

CITY OF MEDICINE HAT
FOR SALE



21 Ranchlands Boulevard NE

\$890,500

This property offers a unique and exciting opportunity for Neighborhood Commercial. The zoning on this parcel allows small scale commercial development that serves the needs of the immediate (and surrounding) neighborhood, while encouraging incorporation of residential uses above commercial uses in multi-Storey Buildings. The area offers breathtaking coulee views, walking trails, Police Point Park and is close to one of Medicine Hats finest Golf Courses. The location is ideal with high visibility exposure.

PROPERTY TYPE: Vacant Land- Not Serviced
LEGAL: Lot 18, Block 11, Plan 0714516
SITE AREA: 1.10 ha (2.73 acres)
LAND USE: Neighborhood Commercial (C-N)



PROPERTY INFORMATION

NEIGHBOURHOOD:	Ranchlands, Parkview, NE Crescent Heights
LOCATION:	21 Ranchlands BLVD NE
LEGAL DESCRIPTION:	Lot 18, Block 11, Plan 0714516
SITE AREA:	1.10 ha (2.73 acres)
LAND USE DISTRICT:	Neighborhood Commercial (C-N)

PRICE

List Price: \$890,500

The price does not include any applicable Goods and Services Tax (GST).

AS IS, WHERE IS

The Property is being sold on an “as is, where is” basis and the City of Medicine Hat makes no representation and gives no warranty whatsoever as to the size, configuration, adequacy of services, soil conditions, or developability of the Property for any intended use by the Purchaser. The Property is considered an “infill site” and utility servicing and other municipal improvements and infrastructure in relation to the Property may not currently meet the City’s Municipal Servicing Standards. The Purchaser shall be responsible, at its expense, for any additional work and costs to develop the Property to meet the City’s Municipal Servicing Standards and any other requirements or standards determined by the City or the Development Authority.

LAND USE:

The Property is **zoned Neighborhood Commercial (C-N)**. Only proposals containing small scale commercial development that serves the needs of the immediate neighborhood, while encouraging incorporation of residential uses above commercial uses in multi-Storey Buildings as defined in Land Use Bylaw #4168 will be considered.

DEVELOPMENT GUIDELINES

The Ranchlands and Parkview Neighborhoods represent some of the most thriving and prominent communities within Medicine Hat. Commercial development along the Parkview Drive and Ranchlands Boulevard is highly visible and located at the entranceway.

The Commercial Centre must make a positive statement about the quality of the community as well as provide for local needs.

The development guidelines are minimum design standards that must be adhered to so that the commercial development(s) are visually attractive from Parkview Drive and Ranchlands Boulevard and compatible with existing and future residential development.

Building Setback and Location

Development must comply with the following guidelines:

- The development should utilize the topography to corner location to insure an appealing interface with both Parkview Drive and Ranchlands Boulevard.
- Commercial building setback from any public road must be a minimum of 3.5

meters which must be landscaped.

DEVELOPMENT GUIDELINES-CONTINUED

B u i l d i n g D e s i g n

- The overall design, character, and appearance of buildings on this Property shall be compatible with and complimentary to the surrounding residential community and reflect positively on the existing architectural quality.
- Building massing shall have horizontal and/or vertical articulation.
- Long continuous facades must be broken up by architectural detailing. Walls along Parkview Drive must be varied through color & material change or the use of articulation.
- Blank walls along any façade are discouraged.
- Special attention must be placed on articulation of roof lines and avoiding straight lines.
- Peaked rooflines consistent with the surrounding residential development are encouraged.
- The building design must address being located on a corner lot.
- All roof top mechanical devices must be screened.

M a t e r i a l s

- High quality, low maintenance materials are encouraged such as brick, stucco, and concrete, either tilt or pre-cast. Select durable materials that will age well. Painted metal, metal, painted concrete, plain unfinished concrete block, or large expanses of unarticulated stucco are not acceptable material.
- Use the same materials and colors on all elevations of the building.

P a r k i n g , L o a d i n g a n d O u t s i d e S t o r a g e

- Loading and outside storage areas must be screened using landscaping decorative fencing or other means.

S i g n a g e

- Building signs must be consistent in character with the overall architectural style of the building. In multi-tenant buildings signs for each tenant shall be in common sign bands on the building façade and reflect a unifying theme.

G a r b a g e S t o r a g e

- All outside garbage containers and garbage areas must be visually screened from all adjacent sites and public thoroughfares in a manner compatible with the design and external materials of the principal building on the site.

L a n d s c a p i n g

- A landscaped setback of a minimum of 3.5 meters is required along Parkview Drive and Ranchlands Boulevard.
- Landscaped areas along pedestrian sidewalks should enhance the walkability of the community.
- The quality and extent of the landscaping established in the site plan shall be the minimum standard to be maintained on the Property for the life of the development.
- Except for City boulevards, trees shall be planted in the overall minimum ratio of one tree per 35 square meters of landscaped area provided.
- Purchasers are responsible for landscaping boulevards, like the landscaping on the property.

OFF-SITE LEVIES

Off-site levies are owing. Please contact Planning & Development Services to determine the amount of off- site levies owing based on the proposed development.

EASEMENTS

The Property is encumbered with Utility Rights of Ways:

- Registration #071449917 - City of Medicine Hat as per plan 0714517
- Registration # 071449919 – City of Medicine Hat as per plan 0714518.

CAVEAT RE: RESTRICTIVE COVENANT

The Property is encumbered with Registration #071453592. The restrictive covenant prohibits access to or from Parkview Drive NE.

OTHER INFORMATION

- The sale must be approved by the City in accordance with the *Municipal Government Act* (Alberta).
- It will be the responsibility of the purchaser to repair any damage to the curb, gutter, lane, sidewalk, and roads during construction to Municipal Servicing Standards.
- The purchaser is responsible for receiving all approvals from the Planning Authorities. Information on steps necessary to obtain permits, adherence to the Land Use Bylaw, adherence to applicable building codes, off-site levies and access information can be obtained from Planning & Development Services Department. The Planning & Development Services Department is located on the second floor of City Hall. Their phone number is 403.529.8374.
- Information on taxes or assessment on land and proposed development can be obtained from the Assessment Department @ City Hall or at 403-529-8144.
- Applicants shall acknowledge if working with a REALTOR in the application.

PURCHASE PROCESS

The Purchaser will be required to enter a Real Estate Purchase Contract satisfactory to the City Solicitor. The offer will be written on The Seller's Real Estate Purchase Contract. Acceptance of the contract by both The Purchaser and The Seller is required prior to the contract being fully executed.

CONTACT:

Land & Real Estate – Environment, Land, and Gas
Production 364 Kipling Street SE
Medicine Hat,
Alberta Tel:
403.529.8248
E-mail: land@medicinehat.ca

SERVICING INFORMATION

The Property will be sold “as is, where is”.

Servicing requirements are dependent on the future development plans of a Purchaser and will consider the proposed built form, layout, and service size requirements. Utility service mains are usually located in the road and laneway adjacent to the Property. It will be the Purchaser's responsibility to confirm the location and availability of utility capacity with City Departments to support development plans. It is recommended that a pre-application meeting with Planning & Development Services is set-up in the early stages of creating design plans and preparing for development and building permits.

Sidewalks: There are no sidewalks or curbs in the boulevard. The purchaser, at its expense, is responsible for the installation to City standards.

Water and Sanitary: Water and sanitary sewer service stubs from the mains to the property line are not installed. The City's Environmental Utilities Department is to be retained by the Purchaser to install the water and sanitary sewer service stubs to the Property, at the Purchaser's cost. The Purchaser is to determine the appropriate service size and location based on the proposed design (typically completed through a fixture count by a Plumber). Environmental Utilities can be contacted to provide a free quote to complete the service connection and schedule the work when the service size and location are confirmed.

Electric: The Purchaser will be responsible for all service extension and/or connection costs and charges. To discuss servicing apply for an electric service on line and include electric load and development site plan. The utility will work with the Purchaser on alignments for electric infrastructure including a future enclosure and transformer required to service the Property.

Gas: The Purchaser will be responsible for all service extensions and/or connection costs and charges. The gas main is located within a UROW along Ranchlands Ave NE. The Purchaser will be required to request a new gas service, this application can be made online.

Storm: The Purchaser will need to have a Stormwater Management Plan completed by a registered engineering professional for the development of the Property. Properties greater than 0.16 ha. require on site storage. The Stormwater Management Plan will need to be designed to match the post development release rate to the pre- development release rate. Refer to the MSSM Section 5 for additional information.

For further information, please contact:

Gas Department (gas service)	403.502.8707
Electric Department (electrical service)	403.529.8257
Environmental Utilities (water and sanitary)	403.529.8164
Municipal Works (road/stormwater)	403.529.8161
Planning & Development (development authority)	403.502.8374
Telephone, cable and WIFI	