APPENDIX B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 1460 CORYDON AVENUE

The Administrative Coordinating Group (ACG) has reviewed the servicing requirements for DASZ 42/2025. 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:

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

   b) The peak land drainage discharge from the site must be based on a c-value of 0.40, with a 5-year rainfall event applied.

   c) 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. As part of the development permit process, the Developer will be required to remove the existing private approach to Niagara Street and restore the curb, boulevard, and sidewalk in accordance with City processes and standards.

   Additional information regarding approaches is available at the following link: https://legacy.winnipeg.ca/publicworks/permitsApprovals/approaches/commercialApproach.stm

4. 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 Niagra Street. 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.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 42/2025
December 16, 2025

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