APPENDIX B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED REZONING OF LAND LOCATED AT 491, 495, 499, 501, 503 AND 507 SHERBROOK ST

The Administrative Coordinating Group (ACG) has reviewed the servicing requirements for DASZ 9/2026. It is recommended that the following is taken under consideration during the development of the site.

Section I – General Comments

1. Water Servicing

   The Water and Waste Department (WWD) advises fire flow capacity at this location is not sufficient for the proposed development assuming the buildings will be of combustible construction and will not be sprinklered or separated by 2-hr rated firewalls. To ensure adequate fire protection is provided to the proposed development, the proponent shall:

   a) Install one additional fire hydrant to improve the available fire flow capacity; or

   b) Provide a technical memorandum prepared by a qualified municipal engineer to the satisfaction of Water and Waste, prior to the issuance of any development permit, demonstrating that alteration of building plans/construction (i.e. addition of sprinklers, use of noncombustible construction, reduction of building size, firewall separations, etc.) will reduce the fire flow requirement to a level that the existing system can support.

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:

i) The allowable discharge rate will 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 0.35, with a 5-year rainfall event applied.

iii) 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

Crossing permits should be acquired by the developer as to insure any damage to the existing boulevard sod fronting the planned area is repaired.

4. Tree Protection

a) The developer should be aware that the proposed setback may significantly impact the existing mature boulevard trees along Sherbrook. Urban Forestry recommends a minimum 10-foot setback from the property line to minimize impacts to the existing tree canopy. Any damage to City-owned trees may be subject to compensation.

b) Any pruning of City-owned boulevard trees required to accommodate construction must be completed by a City-approved arborist, with prior approval from Urban Forestry. Pruning must also comply with the provincial American elm pruning ban (April 1 to July 31). Urban Forestry is available to meet on site with the developer and their arborist to review the proposed work and determine whether pruning is feasible. Refer to the City's pre-approved tree contractors.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 9/2026
November 2nd, 2026

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