REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED REZONING OF LAND LOCATED AT 455 & 457 STERLING LYON PARKWAY

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 28/2024. The applicant should take into consideration the following servicing and design requirements and considerations in the development of the site:

Section I – General Comments

1. The Water and Waste Department (WWD) advises there is adequate water servicing for the proposed development. Additional review will be required by the Department should the plans of development change during the design process.

2. WWD also advises there is currently adequate wastewater servicing for the proposed development based on a review of capacity and the existing servicing considerations. However, it's important to note the following:

   For a project that proceeds over an extended period, there is a risk that the development may encounter a lack of servicing from the existing wastewater infrastructure as others may utilize the remaining capacity in the interim.

   The use of a portion of the City's infrastructure capacity by the project is assigned to a particular proposal only when a permit application has been reviewed and accepted by WWD.

   WWD will not support any development that exceeds the capacity of the wastewater system. Any proposals to discharge additional flow into the City's wastewater system would require upgrades to the system, and these upgrades would need to be made at no cost to the City.

Section II – Servicing Conditions

The Developer shall, pay to the City, in cash, prior to the release of the Mylars for registration in the Winnipeg Land Titles Office, their share of a 3.5m wide asphaltic concrete multi-use pathway in the north boulevard of Sterling Lyon Parkway along the full length of the Planned Area abutting the north side of Sterling Lyon Parkway, all as determined by and to the satisfaction of the Director of Public Works.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 28/2024
August 12th, 2024

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