

APPENDIX B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT LOTS 1 & 2, BLOCK 3 AND LOTS 2, 3 & 4, BLOCK 4 OF PLAN 73311 (IBRAHIMA DIALLO AVE & PAULETTE DUGUAAY ST)

The above noted application was reviewed by ACG and determined to be within the Planned Area of the Prairie Pointe lands under development (DASZ 30/2020). Therefore, this application is subject to the terms and conditions as outlined under Development Agreement AG 30/2020.

It is recommended that approval of DASZ 5/2026, if granted, be subject to the applicant entering into an Addendum to Development Agreement AG 30/20 containing the following conditions:

Section I - Servicing Conditions

1. Railway Crossing

To comply with the requirements set out under the secondary plan the developer may elect to construct a rail crossing to Dawson Road subject to the approval of all relevant authorities.

- a) The Developer shall, at no expense to the City, complete a rail crossing assessment, to the satisfaction of the Director of Public Works.
- b) Security will be required to be provided to the City prior to beginning works.
- c) The Developer shall, pay to the City, in cash, on demand, all costs associated with upgrading the railway crossing at Speers Road and the Canadian National Railway subdivision, including but not limited to all railway-related costs such as flashing lights and bells, gates (if required), track installation or adjustment, as well as roadway works including pavement, a sidewalk on one side, and a pathway on the other side, together with any additional road, sidewalk, or pathway construction required to connect these facilities to existing infrastructure, if required. All works and associated costs shall be as determined by, and to the satisfaction of the Director of Public Works.
- d) At the discretion of the Director of Public Works, the Developer may be required or permitted to construct any portion of the roadway, sidewalk, or pathway works, as determined by, and to the satisfaction of the Director of Public Works.

2. Intersection of Lagimodiere Boulevard & Maginot Street

The Developer shall, at no expense to the City, construct a second northbound left turn lane on Lagimodiere Boulevard at Maginot Street, and all related works, including a cantilever lane designation overhead sign structure and the required modifications to the intersection geometry to ensure all truck movements are accommodated, all as determined by and to the satisfaction of the Director of Public Works.

3. Pedestrian Crossing Control

- a) The Developer shall, pay to the City, in cash, on demand, all costs associated with the installation of the appropriate pedestrian control devices (Rectangular Rapid Flashing Beacons or Overhead Flashers) and all related works on Paulette Duguay Street at Ibrahima Diallo Avenue and potentially at the future commercial access, all when and as determined by and to the satisfaction of the Director of Public Works.
- b) The Developer shall, pay to the City, in cash, on demand, all costs associated with the installation of the appropriate pedestrian control devices (ground mounted signage or Rectangular Rapid Flashing Beacons) and all related works on Ibrahima Diallo Avenue at the proposed pathway within the Public Reserve or at Plainval Lane, when and as determined by and to the satisfaction of the Director of Public Works.

4. Transit Bus Stop Platforms

Developer shall construct, at no expense to the City, two pairs of bus stop platforms to the satisfaction of the Director of Transit and the Director of Public Works. Both pairs of platforms shall be along Paulette Duguay Street between Ibrahima Diallo Avenue (near Proposed Lot 5) and Proposed Lot 9, with the precise locations and design of each bus stop platform as determined to the satisfaction of the Director of Transit

Section II - 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 5/2026
June 17, 2026

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