

CITY OF MEDICINE HAT

FOR SALE



48 Ranchlands Boulevard NE

\$1,570,800

This property offers a unique and exciting opportunity for Medium Density Residential. The zoning on this parcel allows for the Development and moderate intensification of residential neighborhoods with low to mid-rise built forms at medium densities such as Multiple Unit Residential Developments, Attached Housing, and Apartments. 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 1, Block 13, Plan 0714516
SITE AREA: 1.65 ha (4.08 acres)
LAND USE: Medium Density Residential District (R-MD)



medicinehat.ca/land

PROPERTY INFORMATION

NEIGHBOURHOOD:	Ranchlands, Parkview, NE Crescent Heights
LOCATION:	48 Ranchlands BLVD NE
LEGAL DESCRIPTION:	Lot 1, Block 13, Plan 0714516
SITE AREA:	1.65 ha (4.08 acres)
LAND USE DISTRICT:	Medium Density Residential District (R-MD)

PRICE

List Price: \$1,570,800

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)** to allow for the Development and moderate intensification of residential neighborhoods with low to mid-rise built forms at medium densities such as Multiple Unit Residential Developments, Attached Housing, and Apartments.

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.

Architectural Features

Building facades shall interface with a pedestrian-scaled streetscape and pedestrian movements through the articulation of colour, arrangement, or change in materials that emphasize the facade elements. The planes of the exterior walls may be varied in height, depth, or direction. Extremely long facades shall be designed with sufficient building articulation, reveals and, in some cases, landscaping to avoid a monotonous or overpowering institutional appearance.

DEVELOPMENT GUIDELINES CONTINUED

The following architectural features shall be incorporated into the design of the building(s):

- a continuity and consistency in design;
- articulated building rooflines;
- a harmonious colour scheme with compatible accents;
- variations of detail, form, and siting to provide visual interest along the streetscape and internal to the site development (i.e., open spaces and parking areas);
- design features that minimize perception of building massing such as horizontal and vertical architectural details, colour, texture, articulated roofs and modulated facades;
- high quality and durable exterior materials;
- architecturally-screened from view all mechanical equipment, including gas and electric meters;
- visually interesting doors and windows, etc., that are compatible with the architectural style of the building;
- at-grade, individual pedestrian entrances to the street wherever a street exists. Such entrances should be prominent, interesting, and inviting; and
- no large blank walls to the street or internal to the site development.

Site Design

The location of the buildings on the lot, windows, orientation, building height, and location of on-site open spaces shall consider the privacy of adjacent development(s) and the interface with the streetscape. The following shall be incorporated into the development:

- siting of building(s) that ensure an appropriate fit with adjacent development(s) and ensure integration with the streetscape and its setbacks (i.e., no blank walls towards the street rather building and at-grade individual unit entrances that connect to the street);
- siting of building(s) that provides functional and aesthetically inviting public open space(s). Such open space(s) shall be buffered from parking areas and street traffic;
- building(s) that provide each unit with some form of adequately-sized private open space (i.e., patio, porch, deck, balcony, yard, etc.). Avoid screening balconies with solid walls rather consider locating individual unit open spaces for privacy or using transparent/landscaped screening materials. Design at-grade private open spaces with privacy elements that are a part of the building(s) design and/or with landscaping;
- surface parking lots located at the rear of the building and screened from public sidewalks, streets and parks by architectural site elements and enhanced landscaping;
- main building and individual unit entrances oriented to public sidewalks. Where additional entrances are internally oriented to parking lots, the entrances shall be designed towards pedestrian walkways that connect pedestrians to the street and provide enhanced landscaping to create semi-private spaces between the units (doors, windows, etc.) and parked vehicles; and
- site planning that considers the natural features of the site (South Saskatchewan River Valley, etc.).\

Entrance Features & Fencing

- Locking security gates between the residential development driveway and public street shall not be permitted.
- Fencing shall be transparent and integrate appropriately with the street. No solid fencing shall be permitted where the building interfaces with a street (except along the future Parkview Drive).

Landscaping

Exterior site design and landscaping shall provide functional recreational spaces and/or community site amenities (including trail heads, etc.). Exterior spaces shall be designed to enhance the overall appearance and compatibility of the development by providing privacy, buffering and daylight, and a pedestrian-friendly transition to the street.

The following shall be provided:

- a Landscaping Plan complimenting the building design. The Landscaping Plan shall show all materials proposed to be used for hard and soft landscaping, the types of plant materials and locations, grading and contours, boulevards, and irrigation. The planting standard is 25 trees per acre of landscaped area. Trees shall be 1.75 to 2.5 m height or 50 mm caliper. The Landscape Plan shall include a clear pedestrian movement system (i.e., location of pathways and sidewalks as they connect to the public sidewalk); and
- boulevards developed similar to the on-site landscaping.

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 2nd 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 BLVD 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	