Minutes – East Kildonan-Transcona Community Committee – February 23, 2026

REPORTS

Item No. 5 **Plan Approval - North of Devonshire Drive West and East of Private Davy Drive**
(Transcona Ward)
File DASZ 12/2013

COMMUNITY COMMITTEE DECISION:

The East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and approved plans for North of Devonshire Drive West and East of Private Davy Drive.

DECISION MAKING HISTORY:

Moved by Councillor Durand-Wood,

That the recommendation of the Winnipeg Public Service be concurred in.

Carried

The following persons submitted communications:

- Jeff Pratte, Landmark Planning & Design, in support of the matter
- Lindsay Oster, Principal Architect in support of the matter

ADMINISTRATIVE REPORT

Title: Plan Approval 26-107028 - North of Devonshire Drive West and East of Private Davy Drive

Issue: For a Plan Approval for an elementary school.

Critical Path: East Kildonan - Transcona Community Committee as per DASZ 12/2013

AUTHORIZATION

Author	Department Head	CFO	CAO
Choi Ho, RPP, MCIP	n/a	n/a	

RECOMMENDATIONS

The Urban Planning and Design Division recommends ***approval*** of the submitted plans.

REASON FOR THE REPORT

Per the Zoning Agreement for DASZ 12/2013:

> *For those of for those portions of the Owner's Land zoned as:*
>
> *an "RMF-S" Residential multifamily (Small) District; and*
>
> *an "RMF-M" Residential multifamily (Medium) District,*
>
> *the owner must submit plans showing the location and design of any and all proposed buildings, potential shadow impacts, accessory parking areas, private approaches, garbage enclosures, fencing, landscaping and signage (the "Works") to the City's Director of Planning, Property and Development ("Director") and to the City's East Kildonan-Transcona Community Committee for approval prior to the issuance of any Building or Development permit, and thereafter must construct and maintain the works to the satisfaction of the Director.*

The applicant has submitted:

- Letter of Intent
- Site Plan with dimensions
- Landscaping Plan
- Elevations with dimensions

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning and Design Division are concurred in, the proposal ***can*** proceed.

HISTORY

DASZ 12/2013

- A Subdivision and Rezoning application was passed by Council in 2013, subject to a zoning agreement which stipulated Plan Approval as a condition.

DCU 25-189576C

- A Conditional Use application was submitted in late 2025 with conditions that the developer enter into an Agreement for Services with the City and that there be Plan Approval if the plans are not to substantial conformance.

FILE/APPLICANT DETAILS

FILE:	**ZR-PA 26-107028**
RELATED FILES:	N/A
COMMUNITY:	East Kildonan - Transcona Committee
NEIGHBOURHOOD #:	4.417 - (PEGUIS)
SUBJECT:	Plans for an Elementary School.
LOCATION:	North of Devonshire Drive West and East of Private Davy Drive
LEGAL DESCRIPTION:	BLOCK 2 PLAN 58537 NW 1/4 7 11 4E*
APPLICANT:	Jeff Pratte (Landmark Planning & Design Inc.) 298 Waterfront Dr Winnipeg, MB R3B0G5
OWNER:	THE RIVER EAST TRANSCONA SCHOOL DIVISION 589 Roch St Winnipeg, MB R2K 2P7

DISCUSSION

SITE DESCRIPTION

- The subject property is located on the northeast corner of Devonshire Drive West and Private Davy Drive, in the Peguis neighbourhood of the Transcona ward.
- The subject site is 206,406 square feet (19,175 square metres or 4.73 acres) in area.
- The site is currently vacant land.

- Under the *Complete Communities Direction Strategy 2.0*, the site is within the "Established Neighborhoods – Recent Communities" policy area.

- Under the *Transcona West Area Structure Plan*, the site is within the "Proposed School Site" policy area.

- The property is zoned "RMF-S" (Residential Multi-Family – Small) district.

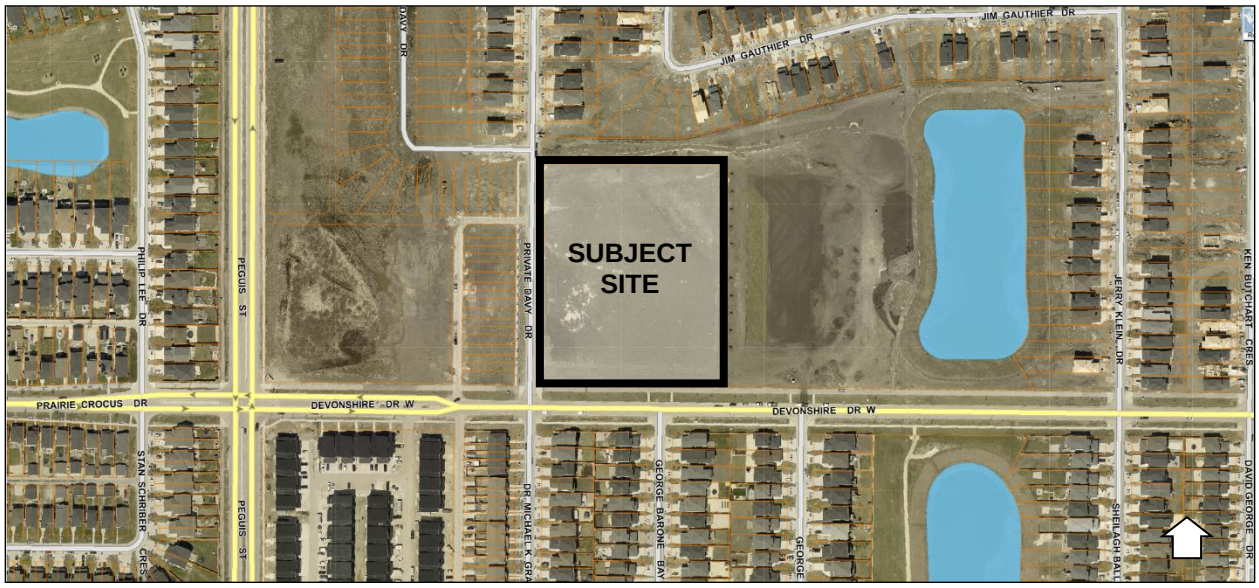


Figure 1: Aerial photo of subject site and surrounding area *(flown 2024)*

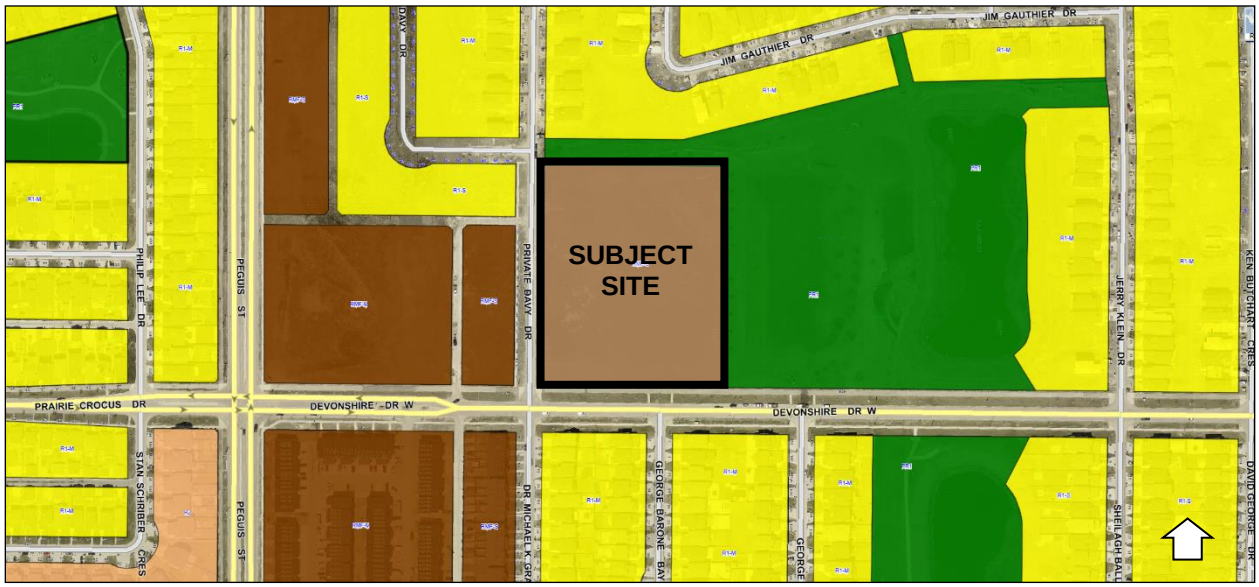


Figure 2: Zoning of the site and surrounding area.

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: 1525 Devonshire Drive West – vacant park use zoned "PR1" (Parks and Recreation – Passive), then single-family dwelling uses on Private Davy Drive and Jim Gauthier Drive zoned R1-M (Residential Single-Family – Medium)

South: Multi-use Active Transportation path, then Devonshire Drive West**,** then single-family dwelling uses on Dr. Michael K. Grace Lane and George Barone Bay zoned R1-M (Residential Single-Family – Medium)

East: 1525 Devonshire Drive West – vacant park use zoned "PR1" (Parks and Recreation – Passive)

West: Multi-use Active Transportation path, then Private Davy Drive, then vacant residential lots zoned "RMF-S" (Residential Multi-Family – Small)

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to construct a K-8 elementary school and childcare facility.
- The submitted plans show the proposed building will be two (2) storeys in height, with a maximum building height of approximately 32 feet.
- The Letter of Intent states that the proposed school will accommodate:
    - 800 elementary school students
    - 84 elementary school faculty and staff
    - 104 childcare facility students
    - 21 childcare facility staff
- Vehicular access to the proposed building is to be taken from three (3) separate private approaches, one from Devonshire Drive West, and two from Private Davy Drive.
- There are 61 proposed parking spaces allotted for the elementary school and 18 spaces allotted for the childcare facility.
- There are 117 proposed bicycle parking spaces.
- There are 13 designated pick-up/drop-off parking spaces.
- The bus loop accommodates 4 school busses.
- Street edge, building foundation, and parking lot interior landscaping are provided.
    - 18 trees and 75 shrubs for street edge landscaping – Private Davy Drive
    - 14 trees and 67 shrubs for street edge landscaping - Devonshire Drive West
    - 66 shrubs for foundation landscaping
    - 6 trees and 16 shrubs for parking lot interior landscaping – Private Davy Drive
    - 4 trees and 10 shrubs for parking lot interior landscaping – Devonshire Drive West
- The proposal features numerous outdoor amenities.

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING AND CONSULTATION

With the Urban Planning and Design Division

- The applicant engaged the Urban Planning and Design Division for preliminary discussions prior to submitting a formal plan approval application.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* (CCDS 2.0) is one of four direction strategies supporting *OurWinnipeg 2045*, the city's long-range development plan, and has statutory authority as a secondary plan. The Strategy guides land use and development in Winnipeg.
- As noted above, the subject property is classified as an "Established Neighbourhoods - Recent Communities" policy area under Complete Communities Direction Strategy 2.0. Key goals and policies include:
- ***Goal 2:*** *Design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride.*
    - *2.4 Encourage the use of high-quality, energy efficient, and durable exterior building façade materials.*
    - *2.5 Encourage a variety of architectural styles.*
    - *2.6 Encourage building design to include a range of architectural features that create visual interest and positively contribute to the aesthetics of the street and neighbourhood.*
    - *2.10 Discourage building designs that orient the back of the building to the street.*
    - *2.12 New developments should respect and complement the existing character of the built form of surrounding properties.*
    - *2.14 Avoid buildings that create long blank walls facing public streets.*
    - *2.15 Encourage the use of architectural features to articulate building walls in order to mitigate the impact of new building mass.*
    - *2.18 Strongly discourage locating surface parking lots between streets and building fronts.*
    - *2.19 Where motor vehicle parking must be accessed from a front street, it should be effectively screened or incorporated into the building in a manner that positively contributes to the attractiveness of the streetscape.*
    - *2.20 Where loading areas require access from a street, they should be discreet and incorporated into the building in a manner that contributes to the attractiveness of the streetscape*

- *2.21 Site design should take cues from the character of the neighbourhood or street and should mitigate the potential for land use conflict with adjacent properties that have different scales, densities and uses. Parking location (motor vehicle and bicycle), vehicular access, servicing elements, building placement and landscaping treatment will be important design elements to ensure context-sensitive design.*
- *2.22 Create or reinforce compact, pedestrian-oriented urban development patterns by ensuring the siting, form and scale of new development has a strong relationship to the street, public spaces and amenities in a way that is consistent with neighbourhood context.*

- ***Goal 5:** Ensure Established Neighbourhoods accommodate a variety of public and institutional uses to meet a broad range of community needs.*
  - *5.1 Support public and institutional uses where residential neighbourhoods are not well served by these amenities or are areas of higher need. These uses may include day cares, places of worship, elementary schools, libraries, community centres, public parks, and recreation facilities.*
  - *5.2 The expansion or creation of larger scale or regional public and institutional uses will generally be directed towards arterial roads or at locations where they can be community focal points. Larger scale institutional uses should generally be located adjacent to complementary uses in order to mitigate the potential for land use conflicts.*

Goal 2 and 5 Policy Alignment:

- The development is to a high standard of urban design and provides a public and institutional use in an Established Neighbourhood to meet community needs.

TRANSCONA WEST AREA STRUCTURE PLAN

- The subject site is within the "Proposed School Site" policy area of the *Transcona West Area Structure Plan*. Applicable policies include:
- ***5.5.2 Policies***
  - 1. Size of School Sites
    - a. The size of School Sites should be determined pursuant to discussions with the School Division.
  - 2. Location of School Sites
    - a. A School Site shall be suitably located in relation to its student catchment area and have frontage on a collector road or higher classification.
    - b. In order to comply with subsection 5.5.2(2)(a), a School Site shown on the Land Use Concept map may be relocated to the opposite side of an adjacent collector road or major collector road within a Development Application without requiring an amendment to the map.
    - c. School sites are proposed sites only and may not be developed for school purposes. School Sites may initially be zoned residential in the event that the School Board does not require the site for school purposes.

School Site Plan Alignment:

- The proposed school meets all the design requirements for school sites in the Plan. Namely, the school is on a collector road.

REASONS FOR THE RECOMMENDATIONS

The Urban Planning and Design Division recommends ***approval*** of the submitted plans for the following reasons:

- The plans are consistent with the applicable policies in *Complete Communities Direction Strategy 2.0* and *the Transcona West Area Structure Plan.*

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Choi Ho, RPP, MCIP
Date:	February 13, 2026
File No.	ZR 26-107028