Agenda – Lord Selkirk-West Kildonan Community Committee – June 2, 2026

Moved by Councillor

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than four business days preceding the committee meeting, be considered by Committee.

ADDENDUM REPORTS

Item No. 3 Plan Approval – McPhillips Street (Polaris South)
(Old Kildonan Ward)
File DASZ 40/2015

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

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

ADMINISTRATIVE REPORT

Title: Plan Approval 25-220454 – McPhillips Street (Polaris South)

Issue: For consideration at the Public Meeting of the plan approval drawing package for a multi-building commercial development and accessory parking area.

Critical Path: Lord Selkirk – West Kildonan Community Committee as per DASZ 40/2015

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 40/2015:

> *'That for the development of any building, and/or accessory parking area within these lands, plans shall be submitted showing the location and design of the proposed buildings (including articulation and exterior materials and finishes), the location and design of accessory parking areas, bicycle parking, pedestrian pathways and sidewalks, private approaches, garbage enclosures, loading areas, fencing, landscaping, lighting, and free standing signage to the Lord Selkirk West Kildonan 17 Community Committee and the Director of Planning, Property and Development for plan approval prior to the issuance of any building or development permit, and thereafter all to be developed and maintained in accordance with the approved plans to the satisfaction of the Director of Planning, Property and Development.'*

The applicant has submitted a dimensioned site plan, a detailed landscape plan, colour elevations and colour renderings.

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 25-220454**
COMMUNITY:	Old Kildonan
NEIGHBOURHOOD #:	3.333 - West Kildonan Industrial
SUBJECT:	Plans of a proposed multi-building commercial development.
LOCATION:	McPhillips Street
LEGAL DESCRIPTION:	LOT 1 BLOCK 1 PLAN 60581 24/26 K
APPLICANT:	Nejmark Architect (Jeff Lau)
OWNER:	Ranjoy Sales & Leasing Ltd.

DISCUSSION

SITE DESCRIPTION

The subject property is located on the east side of McPhillips Street on the south side of North Point Boulevard, in the West Kildonan Industrial Neighbourhood of the Old Kildonan Ward.

The plan area is approximately 1,108,423 square feet (25.4 acres) in area, with approximately 1,165 feet of frontage along McPhillips Street and 550 feet of frontage along North Point Boulevard.

The site is zoned “C4” Commercial Regional. The site is designated “Recent Community” under the *Complete Communities Direction Strategy 2.0* (CCDS 2.0) and designated “Commercial Mixed-Use” under the North Point Village Local Area Plan (Precinct ‘F’).



Figure 1: Air photo of subject site and surrounding context (*Flown, 2024*)

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The subject application includes the first phase of development, encompassing Lots 1, 2 and 5, consisting of 4 commercial buildings, accessory parking areas, and internal roadways.

Buildings included in the overall site plan would have a cumulative floor area of +/-128,304 square feet and the accessory parking area would feature a total of 694 parking spaces.

The subject application includes the following buildings:

- A 45,020 square foot grocery store (Building A);
- Two adjoining retail buildings (Buildings J and K), 24,016 square feet in combined area; and,
- A 4,170 square foot restaurant (Building C).

All of the proposed buildings are single-storey structures.



Figure 2: Proposed commercial development in context of existing land use.

All buildings would have primary entrances oriented towards the accessory parking area, which would be generally in the centre of the planned development area. Some of the buildings would flank building streets and feature windows and other design features along the street-facing facades.

The development site would feature pedestrian access along both street frontages, with two pedestrian access points to the site from North Point Boulevard, and three pedestrian access points connecting to a future sidewalk on McPhillips Street.

Two of the aforementioned pathways would include landscaped areas with seating, one on McPhillips near the entrance to the proposed grocery store, and one on North Point Boulevard between two future buildings and the North Point Boulevard multi-use pathway. These and two additional proposed pedestrian nodes internal to the site combined with the high-quality building design would provide the proposed development with a unique and appealing commercial character.

The applicant has included a shadow plan in order to demonstrate conceptually the proposed future phases for development and integration with the proposed development site.

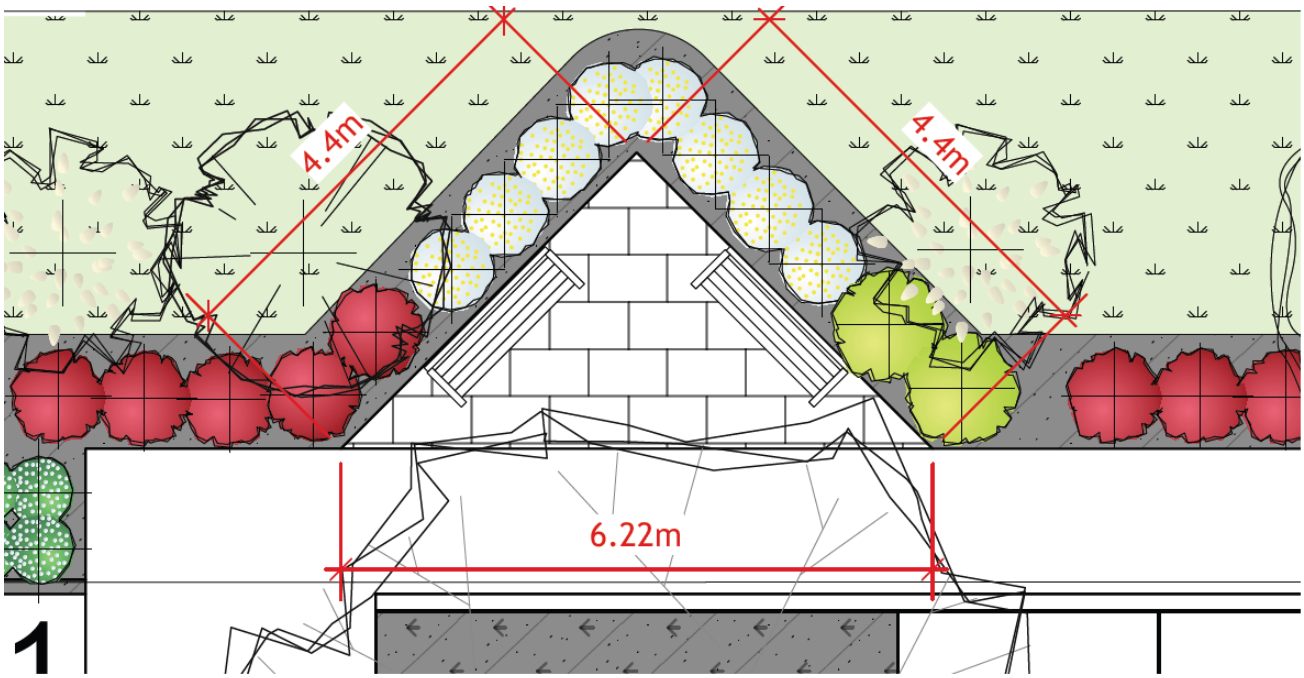


Figure 3: Typical Pedestrian Seating Node



Figure 4: View of Pedestrian Node and Pathway

Proposed Site Plan:

- Vehicle access to the site is proposed from two locations -- a right in right out approach on the east side of McPhillips Street, and another on the south side of North Point Boulevard.
- These approaches would lead to internal private roads that ultimately connect to the accessory

parking area associated with the proposed development, as well as would be extended in the future to connect to future development phases north and east of the subject development area.

- Building A would be located in the southwest corner of the planned area, along the south property line and situated perpendicular to McPhillips Street.
- Adjoining Buildings J and K would be in the southeast corner of the site oriented along the east limit of the planned area.
- Building C, a drive through restaurant, would back onto McPhillips Street, north of the proposed internal east-west road.
- A robust landscape plan has been provided, showing a variety of 6 typed of trees and 9 types of shrubs. Street edge landscaping is proposed along McPhillips Street, North Point Boulevard, and the right of way abutting the future Chief Peguis Trail extension.

Circulation and connectivity:

- Entrances to all proposed buildings would connect to each other, as well as connect directly to adjacent public sidewalks on North Point Boulevard and McPhillips Street. There would be two pedestrian access points to the site from North Point Boulevard, and three pedestrian access points connecting to a future sidewalk on McPhillips Street. McPhillips Street currently does not have a sidewalk, however the Public Service is currently developing plans for construction in the near future to serve the proposed development, and to connect Aurora and surrounding neighbourhoods with nearby amenities.
- Pedestrian routes would meet the City of Winnipeg Accessibility Design Guidelines for Private Developments. Pedestrian crossings would be appropriately demarcated and routes would be wide enough so that opening building doors do not encroach into the path of travel.
- Bike parking would be provided near primary building entrances.



Figure 5: View of Site from McPhillips Street

Proposed Building Elevations:

- The proposed buildings would be clad in a variety of high-quality materials. This includes various shades of EIFS panels, bricks, metal cladding and windows.
- The buildings would primarily be various shades of white and grey, with accent walls related to branding colours to provide contrast and highlight visual interest. The base of the buildings would be dark grey brick.
- A variety of rooflines and architectural elements would provide further visual interest in the façade design.

COLLABORATION

- The applicant made a number of changes following consultation with the Urban Planning & Design Division, including the following:
    - Adjusting drive aisle configuration to improve emergency vehicle access.
    - Adding a seating area along the pedestrian pathway near the entrance to the proposed grocery store.
    - Improving pedestrian connections throughout the site and ensuring all pathways meet or exceed accessibility requirements.
    - Relocating bicycle parking near entrances to each retail building.
    - Enhancing architectural detailing of the Building A elevation facing McPhillips Street.

- The applicant also made revisions to internal roadways and parking in consultation with the area Councillor and with Public Works Department. To address safety concerns, the applicant removed stalls near the northeast access point, and added a right in right out island to the internal roadway for access to the drive through restaurant (Building C).

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* is one of four direction strategies supporting OurWinnipeg, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- The subject property is located in an Established Neighbourhood designated as a "Recent Community" as outlined in Complete Communities 2.0. Goal 4 states:
    - *Ensure neighbourhoods accommodate a range of commercial services and amenities within walking distance to meet daily needs*.
- Other relevant policies:
    - *Support commercial development where residential neighbourhoods are not well served by local and community commercial amenities*
    - *New commercial development should be complementary and context-sensitive to nearby uses.*
- The general commercial area policies of CCDS 2.0 relevant to the subject proposal include:
    - *Encourage the redevelopment infill and expansion of existing commercial areas as the preferred method of accommodating new commercial development, while still providing local commercial opportunities in new neighbourhoods.*

PRECINCT 'F' LOCAL AREA PLAN - NORTH POINT VILLAGE

- Key applicable policies under the Commercial mixed-use policy designation include the following:
    - *The final design of the Commercial Mixed-Use Area shall be determined through the Development Application process and may be implemented through the use of a variety of methods including plan approval, development agreement, or a planned development overlay*
    - *The following guidelines will inform the design of the Commercial Mixed-Use Area:*
        - *Building articulation, glazing, a variety of materials and finishes, and landscaping should be used to create a unique and appealing commercial character.*
        - *Sites and buildings should be designed such that their use will not significantly compromise the privacy of residential uses in or near the Commercial Mixed-Use Area.*
        - *Sites and buildings should be designed to minimize any potential adverse effects of lighting or sound on adjacent residential uses, which may include (but not be limited to) establishing landscaping such as plantings and fencing.*

- *Exterior lighting should be shielded to minimize any potential light trespass into adjacent dwellings.*
- *Pedestrian-oriented lighting may be provided on pedestrian routes in the Commercial Mixed-Use Areas.*
- *On-site parking area landscaping should include trees and should be designed and maintained such that pedestrian – motorist sight-lines are not compromised.*

REASONS FOR THE RECOMMENDATIONS

The Urban Planning and Design Division recommends **approval** because:

- The proposed development is consistent with the *Complete Communities Direction Strategy 2.0*, *Precinct 'F' Local Area Plan*, and compatible with the area.
- The proposed development provides commercial uses for surrounding communities, including a grocery store, a key commercial amenity.
- The proposed site plan is sensitive in terms of massing, orientation and landscaping to adjacent properties.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Simi Jerez, RPP MCIP
Date:	May 26, 2026
File No:	ZR-PA 25-220454