SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED REZONING OF LAND LOCATED AT 202 DUFFIELD STREET

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 3/2025. The applicant should take into consideration the following servicing and design requirements in the redevelopment of the site:

Section I – General Comments

1. The Water and Waste Department 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. The subject land is located in a combined sewer district; the sum of the wastewater and land drainage runoff peak discharge from the proposed future development cannot exceed the allowable discharge rate:

    i) The allowable discharge rate will be the sum of the existing peak wastewater and the peak land drainage discharged.

    ii) The peak land drainage discharged from the site must be based on a c-value of 0.35., with a 25-year rainfall event applied providing on-site storage.

    iii) The existing and proposed peak wastewater discharge must be estimated using the Wastewater Flow Estimation guidelines found on the City of Winnipeg website (http://winnipeg.ca/waterandwaste/dept/wastewaterFlow.stm), unless otherwise approved.

Section II – Plan Considerations

1. The Developer shall, at no expense to the City, legally open property required for the 1.0m lane widening and corner cut as shown in Schedule C, for a widening to the right-of-way along the full length of the Planned Area, to the satisfaction of the Director of Public Works

Section III – Servicing Conditions

1. Boulevards

a) The Developer shall, at no expense to the City, plant trees on, the fronting boulevard of Duffield Street, all in accordance with City specifications and guidelines and, where required, with concept plans prepared by the Developer and submitted to, and approved by, the Director of Public Works.

b) The Developer shall, at no expense to the City, maintain the trees for a period of two years, in accordance with specifications approved by the Director of Public Works.

c) Crossing permits should be acquired by the developer as to insure any damage to the existing boulevard sod flanking the planned area is repaired.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 3/2025
April 16, 2025

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