APPENDIX B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED REZONING OF LAND LOCATED AT 375 OAKDALE DRIVE

It is recommended that approval of DAZ 221/2025, 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) has advised that there is water servicing capacity to support the proposed land use. If the development plans change, WWD will need to review the revised proposal.

2. As part of the previous consolidation of the site (DASSF 522/2023), Administration determined that the proposed development was consistent with the existing zoning and did not benefit from the upgraded wastewater sewer and water main. The newly proposed rezoning, however, derives benefit from the wastewater system improvements and may also benefit from the water main. Accordingly, it is recommended that the Developer contribute their proportional share of the associated servicing costs.

3. The proposed private approach to Oakdale Drive is non-conforming, as the Private Access Bylaw requires the approach to be located a minimum of 3.0 metres from the adjacent lot line. Public Works recommends that the applicant review the most recent version of the Private Access Bylaw and redesign the proposed approach to ensure compliance. The bylaw and additional information can be found via the following link: https://legacy.winnipeg.ca/publicworks/permitsApprovals/approaches/commercialApproach.stm

Section II - Servicing Conditions

1. Water Main

   The Developer shall pay to the City, in cash, on demand, if required, their share of the water main installed by others in Oakdale Drive, as determined by and to the satisfaction of the Director of Water and Waste.

2. Wastewater Sewers

   The Developer shall pay to the City, in cash, prior to the final release of agreements by the City, their share of the wastewater sewer installed by others in Oakdale Drive, as determined by and to the satisfaction of the Director of Water and Waste.

3. Traffic Control Signals Grant Avenue and Oakdale Drive

The Developer shall, pay to the City, in cash, their share of the costs associated with the removal of the existing pedestrian corridor and installation of the appropriate traffic control signals and all related works including, but not limited to, pedestrian and vehicular actuation and interconnection to adjacent traffic-control signals, countdown and audible pedestrian signals at the intersection of Grant Avenue and Oakdale Drive, all as determined by and to the satisfaction of 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 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 221/2025
October 7th , 2025

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