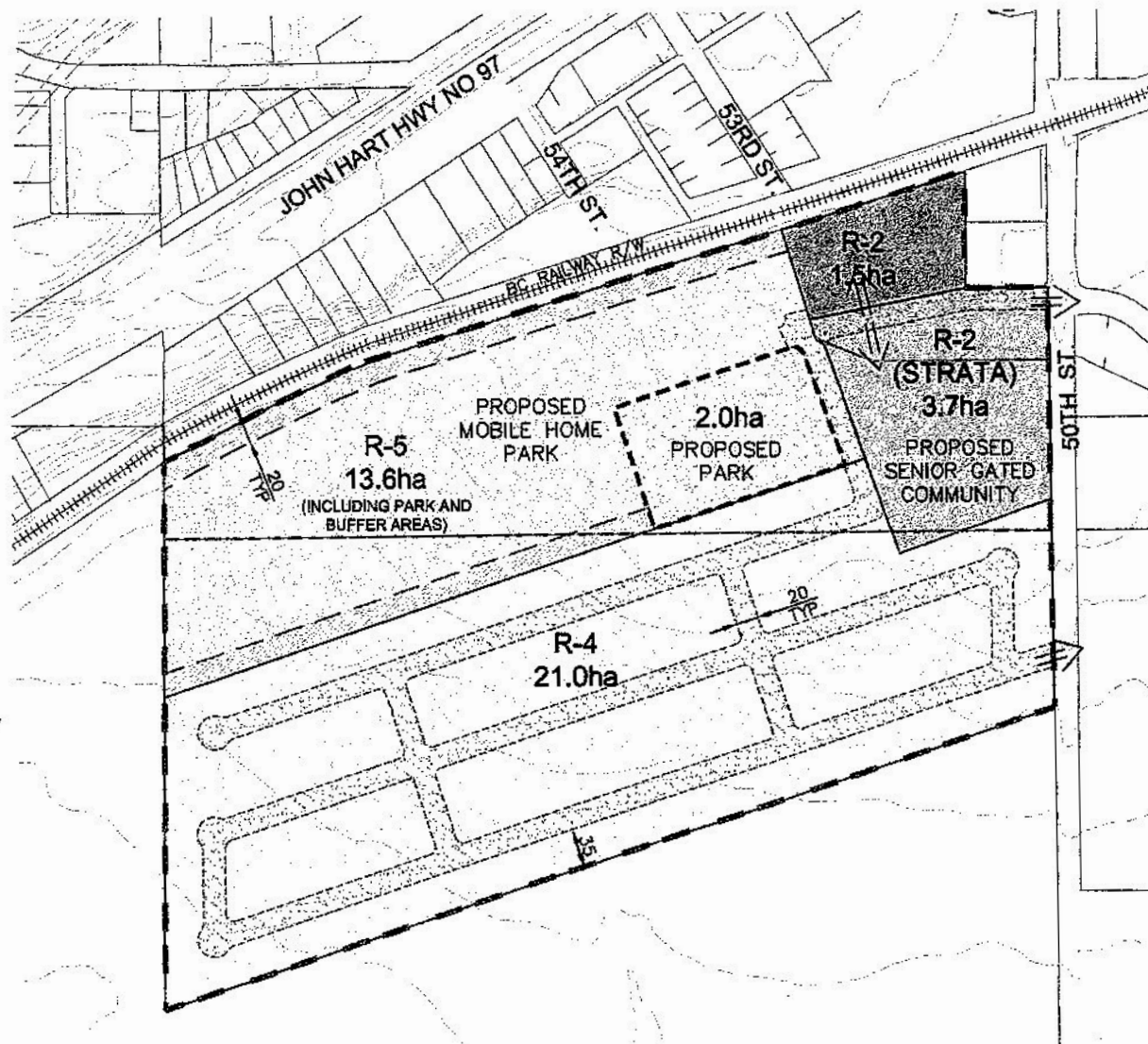
RESIDENTIAL

PROPOSED ZONING LEGEND

- R-2 - RESIDENTIAL - MEDIUM DENSITY ROW HOUSING REGS
MIN SITE AREA 223m²
MIN LOT WIDTH 7m
- R-2 - RESIDENTIAL - MEDIUM DENSITY
MIN SITE AREA 1000m²
MIN LOT WIDTH 30m
- R-4 - MANUFACTURED HOME SUBDIVISION
MIN SITE AREA 484m²
MIN LOT WIDTH 15m
- R-5 - MANUFACTURED HOME PARK
MIN 2.0ha
- P - PARK (PROPOSED 5% PARK LAND DEDICATION (2.0ha), LOCATION SUBJECT TO CHANGE)

LINE TYPE LEGEND

- EXISTING LOT LINES
- EXISTING LOT LINES TO BE REESTABLISHED
- SUBJECT AREA
- PROPOSED ROADS
- PROPOSED ZONING BOUNDARY
- PROPOSED PARK BOUNDARY (SUBJECT TO CHANGE)
- RAILROAD TRACKS
- PROPOSED ACCESS
- PROPOSED ROADS
- PROPOSED BUFFER (NO BUILD AREA)





Chris Hayne

Associate Vice President
Multifamily Investment Specialist

O: 604 493 3002 x708
C: 778 998 4663
E: chris.hayne@rlpcommercial.com

*Personal Real Estate Corporation

Disclaimer: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Royal LePage Sussex | 2397 Marine Drive | West Vancouver
BC Canada | V7V 1K9 | P 604 493 3002
www.rlpcommercialvancouver.com

