APPENDIX B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 305 MCKAY AVE

It is recommended that approval of DASZ 29/2025, if granted, be subject to the applicant entering into a Servicing Agreement 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. Additional fire hydrants will be required to ensure all proposed buildings have adequate fire protection. In the event that the development plans change, WWD will need to review the revised proposal.

2. The subject land is 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 discharged from the site must be based on a c-value of 0.45, 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.

Section II – 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 III - Servicing Conditions

1. Sidewalks

a) The Developer shall, at no expense to the City, construct a 1.5m wide Portland cement concrete sidewalk and all related works, on the standard alignment, 0.3m from property line along the east side of Arby Bay between McKay Avenue and the east-west portion of Arby Bay, with appropriate sidewalk connections to the sidewalk on the west side of Arby Bay, all as determined by and to the satisfaction of the Director of Public Works.

b) 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. Traffic Calming

The Developer shall pay to the City, in cash, on demand, the costs to construct traffic calming measures and all related works on the following streets or lanes, if deemed necessary:

i) McKay Avenue between Henderson Highway and Roch Street/Arby Bay,

ii) East-west segment of Arby Bay,

iii) East-west public lane between Arby Bay and Springfield Road, and

iv) East-west public lane between McKay Avenue and Arby Bay,

all as determined by and to the satisfaction of the Director of Public Works. Alternatively, the City may choose the Developer construct these works..

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 underground electrical and telephone services to be installed to serve the proposed subdivision and will pay the full cost to convert any existing overhead services within the proposed subdivision to underground to the satisfaction of the Director of Public Works.

b) The Developer shall pay all costs associated with the relocation of street lights and other utilities made necessary as a result of, or required to accommodate, the works to be constructed by the Developer to serve the Planned Area, as determined by and 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.

6. Survey Monuments

a) Subsequent to completion of the Planned Area, as determined by the Director of Planning, Property and Development, the Developer shall pay the full costs of having all survey monuments within the Planned Area verified and/or restored by a Manitoba Land Surveyor and shall prepare a Plan of Survey Perpetuating Certain Monuments, confirming the position of all the survey monumentation within the Planned Area, for filing in The Winnipeg Land Titles Office.

b) In certain circumstances where all the survey monuments within the Planned Area have been found or restored to their original positions, upon approval by the Director of Planning, Property and Development, the requirements for Plan of Survey Perpetuating Certain Monuments may be waived.

Section IV – 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 29/2025
December 17, 2025

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