Polaris Place Commercial [CRU 4]

Plan Approval – 2777 McPhillips St.

Lord Selkirk – West Kildonan Community Committee

February 24th, 2026



WHITELAND
Making real estate, Real

NEJMARK ARCHITECT

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Applicant Team

Whiteland Real Estate, a local Winnipeg developer, is seeking Plan Approval to accommodate a number of changes to CRU 4.

Nejmark Architect designed the commercial site plan and buildings.

Landmark Planning & Design led the planning, engagement, and development approval process.

Site Context

- The subject site is approximately 6.75 acres in area.
- Commercial development has been approved for Lot 1 and is currently under construction, including Whiteland's new offices.
- The current Plan Approval application is to accommodate a few minor changes to the commercial development (Financial Institution and CRU 4) at the northeast corner of the McPhillips St and North Point Blvd intersection (in red).



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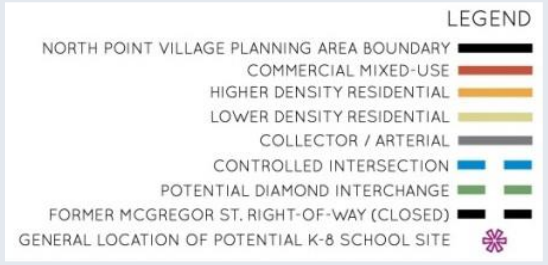
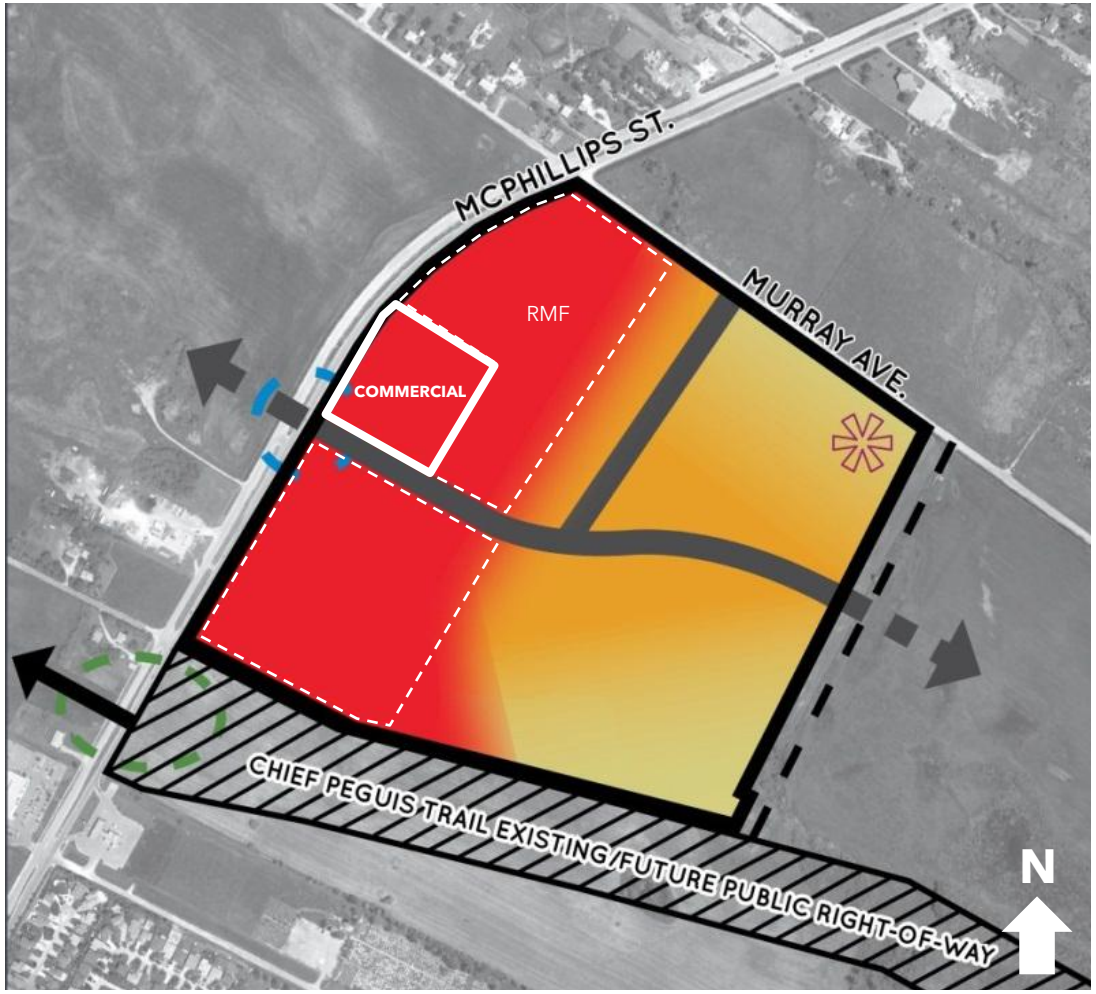
Precinct F - North Point Village Precinct Plan

- The ***Precinct F - North Point Village Precinct Plan*** vision is for a new mixed-use area that takes advantage of its strategic location along McPhillips Street, its proximity to the McPhillips–Leila Regional Mixed-Use Centre, and the future extension of Chief Peguis Trail to McPhillips Street and beyond.
- The proposed development falls within the **Commercial Mixed-Use Policy Area.**
- This Policy Area, outlined in white, has the vision to create a **commercial destination** that serves both the local and regional shopping needs of current and future residents.





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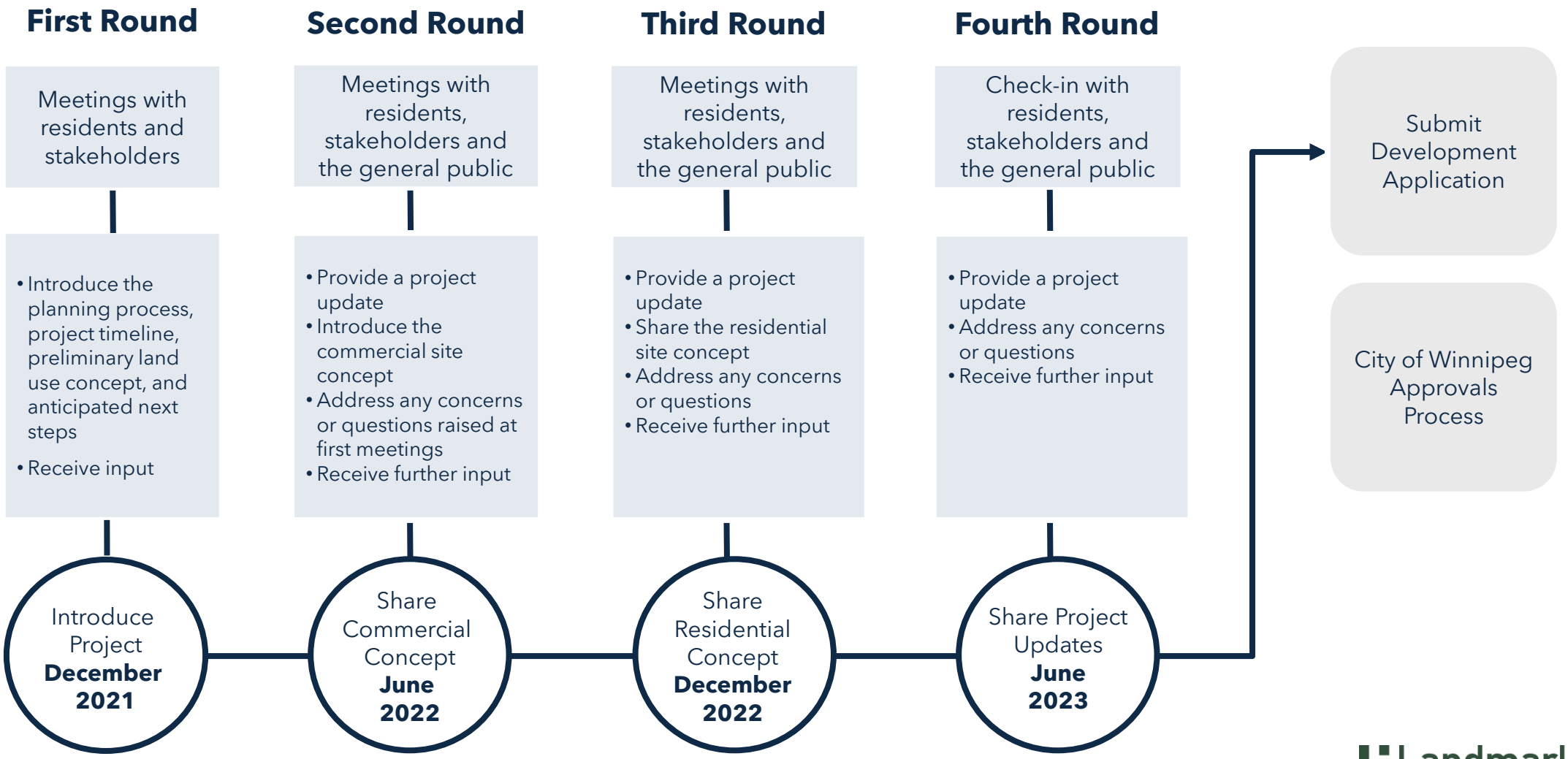
Stakeholder Engagement



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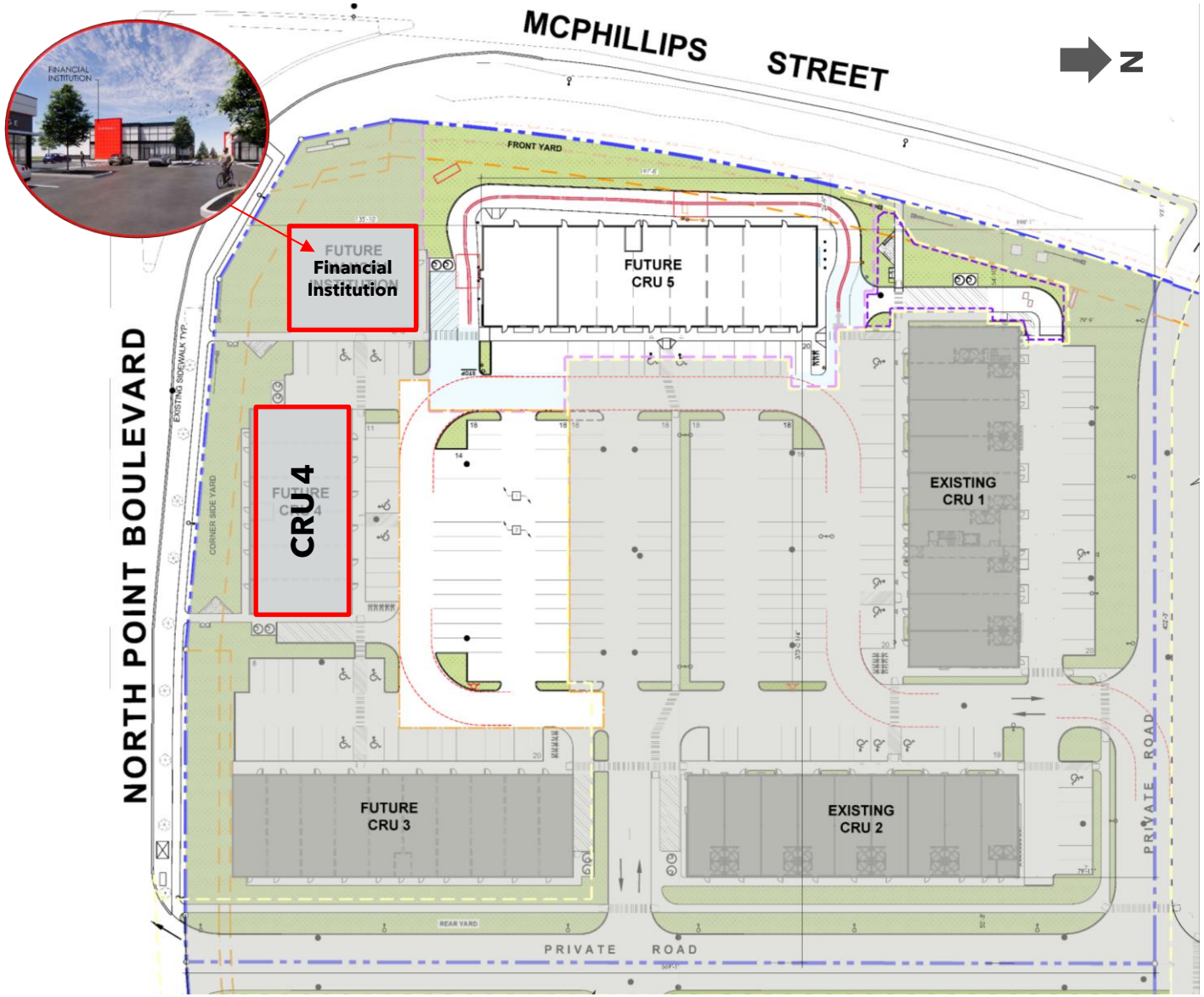
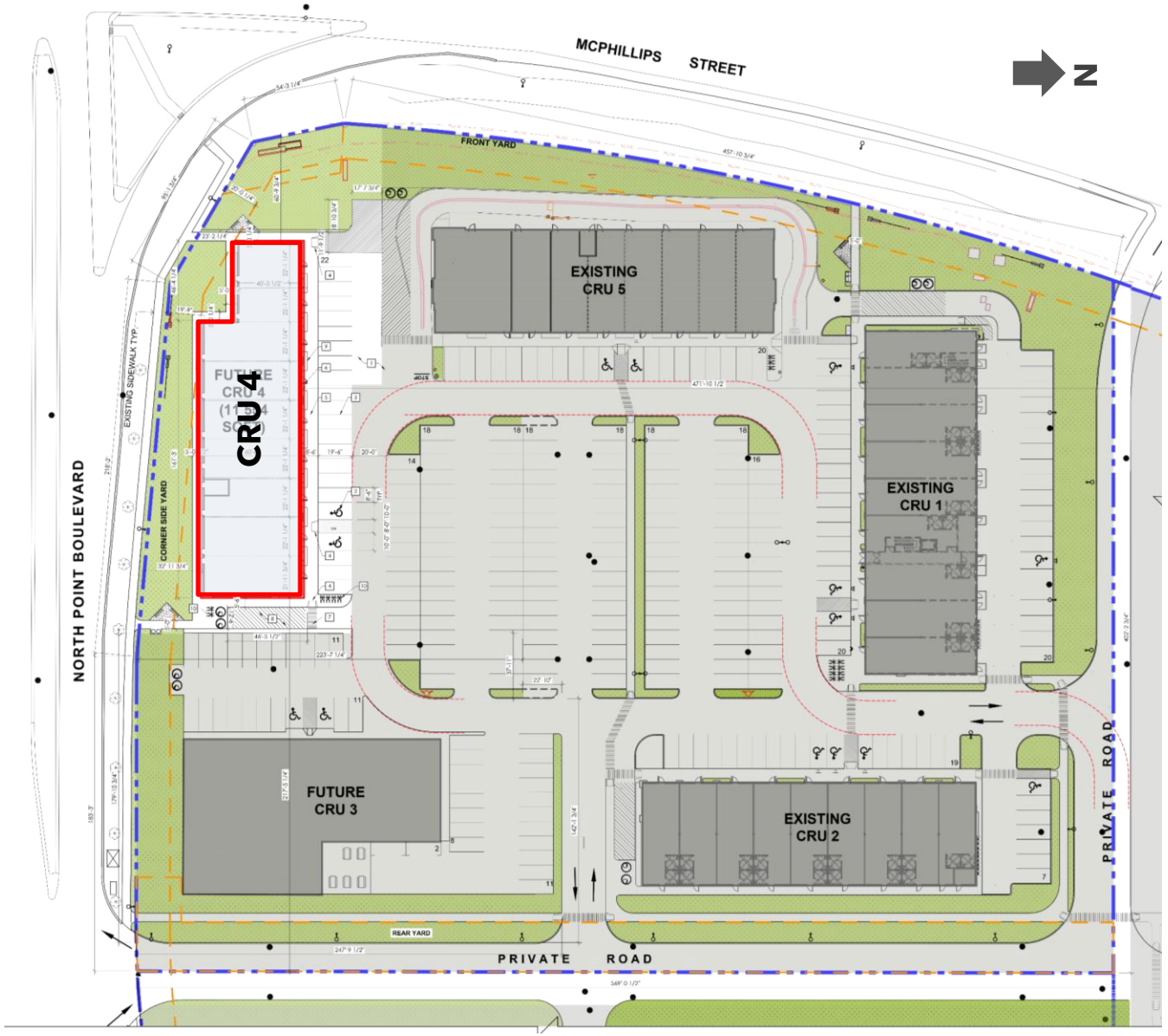
Previous Site Plan



Proposed changes:

- Removing the Future Financial Institution building
- Revising CRU 4 length from 120’ to 204’
- Modifying CRU 4 shape to accommodate easement requirements
- Adjusting CRU 4 sidewalk connections
- Modifying the landscaping to accommodate above changes and screen parking area

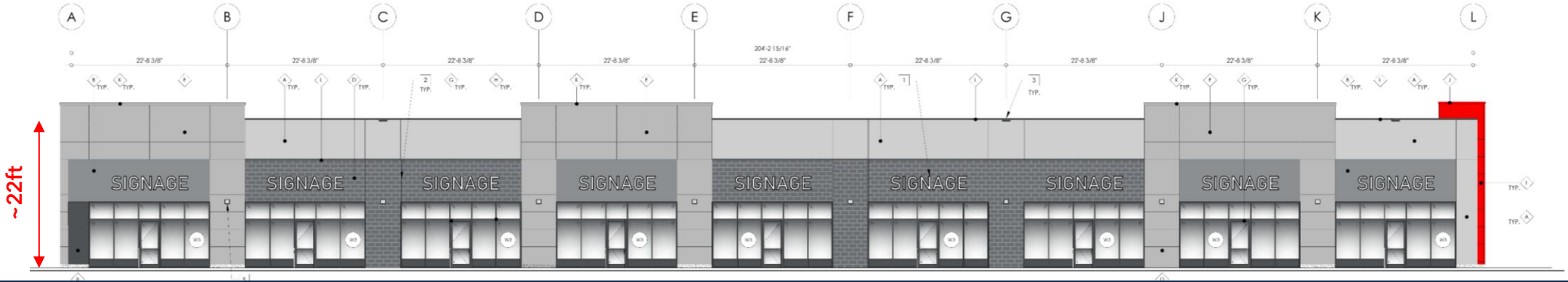
Proposed Site Plan



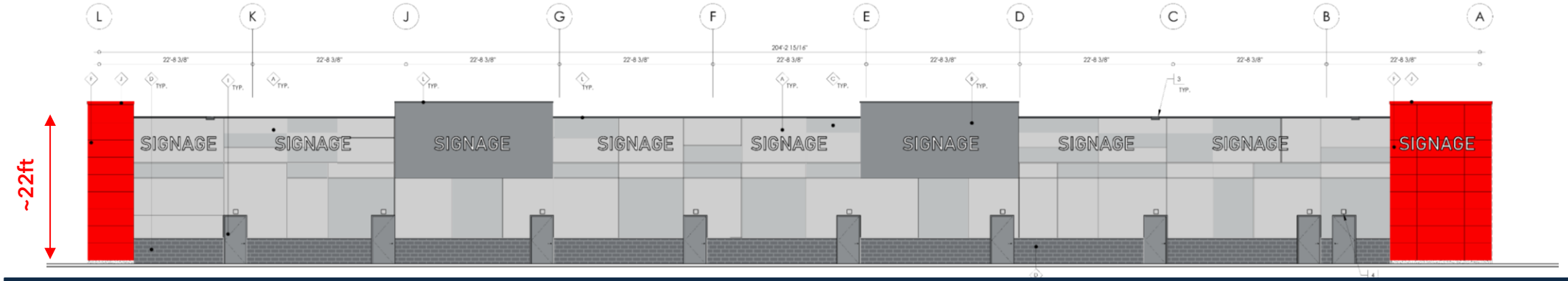
Proposed changes:

- Removing the Future Financial Institution building
- Revising CRU 4 length from 120’ to 204’
- Modifying CRU 4 shape to accommodate easement requirements
- Adjusting CRU 4 sidewalk connections
- Modifying the landscaping to accommodate above changes and screen parking area
- CRU 4 parking is increased by 14 stalls from previous approval
- Master plan would now have a total of 5 buildings and 289 parking spaces

CRU 4 Elevations



North Elevation [view from interior parking lot]



South Elevation [view from North Point Blvd.]

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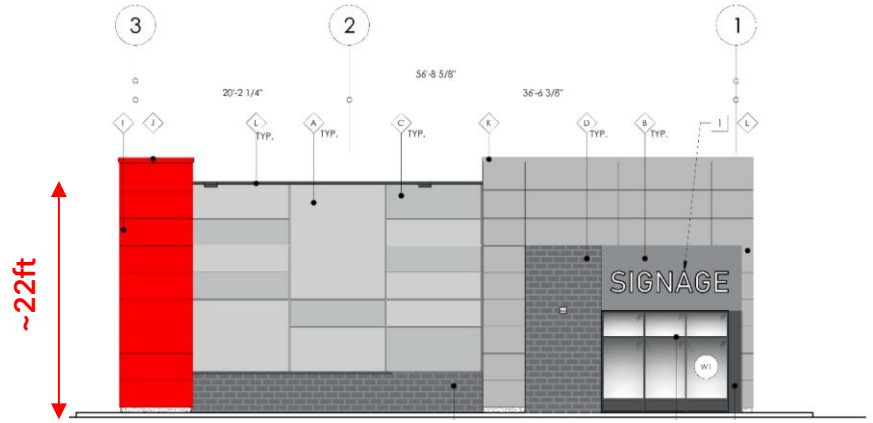
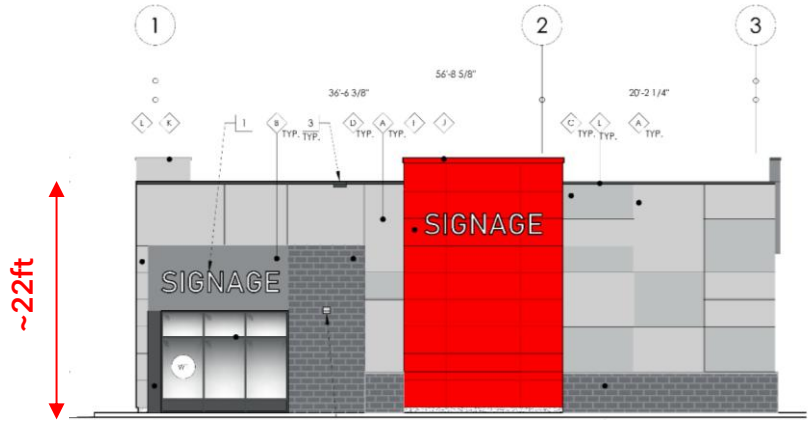
CRU 4 Elevations



East Elevation [view from interior parking lot]



West Elevation [view from McPhillips St.]

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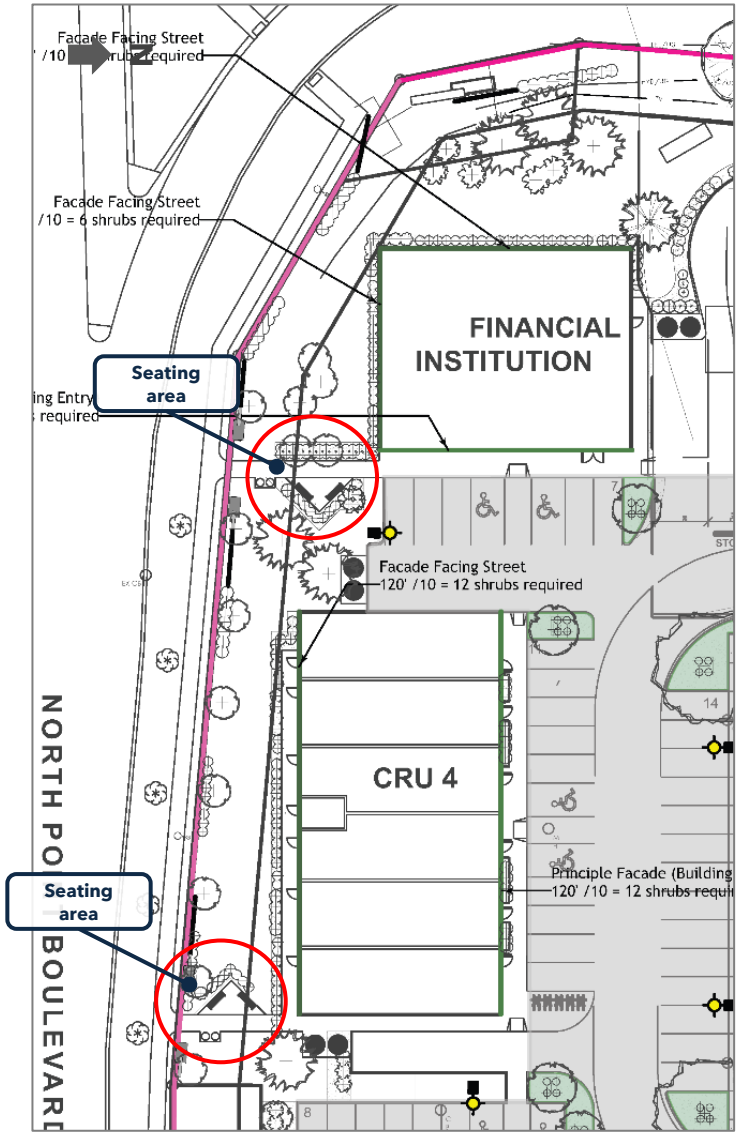
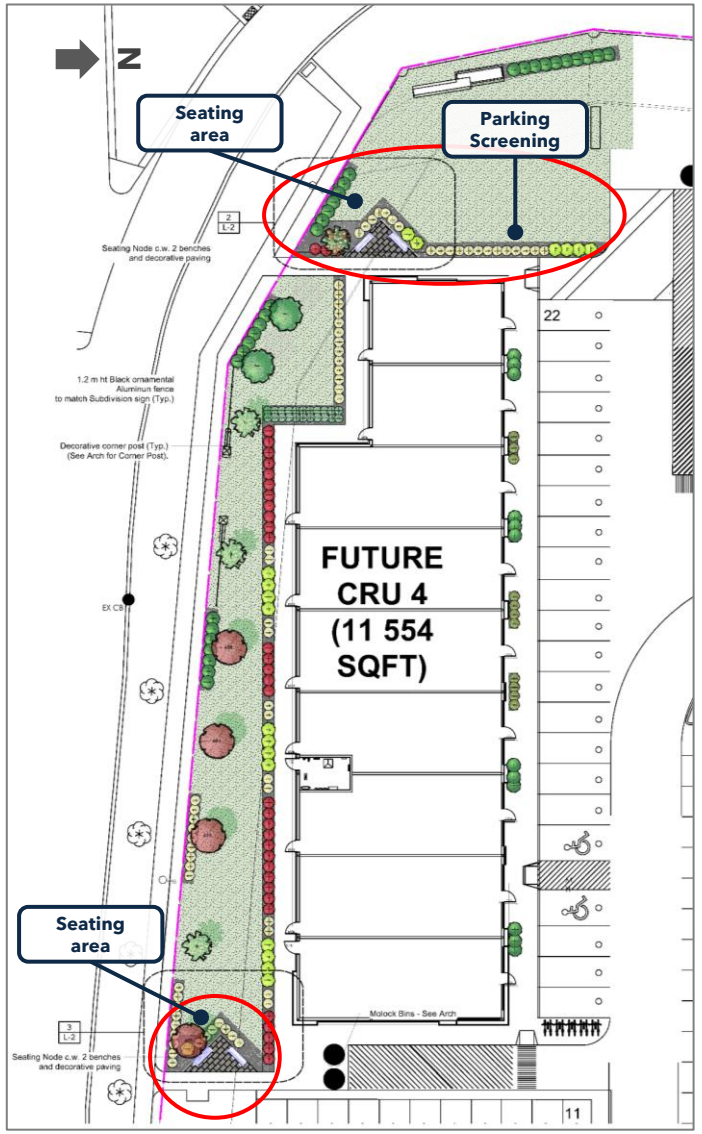
Landscape Plan Proposed Changes



Previous Landscape Plan



Proposed Landscape Plan

- Sidewalk connections have been adjusted to existing sidewalk along North Point Blvd and south of CRU 4
- Landscaping has been designed to meet City requirements for plantings and trees for this site and as not to trigger any variances

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Rendering



View from North Point Blvd.

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Rendering



View from interior parking lot towards CRU 4

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Summary

In summary, we feel that this is a great proposal for the Polaris Commercial development:

- Adheres to the objectives and policies of the City's planning documents;
- Is compatible with the area and responds to adjacent properties through design and landscaping features;
- Optimizes the site for current commercial needs;
- Improves the visual character of the site, offering a cleaner, more open streetscape; and
- Visually enhances the yard along McPhillips St.



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THANK YOU

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