

APPENDIX B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED REZONING OF LAND LOCATED AT 1080 COURT AVENUE

The Administrative Coordinating Group (ACG) has reviewed the servicing requirements for DAZ 217/2026. It is recommended that the approval of DAZ 217/2026, if granted, be subject to the Plan Considerations below and the applicant entering into a Servicing Agreement, containing the following conditions:

Section I – General Comments

1. The Water and Waste Department (WWD) advises that there is adequate servicing for the proposed development based on the provided development plans. In the event that the development plans change, WWD will need to review the revised proposal.
2. The private land drainage sewer service will need to connect either to the fronting land drainage sewer main on Court Avenue or to the land drainage sewer system at the intersection of Court Avenue and Degrave Street, which will require a private easement or shared servicing agreement.

Section II – Plan Considerations

1. The Developer shall, at no expense to the City, legally open property required for a 1.999 m widening of the Court Avenue right-of-way, along the full length of the Planned Area abutting Court Avenue, to the satisfaction of the Director of Public Works.
2. The Developer shall have a plan or plan of survey prepared by a Manitoba Land Surveyor that will facilitate a street opening by-law and which is satisfactory for registration at the Winnipeg Land Titles Office.
3. The Developer shall prepare and provide of any documents satisfactory for registration at the Winnipeg Land Titles Office that are required to facilitate the discharge of any registered Instruments affecting the land(s) being opened as street, as may be necessary.
4. The Developer shall submit the opening by-law, associated plan and any associated documents required to facilitate the street opening for registration in series at the Winnipeg Land Titles Office.
5. The Developer is responsible for all costs related to preparation of the necessary plan and any associated/necessary documents and registration of same at the Winnipeg Land Titles Office.

Section III – Servicing Conditions

1. Land Drainage Sewers

The Developer shall pay to the City, in cash, on demand, their share of the land drainage

sewers installed by others in Court Ave, as determined by and to the satisfaction of the Director of Water and Waste.

2. Regional Land Drainage System

The Developer shall pay to the City, in cash, on demand, 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.

3. Boulevards

- a) The Developer shall, at no expense to the City, sod, and plant trees on all boulevards fronting 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. Court Avenue

- a) The Developer shall pay to the City, in cash, on demand, its share of the costs to construct a 10.0m wide Portland cement concrete pavement in Court Avenue abutting the Planned Area, including but not limited to appropriate transitions, ornamental street lighting, boulevard landscaping, land drainage facilities, all as determined by and to the satisfaction of the Director of Public Works.
- b) The Developer shall, at no expense to the City, construct a 3.5m wide asphalt pathway on the south side of Court Avenue between the west limit of the Planned Area and the multi-use pathway recently constructed within the Manitoba Hydro lands to the east, all as determined by and to the satisfaction of the Director of Public Works. Alternatively, the City may require the Developer to pay the cost of constructing such works, or to construct a portion of the works and pay the cost of constructing the remainder.

5. Traffic Control Signal

The Developer shall pay to the City, in cash, on demand, up to 25% of the costs associated with the installation of traffic control signals and all related works including, but not limited to, pedestrian and vehicular actuation and interconnection to adjacent traffic-control signals, countdown and audible pedestrian signals at the intersection of Pipeline Road and Court Avenue/Ambergate Drive, when and as determined by and to the satisfaction of the Director of Public Works.

6. Pipeline Area Charge

- a) The Developer shall pay to the City, on demand, its share of the cost (on an area basis, for the amount attributable to the Planned Area out of the total Precinct "E" area), to construct:
 - i) An 8.3m wide Portland cement concrete pavement in Pipeline Road between Leila Avenue and Templeton Avenue, including median treatment
 - ii) Northbound left turn storage lane on Pipeline Road at Leila Avenue,
 - iii) Northbound right turn cutoff lane on Pipeline Road at Leila Avenue,
 - iv) An appropriate transition on Pipeline Road north of Templeton Avenue,
 - v) Ornamental street lighting,
 - vi) Boulevard landscaping, and
 - vii) Land drainage sewers,all as determined by and to the satisfaction of the Director of Public Works.
- b) Alternatively, the City may require the Developer to construct some or all of the above works and pay the cost of constructing the remainder.

7. Maintenance and Warranty Clauses

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.

8. 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.

9. 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.

10. 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.
- c) The Developer shall pay to the City, prior to the release of subdivision mylars for registration in the Winnipeg Land Titles Office, their share of the cost of consulting fees for the preparation of the Court Avenue Precinct Plan (Precinct E), as determined by and to the satisfaction of the Director of Planning, Property and Development.

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 217/2026
August 8, 2026

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