SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT SOUTHWEST CORNER OF RUE AUBERT AND RUE ST. JOSEPH

It is recommended that approval of DAZ 208/2025, if granted, be subject to the applicant entering into a Servicing Agreement containing the following conditions:

Section I – General Comments

1. The Water and Waste Department (WWD) has advised that there is adequate water servicing capacity to support the proposed land use. If the development plans change, WWD will need to review the revised proposal.

2. The planned area is located in a combined sewer area with a separated land drainage system. According to Clause 8 of Environment Act Licence 3042, any development on the property cannot increase the flow into the combined sewer. Since the land drainage sewer is currently separated, a reduction in the existing land drainage flow from the Planned Area cannot offset an increase in wastewater discharge (as it does not flow into the combined sewer). This offset is the typical method to permit increased wastewater flow in combined sewer areas.

3. Previous offsite work was completed by others in this area, which provided more offsetting of flow to the combined sewer than was needed by that development to meet the requirements of Clause 8. The Developer has the option to access the additional capacity created by this work to offset any increase in wastewater discharge from their development. Negotiation with the third party is required to access the remaining capacity and shall not involve the City.

Section II – Engineering Studies

1. The Developer shall provide a technical memorandum, prepared by a qualified municipal engineer, demonstrating that the flow from the Planned Area to the combined sewer will not increase due to the development or which shall outline the provision of underground services required for the Planned Area and adjacent lands, as determined by and to the satisfaction of the Director of Water and Waste.

   If capacity created from the work completed by others is being used, a signed letter of authorization from the third party to allow the Developer to access the necessary capacity shall be attached to the technical memorandum.

2. The Developer shall, at no expense to the City, conduct geotechnical investigations in accordance with the City's "Guidelines for Site Investigation Requirements for Public Works Street Projects" and develop pavement designs, all to the satisfaction of the Director of Public Works.

3. An approved Qualification of Consulting Engineers on Development Projects form is required for the verification of the professional engineering consulting team selected by a Developer for the Contract Administration of each construction phase of a proposed Development. If the phase includes construction of any Regional Streets, or tie-ins or intersections with Regional Streets, the professional engineering design team will also need to be approved through this process.

   The form outlines the consultant's responsibilities during each of the Design, Construction and Post Construction phases, and outlines the submission requirements. The form must be filled out and submitted by the Engineering Consultant to Public Works for each applicable phase. Failure to submit the Qualification Form could result in delays with approvals and/or Warranty acceptance.

   The document can be found at this location:

https://legacy.winnipeg.ca/ppd/LandDevelopment/PolicyGuidelinesLegislation.stm

Section IV - Servicing Conditions

1. Combined Sewer

   The Developer shall, at no expense to the City, construct and install all infrastructure required to serve the Planned Area and adjacent lands in accordance with the accepted technical memorandum, to the satisfaction of the Director of Water and Waste.

2. Sidewalk

   a) The Developer shall, at no expense to the City, realign the sidewalk on the south side of Aubert Street to the standard alignment, 0.3m from the property line, and all related works including but not limited to removal of the existing sidewalk, construction of a 1.5m wide Portland cement concrete sidewalk, and re-grading of the subject property as necessary to accommodate the sidewalk in its proposed location, all as determined by and to the satisfaction of the Director of Public Works.

   b) The Developer shall provide a two-year warranty of all pavement structure improvements including Streets, Back Lanes, Sidewalks, Walkways, and related works for construction-related defects resulting from substandard materials and workmanship.

3. Boulevards

   a) The Developer shall, at no expense to the City, plant trees on, the flanking boulevard of Aubert Street and St Joseph 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.

Section III – 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, 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 208/2025
August 5th, 2025

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

"*Original Signed by M. Gajda"*
M. Gajda, P. Eng.
Engineering Division
Water and Waste Department

"*Original Signed by C. Desjardine"*
C. Desjardine, M. Sc., P. Eng.
Transportation Division
Public Works Department