

1 L110 SITE DEVELOPMENT PLAN
Scale: 1:400

TRUE / PROJECT NORTH

0 25 50 m

Area of Jurisdiction
City of Winnipeg

Civic Address
TBD, Devonshire Drive, Winnipeg, MB
BLOCK 2 PLAN NO. 58537

Legal Description

Current Zoning Designation
VRES2 - Vacant Residential 2; RMF-S

Lot / Site Area
206,039 sqft (19,141.64 sqm)

School & Staff Population (Projected Capacity of 800 Students)

Faculty Members		Daycare Centre (104 Seats)	
Teachers:	53.7	Staff:	21
Principal & Vice Principals:	3	**Sub-Total Daycare Staff**	**21**
Educational Assistants:	18		
Support Teachers:	0		
Sub-Total Faculty	**75**		
Staff			
Secretaries:	3.5		
Custodians:	5.5		
Sub-Total Staff:	**9**		

City of Winnipeg Circulation Zoning Requirements

Parking:
Faculty Member Parking Stalls (1 Stall for 2 Faculty Members): 38 Required
Staff Parking Stalls (1 Stall for 4 Employees): 3 Required
Daycare Centre (1 Stall for 3 Employees): 7 Required
(Table 5-9, P. 137, Winnipeg Zoning By-Law 200/2006)

Required: School 41 Stalls, Daycare 7 Stalls. Total 48 Stalls.
Proposed: School 61 Stalls, Daycare 18 Stalls. Total 79 Stalls.

Pick-up / Drop-off Stalls: 5 Passenger Vehicles Required, 13 Provided.
3 School Buses Required, 4 Provided

Total Number of Bicycle Parking Spaces:
1 Lockable bicycle per 10 required parking stalls
(Item 169 Bicycle Parking, P. 141, Winnipeg Zoning By-Law 200/2006)

Required: 6 Spaces
Proposed: 117 Spaces

LEGEND

- PROPOSED BUILDING
- PRINCIPLE ENTRANCE
- ENTRY/EXIT
- PROPERTY LINE
- SETBACK LINE
- CHAIN LINK FENCING 1.5m HT
- LIGHT PROOF PARKING FENCE
- CIP CONCRETE CURB
- GARBAGE / RECYCLING ENCLOSURE
- MECHANICAL EQUIPMENT ENCLOSURE
- CBMT CATCH BASIN - REFER TO CIVIL
- MANHOLE - REFER TO CIVIL
- LIGHT POLE - REFER TO ELECTRICAL
- TABLETOP CROSSING W/ ACCESSIBLE RAMP
- LIMESTONE BLOCK SEATING
- TYNDALL STONE CLAD BENCH SEATING - REFER TO ARCH.
- TIMBER VERTICAL PLAY STUMP
- TIMBER LOG SEATING
- TIMBER CLIMBING LOG
- FIELDSTONE BOULDER
- BIKE RACK (9-CAPACITY)
- WOOD ARBOR
- COVERED STRUCTURE W/ RAIN BARREL
- RAISED WOOD PLANTER
- WIND POLE FEATURE
- FIRE PIT
- REGULATORY SIGN
- FLAG POLE
- PYLON SIGN - REFER TO ARCH. & ELEC.
- WASTE RECEPTACLE
- BOLLARDS
- CIP CONCRETE SIDEWALK W/ THICKENED EDGE
- HEAVY-DUTY CONCRETE APPROACH REFER TO CIVIL
- HEAVY-DUTY ASPHALT PAVING REFER TO CIVIL
- REGULAR-DUTY ASPHALT PAVING REFER TO CIVIL
- PATHS & PLAY AREA ASPHALT PAVING
- TOPSOIL & SOD
- SAND PLAY SURFACE
- PLANTING BED C/W 300mm TOPSOIL & ROCK MULCH
- PLANTING BED C/W 300mm TOPSOIL & WOODCHIP MULCH
- ENGINEERED WOOD FIBRE SAFETY SURFACING (PLAYGROUNDS)
- FLAGSTONE STEPPING STONES
- RUBBER SURFACING (COLOURED)

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HTFC PLANNING & DESIGN

issue / rev.

#	date	issue notes
8	2026.02.03	RE-ISSUED FOR PLAN APPROVAL
7	2026.01.13	ISSUED FOR PLAN APPROVAL
6	2025.12.18	ISSUED FOR PLAN APPROVAL REVIEW
5	2025.11.07	ISSUED - CM CLASS B PRICING
4	2025.07.28	ISSUED - CLASS B PRICING 66%
3	2025.05.28	ISSUED FOR CONDITIONAL USE PERMIT APPLICATION
2	2025.05.13	RE-ISSUED-CLASS C PRICING 33%
1	2025.04.21	ISSUED - CLASS C PRICING 33%

professional seals

PRELIMINARY — DATE PLOTED 2026.02.20 — NOT FOR CONSTRUCTION

PRELIMINARY — DATE PLOTED 2026.02.20 — NOT FOR CONSTRUCTION

project information

DEVONSHIRE K-8 SCHOOL (RIVER EAST TRANSCONA S.D.)

client

Manitoba

Manitoba
Winnipeg, MB

drawing information

SITE DEVELOPMENT PLAN

drawn by: OD
approved by: BD

scale: AS NOTED
date issued: 2026.02.20
proj. #: HTFC 25-015
rev. #: R-0

DEVONSHIRE K-8 SCHOOL (RIVER EAST TRANSCONA S.D.)

L1 10

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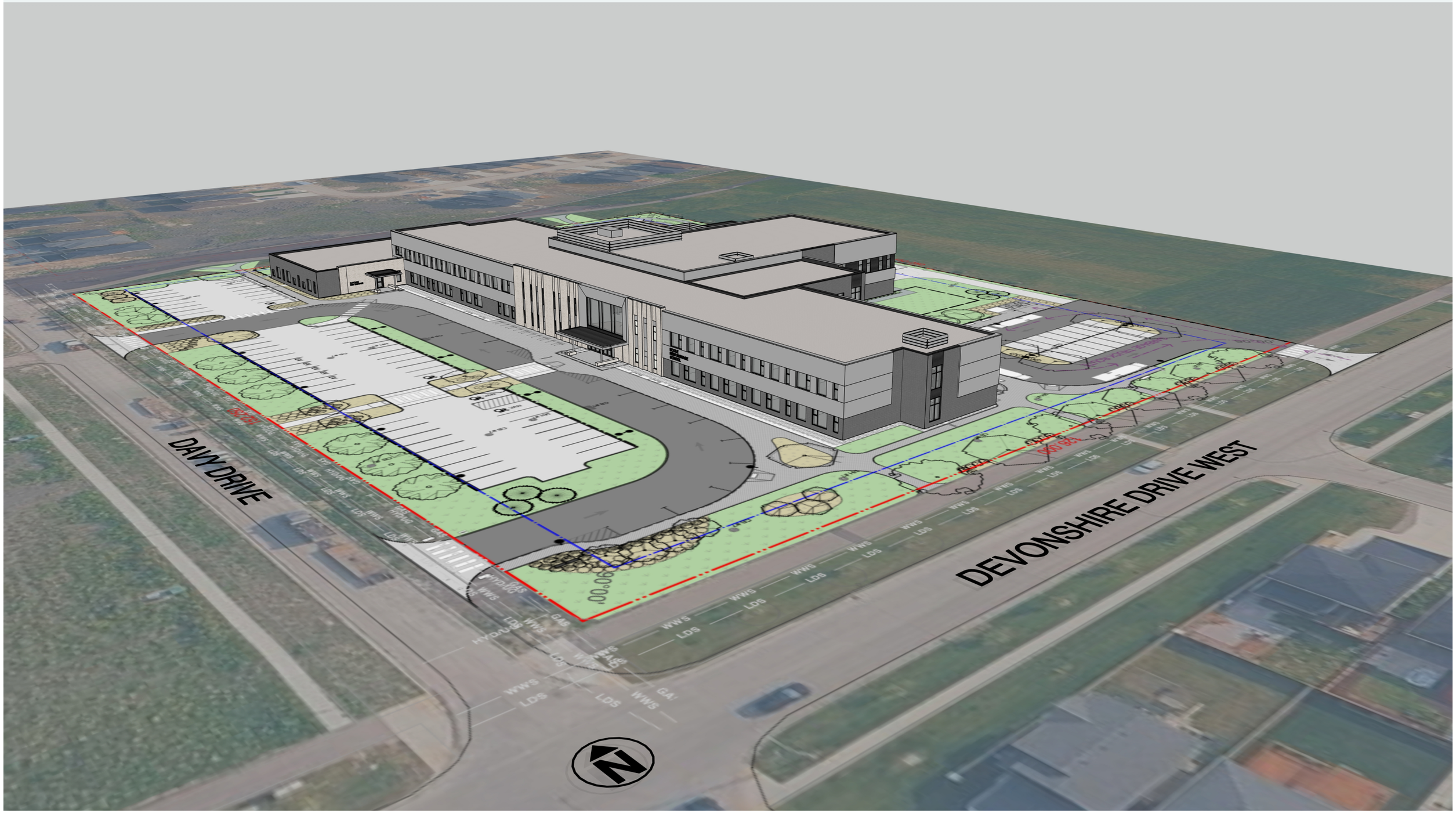

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FRONT VIEW FROM SOUTH-WEST



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REAR VIEW FROM SOUTH-EAST



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DAYCARE ENTRY FROM DROP OFF LOOP



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MAIN ENTRY FROM DROP OFF LOOP



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BUS DROP OFF ENTRY