

APPENDIX B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED REZONING OF LAND LOCATED AT 626 & 628 GARWOOD AVENUE

The Administrative Coordinating Group (ACG) has reviewed the servicing requirements for DAZ 210/2026. It is recommended that the approval of DAZ 210/2026, if granted, be subject to the Developer completing the following conditions:

Section I – General Comments

1. **Water Servicing**

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

2. **Combined Sewer**

The subject land is located in a combined sewer district. According to Clause 8 of Environment Act Licence 3042, any development on the land cannot increase the flow into the combined sewer. Typically, increases in wastewater discharge can be offset by a reduction in land drainage discharge from the property.

When the development proposal proceeds to the site servicing design stage; the sum of the wastewater and land drainage runoff peak discharge from the proposed future development into the combined sewer cannot exceed the allowable discharge rate:

- a) The allowable discharge rate will be the sum of the existing peak wastewater and the peak land drainage discharged.
- b) The peak land drainage discharged from the site must be based on a c-value of 0.35, with a 5-year rainfall event applied.
- c) The existing and proposed peak wastewater discharge must be estimated using the Wastewater Flow Estimation guidelines found on the City of Winnipeg website (winnipeg.ca/waterandwaste/dept/wastewaterFlow.stm), unless otherwise approved.

3. **Boulevards**

- a) The Developer shall, at no expense to the City, sod, and plant trees on, all boulevards within and fronting on 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 sod for a period of one year and the trees for a period of two years, in accordance with specifications approved by the Director of Public Works.

4. Tree Protection

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 Alfred Ave. 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 210/2026
June 11, 2026

"Original Signed by K. Kowalyk"

K. Kowalyk, P. Eng.
Land Development Branch, Planning, Property and Development Department

"Original Signed by C. Desjardine"

C. Desjardine, M. Sc., P. Eng.
Transportation Division, Public Works Department

"Original Signed by M. Gajda"

M. Gajda, P. Eng.
Engineering Division, Water and Waste Department