Agenda – Lord Selkirk-West Kildonan Community Committee – April 27, 2026

REPORTS

Item No. 4 Plan Approval – 2370 McPhillips Street
(Old Kildonan Ward)
File DASZ 4/2001

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

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

ADMINISTRATIVE REPORT

Title: Plan Approval 26-131827 – 2370 McPhillips Street

Issue: For consideration at the Public Meeting of the plan approval drawing package for proposed renovations to an existing commercial building.

Critical Path: Lord-Selkirk – West Kildonan Community Committee as per DASZ 4/2001

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
S. Jerez, RPP MCIP	n/a	n/a	n/a	

RECOMMENDATIONS

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

REASONS FOR REPORT

Per the Zoning Agreement for DASZ 4/2001:

> *That detailed site plans, showing the location, size and height of any commercial buildings, freestanding signage, location and designs of garbage receptacles, traffic circulation patterns and parking areas, loading zone areas, approaches, fencing and landscaping (including edge treatment and interior of parking areas) to be submitted for the approval of the Lord Selkirk-West Kildonan Community Committee prior to the issuance of any building permit.*

The applicant has submitted a dimensioned site plan with site details, and colour elevations highlighting the proposed changes to the building.

IMPLICATIONS OF THE RECOMMENDATIONS

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

FILE/APPLICANT DETAILS

FILE:	**ZR-PA 26-131827**
COMMUNITY:	Old Kildonan
NEIGHBOURHOOD #:	3.326 - Leila North
SUBJECT:	Plans of Proposed Renovations to an Existing Commercial Building
LOCATION:	2370 McPhillips Street
LEGAL DESCRIPTION:	**LOT 1 18/19 K OTM LOT 4 PLAN 40547 18/19 KK**
APPLICANT:	KWA Site Development Consulting (Alex Karadjov)
OWNER:	WAL-MART CANADA INC

DISCUSSION

SITE DESCRIPTION

- The subject property is located on west side of McPhillips Street flanking Court Avenue (south), in the Leila North Neighbourhood of the Old Kildonan Ward.
- The site is located within the McPhillips and Leila Regional Mixed Use Centre policy area under the *Complete Communities Direction Strategy 2.0*, and is zoned a “C4” Commercial Regional district.



Figure 1: Air photo of subject site and surrounding context (*Flown, 2018*)

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to update exterior cladding materials and fascia signage on the existing building at 2370 McPhillips street.
- Exterior changes to the existing Walmart on McPhillips Street include repainting the exterior of the building to new corporate colours, a change in roof line to a portion of the building (see figures 2 & 3).
- The applicant proposed to re-designate some existing stalls on the north side of the building to on-line pick up stalls, and to add bollards and bicycle racks to the site.
- In addition, four (40 electrical charging stations will be added to the site in the place of 4 parking spaces along an extension of the existing concrete walkway in front of the store. Signage for the EV charging stations will be added along the proposed walkway.

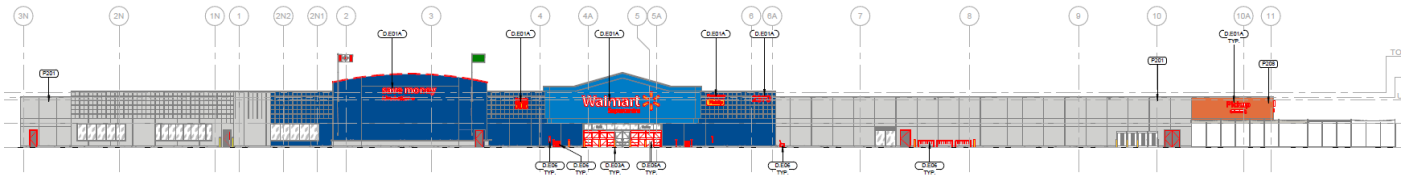

Figure 2: Existing Street Elevation

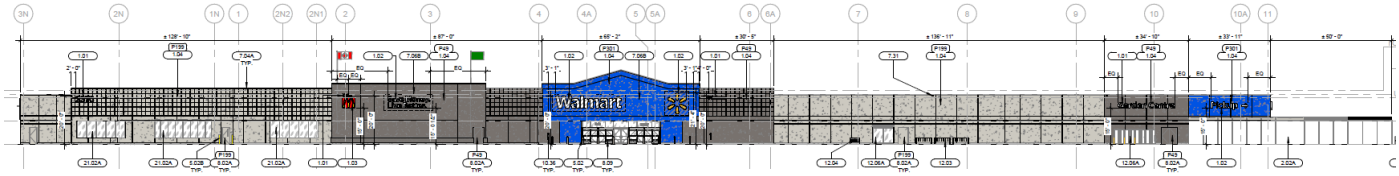

Figure 3: Proposed Street Elevation

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* (CCDS 2.0) is a citywide secondary plan that guides growth, development, and land use in the city of Winnipeg.
- The subject property is located within a "Regional Mixed Use Centre" policy area as outlined in CCDS 2.0.
- With regard to this proposal, the key goal and policies guiding the development of Regional Mixed Use Centres include:

  3.0 Ensure that Regional Mixed Use Centres continue to function as prominent retail destinations that serve a city-wide and regional population.

  6.0 Provide opportunities for other compatible land uses in Mixed Use Centres.

  6.1.1 Prohibit industrial uses likely to pose negative impacts on adjacent uses through production of noise, generation of fumes, heavy equipment operation, or the presence of large outdoor material storage areas in Mixed Use Centres and direct these uses to designated Employment Lands.

  6.1.2 Consider the effects of proposed industrial uses on the functioning of the existing roadway system.

  6.2 Accommodate office uses in Mixed Use Centres in accordance with Policy section 3.0 of the General Growth section.

RECOMMENDATION

The Urban Planning Division recommends approval of the plans submitted.

CONSULTATION

N/A

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning and Design

Prepared by: Simi Jerez, RPP MCIP
Date: April 17, 2026
File No: ZR-PA 26-131827