APPENDIX B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED REZONING OF LAND LOCATED AT ROSLYN RD AND BRYCE ST

The Administrative Coordinating Group (ACG) has reviewed the servicing requirements for DAZ 220/2025. The applicant is advised to take into consideration the following servicing and design requirements in preparing the redevelopment plans for the site:

Section I – General Comments

1. The Water and Waste Department (WWD) advises that there is adequate water servicing capacity for the proposed development based on the submitted development plans. Should the development plans change, WWD will need to review the revised proposal.

2. The subject land is located in a combined sewer district. In accordance with Clause 8 of Environment Act Licence 3042, any development on the land cannot result in an increase in flow into the combined sewer. Typically, increases in wastewater discharge may be offset by a reduction in land drainage discharge from the property.

   At the site servicing design stage, the discharge from the proposed future development into the combined sewer must not exceed the allowable discharge rate:

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

   ii) The peak land drainage discharge from the site must be based on a c-value of 0.35, with a 5-year rainfall event applied.

   iii) The existing and proposed peak wastewater discharge must be estimated using the Wastewater Flow Estimation Guidelines published on the City of Winnipeg website (http://winnipeg.ca/waterandwaste/dept/wastewaterFlow.stm), unless otherwise approved.

3. Boulevard landscaping consisting of trees will be required on the fronting and flanking boulevard of the Planned infill, all in accordance with City specifications and guidelines and, where required.

   All tree planting in the right of way must be pre-approved by the City's Urban Forestry Branch through the Homeowner's Agreement process and completed by a City-approved contractor. Trees must be planted at least 6.0 m from intersections and are generally spaced 8.0 m apart to support healthy growth, sightlines, and clearance requirements. Planting under hydro wires (including this location) is only permitted on a case-by-case basis with certain approved species.

Please plant 3 on the front street (Roslyn Road) with a spacing of 7 - 12 meters, with the other 3 trees to be planted on the flanking boulevard of Bryce Street (with a spacing of 7 - 12 meters).

Please adjust the amount of trees from the plans. The aforementioned directions for spacing are based on the (small) tree species selected on your plans.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DAZ 220/2025
October 10th, 2025

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