



FOR SALE Development Land in Downtown Red Deer 2.193 Acres

Former Bettenson's Sand & Gravel



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Advantage – Commercial is a Division of Century 21 - Advantage

- CIVIC:**
- 4322 – 52 Avenue Red Deer, AB
- LOCATION:**
- Located close to hospital (NW) and directly west of new proposed Skyway Medical Complex, east of Taylor Drive and North of 43 Street
- LEGAL:**
- Lots 2 & 3 Plan 2002MC
 - Lot 4 Plan 5854HW
- LAND SIZE:**
- Irregular Lots – Lot 2 = 42,588sq.ft (0.98 Acres)
Lot 3 = 31,637sq.ft (0.72 Acres)
Lot 4 = 21,285sq.ft (0.49 Acres)
Total = 95,510sq.ft (2.193 Acres)
- ZONING:**
- C-1
- BUILDINGS:**
- Approx 8,180sq.ft can remain or can be demolished
- PROPERTY TAXES:**
- \$36,000.00 (2009)
- LIST PRICE:**
- **\$5,250,000.00 (\$50.41/sq.ft)**
- NOTES:**
- Large parcel of land located northwest of Hospital with excellent access from Taylor Drive and 43 Street or 45 Street. Current zoning allows office use as well as full medical, multi-family and a variety of other uses as covered in the attached sheets. There is currently a shortage of parking in the area and this land could be leased for parking until development occurs, or keep building and lease that out as well as parking.

The Information contained herein is believed to be true and accurate but does not form part of any future contract. The property is subject to sale, withdrawal or price changes without notice. The information contained herein is based upon the information furnished by the principle and sources which we deem to be reliable but for which we cannot assume responsibility.



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5.1 C1 Commercial (City Centre) District

C1

General Purpose

This district is located in the central area of the city with excellent road access, access to transit and a good pedestrian environment. In accordance with the Area Redevelopment Plan, this district is intended to act as the main office area for the city and provide a wide range of commercial, institutional, cultural and residential development. Generally, the land uses are to serve the city and region as a whole.

(1) C1 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Commercial recreation facility.
(ii)	Commercial service facility.
(iii)	Dwelling units above the ground floor.
(iv)	Hotel or motel
(v)	Restaurant
(vi)	Merchandise sales and/or rental, excluding agricultural and industrial motor vehicles or machinery.
(vii)	Office.
(viii)	Service and repair of goods traded in the C1 district, excluding motor vehicles.
(ix)	Signs (subject to section 3.3 and 3.4):
	(1) a-board signs,
	(2) awning and canopy signs,
	(3) under canopy signs,
	(4) fascia signs,
	(5) free standing signs,
	(6) neighbourhood identification signs,
	(7) projecting sign, and
	(8) existing billboards.
(b) Discretionary Uses	
(i)	Above ground storage tanks for motor fuel products including propane and used oil.
(ii)	Accessory building or use subject to section 3.5.
(iii)	¹ Assisted living facility
(iv)	Commercial entertainment facility.
(v)	Dangerous goods occupancy.
(vi)	Detached dwellings and their accessory buildings existing legally at the time of adoption of this Bylaw.
(vii)	Drinking establishment (adult entertainment prohibited and subject to section 5.7(8)).
(viii)	Drinking establishment (adult entertainment permitted and subject to section

5.7(8)).

(b) Discretionary Uses *continued*

(ix)	Funeral home
(x)	Home occupations subject to section 4.7 (8).
(xi)	Hostel.
(xii)	¹ Institutional service facility
(xiii)	Motor vehicle service and repair, including the sale of fuel but excluding the service or repair of agricultural or industrial motor vehicles or machinery.
(xiv)	Multiple family building, including ground floor dwelling units.
(xv)	Late night club subject to section 5.7(7). Parking lot/parking structure.
(xvi)	Signs (subject to section 3.3 and 3.4):
	(1) painted wall signs and,
	(2) wall signs.
(xvii)	² Temporary care facility
(xviii)	Transportation, communication or utility facility.
(xix)	³ Outdoor display or sale of goods.
(xx)	⁴ Gaming or Gambling Establishment subject to section 5.7 (1) (f)

(2) C1 Commercial (City Centre) Regulations

(a) Table 5.1 C1 Regulations

Regulations	Requirements
Floor Area	Commercial – Nil Residential Minimum - dwelling units 37 m ² Residential Maximum – three times site area
Building Height Maximum	Controlled by maximum floor area ratio
Front Yard Minimum	Commercial – nil, subject to sections 5.7(2) & 3.19 Residential – 7.5 m or as required by the Commission
Side Yard Minimum	Commercial – nil, subject to sections 5.7(2) & 3.19 unless the side yard abuts a lane, in which case it shall be 1.5 m Residential – as required by the Commission
Rear Yard Minimum	Commercial – 1.5 m, subject to sections 5.7(2) & 3.19 Residential – as required by the Commission
Landscaped Area	Commercial – nil

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Regulations	Requirements
	Residential – 15 % unless otherwise required by the Commission
Parking	Subject to sections 3.1 & 3.2
Loading Spaces Minimum	One opposite each loading door with a minimum of one
Site Area Minimum	278.0 m ²
Frontage Minimum	7.5 m

(b) C1 district is subject to any applicable commercial regulations listed within section 5.7.

(c) The Development Authority will consider the lot configuration as well as the standards in corresponding residential districts when evaluating the site plan for a residential development in the C1 District.

(d) The following development design criteria apply to all C1 Commercial lands located south of the Red Deer River:

(i) Building Fronts – All Buildings:

- (1) Street facing elevations shall be parallel to the street. In the case of corner lots or parcels with multiple street frontages, a minimum of two street facing elevations shall be parallel to the street.
- (2) Minimum building height shall be 8.5 m from grade to the cornice (eave) line.
- (3) Street frontage elevations of buildings located on corner lots shall have equal quality architectural treatment.
- (4) No street frontage building elevation shall have any single horizontal wall length greater than 5.0 m unless it contains distinct architectural elements such as projections, recesses, jogs or windows, to provide visual variety and interest.
- (5) Where lanes exist, access to on-site parking and for loading and delivery zones shall be provided from the lane.
- (6) No parking is permitted between a building elevation and a street, except: in the case of parcels with street frontage on 3 sides, parking may be allowed on one side; and in the case of parcels with street frontage on 4 sides, parking may be allowed on 2 sides.

(7) Existing boulevard areas and sidewalk trees are to be preserved and may not be removed for new developments, including driveways.

(8) Fencing along the street fronts of vacant sites, construction sites and around garbage compounds, will be subject to the approval of the Development Authority.

(e) ³Notwithstanding anything in this bylaw, the following uses are not permitted on the ground floor of any building in the downtown core area of the C1 district as identified in section 7.11 Figure 18:

a. Dwelling Units

b. The residential component of a building associated with any other permitted or discretionary use in the C1 district.

(ii) Building Fronts - Commercial Buildings:

(1) All building front development criteria listed in subsection (i) also apply to commercial buildings.

(2) On the side facing a street, buildings shall be constructed:

(a) to the property line,

(b) to the setback line from the property line provided for in Section 5.7(2) (a) (i), or

(c) to the setback provided by the Development Authority to allow for an amenity to the pedestrian environment under Section 5.7(2) (a) (ii).

(3) In the case of parcels with frontage on 3 or more streets, at least 2 of the building elevations shall be built to the standards set out in subparagraph (ii) above.

(4) A building on a corner lot shall be constructed so that parking on the site is not visible from any street front.

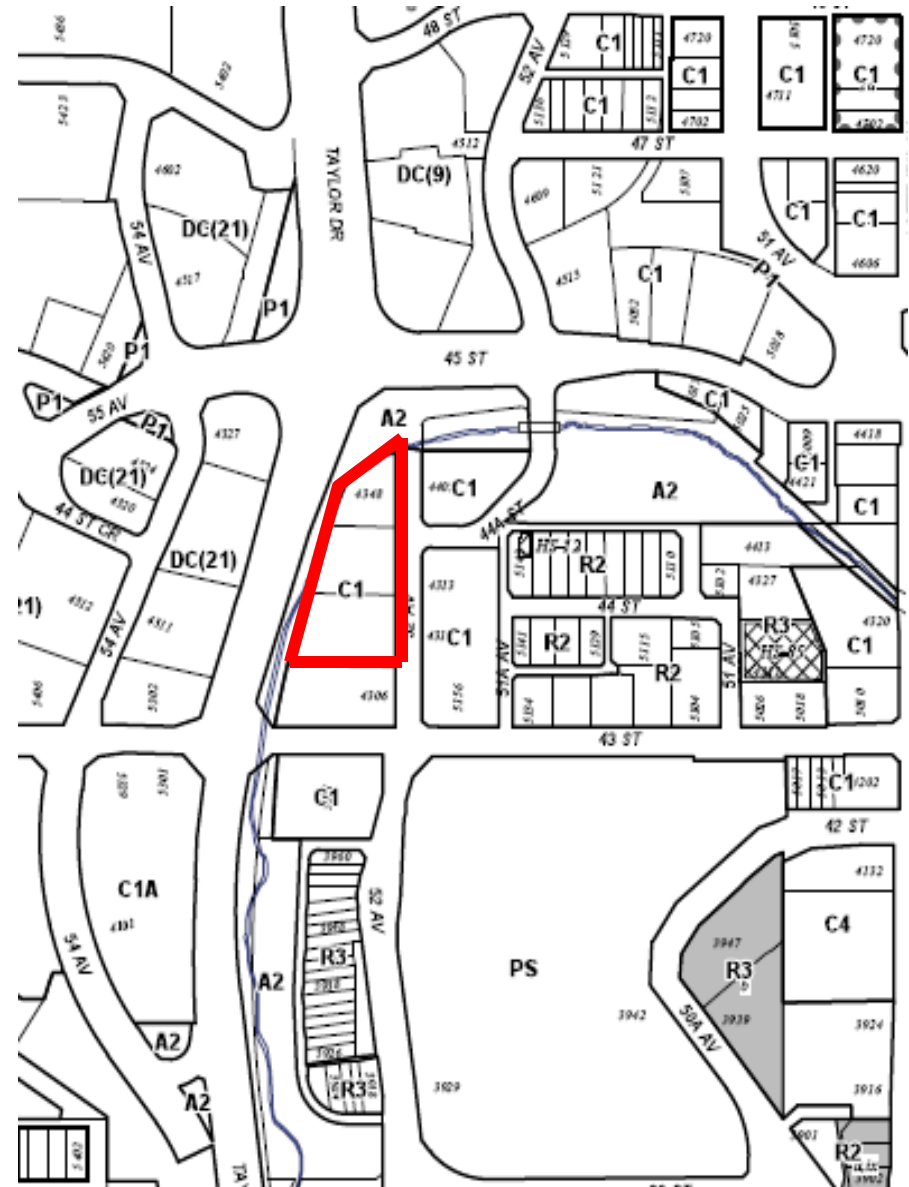
(5) Street level elevations shall replicate the historic pattern of store front modules of 7.5 to 10.0 m wide, each containing varied design elements such as entrances, windows, canopies, projections, roof lines and signage.

(6) The ground floor of any street facing building elevation shall contain a minimum of 50% windows.

- (7) Display windows shall be provided adjacent to each retail front entrance.
- (8) The minimum ground floor height shall be 3.6 m.
- (9) As a minimum, overhead weather protection shall be provided for pedestrians along building fronts at each building entrance.
- (10) Building cantilevers and attached awnings and canopies shall not project more than 3.0 m from any front building face.
- (11) Front entrances shall be angled and recessed 0.9 to 1.5 m from the building face.

(iii) Building Fronts - Residential Buildings:

- (1) All building front development criteria listed in subsection (i) also apply to residential buildings
- (2) Each main floor dwelling unit fronting a street shall have a private front yard and individual direct front entry access from the sidewalk.
- (3) The main floor shall not be located higher than 1.5 m above the grade of the front sidewalk.
- (4) Retaining walls, railings, fences or hedges located in the minimum front yard shall not exceed 1.0 m in height unless of an open design.
- (5) Architectural design elements such as balconies, verandas, canopies and window projections shall be incorporated into front building faces.
- (6) Trees of a minimum 60 mm caliper (deciduous) or minimum 2.5 m height (coniferous) shall be planted in the front yard at one tree per 7.5 m of lot frontage.



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