*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.



MASTER SITE PLAN
SCALE: 1/32" = 1'-0"

LEGAL DESCRIPTION

LOT 1 PLAN 74428 WLTO IN RL 26 PARISH OF KILDONAN

SITE ZONING
C4

DIM. STANDARD	REQUIRED	PROVIDED
FRONT YARD	0 FT	25 FT INTERIOR
SIDE YARD 0 FT	135 FT	
CORNER SIDE YARD	0 FT	102 FT
REAR YARD	0 FT	373 FT
HEIGHT	N/A	29.5 FT
SITE AREA (LOTS 3-7)		
TOTAL SITE AREA	**±250,252.6 SQ.FT.** (±5.75 ACRES)	

BUILDING GROSS AREA (DEVELOPMENT)

CRU 1 (2 STOREY)	±25,884 SQ.FT.
CRU 2	±11,647 SQ.FT.
CRU 4	±11,554 SQ.FT.
CRU 3	±11,447 SQ.FT.
CRU 5	±11,897 SQ.FT.
TOTAL BUILDING AREA	**±72,429 SQFT**

PARKING (DEVELOPMENT)

RETAIL (Category 20 : 1 for each 250 SF of gross floor area over 2000 sqft)	10 STALLS
MEDICAL CLINIC (Category 20 : 1 for each 250 SF of gross floor area over 2000 sqft)	59 STALLS
RESTAURANT (Category 22 : 1 for each 100 SF of gross floor area)	229 STALLS
OFFICE (Category 18 : 1 for each 750 SF of gross floor area)	20 STALLS
PERSONAL (Category 18 : 1 for each 750 SF of gross floor area)	2 STALLS
TOTAL REQUIRED PARKING	**320 STALLS**
x COMBINATION OF USES 80%	**256 STALLS**
ACCESSIBLE PARKING	(7 STALLS)
VAN ACCESSIBLE	(2 STALLS)

TOTAL PROPOSED PARKING	**289 STALLS**
ACCESSIBLE PARKING	(12 STALLS)
VAN ACCESSIBLE	(6 STALLS)
TOTAL REQUIRED BICYCLE LOCKABLE PARKING FOR THE DEVELOPMENT	**23 STALLS**

SITE PLAN LEGEND:
PROPERTY LINE.
EASEMENT LINE.
EXISTING BUILDINGS.
CRU 3 PROPERTY LINE
FIRE TRUCK TURNING RADIUS.
AREA NOT IN CONTRACT.
PROPOSED LANDSCAPING. REFER TO LANDSCAPE DRAWINGS.
LOADING ZONE LINES PAINTED YELLOW & GARBAGE COLLECTION.
ACCESSIBLE PARKING
SITE LIGHTING.
BENCH. REFER TO LANDSCAPE FOR DETAILS.
BARRIER FREE SIGNAGE.
CATCH BASIN. REFER TO CIVIL.
MANHOLE. REFER TO CIVIL.
MOLOK WASTE BIN.
FIRE HYDRANT. REFER TO CIVIL.
BICYCLE PARKING
PYLON SIGNAGE

KEYNOTES:
1. ASPHALT PAVEMENT.
2. BARRIER-FREE PARKING STALLS COMPLETE WITH STALL SIGNS/POSTS. TYPICAL
3. 4" WIDE, WHITE PAINTED PARKING LINES W/ ASPHALT. TYPICAL.
4. CONCRETE LETDOWN.
5. CONCRETE SIDEWALK C/W BROOM FINISH AND SAWCUTS AT 5'-0" O.C. TYPICAL.
6. GUIDE RAIL WITH ACTUATOR.
7. 4" WIDE, PAINTED CROSS WALK LINES.
8. LOADING ZONE WITH PAINTED YELLOW LINES.
9. FOUNDATION LANDSCAPING. REFER TO LANDSCAPE.
10. 12 PROPOSED BICYCLE PARKING STALLS.

No.	ISSUED FOR	DATE	BY
1	PLAN APPROVAL	2026-1-09	TC

DRAWN BY: AR/AH/MD
PRINTING DATE: 2026-1-09
STAMP

SCHEDULE "A" page 1 of 5
To Zoning Agreement: DASZ 40/2015
By-Law No.: BL 57/2016
Winnipeg

Zoning Officer	Mogahid Suliman	Jan. 30, 2026
District Planner		2/24/26
Community Clerk		2/24/26
Approved for the Director of Planning, Property and Development		

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NEJMARK ARCHITECT
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PROJECT TITLE:
POLARIS PLAZA - CRU 4
xxxx MCPHILLIPS STREET
WINNIPEG, MANITOBA

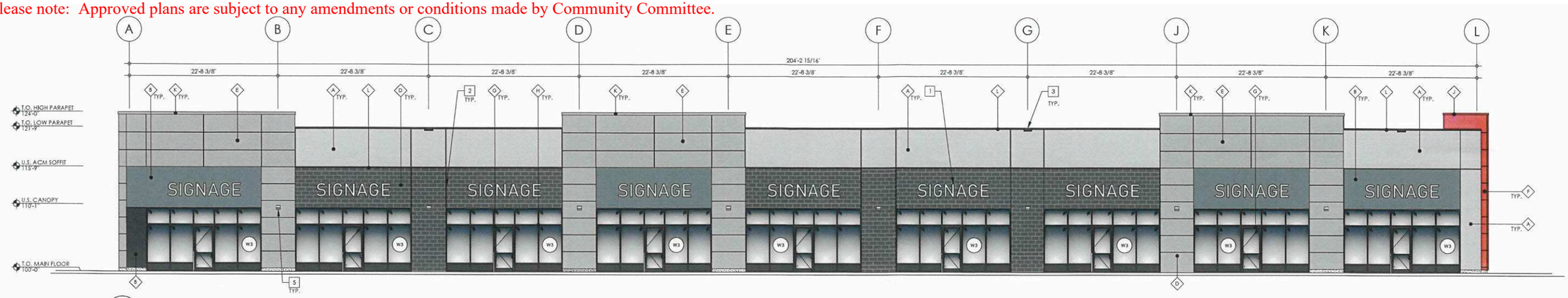
GENERAL NOTES:
1. REFER TO CIVIL FOR CURB TYPES AND LOCATIONS.
2. BASED ON LEGAL SURVEY PROVIDED BY BARNES & DUNCAN ON JUNE 14, 2022.
3. DRAWING IS TO BE VIEWED IN COLOUR.
4. FOR EXTENT OF ASPHALT WORK, REFER TO CIVIL.

SHEET TITLE:
MASTER SITE PLAN

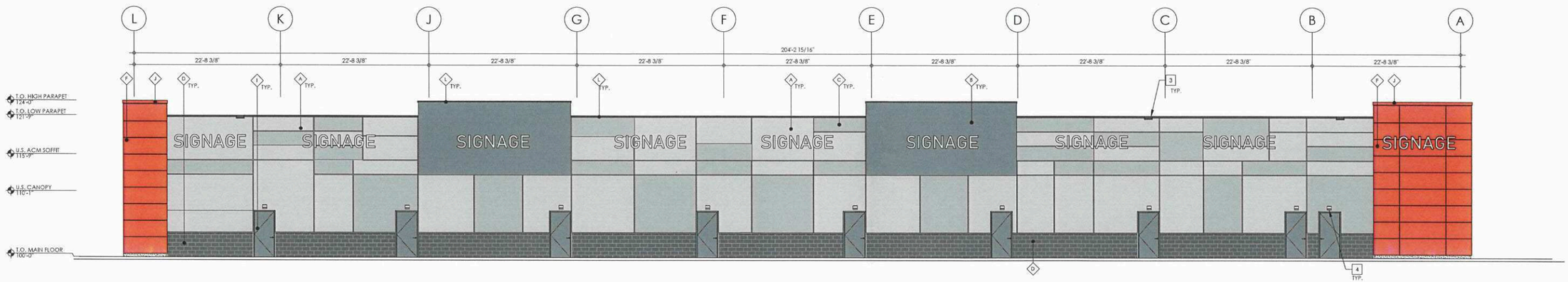
COMMISSION NUMBER: 2607
SHEET NUMBER: A1.0

E-FILE: 2607_A1.0_SITE PLAN.DWG

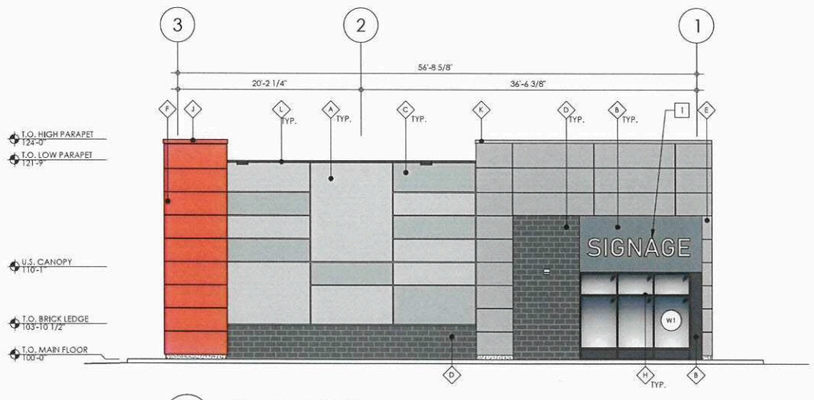
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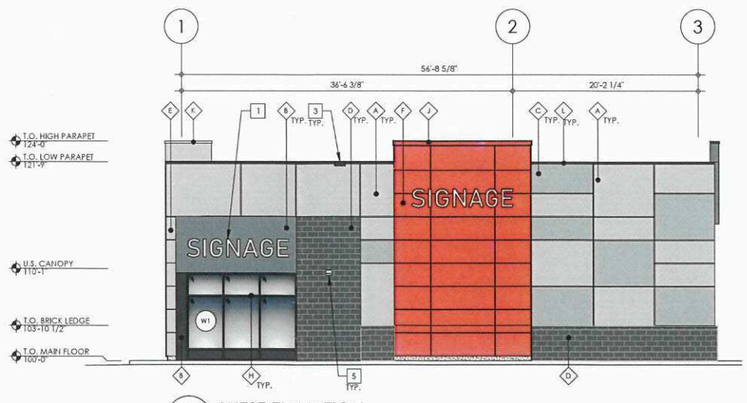
1 / 4.0 4.0 NORTH ELEVATION (MAIN ENTRY)
SCALE: 1/8" = 1'-0"



2 / 4.0 4.0 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 / 4.0 4.0 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 / 4.0 4.0 WEST ELEVATION
SCALE: 1/8" = 1'-0"

SCHEDULE "A" page 2 of 5
To Zoning Agreement: DASZ 40/2015
By-Law No.: BL 57/2016
Winnipeg

Zoning Officer	Mogahid Suliman	Jan. 30, 2026
District Planner		2/24/26
Community Clerk		2/24/26
Approved for the Director of Planning, Property and Development		

EXTERIOR ELEVATION GENERAL NOTES:

1. DRAWING IS TO BE VIEWED IN COLOUR.
2. ALL FLASHING TO MATCH ADJACENT WALL COLOUR.
3. EXTERIOR CORNER BREAKSHAPE AT GLAZING TO MATCH ADJACENT GLAZING FRAME COLOUR

EXTERIOR ELEVATION KEYNOTES:

1. PROVIDE PLYWOOD BACKING AT ALL SIGNAGE LOCATIONS. TYP.
2. VERTICAL MASONRY EXPANSION JOINT LOCATION. ROD & CAULK JOINT.
3. OVERFLOW SCUPPER.
4. EXTERIOR SAFETY LIGHT TO BE 8'-0" A.F.F. FROM CENTRE LINE OF FIXTURE. REFER TO ELECTRICAL.
5. LIGHT FIXTURE TO BE MOUNTED AT 9'-7 1/2" A.F.F. FROM CENTRE LINE OF FIXTURE. REFER TO ELECTRICAL.

EXTERIOR FINISH SCHEDULE

KEYNOTE	PRODUCT / ITEM	COLOUR
A	EIFS	BENJAMIN MOORE COLOUR 2119-17 FULL MOON
B	EIFS	BENJAMIN MOORE COLOUR 2119-30 BABY SEAL BLACK
C	EIFS	BENJAMIN MOORE COLOUR 2119-40 SILVER STREAK
D	YANKEE HILL BRICK : 3-INCH UTILITY SIZE	BRICK- CAPITOL IRONSPOT VELOUR MORTAR - INTERSTAR CM008 (RAVEN)
E	ACM	ALUCOBOND - SILVER METALLIC
F	ACM	ALUCOBOND - PATRIOT RED
G	ALUMINUM DOORS/FRAMES	BLACK ANODIZED ALUMINUM
H	GLAZING ALUMINUM FRAMES	SEE WINDOW SCHEDULE BLACK ANODIZED ALUMINUM
I	H.M.L. DOORS/FRAMES	FRAMES: BENJAMIN MOORE COLOUR 2119-30 BABY SEAL BLACK DOORS: BENJAMIN MOORE COLOUR 2119-40 SILVER STREAK
J	PREFINISHED BREAKFORM METAL FLASHING, MINIMUM 26 GAUGE.	VICWEST - BRIGHT RED S6080
K	PREFINISHED BREAKFORM METAL FLASHING, MINIMUM 26 GAUGE.	COLOUR TO MATCH ALUCOBOND - SILVER METALLIC
L	PREFINISHED BREAKFORM METAL FLASHING, MINIMUM 26 GAUGE.	VICWEST - BLACK S6068

NOTE: ALL SAMPLES TO BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.

No.	ISSUED FOR	DATE	BY
2	PLAN APPROVAL	2025-22-12	TC
1	OWNER REVIEW	2025-17-12	TC

DRAWN BY: MD
PRINTING DATE: 2025-12-05
STAMP

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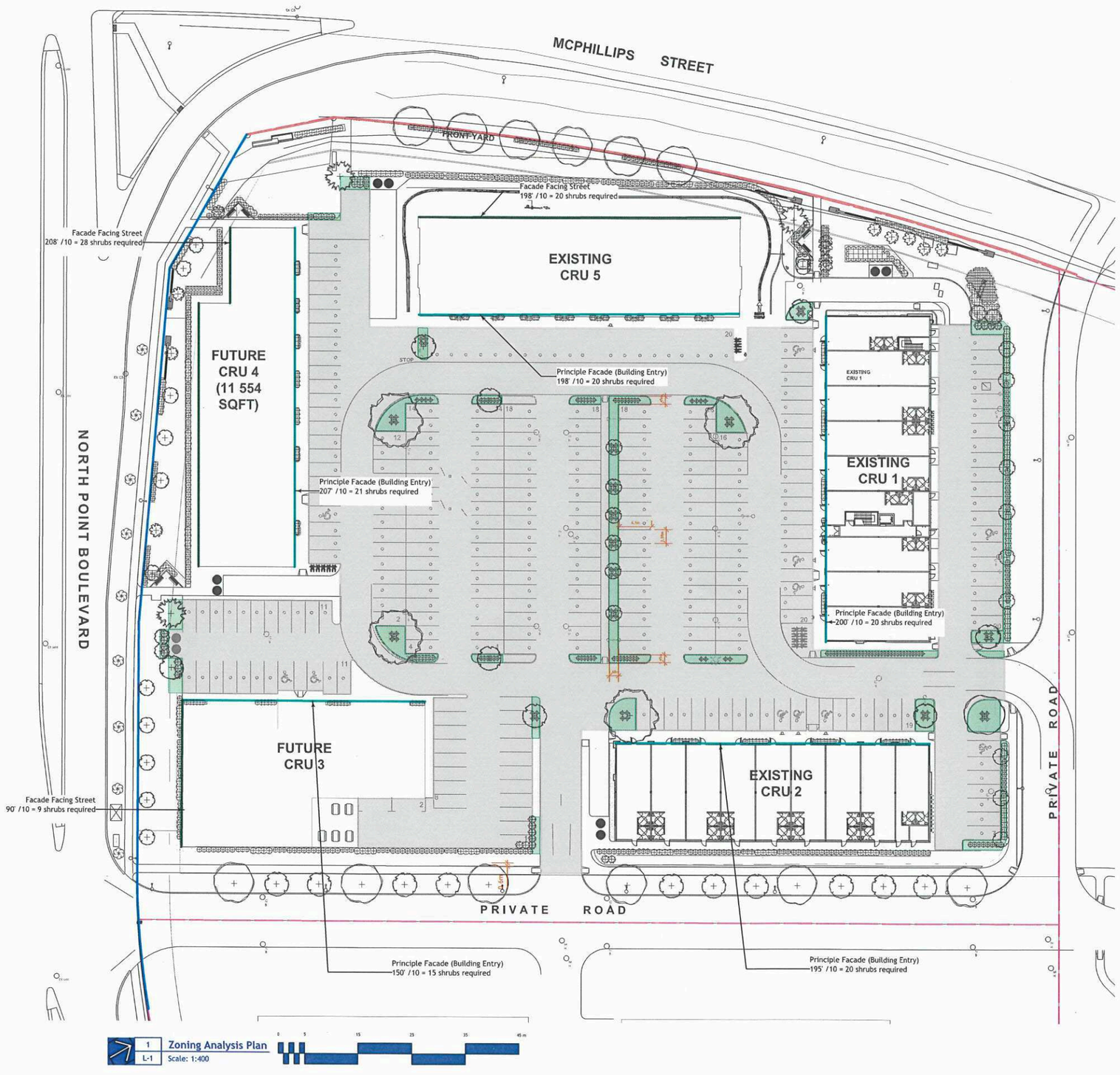
PROJECT TITLE:
POLARIS PLAZA - CRU 4
xxxx MCPHILLIPS STREET
WINNIPEG, MANITOBA

SHEET TITLE:
EXTERIOR ELEVATIONS

COMMISSION NUMBER: 2607
SHEET NUMBER: A4.0

E-FILE: 2607_A4.0_EXTERIOR ELEVATIONS.DWG

*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.



1 L-1 Zoning Analysis Plan
Scale: 1:400

LAND FORUM
LANDSCAPE ARCHITECTS

City of Winnipeg Zoning Requirements

Note: Calculations are for all phases

190 (2) Street Edge Landscaping

Street Frontage

McPhillips — 524 Lin ft.

	Required	Proposed
Trees	17	19
Shrubs	78	314

North Point Dr. — 551 Lin ft.

	Required	Proposed
Trees	18	18
Shrubs	84	129

190 (5) Building Foundation Landscaping (outside of urban infill areas)

Facing Street — Whole Site — 496 Lin Ft.

	Required	Proposed
Shrubs	50	192

Priniple Entry — Whole Site — 950 Lin Ft.

	Required	Proposed
Shrubs	95	136

190 (6) Parking lot Interior Landscaping

Gross Parking Lot Area — 105712 Sq. Ft.

	Required	Proposed
Required Landscape Area	5285	6036
Trees	18	19
Shrubs	53	71

Zoning Analysis Key

- Frontage - McPhillips
- Frontage - North Point Bvd.
- Principle Facade - Facing Street
- Principle Facade - Building Entry
- Parking lot Gross area
- Parking lot Interior Landscape

General Notes

1. All work to conform to Canadian Landscape Standard (Current Edition)
2. All existing trees, sidewalks, curbs, catch basins, culverts, survey markers, to remain are to be protected during construction. Any damage to them is to be made good by the Contractor. Maintain positive drainage into all catch basins and curb inlets.
3. All work is to be warrantied for a period of not less than 1 year.
4. Contractor is to limit operations to the area within the area of work shown on the drawing. Should areas outside of this limit be damaged during the course of construction, Contractor is to make good the damage at his own expense
5. Contractor is to obtain location of all utilities prior to construction. If using power equipment to excavate contractor must notify Hydro and Gas and telephone utilities and take steps to avoid damaging their installations.
6. All dimensions are in meters unless otherwise noted
7. Contractor to confirm all dimensions and report any discrepancies to Contract Administrator prior to construction.
8. Layout is to be approved by Contract Administrator prior to any construction or demolition/removals.
9. All material depths in details are shown after compaction.

SCHEDULE "A" page 3 of 5
To Zoning Agreement: DASZ 40/2015
By-Law No.: BL 57/2016

Winnipeg

Zoning Officer	Mogahid Suliman	Jan. 30, 2026
District Planner		2/24/26
Community Clerk		2/24/26
Approved for the Director of Planning, Property and Development		

C	Plan Approval	2026-01-09	ML
No.	ISSUED FOR	DATE	BY

DRAWN BY: ML
PRINTING DATE: 2026-01-09
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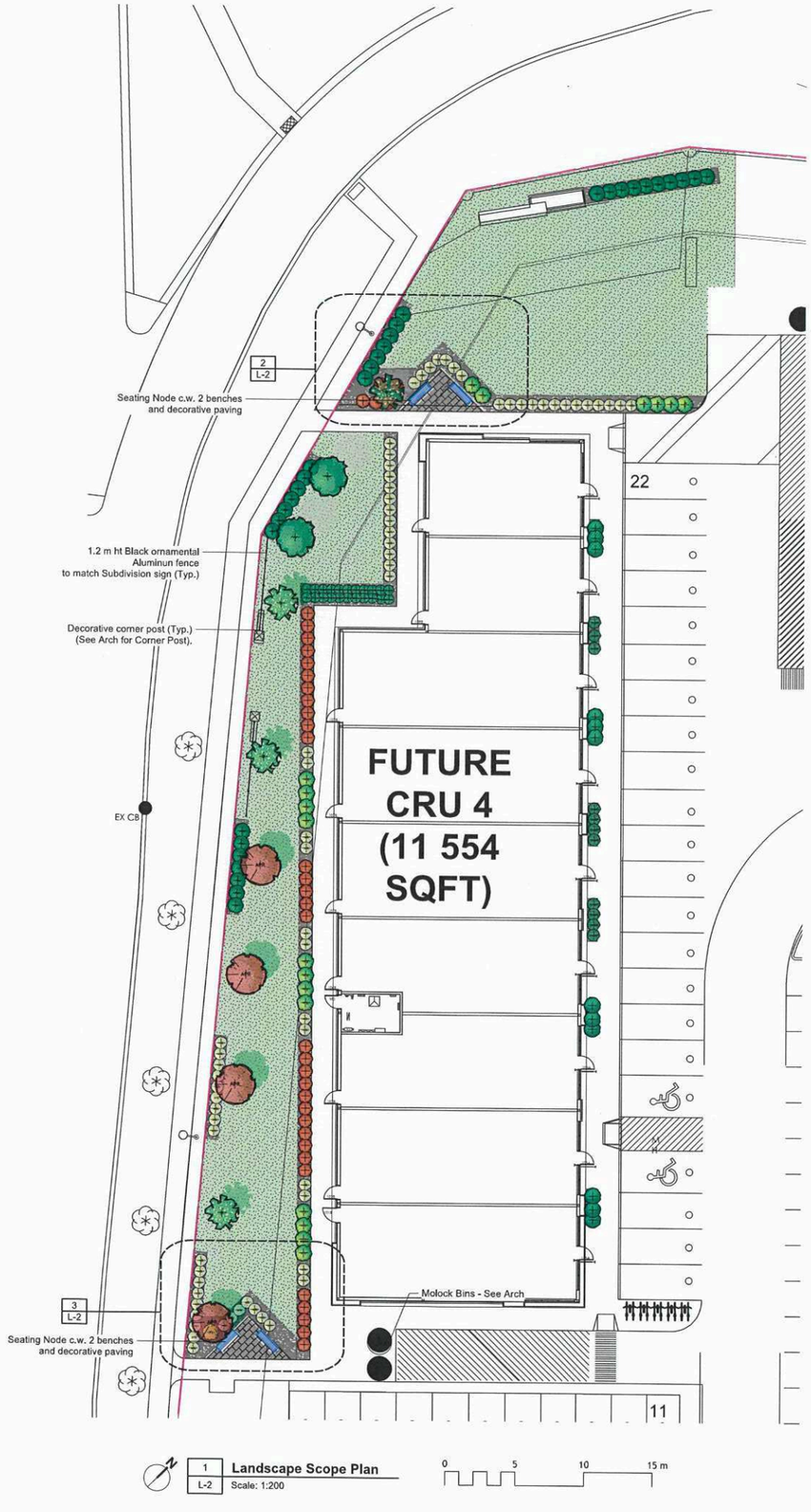
PROJECT TITLE:
POLARIS PLAZA - CRU 4
xxxx MCPHILLIPS STREET
WINNIPEG, MANITOBA

SHEET TITLE:
Landscape Zoning Review

COMMISSION NUMBER: 2169
SHEET NUMBER: L-1

Polaris North_Working.vwx

*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.



1 L-2 **Landscape Scope Plan** Scale: 1:200 — 0 5 10 15 m

Landscape Surface Legend

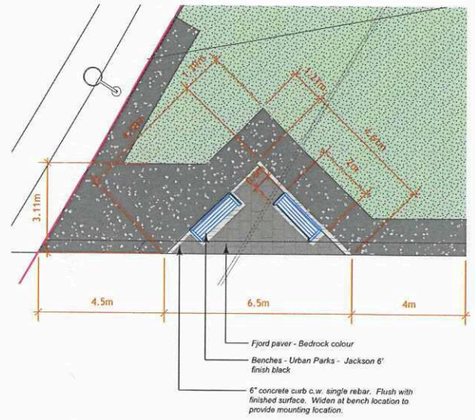
Note: Quantities shown are approximate only. Bidders/Contractors should not rely on them but are advised to conduct their own quantity takeoff.

Poured in Place Concrete - Brush Finish - Natural - (interlock curb only) 7.48 sq m

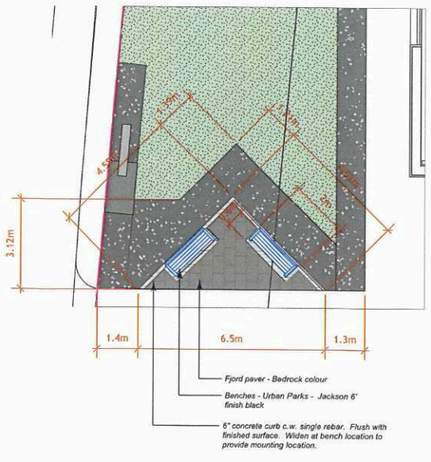
Dark Grey Granite mulch (15mmø) planting bed (c.w. fabric) 197.23 sq m

Fjord Paver - Bedrock - Pattern 5 13.62 sq m

Sod c.w. Topsoil 678.46 sq m



2 L-2 **Pedestrian Node A** Scale: 1:100 — 0 5 10 m



3 L-2 **Pedestrian Node B** Scale: 1:100 — 0 5 10 m

SCHEDULE "A" page 4 of 5

To Zoning Agreement: DASZ 40/2015

By-Law No.: BL 57/2016

Winnipeg

Zoning Officer	Mogahid Suliman	Jan. 30, 2026
District Planner		2/24/26
Community Clerk		2/26/26
Approved for the Director of Planning, Property and Development		

LAND FORUM
LANDSCAPE ARCHITECTS

General Notes

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2. All existing trees, sidewalks, curbs, catch basins, culverts, survey markers, to remain are to be protected during construction. Any damage to them is to be made good by the Contractor. Maintain positive drainage into all catch basins and curb inlets.
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No.	ISSUED FOR	DATE	BY
B	Plan Approval	2026-01-09	ML

DRAWN BY: ML

PRINTING DATE: 2026-01-09

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PROJECT TITLE:

POLARIS PLAZA - CRU 4
xxxx MCPHILLIPS STREET
WINNIPEG, MANITOBA

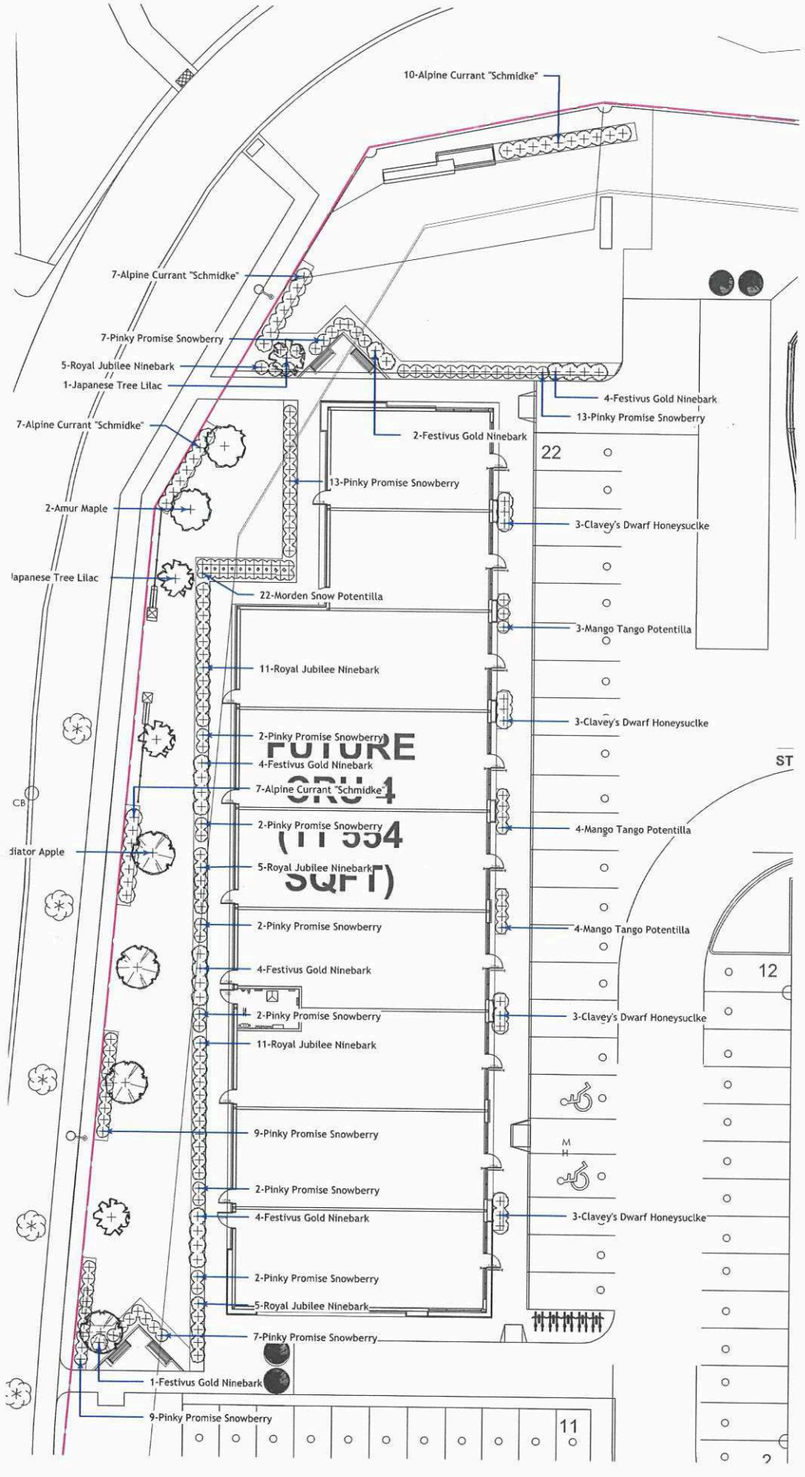
SHEET TITLE:

Landscape Scope Plan

COMMISSION NUMBER: 2607

SHEET NUMBER: L-2

*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.



1 Planting Plan
L-3 Scale: 1:200

0 5 10 15 m

Plant Schedule

Common Name	Botanical Name	Qty	Scheduled Size (Containerized trees will not be accepted)
Evergreen Trees			
Trees			
Amur Maple	Acer ginnala	2	2.4 m ht. 2.4-3.0m height, 10 major branches 1.75m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Gladiator Apple	Malus x adstringens 'Durleo'	4	65 mm ø 3.0-3.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Japanese Tree Lilac	Syringa reticulata	4	65 mm ø 3.0-3.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Shrubs			
Clavey's Dwarf Honeysuckle	Lonicera xylosteum 'Clavey'	12	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Festivus Gold Ninebark	Physocarpus opulifolius 'Bert Dart's Gold'	19	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Royal Jubilee Ninebark	Physocarpus opulifolius 'Royal Jubilee'	37	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Mango Tango Potentilla	Potentilla fruticosa 'Mango Tango'	11	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Morden Snow Potentilla	Potentilla fruticosa 'Morden Snow'	22	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Alpine Currant "Schmidke"	Ribes alpinum	31	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Pinky Promise Snowberry	Symphoricarpos doorenbosii 'Kolmpica'	70	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Evergreen Shrubs			
Perennials			
Ornamental Grasses			
Ferns / Mosses			
Vines			
Aquatic Plants			
Total Plants on Schedule		212	
Total Plants in Drawing		212	

Planting Notes

1. All plant material, including trees, shrubs, perennials and sod, shall conform to Canadian Standards for Nursery Stock, 9th edition as published by the Canadian Nursery and Landscape Association.
2. All planting shall conform to the Canadian Landscape Standard (CLS) Current Edition
3. As per CLS 9.3.4.3 h, Wire baskets should not be removed from rootballs. Any visible portion should be folded down away from the rootball and buried. Where the wire basket is oversized such that the top wire is higher than the grade, any visible portions should be folded down away from the rootball or the basket shall be cut back to a minimum of 10cm (4in.) below the surface of the growing medium.
4. As per CLS 9.3.4.1,
   a. All planting hole depths should only be dug deep enough to accommodate the root system or root mass at the desired depth relative to the surrounding grade.
   b. Root balls shall be placed on the undisturbed subgrade to prevent settling.
   c. With the exception of woody plants, plants shall be planted so that after settlement the level of the adjacent growing medium surface matches the level of the original growing medium surface in the nursery. The growing medium mark on the stem is an indication of planting depth, and it shall be maintained on the finished level, allowing for settling of the growing medium after planting. The total depth of rootballs shall be planted in the growing medium.
   d. Woody plants shall be planted with the root flare2.5-5cm(1-2in.) above finish grade.
   e. Plants shall be set plumb in the planting beds or in the centre of the pits, except where the plant's character requires variation from this.
5. No substitutions for plant material will be allowed without prior written consent of the Landscape Architect.
6. All plants are to be installed as per the details provided.
7. Minimum trees spacing to be 7 m for deciduous trees and 4 m for coniferous trees
8. All plants shall be located or proposed locations staked out prior installation. Street Tree locations are schematic only. Trees shall be planted 1.8 m from curb and a minimum of 1.8 m from driveway aprons and 4 m from street lights. Conifers shall be located min 4 m from sidewalks. Landscape Architect is to approve location prior to digging. Landscape Architect reserves the right to adjust locations of proposed plant material prior to installation.
9. Contractor to review and accept planting locations as appropriate culturally for the species specified prior to installing plant material. Installation of plant material shall be considered acceptance of the suitability of the location.
10. Contractor shall guarantee new plant material for a period of two calendar years from the date of owner acceptance. Warranty shall only begin after the installation and acceptance of all landscape materials. The Landscape Architect reserves the right to extend the wa□
11. Contractor shall replace material found to be dead or in poor condition within two weeks of being notified by the Landscape Architect.

Landscape Maintenance Notes

1. Landscape Maintenance work shall conform to the Canadian Landscape Standard (Current Edition) to the "Level 3 - moderate" level.
2. Establishment maintenance (30 day following install) shall be included in the base bid and not itemised separately. One year maintenance shall be included in the base bid from the installation and shall be provided as a separate price as per the bid documents.
3. One Year Maintenance shall extend for a period of one year after the recognized completion date and until acceptance (end of maintenance) by the Contract Administrator. Should the recognized completion (end of maintenance) date occur after September 15 their will be a further 30 day maintenance period beginning on May 1 of the following year.
4. Contractor is to control pests and diseases as required. Contractor shall inform the Contract Administrator prior to applying pesticides and use only those pesticides of low mammalian toxicity. Persons applying pesticides shall have a valid pesticide applicators license and strictly follow manufacturers instructions regarding the application of the chemicals and the safety precautions required to apply them.
5. Contractor shall maintain tree pits and planting beds in a weed free condition throughout the maintenance period. Weed should be removed frequently and not left to establish for a period greater than 10 days.
6. Pruning shall be done by persons with a valid qualification (ie. Tree Pruners License) from the local authority. Pruning shall be as necessary to remove dead or damaged limbs as well as maintain species typical form and healthy growth. Pruning shall be done in accordance with industry accepted methods to standard good practice. In the event of a disagreement the opinion of the Contract Administrator as to what constituted standard good practice shall be considered final.
7. The replacement of any new deciduous or coniferous plant material shall initiate the start of an additional 2 year maintenance on the replaced plant.
8. Tree support and stakes are to be inspected at each weeding/watering to ensure that they are properly adjusted.
9. Water shall be applied as required to maintain optimum conditions. During dry weather the Contractor should expect to water on a weekly basis. Each tree is to be thoroughly watered when it is watered (40 liters per 25 mm of calliper). Contractor is to avoid over watering by reducing the frequency during wet weather.
10. Sod shall be watered as necessary to maintain in a green and healthy condition. Sod shall be cut minimum once every week during May and June and once every 10 days during July to October or more frequently if growing conditions are such as to require added cutting to keep the grass in good and neat condition.
11. Sod and Planting beds shall be fertilized not less than three times per growing season.
12. At the end of each growing season Contractor is to ensure that tree is properly fitted with rodent protection as per the planting detail.

LANDFORUM
LANDSCAPE ARCHITECTS

General Notes

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SCHEDULE "A" page 5 of 5
To Zoning Agreement: DASZ 40/2015
By-Law No.: BL 57/2016
Winnipeg

Zoning Officer	Mogahid Suliman	Jan. 30, 202
District Planner		2/24/2
Community Clerk		2/24/26
Approved for the Director of Planning, Property and Development		

No.	ISSUED FOR	DATE	BY
B	Plan Approval	2026-01-09	ML

DRAWN BY: ML
PRINTING DATE: 2026-01-09
STAMP

NEJMARK ARCHITECT
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The contractor is to verify dimensions and date noted herein with conditions on the site and is held responsible for reporting discrepancy to the architects for adjustment.

PROJECT TITLE:
POLARIS PLAZA - CRU 4
xxxx MCPHILLIPS STREET
WINNIPEG, MANITOBA

SHEET TITLE:
Planting Plan

COMMISSION NUMBER: 2607
SHEET NUMBER: L-3

Polaris CRU 4_Working.vwx