

CITY OF MEDICINE HAT

FOR SALE



352 Primrose Drive SE

\$1,284,000

This property offers a unique and exciting opportunity for multi-residential infill development within the established community of Connaught. This parcel provides future residents with proximity to shopping, public transit, parks, medical services, places of worship, Medicine Hat College, restaurants, and is located close to several main roads allowing easy access to all areas of Medicine Hat as well as the Trans Canada Highway.

PROPERTY TYPE: Vacant Land- Not Serviced
LEGAL: Lot 1, Block 2, Plan 771650
SITE AREA: 1.3 ha (3.21 acres)
LAND USE: Medium Density Residential District (R-MD)



PROPERTY INFORMATION

NEIGHBOURHOOD:	Connaught
LOCATION:	352 Primrose Drive SE
LEGAL DESCRIPTION:	Lot 1, Block 2, Plan 771650
SITE AREA:	1.3 ha (3.21 acres)
LAND USE DISTRICT:	Medium Density Residential District (R-MD)

PRICE

List Price: \$1,284,000

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 Medium Density Residential District (R-MD)**. Only proposals containing Multiple Unit Residential Development and Duplexes, as defined in Land Use Bylaw #4168 will be considered, including maximum height of 12 metres and density of 56 units per hectare. Proposals containing apartments will not be considered as directed by City Council.

DESIGN GUIDELINES

The Property is **zoned Medium Density Residential District (R-MD)**. Only proposals containing Multiple Unit Residential Development and Duplexes, as defined in Land Use Bylaw #4168 will be considered, including maximum height of 12 metres and density of 56 units per hectare. Proposals containing apartments will not be considered as directed by City Council.

(The Additional Design Guidelines information is available.)

ENVIRONMENTAL SITE ASSESMENT SUMMARY

In 2019, the City retained a third-party environmental consultant to complete a Phase I Environmental Site Assessment (ESA) of the City-owned Property. The purpose of the Phase I ESA was to identify issues of actual or potential environmental concern that may have resulted from previous or current land use of the location or surrounding properties. The Property is currently an empty lot vegetated with grasses and trees. A review of available aerial photography indicates that the Property has not contained any structures. Based on findings of the Phase I ESA, a Phase II ESA was not recommended.

The environmental reports and associated documents will be available to the purchaser subject to certain conditions which may include the purchaser entering into one or more confidentiality agreements. Notwithstanding the foregoing, it will be the responsibility of the purchaser, at its expense, to satisfy itself of the environmental state and condition of the Property and its suitability for its proposed development.

(The Environmental Site Assessment Summary is available on our website.)

OFF-SITE LEVIES

Off-site levies are NOT owing.

EASEMENTS

The Property will be encumbered with the following Utility Rights of Way (UROW):

- City of Medicine Hat as per plan 7711651 – to be registered; and
- a new UROW will be registered for the storm manhole and outfall connecting to Primrose SE, extension of the existing drainage of ROW along Primrose Drive SE and registration of the 750 mm concrete storm service main along College Drive SE.

PRELIMINARY GEOTECHNICAL INVESTIGATION

In 2019, the City of Medicine Hat (the City) retained a third-party geotechnical engineering consultant to complete a preliminary geotechnical investigation which outlines general soil and groundwater conditions at the Property in support of future development. Of note, an elevated groundwater table is present which may require site specific dewatering (pumping) throughout construction and may require permanent dewatering measures around the Property (weeping tile, open joint storm utilities, etc.), soft underlying soils are present which preclude the use of conventional strip and spread footings (pile foundations are recommended), and the subsequent soft soils may lead to more robust internal road/pavement construction.

(The Preliminary Geotechnical information is available on our website.)

OTHER INFORMATION

- The sale must be approved by the City in accordance with the Municipal Government Act (Alberta).
- The Property borders the eighth hole of Connaught Golf Club. Mitigation measures for golf balls will be addressed at the development permit stage. The purchaser, at its expense, will be responsible for any mitigation measures.
- There is an operating irrigation system on the Property. The irrigation system will be in operation until a sale is completed. Prior to a sale closing, the city will decommission and salvage some components of the system. The Purchaser, at its expense, will be responsible for removing remaining irrigation equipment.
- It will be the responsibility of the Purchaser to repair any damage to the curb, gutter, lane, sidewalk, and roads during construction to the Municipal Servicing Standards.
- The Purchaser is responsible for receiving all approvals from the Development Authority. Information on the necessary steps to obtain permits, adherence to the Land Use Bylaw, applicable building codes and access information can be obtained from Planning & Development Services Department by requesting a pre-application meeting. The Planning & Development Services Department is located on 2nd floor of City Hall. Their phone number is (403) 529-8374.
- See Property Information Page for specific details on each service.

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

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.

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). 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. The cost of the land purchase does not include the Electric Department transformer capacity charge. This charge is part of the electric servicing costs for the property and will be detailed when service size in amps and service voltage has been confirmed by the Electric Department. Please note, that electric capacity for this area is limited, expected loads should be provided to the Electric Department at the earliest convenience based on the design.

Gas: The Purchaser will be responsible for all service extensions and/or connection costs and charges. The gas main is located within the laneway. The Purchaser will be required to request a new gas service.

Access: Access to the Property is restricted to Primrose Drive SE. All proposed vehicular access points to the Property are subject to the approval of the City's Planning & Development Services Department. All costs associated with auxiliary lanes, curb crossings, median breaks or other similar road works required for any proposed development will be at the expense of the purchaser.

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	

The information contained in this document is believed to be true; however, the Seller does not warrant the accuracy of this information, which is subject to change without notice.

