APPENDIX B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 1350 & 1360 PEMBINA HIGHWAY AND 969 & 975 DOWKER AVENUE

It is recommended that approval of DASZ 32/2025, 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 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 Water and Waste Department (WWD) advises that the wastewater sewer downstream of the property along Crane Avenue is at capacity. Offsite wastewater upgrades will be needed to service the proposed development.

Section II – Plan Considerations

1. The proposed Public Lane and Public Lane widening shall be legally opened as right-of-way as shown on Map 2, to the satisfaction of the Director of Public Works.

2. The Developer shall legally open, at no expense to the City, property required for a 6.0 m Public Walk on proposed Lot 2 at the north lot line, 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. Wastewater Sewers

a) The Developer shall, at no expense to the City, construct and install all wastewater sewer upgrades, if required, to serve the Planned Area and adjacent lands, as determined by and to the satisfaction of the Director of Water and Waste.

2. Public Lane Construction

a) The Developer shall, at no expense to the City, construct a Portland cement concrete public lane behind 1350 and 1360 Pembina Highway, connecting to the existing lane north of Dowker Avenue and to Pembina Highway north of 1350 Pembina Highway and all related works, including but not limited to land drainage, if necessary, and tying into the existing public lane north of Dowker Avenue, all as determined by and to the satisfaction of the Director of Public Works. Should the pavement within the existing public lane not be in a condition suitable to tie into, the Developer shall, at no expense to the City, reconstruct in Portland cement concrete pavement a new public lane, all as determined by and to the satisfaction of the Director of Public Works.

b) Alternatively, the City may choose the Developer pay to the City, in cash, on demand, their share of the costs of the above works, all as determined by and to the satisfaction of the Director of Public Works.

3. Boulevards

a) The Developer shall, at no expense to the City plant trees (four) on, the boulevard of the Planned Area, 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.

4. 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.

5. 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.

6. 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 32/2025
October 10, 2025

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