APPENDIX B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 1778-1790 MCGILLIVRAY BLVD

It is recommended that approval of DASZ 48/2025, 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) advises that the fire flow capacity at this location is not sufficient based on the provided development plans, assuming the proposed buildings are combustible construction. Water main upgrades will be required to provide the necessary fire flow capacity or alteration of building plan/ construction to reduce fire flow requirements.

2. Additional private 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.

Section II – Plan Considerations

1. The Developer shall legally open, at no expense to the City, property for a widening to the McGillivray Boulevard right-of-way measuring 2.5m in width at the west limit of the Planned Area and 0m at the east limit of the Planned Area, to the satisfaction of the Director of Public Works.

2. The Developer shall, at no expense to the City, legally open the existing 0.3m control strip separating the Planned Area from Powder Ridge Drive for the length of the Planned Area abutting Powder Ridge Drive, to the satisfaction of the Director of Public Works.

Section III – Engineering Studies

1. The Developer shall provide a technical memorandum, prepared by a qualified municipal engineer, if required to outline the water upgrades required to adequately service the proposed development and adjacent lands, as determined by and to the satisfaction of the Director of Water and Waste.

Section III - Servicing Conditions

1. Water Main

   The Developer shall, at no expense to the City, if required, construct and install water main upgrades required to serve the Planned area and adjacent lands, in accordance with the accepted servicing report, to the satisfaction of the Director of Water and Waste.

2. Powder Ridge Drive

The Developer shall pay to the City, in cash, prior to the release of the subdivision mylars for registration in the Winnipeg Land Titles Office, their share of the cost of services previously installed by others in Powder Ridge Drive, as determined by and to the satisfaction of the Director of Water and Waste.

3. Falcon Ridge Drive

a) The ownership of the water mains, wastewater sewers, and land drainage sewers east of the intersection of Falcon Ridge Dr & Powder Ridge Drive shall become private.

b) The Developer shall pay to the City, in cash, prior to the release of the subdivision mylars for registration in the Winnipeg Land Titles Office, their share of the cost of services previously installed by others in Falcon Ridge Drive, as determined by and to the satisfaction of the Director of Water and Waste.

4. Regional Land Drainage System

The Developer shall pay to the City, in cash, prior to the release of the subdivision mylars for registration in the Winnipeg Land Titles Office, their share of the cost of the regional land drainage system, as determined by and to the satisfaction of the Director of Water and Waste.

5. Regional Street Fees

The Developer shall, pay to the City, in cash, their share of the cost of the following services previously installed or to be installed in McGillivray Boulevard along the full length of the subject property abutting McGillivray Boulevard:

i) 4.0m wide Portland cement concrete lane of pavement and related works;

ii) 1.5m wide Portland cement concrete sidewalk in the south boulevard;

iii) street lighting in the south boulevard;

iv) landscaping in the south boulevard (sod and trees);

all as determined by the Director of Public Works.

6. Noise Attenuation

The Developer shall, at no expense to the City, construct within the Planned Area abutting McGillivary Boulevard, a uniform noise attenuation wall 8ft in height as per the approved noise study, all to the satisfaction of the Director of Public Works. The Developer is to permit the City to file a caveat against the title of proposed Lot 1 abutting McGillivray Boulevard requiring the owner(s) to maintain and/or repair or replace the wall as originally constructed, to the satisfaction of the Director of Public Works.

7. Share of Services in Falcon Ridge Drive

The Developer shall pay to the City, in cash, prior to the release of subdivision mylars for registration in the Land Titles Office, the cost of the following services previously installed in Falcon Ridge Drive, by others or to be installed, between Powder Ridge Drive/Tangle

Ridge Crescent and the Planned Area:

i) 7.5m wide Portland cement concrete lane of pavement and related works;

ii) street lighting; and

iii) landscaping in both boulevards (sod and trees);

all as determined by the Director of Public Works.

8. Share of Services in Powder Ridge Drive

The Developer shall pay to the City, in cash, prior to the release of subdivision mylars for registration in the Land Titles Office, their share of the cost of services previously installed in Powder Ridge Drive, by others, along the full length of the Planned Area abutting Powder Ridge Drive:

i) A 7.5m in width Portland cement concrete lane of pavement and all related works;

ii) Street lighting; and

iii) landscaping in east boulevard (sod and trees);

all as determined by and to the satisfaction of the Director of Public Works.

9. 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.

10. 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.

11. 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 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 48/2025
December 17, 2025

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