SCHEDULE B

REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP – December 14, 2016

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED ON THE NORTHWEST CORNER OF INKSTER BOULEVARD AND KING EDWARD STREET – DASZ 44/2016

It is recommended that the approval of DASZ 44/2016, if granted, be subject to the applicant entering into a Development Agreement addressing the following items:

A. PLAN CONSIDERATIONS

1) The Developer shall, at no expense to the City, transfer to the City and legally open, property required for a 3.6m widening to the north side of the Inkster Boulevard right-of-way, along the full length of the Planned Area, as determined by and to the satisfaction of the Director of Public Works.

2) The Developer shall, at no expense to the City, transfer to the City and legally open, property required for a corner cut in the north-west corner of the intersection of Inkster Boulevard and King Edward Street, as determined by and to the satisfaction of the Director of Public Works.

3) The Developer shall, at no expense to the City, transfer to the City and legally open, property required for a 6.6m widening to the west side of King Edward Street right-of-way, along the full length of the Planned Area, as determined by and to the satisfaction of the Director of Public Works. This is to accommodate a future multi-use pathway (west of the existing hydro line), which is consistent with the approved Pedestrian and Cycling Strategies and supports the future twinning of King Edward Street.

4) The Legal Plan shall be reviewed and approved by the Public Works Department prior to registration at the Land Titles Office, and shall be modified as required as determined by and to the satisfaction of the Director of Public Works.

B. SERVICING REPORTS

The Developer shall:

a) provide a comprehensive servicing report, prepared by a qualified municipal engineer, outlining the provision of underground services for the planned area and adjacent lands

b) submit Servicing Criteria sheets for water, wastewater and land drainage facilities including plans showing the current and ultimate service areas

C. SERVICING REQUIREMENTS

1) Watermains

The Developer shall pay to the City, on demand, their share of the watermain installed by others along King Edward Street as determined by the Director of Water and Waste.

2) Land Drainage

The Developer shall, pay to the City, on demand their share of cost of land drainage sewer laterals in King Edward Avenue and Inkster Boulevard as determined by the Director of Water and Waste.

3) Stormwater Management Facilities

a) Development of this property is dependent on the stormwater retention basin and related land drainage works to be constructed by others in accordance with the regional land drainage plan. If the Developer wishes to proceed prior to the installation of the storm water retention pond, they will be required to restrict runoff from the site as determined by and to the satisfaction of the Director of Water and Waste.

b) Upon completion of the stormwater retention basin, the Developer shall, at no expense to the City provide a connection to the stormwater retention basin as determined by and to the satisfaction of the Director of Water and Waste.

4) Lot Grading

a) Upon registration of the approved plan of subdivision mylars in the Land Titles Office, the Developer shall, at no expense to the City, provide to the City all easements the City considers necessary with respect to the installation, construction, maintenance, and replacement of swales, catchbasins, and leads for drainage of the Planned Area.

b) Prior to the issuance of building permits, the Developer shall, at no expense to the City:

i. Submit to the City, for approval, a lot grading plan for the Planned Area, prepared by a municipal engineer; and

ii. Construct all swales, catchbasins, and leads necessitated by the approved lot grading plan

5) Inkster Boulevard Regional Street Charges

The Developer shall, pay to the City in cash, on demand, its share of the cost of the following services installed in Inkster Boulevard along the full length of the Planned Area, abutting the north side of Inkster Boulevard:

a) 4.0m wide by 200mm thick Portland cement concrete lane of pavement and all related works;

b) street lighting in the north boulevard; and

c) landscaping in the north boulevard;

all as determined by and to the satisfaction of the Director of Public Works.

6) Private Approaches

a) The Developer shall study, determine, and construct if necessary all required geometric improvements to safely accommodate access to the proposed development from King Edward Street, to the satisfaction of the Director of Public Works.

b) The Developer should contact the Public Works Department as soon as possible to further discuss the proposed private approaches.

7) Sidewalks

The Developer shall, at no expense to the City, construct a 1.5m wide by 100mm thick Portland cement concrete sidewalks, on a standard alignment 0.3m from the property line, on the north side of Inkster Boulevard, abutting the Planned Area, and all associated works, as determined by and to the satisfaction of the Director of Public Works.

Traffic Control Signal

The Developer shall, at no expense to the City, pay to the City, in cash, on demand, 25% of the costs associated with the installation of traffic control signals and all related works including, but not limited to, pedestrian and vehicular actuation and interconnection to adjacent traffic-control signals, countdown and audible pedestrian signals at the intersection of Inkster Boulevard and King Edward Street and all related works, all as determined by the Director of Public Works.

King Edward Street

The Developer shall, pay to the City in cash, on demand, its share of the cost of the following services to be installed/has been installed in King Edward Street along the full length of the subject property abutting the west side of King Edward Street:

a) a 8.0m wide by 200mm thick Portland cement concrete pavement and all related works;
b) a 3.5m wide asphaltic concrete multi-use pathway in the west boulevard;
c) street lighting in the west boulevard;
d) landscaping in the west boulevard;

all as determined by and to the satisfaction of the Director of Public Works.

8) Construction Traffic

The Developer shall ensure that construction traffic uses access routes as determined by the Director of Public Works. The Developer shall maintain, at no expense to the City, the access routes in a clean, dust free and safe condition, free of dropped and tracked-on mud, and shall undertake regular scraping and sweeping of streets until building construction, including landscaping is complete, all as determined by and to the satisfaction of the Director of Public Works.

9) Utilities

a) The Developer shall, pay the full cost to convert existing overhead services in Inkster Boulevard, abutting the Planned Area, to underground, to the satisfaction of the Director of Public Works.
b) The Developer shall, at no expense to the City, cause underground electrical and telephone services to be installed to serve the proposed subdivision and will pay the full cost to convert any existing overhead services within the proposed subdivision to underground to the satisfaction of the Director of Public Works.
c) The Developer shall pay all costs associated with the relocation of street lights and other utilities made necessary as a result of, or required to accommodate, the works to be constructed by the Developer to serve the Planned Area, as determined by and to the satisfaction of the Director of Public Works.

10) Litter and Refuse Control and Clean-Up

a) The Developer shall, at no expense to the City, and of its own volition, initiate and control the regular cleanup of litter and refuse from the contractors and builders for this development, both on-site and off-site, during the installation of services and construction of buildings, until substantial completion of all construction, as determined by and to the satisfaction of the Director of Public Works.
b) The cleanup of litter and refuse shall be done on a regular basis as determined by the Director of Public Works. This shall include initiating action and assuming any costs in remedying the situation to the satisfaction of the Director of Public Works.

11) Survey Monuments

a) Subsequent to completion of the Planned Area, as determined by the Director of Planning, Property and Development, the Developer shall pay the full costs of having all survey monuments within the Planned Area verified and/or restored by a Manitoba Land Surveyor and shall prepare a Plan of Survey Perpetuating Certain Monuments, confirming the position of all the survey monumentation within the Planned Area, for filing in The Property Registry.

b) In certain circumstances where all the survey monuments within the Planned Area have been found or restored to their original positions, upon approval by the Director of Planning, Property and Development, the requirements for Plan of Survey Perpetuating Certain Monuments may be waived.

C. COSTS AND FEES

1. By-laws and Approvals

The Developer shall pay all of its and the City's costs, fees, and expenses associated with the preparation and attainment of approval for registration of the Zoning By-law(s) and plan(s) of subdivision, including all Municipal Board, Land Titles Office and other fees and expenses, all survey, engineering and advertising fees and costs, and all expenses incidental to the preparation of the Agreement and the physical development of the Planned Area.

2. Professional Fees

a) The Developer shall pay the full cost of all design services, including preliminary engineering studies, servicing reports, servicing criteria, construction drawings and specifications, and grading and landscaping plans and specifications, to be provided by Consulting Engineer(s) approved by the City, for the design of the municipal services, and associated works required to serve the Planned Area;

b) The Developer shall pay the full cost of construction and landscaping supervision services provided by or on behalf of the City for field inspection, preparation of progress estimates, provision of as-built drawings by March 31 of the year following substantial performance of the work, and all other engineering consulting services related to the installation and acceptance of municipal services, and all associated works to serve the Planned Area.

3. Administration Fees

   The Developer shall, prior to the release of the subdivision mylars for registration in the Land Titles Office, pay to the City, $2138.00/acre of the planned area to help defray the City's administration and related costs associated with the preparation and implementation of the Servicing Agreement.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 44/2016
February 6, 2017

"*Original Signed by G. Jasper*"
G.V. Jasper P. Eng.,
Land Development Branch

"*Original Signed by M. Gajda*"
M. Gajda, P. Eng.
Water & Waste Department

"*Original Signed by C. Desjardine*"
C.J. Desjardine P. Eng.
Public Works Department