

TOURISM INVESTMENT OPPORTUNITY

# Kootenay Landing

Canal Flats, British Columbia



## INVESTMENT OPPORTUNITY - KOOTENAY LANDING

- ~ Lifestyle-priced river residential and recreational living ~
- ~ Only developable Kootenay River frontage in Columbia Valley ~

The property owner seeks to attract an investor to a 21 acre development opportunity.

There are three development scenarios:

- 1) Mixed recreational residential/recreational community that intensifies development beyond the current 2 acre build out of campground RV lots.

There is currently limited camping and affordable amenity location housing in the Columbia Valley, and a shortage of rental housing for tourist sector and other Valley workforce.

Development concept:

- a) Upgrading of existing, serviced RV pad sites to a mix of vintage RV rental (Airbnb) and experiential sea can rental.
- b) Extending services to, and lease of, 40 river/mountain view lots.
- c) Servicing/lease of 30 seasonal lots.
- d) Addition of 10 sea can properties for year-round Airbnb rental and creation of tenting sites.

Price points and recreational resort aesthetic will be highly amenable to both recreational property owners and Valley workforce. Development and architectural standards will be established. Environmental assessment completed.

Property owner to independently retain the 3 acre highway commercial frontage/development.



**VILLAGE CONTACT:**

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**AREA INFO:**

ImagineKootenay.com  
TravelColumbiaValley.com  
KootenayRockies.com

2) Sale of entire parcel to independent owner/operator or resort hotel chain as a resort redevelopment opportunity focused on river access amenity/activities.

A comparable market positioning (active outdoor adventure with water access)/aesthetic development is Tigh Na Mara Seaside Spa Resort (Parksville) – 22 acres (<http://www.tigh-na-mara.com>). Based on comparable developments, development options are: a) independent owner/operator; or b) fractional or whole ownership real estate managed by resort operator.

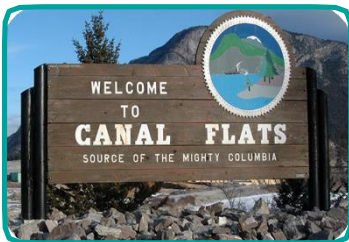
3) Park model redevelopment.

## OPPORTUNITY FEATURES

- Existing market: Year round highway travelers, tourists, and visiting sport teams.
- Location: On N/S Hwy 93/95, connects the USA border to TransCanada Hwy #1. Alaska highway connector route.
- Tourism market: The region is a popular year-round recreation, backcountry, ski, golf and mountain bike destination.
- Recreational property ownership: 50% of property in Canal Flats are recreational properties.
- Population: The Columbia Valley population of 8500 swells to 20,000 in the summer months. There is Alberta (mostly Calgary region) demand for recreational property. Market size of Calgary metro - 1.4 million
- Campgrounds: will be unique among 8 campgrounds in Columbia Valley for sea can/vintage RV rentals.
- Employment: Canal Flats employment lands (former Canfor forestry mill) are in early stages of redevelopment and represents largest big block industrial lands in the Columbia Valley. Activity will generate housing demand.

## TOURISM DEMAND

Canal Flats features four drivers of camping/recreational property/tourism: 1) Water - three water sources converge in Canal Flats: The Columbia River (4th largest river system in North America), Columbia Lake, and the Kootenay River. The source of the Columbia River is located in the Village. An interpretive walking trail and views over spectacular wetlands make it an important area attraction for visitors, birdwatchers and hikers. Columbia Lake provides hours of summer recreation for boating, watersports, fishing and swimming. The Village of Canal Flats offers scenic Tilley Memorial Park with a lovely beach and picnic area. Nearby residential developments provide sought-after lakeside real estate opportunities. The Kootenay River is a fishing, floating, boating, and kayaking destination; 2) Lussier Hot Springs - a destination for global travelers; 3) Backcountry trails and Mount Sabine rock climbing; 4) Winter hockey - attracting 1800 hockey players and 5000 people annually from Calgary region. 15 golf courses, and 3 mountain ski and summer resorts located within 45 minutes.



*VISION: We are the affordable, family-friendly village building a new future in diverse housing options, quality of place initiatives, tourism and light industry development, and redevelopment of a unique live-work downtown. We will be a key employment centre in a Columbia Valley that reconnects people to nature and each other.*



## CANAL FLATS OVERVIEW

**Location:** On Hwy 93/95 in SE BC at the headwaters of the Columbia River adjacent to the Rocky Mountains. Vibrant year-round tourism, resort, outdoor recreation/sport and seasonal residence region. Alaska highway route connector.

**Population:**  
Canal Flats: 715  
Columbia Valley region: 8,500  
Seasonal population: 20,000+

**Proximity:** 130 km south of Hwy 1; 160 km N of the USA border (Kingsgate/Idaho); 300 km to Spokane, WA; 320 km to Calgary, AB.

**Airports:** Canadian Rockies International 80 km; Calgary International 320 km; Fairmont Hot Springs 20 km

**Utilities:** electricity (BC Hydro), propane (3 providers). Sewer, water and wastewater services.

**Telecommunications:** TELUS, Shaw Cable, regional fibre network (10 Gbps scalable to 80 Gbps).

**Climate:** dry, semi-arid, over 2,000 annual hours of sunshine, low annual rainfall and snowfall.

**Labour:** skilled and unskilled, trades, professional; entrepreneurial business.

**Affordable housing;** premium lakeside or mountainside real estate.