SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT PAULETTE DUGUAY STREET AND IBRAHIM DIALLO AVENUE

It is recommended that approval of DAZ 210/2025, if granted, be subject to the applicant entering into an agreement containing the following conditions:

Section I - Servicing Conditions

1. Transit Facilities

   a) The Developer shall, at no expense to the City, construct one pair of bus stop platforms, to the satisfaction of the Director of Transit and the Director of Public Works. The pair of platforms shall be near the intersection of Ibrahima Diallo Avenue and Paulette Duguay Street, with the precise location and design of each bus stop platform as determined and to the satisfaction of the Director of Transit

   b) The bus stop platforms shall include paved connections, also at no cost to the City, to the nearest active transportation pathways or sidewalks.

Section II – 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 this 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, parklands, parkways 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 pay to the City, prior to the release of the subdivision mylars for registration in the Land Titles Office, an administration fee plus applicable GST to help defray the City's administration and related costs associated with the preparation and implementation of the Development Agreement.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DAZ 210/2025
June 11th, 2025

"*Original Signed by K. Kowalyk"*
K. Kowalyk, P. Eng.
Land Development Branch
Planning, Property and Development Department

"Original Signed by S. Mada"
S. Mada
Planning & Schedule Division
Transit Department