APPENDIX B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 391, 397, & 401 PROVENCHER BOULEVARD

It is recommended that approval of DASZ 27/2025, if granted, be subject to the applicant entering into a Servicing Agreement, if required, containing the following conditions:

Section I – General Comments

1. The Water and Waste Department (WWD) advises that the fire flow capacity at this location is not sufficient for the proposed development. An additional fire hydrant is required to ensure the proposed building have adequate fire protection.

2. 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.

3. 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:

    i) The allowable discharge rate to the combined sewer is 6 L/s.

Section II – Plan Considerations

1. The Developer shall, at no expense to the City, legally open property required for a 3.0m x 3.0m corner cut as conceptually shown on Schedule B of the Administrative Report, to the satisfaction of the Director of Public Works.

2. The Developer shall, at no expense to the City, legally open City property identified as C on Schedule B of the Administrative Report, as Public Lane to the satisfaction of the Director of Public Works.

Section III – Engineering Studies

1. 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.

2. 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 aforementioned Qualification Form could result in delays to approvals and/or Warranty acceptance.

The link for the document is here:

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

Section IV - Servicing Conditions

1. Public Lane

The Developer shall, at no expense to the City, construct, within the north-south public lane Portland cement concrete pavement along the full length of the Planned Area, and all related works including but not limited to construction of a turnaround at the north end, land drainage sewer if required, and lane lighting, all as determined by and to the satisfaction of, the Director of Public Works.

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.

2. Private Access

No vehicular access to Provencher Boulevard. Access should be planned from the abutting public lane. As part of the development permit process, the Developer will be required to remove existing private approach(es) to Provencher Boulevard, and restore the curb, boulevard, and sidewalk.

3. Construction Traffic

a) The Developer shall ensure that construction traffic uses access routes as determined by the Director of Public Works.

b) The Developer shall maintain, at no expense to the City, the access routes in a clean, dust free and safe condition, free of dropped and tracked-on mud, and shall undertake regular scraping and sweeping of streets until building construction, including landscaping is complete, all as determined by and to the satisfaction of the Director of Public Works.

4. Utilities

a) The Developer shall, at no expense to the City, cause to be installed ornamental street lights in all streets within the Planned Area, to the satisfaction of the Director of Public Works.

b) The Developer shall, at no expense to the City, cause underground electrical and telephone services to be installed to serve the Planned Area and will pay the full cost to convert any existing overhead services within the Planned Area to underground to the satisfaction of the Director of Public Works.

5. Litter and Refuse Control and Clean-Up

a) The Developer shall, at no expense to the City, and of its own volition, initiate and control the regular cleanup of litter and refuse from the contractors and builders for this development, both on-site and off-site, during the installation of services and construction of buildings, until substantial completion of all construction, as determined by and to the satisfaction of the Director of Public Works.

b) The cleanup of litter and refuse shall be done on a regular basis as determined by the Director of Public Works. This shall include initiating action and assuming any costs in remedying the situation to the satisfaction of the Director of Public Works.

Section V – 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. DASZ 27/2025
October 10, 2025

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