APPENDIX B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 101 & 103 SHERBROOK STREET, 685 WESTMINSTER AVENUE, AND LANDS LOCATED NORTHWEST OF FURBY STREET AND WESTMINSTER AVENUE

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 20/2025. The applicant should take into consideration the following servicing and design requirements and considerations in the redevelopment of the site:

Section I – Plan Considerations

The Developer shall, at no expense to the City, legally open property required for a 1.373 m widening to the existing north-south public lane right-of-way along the full length of Proposed Lot 2 abutting the existing north-south public lane, as conceptually shown on as shown on the map dated September 29, 2025 And Attached As Schedule “B ” To The Administrative Report, to the satisfaction of the Director of Public Works.

Section I – General Comments

1. The Urban Planning & Design Branch, Planning, Property and Development Department advises that the Developer is required to preserve and protect City-owned trees, including those immediately adjacent to the subject site on Furby St and Westminster Ave. Where work is to occur adjacent to City-owned trees, the Developer shall adhere to the City's Tree Protection Specifications and consult with the Urban Forestry Branch to arrange for the necessary permissions and compensation prior to any pruning, excavation, or other activities that may result in the damage or removal thereof.

2. The Water and Waste Department (WWD) advises that there is adequate water servicing for the proposed development based on the provided development plans. In the event that the development plans change, WWD will need to review the revised proposal.

3. The subject land is located in a combined sewer district. According to Clause 8 of Environment Act Licence 3042, any development on the land cannot increase the flow into the combined sewer. Typically, increases in wastewater discharge can be offset by a reduction in land drainage discharge from the property.

   When the development proposal proceeds to the site servicing design stage; the sum of the wastewater and land drainage runoff peak discharge from the proposed future development into the combined sewer cannot exceed the allowable discharge rate:

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

   b) The peak land drainage discharged from the site must be based on a c-value of 0.30, with a 5-year rainfall event applied.

c) 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.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 20/2025
Sept 20, 2025

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