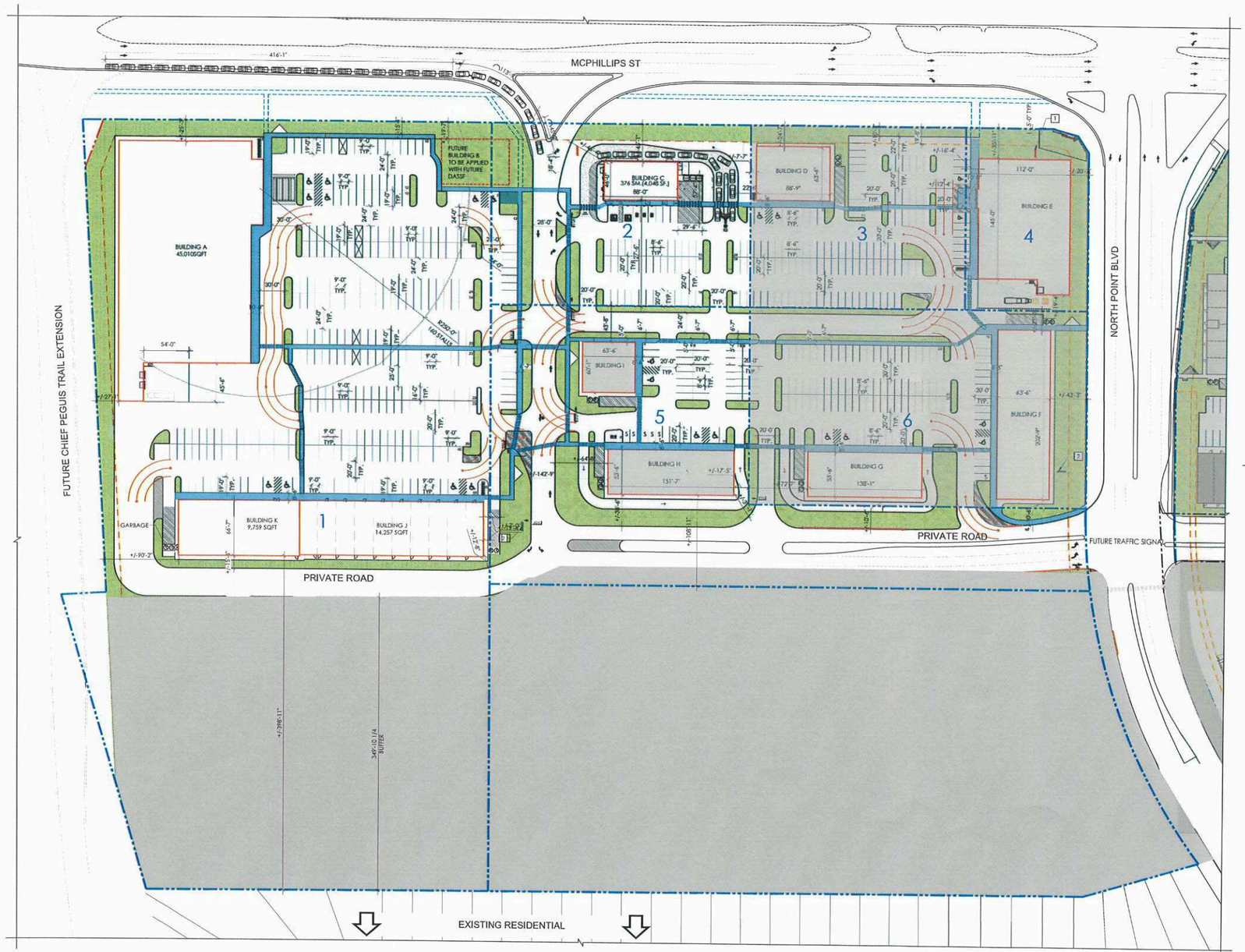
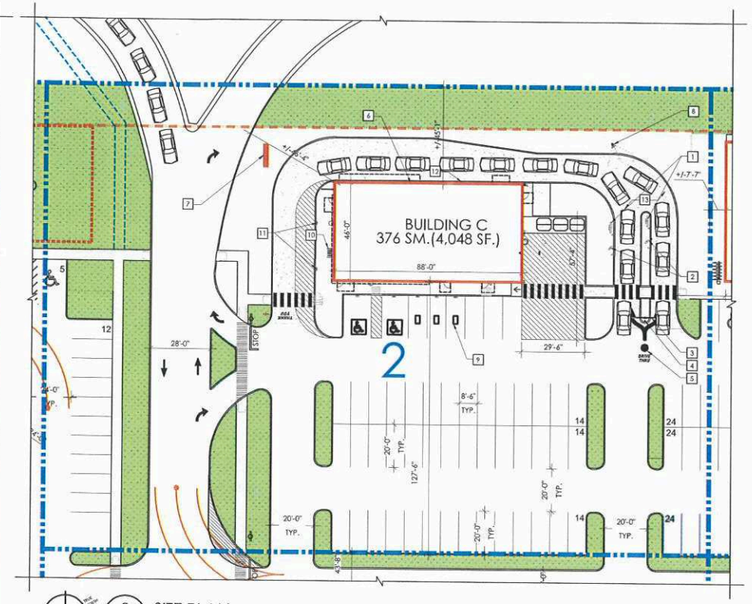
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N 1 1.0 1.0 SITE PLAN
SCALE: 1/64" = 1'-0"



N 2 1.0 1.0 SITE PLAN
SCALE: 1/64" = 1'-0"

LEGAL DESCRIPTION:

RIVER LOTS 24, 25 AND 26,
PARISH OF KILDONAN

BEING
BLOCKS 1 AND 9, PLAN 60138

GENERAL NOTES:

1. BASED ON LEGAL SURVEY PROVIDED BY BARNES & DUNCAN ON FEBRUARY 2, 2017.

SCHEDULE "A" page 1 of 10
To Zoning Agreement DASP: 40/2015
By-Law No. 57/2016
Winnipeg

ZONING OFFICER		May 26 2026
DISTRICT PLANNER		6/2/26
COMMUNITY CLERK		6/2/26
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		

KEYNOTES:

1. DIGITAL MENU BOARD WITH COD AND DETECTOR LOOP. (ORDER BOX)
2. DIGITAL PRE-SELL BOARD
3. CLEARANCE HEIGHT RESTRICTOR BAR C/W "ANY LANY ANY TIME" SIGNAGE. G.C TO ADJUST BAR HEIGHT FOR CANOPY CLEARANCE.
4. REDUCE HEIGHT BOLLARD WITH SURFEGUARD COVER G.C TO ENSURE VISIBILITY TO "ANY LANE ANY TIME" IS NOT IMPEDED (X1)
5. DRIVE THRU STRIPING.
6. PRESENTER BOOTH (PICK-UP WINDOW)
7. PYLON SIGN.
8. NP6 CAMERA MOUNTED TO THE POLE.
9. MOBILE ORDER STALL AND SIGNAGE. SUPPLIED AND INSTALLED BY PATTISON SIGN GROUP PER CITY STANDARD.
10. BICYCLE RACK.
11. PULL FORWARD SPACE C/W SIGNAGE. SUPPLIED AND INSTALLED BY PATTISON SIGN GROUP PER CITY STANDARDS.
12. 0.3M CONCRETE CURB ALONG SIDE OF BUILDING.
13. BRUSHED FINISH CONCRETE DRIVE THRU LANE.

SITE PLAN LEGEND:

- PROPERTY LINE.
- EASEMENT LINE.
- PROPOSED BUILDINGS.
- FUTURE BUILDINGS/ SITE NOT IN SCOPE
- PROPOSED LANDSCAPING. REFER TO LANDSCAPE DRAWINGS.
- LOADING ZONING AND GARBAGE COLLECTION
- ACCESSIBLE PARKING
- SITE LIGHTING. REFER TO ELECTRICAL.
- MOLOK WASTE BIN.

SITE ZONING
C4

DIM. STANDARD	REQUIRED
FRONT YARD	0 FT
INTERIOR SIDE YARD	125 FT
CORNER SIDE YARD	0 FT
REAR YARD	0 FT
HEIGHT	N/A

SITE AREA
TOTAL SITE AREA **±1,108,423 SQ.FT.** (±25.4 ACRES)

BUILDING AREA (DEVELOPMENT)

BUILDING A	±45,020 SQ.FT.
BUILDING E	±17,000 SQ.FT.
CRU (BUILDING D, F, G, H, I, J, K)	±62,114 SQ.FT.
BUILDING C	±4,170 SQ.FT.
TOTAL BUILDING AREA	**±128,304 SF**

PARKING (DEVELOPMENT)

BUILDING A (Category 20 : 1 for each 250 SF of gross floor area)	172 STALLS
BUILDING E (Category 20 : 1 for each 250 SF of gross floor area)	60 STALLS
CRU (BUILDING D, F, G, H, I, J, K) (Category 20 : 1 for each 250 SF of gross floor area over 2,000 SF))	192 STALLS
BUILDING C (Category 22 : With drive-through facility: 1 for each 150 square feet of floor area)	27 STALLS
TOTAL REQUIRED PARKING	452 STALLS
X COMBINATION OF USES 80%	362 STALLS
ACCESSIBLE PARKING	8 STALLS
VAN ACCESSIBLE	3 STALLS
BICYCLE PARKING	45
TOTAL PROVIDED PARKING	694 STALLS
ACCESSIBLE PARKING	24 STALLS
VAN ACCESSIBLE	12 STALLS
BICYCLE PARKING	45

No.	ISSUED FOR	DATE	BY
1	PLAN APPROVAL FOR BUILDING C	2026-05-25	TC

DRAWN BY: A

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Capital
COMMERCIAL REAL ESTATE SERVICES INC.

WHITELAND
Making real estate, Real

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PROJECT TITLE:

POLARIS PLAZA SOUTH
2729 MCPHILLIPS STREET
WINNIPEG, MANITOBA

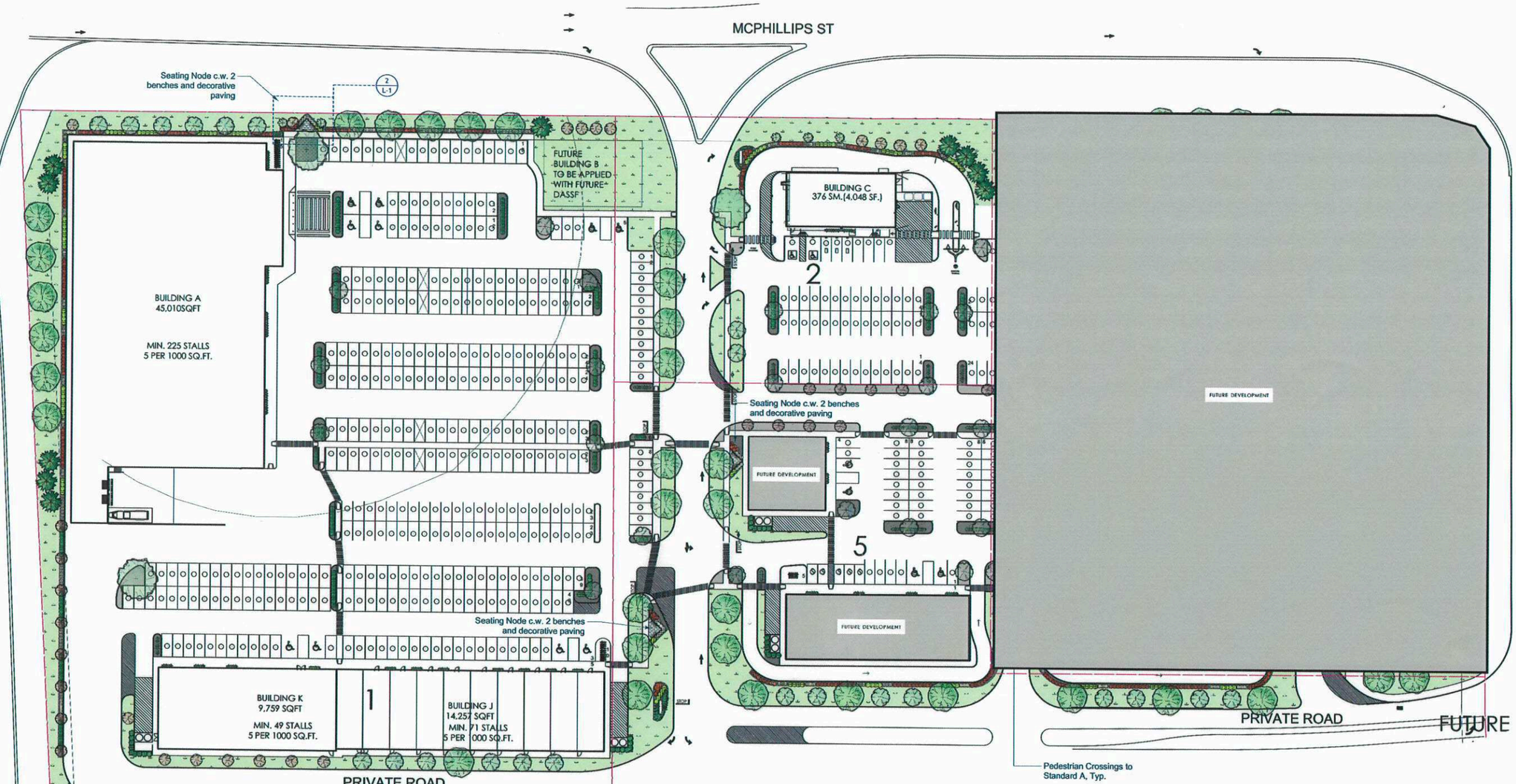
SHEET TITLE:

SITE PLAN

COMMISSION NUMBER: 2435
SHEET NUMBER: A1.0

E-FILE: 2435 - A1.0 - SITE PLAN.DWG

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



1 L-1 Landscape Scope Plan
Scale: 1:500

0 5 10 15 20 25 m

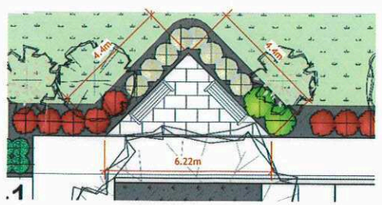
Surface Material Legend

- Sod & Topsoil 8039 sm
- Decorative Stone Mulch Planting Bed 1974 sm
- Decorative Stone Mulch Paving 654 sm
- Unit Paving - Fjord Bedrock (Pattern 5) 39 sm

SCHEDULE "A" page 2 of 10
To Zoning Agreement DAS2: 40/2015
By-Law No. 57/2016

ZONING OFFICER		May 26, 2026
DISTRICT PLANNER		6/2/26
COMMUNITY CLERK		6/2/26
APPROVED FOR THE DIRECTOR OF PLANNING, [illegible]		

Winnipeg



2 L-1 Typical Pedestrian Entry Node
Scale: 1:100

FUTURE DEVELOPMENT

LAND FORUM
LANDSCAPE ARCHITECTS

General Notes

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O	Development Permit	2026-05-05	ML
N	Development Permit	2026-04-10	ML
M	Plan Approval for Building C	2026-04-01	ML

DRAWN BY: ML
PRINTING DATE: 2026-05-05

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the manitoba association of landscape architects
MARIE LACHIVER
Member No. 192

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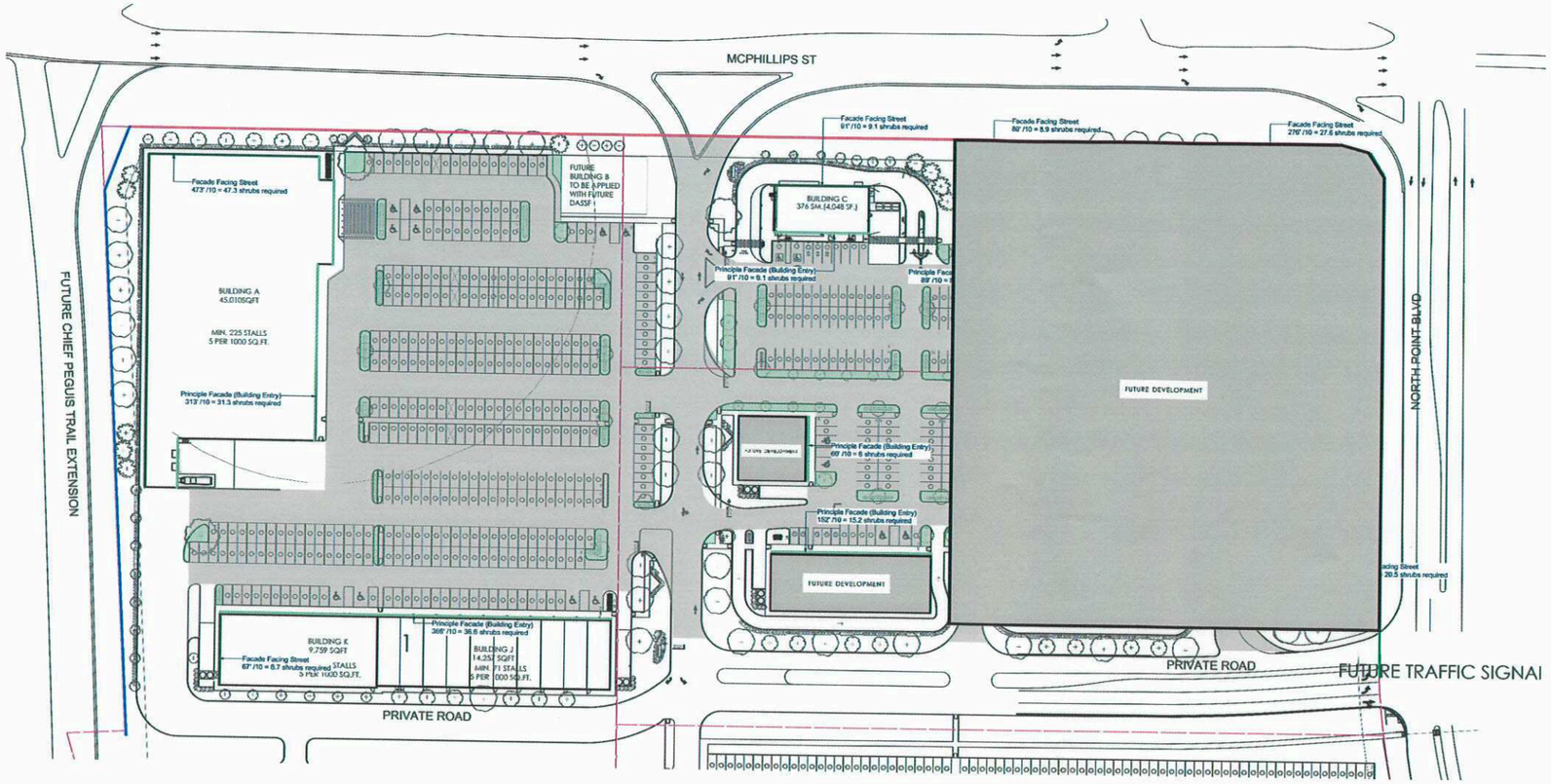
PROJECT TITLE:
POLARIS PLACE SOUTH
2729 McPhillips St
Winnipeg, MB R2P 2T9

SHEET TITLE:
Landscape Scope Plan

COMMISSION NUMBER: 2435
SHEET NUMBER: L-1

Polaris South_Working.vwx

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1 | L-2 Zoning Analysis Plan
Scale: 1:750

0 5 10 15 20 25 m

SCHEDULE "A" page 3 of 10
To Zoning Agreement DAS 20 40/2015
By-Law No. 57/2016

ZONING OFFICER		May 26, 2026
DISTRICT PLANNER		6/2/26
COMMUNITY CLERK		6/2/26
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		

Winnipeg

City of Winnipeg Zoning Requirements

190 (2) Street Edge Landscaping

Street Frontage

McPhillips St — 1171 Lin ft.

	Required	Proposed
Trees	39	41
Shrubs	177	229

Future Chief Peguis Trail Extension — 574 Lin ft.

	Required	Proposed
Trees	19	19
Shrubs	87	124

North Point Blvd — 493 Lin ft.

	Required	Proposed
Trees	16	16
Shrubs	75	86

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

Principle Facade

Whole Site — 1574 Lin Ft.

	Required	Proposed
Shrubs	157	211

Facade Facing Street

Whole Site — 1197 Lin Ft.

	Required	Proposed
Shrubs	120	271

190 (6) Parking lot Interior Landscaping

Gross Parking Lot Area — 301823 Sq. Ft.

Required Landscape Area

	Required	Proposed
Trees	50	62
Shrubs	151	349

LAND FORUM
LANDSCAPE ARCHITECTS

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M	Plan Approval for Building C	2026-04-01	ML

DRAWN BY: ML

PRINTING DATE: 2026-05-05

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MARIE LACHIVER
Member No. 192

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PROJECT TITLE:
POLARIS PLACE SOUTH
2729 McPhillips St
Winnipeg, MB R2P 2T9

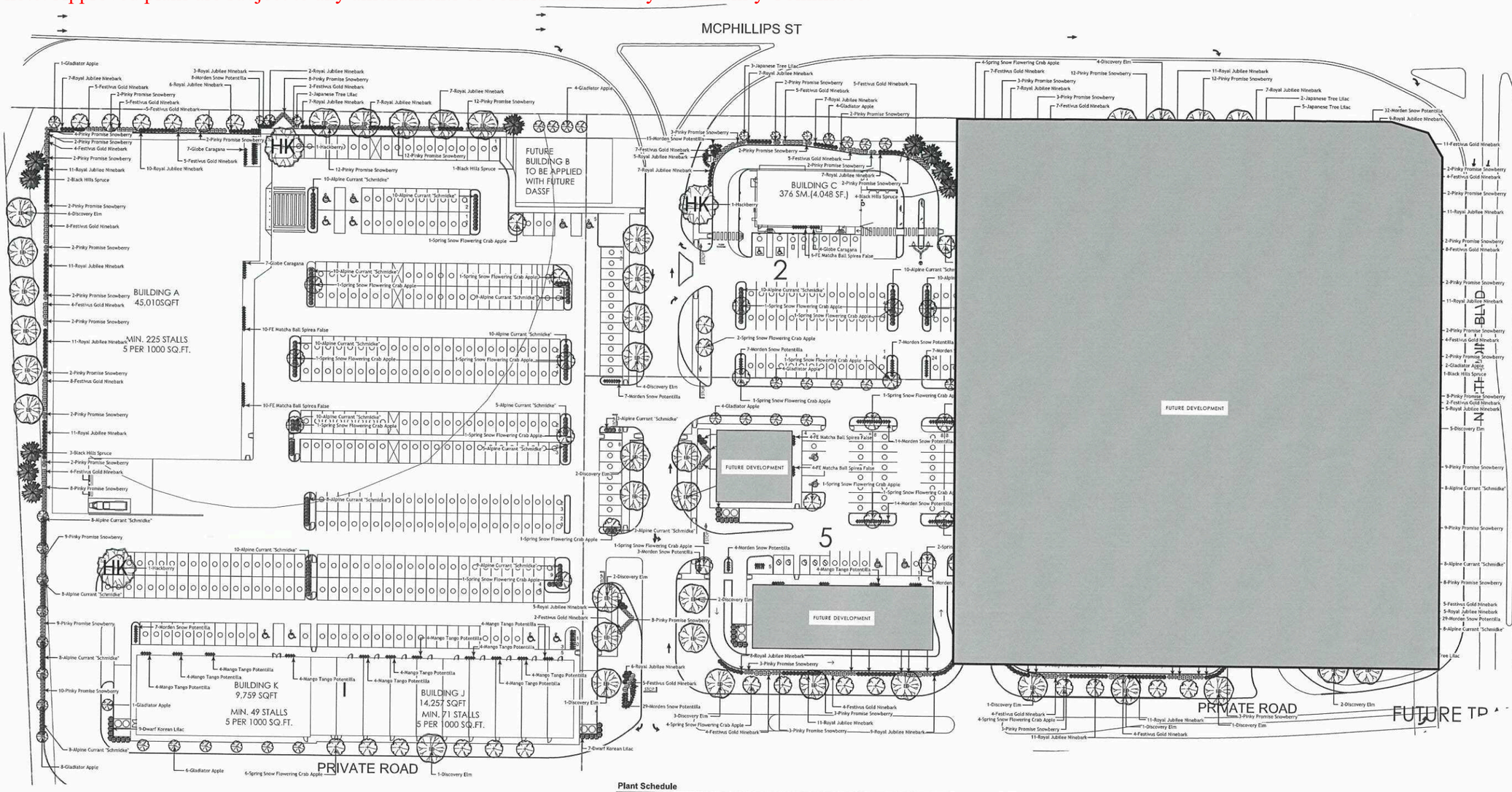
SHEET TITLE:
Landscape Zoning Analysis

COMMISSION NUMBER: 2435

SHEET NUMBER: L-2

Polaris South_Working.vwx

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



1 / L-3 Planting Plan
Scale: 1:500

0 5 10 15 20 25 m

SCHEDULE "A" page 4 of 10
To Zoning Agreement DAS2 · 40/2015
By-Law No. 57/2016
Winnipeg

ZONING OFFICER		May 26, 2026
DISTRICT PLANNER		6/2/26.
COMMUNITY CLERK		6/2/26
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		

Plant Schedule

Common Name	Botanical Name	Qty	Scheduled Size (Containerized trees will not be accepted)
Evergreen Trees			
Black Hills Spruce	Picea glauca 'Black Hills'	12	2.4 m ht. 90 cm dia. root ball., evenly branched, full bushy trees, no broken leaders, well branched to grade, balled & burlapped or tree mover; wire basket. Guy wire
Trees			
Hackberry	Celtis occidentalis	5	65 mm ø 4.0-4.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Spring Snow Flowering Crab Apple	Malus baccata 'Spring Snow'	63	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.
Gladiator Apple	Malus x adstringens 'Durleo'	52	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	13	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.
Discovery Elm	Ulmus davidiania japonica 'Discovery'	42	65 mm ø 4.0-4.5m 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			
Globe Caragana	Caragana frutex 'Globosa'	50	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'	175	45 cm. ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Royal Jubilee Ninebark	Physocarpus opulifolius 'Royal Jubilee'	300	45 cm. ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Mango Tango Potentilla	Potentilla fruticosa 'Mango Tango'	107	45 cm. ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Morden Snow Potentilla	Potentilla fruticosa 'Morden Snow'	265	45 cm. ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Alpine Currant "Schmidke"	Ribes alpinum	253	45 cm. ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
FE Matcha Ball Spirea False	Sorbaria sorbifolia 'Levgreen'	54	45 cm. ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Pinky Promise Snowberry	Symphoricarpos doorenbosii 'Kolmpica'	248	45 cm. ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Dwarf Korean Lilac	Syringa meyeri 'Palibin'	40	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		1679	
Total Plants in Drawing		1679	

LAND FORUM
LANDSCAPE ARCHITECTS

General Notes

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O	Development Permit	2026-05-05	ML
N	Development Permit	2026-04-10	ML
M	Plan Approval for Building C	2026-04-01	ML

DRAWN BY: ML

PRINTING DATE: 2026-05-05

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MARIE LACHIVER
Member No. 192

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PROJECT TITLE:
POLARIS PLACE SOUTH
2729 McPhillips St
Winnipeg, MB R2P 2T9

SHEET TITLE:
Planting Plan

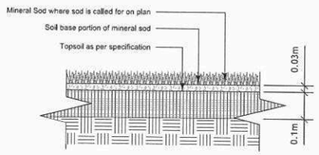
COMMISSION NUMBER: 2435

SHEET NUMBER: L-3

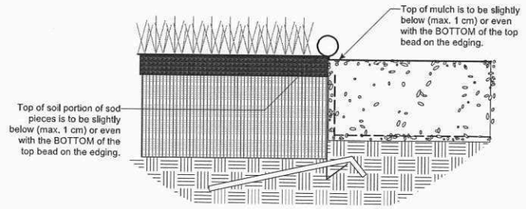
Polaris South_Working.vwx

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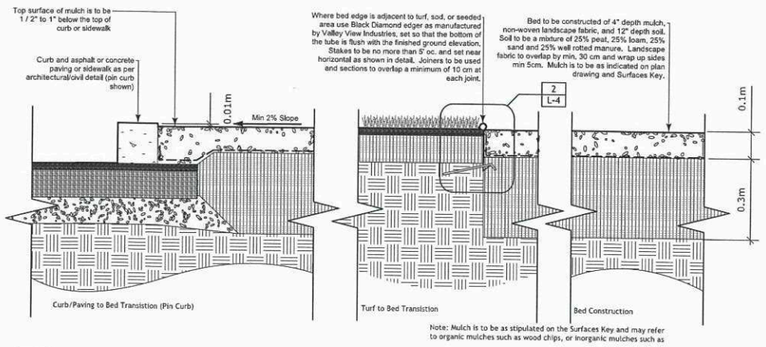
Topsoil Spec;
All topsoil required for Sod or Seed shall consist of a screened clay-textured or loam-textured dark topsoil, a fertile, friable material neither of heavy clay nor of very light sandy nature containing by volume, a minimum of four (4%) percent for clay loams and two (2%) percent for sandy loams to a maximum twenty-five (25%) percent organic matter (peat, rotted manure or composted material) and capable of sustaining vigorous plant growth. Topsoil shall be free of subsoil contamination, roots, stones over 25mm in diameter, baler twine or subsoil clay lumps over 25mm in diameter and other extraneous matter. Topsoil shall not contain quackgrass rhizomes, Canada thistle roots or other noxious weeds. Upon delivery or thirty (30) days following delivery, salinity rating shall be less than 4.0mm hos/cm on a saturated paste basis. The pH range shall be between 6.0 - 8.0.



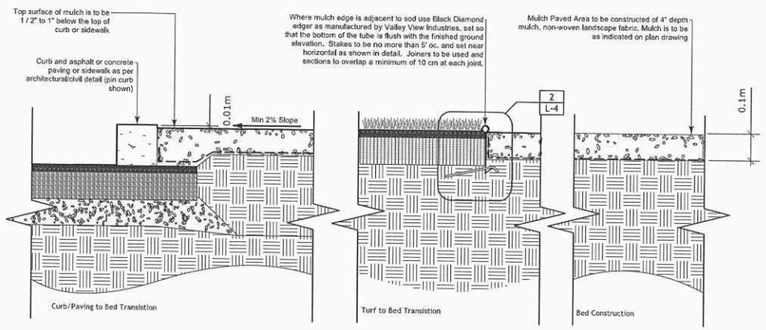
1 L-4 **Sod Detail**
Scale: 1:10



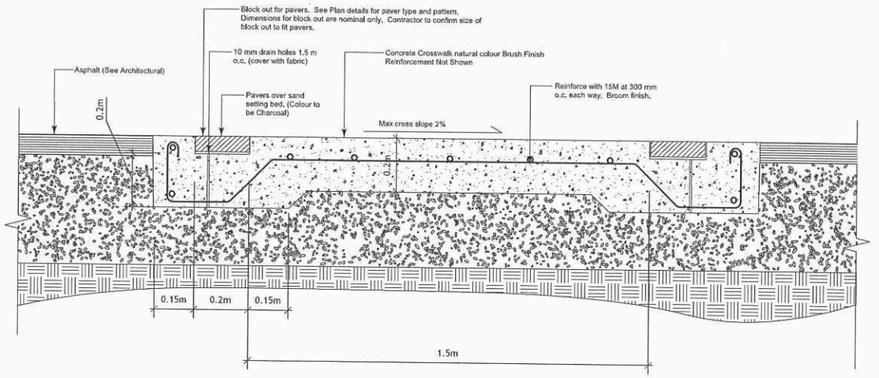
2 L-4 **landscape Edging Height**
Scale: 1:10



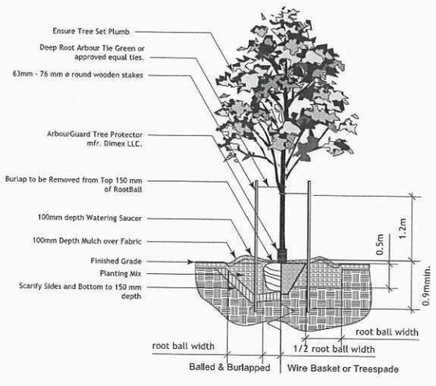
3 L-4 **Mulched Planting Bed c.w. Fabric**
Scale: 1:10



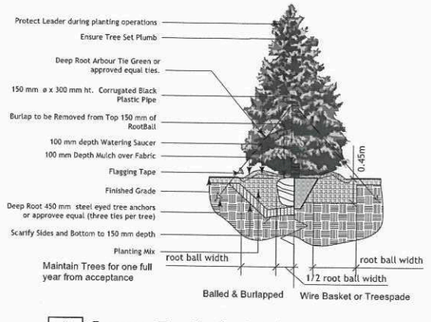
4 L-4 **Mulched Paved Area c.w. Fabric**
Scale: 1:10



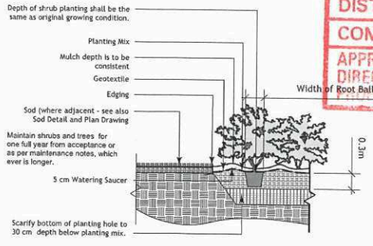
5 L-4 **Pedestrian Crossing**
Scale: 1:10



6 L-4 **Deciduous Tree Planting Detail**
Scale: 1:50



7 L-4 **Evergreen Tree Planting Detail**
Scale: 1:50



8 L-4 **Shrub Planting Detail**
Scale: 1:50

SCHEDULE "A" page 5 of 10
To Zoning Agreement DAS21-40/2015
By-Law No. 57/2016
ZONING OFFICER
DISTRICT PLANNER
COMMUNITY CLERK
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT
May 26, 2026
6/2/26
6/2/26

Winnipeg

LAND FORUM
LANDSCAPE ARCHITECTS

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N	Development Permit	2026-04-10	ML
M	Plan Approval for Building C	2026-04-01	ML

DRAWN BY: ML
PRINTING DATE: 2026-05-05
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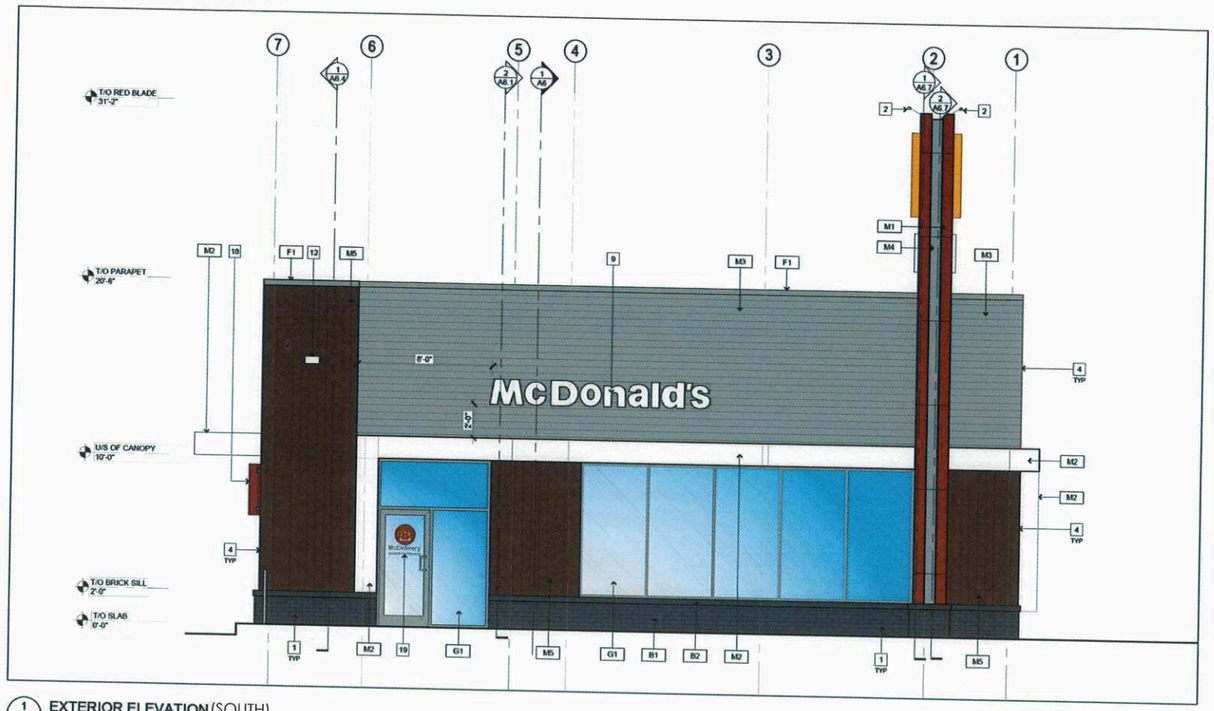
PROJECT TITLE:
POLARIS PLACE SOUTH
2729 McPhillips St
Winnipeg, MB R2P 2T9

SHEET TITLE:
Details

COMMISSION NUMBER: 2435
SHEET NUMBER: L-4

Polaris South_Working.vwx

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



1 / A5 EXTERIOR ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"

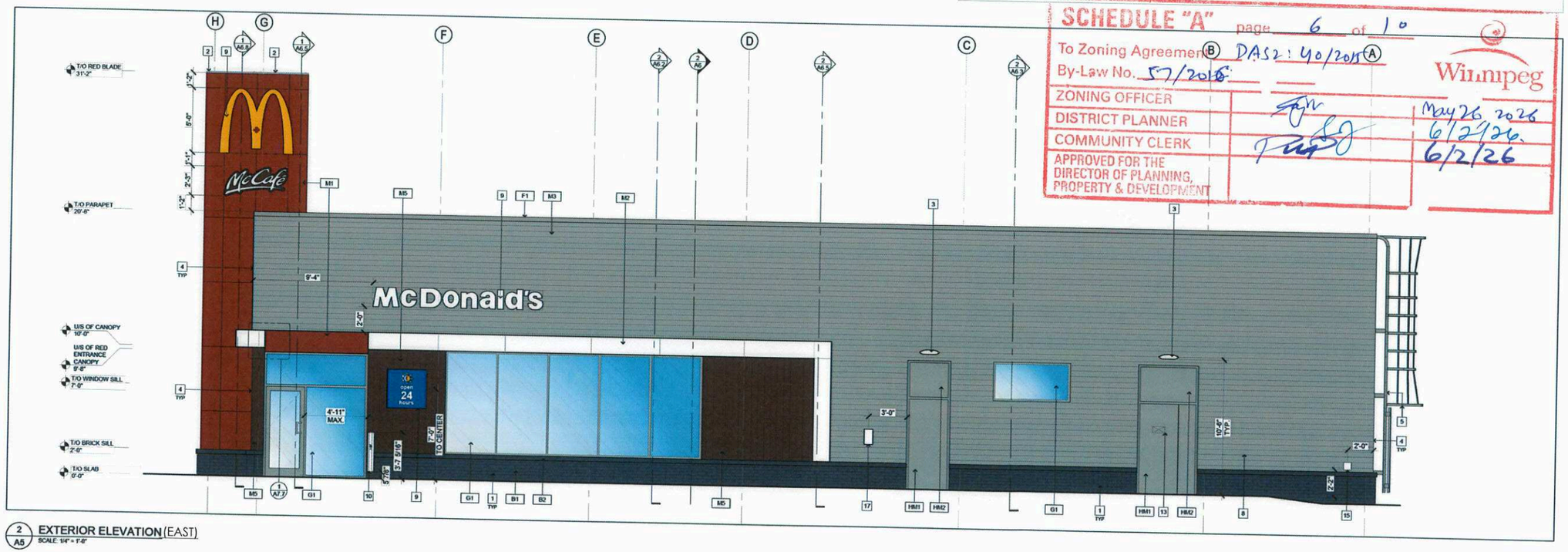
EXTERIOR MATERIAL SCHEDULE

TAG	PRODUCT	MANUF.	TYPE AND COLOUR	NOTE
B1	BRICK	YANKEE HILL	CAPITOL IRONSPOT, VELOUR, UTILITY	MORTAR: INTERSTAR CM008 - RAVEN
W	BRICK SILL	TBD	TO MATCH 'B1'	
M1	METAL CLADDING	ALPOLIC	MITSUBISHI 4MM ALPOLIC METAL CLADDING COLOUR: RON RED	5/8" JOINTS RECESSED BY 1", 30" X 60" TYPICAL PANEL DIMENSION, SEE SECTION & DETAILS
M2	METAL CLADDING	ALPOLIC	MITSUBISHI 4MM ALPOLIC METAL CLADDING COLOUR: BONE WHITE	FLAT SEAMS, EVERY 12'-0" MIN.
M3	CORRUGATED METAL CLADDING	VICWEST	CORRUGATED METAL SIDING CL7040, 24GA. COLOUR: REGENT GREY, 56082 (SITE SPECIFIC COLOUR)	SEE DRAWINGS FOR PANEL DIRECTION. PROVIDE CORNER TRIM. COLOUR MATCH TO SIDING.
M4	METAL CLADDING	ALPOLIC	MITSUBISHI 4MM ALPOLIC METAL CLADDING COLOUR: MZG GREY	5/8" JOINTS RECESSED BY 1", 30" X 60" TYPICAL PANEL DIMENSION, SEE SECTION & DETAILS
M5	METAL CLADDING	LUXYCLAD	LUXYCLAD TONGUE & GROOVE SIDING, 6" V-GROOVE COLOUR: LIGHT NATIONAL WALNUT	SEE DRAWINGS FOR PANEL DIRECTION
F1	METAL FLASHING	VICWEST OR EQUAL	PRE-FINISHED METAL FLASHING, 26 GA. COLOUR: REGENT GREY, 56082 (SITE SPECIFIC COLOUR)	FLAT SEAMS, EVERY 12'-0" MIN. HIDDEN FASTENERS. 4" DRIP EDGE.
G1	STOREFRONT GLAZING SYSTEM	-	CLEAR GLASS WITH SOLAR FILM SYSTEM AND ANODIZED ALUMINUM FRAME	REFER TO DOOR AND WINDOW SCHEDULE
G2	DRIVE THRU GLAZING	-	CLEAR GLASS WITH SOLAR FILM SYSTEM AND ANODIZED ALUMINUM FRAME	REFER TO DOOR AND WINDOW SCHEDULE
G3	GLASS SPANDREL PANEL	-	CLEAR TEMPERED FLOAT GLASS - OPACI-COAT-300 OPAQUE FILM INTERIOR SIDE, COLOUR: 3-020 HARMONY GRAY	REFER TO DOOR AND WINDOW SCHEDULE
HM1	HOLLOW METAL DOOR AND FRAME	-	HOLLOW METAL DOOR AND FRAME COLOUR: COLOUR MATCH VICWEST REGENT GREY 56082	REFER TO DOOR AND WINDOW SCHEDULE
HM2	SPANDREL PANEL	-	COLOUR: COLOUR MATCH VICWEST REGENT GREY 56082	REFER TO DOOR AND WINDOW SCHEDULE

GENERAL NOTES:
1. APPROVED SUPPLIERS AS OUTLINED IN VENDOR RESPONSIBILITY CHART.
2. SEE CIVIL PLANS FOR SPECIFIC LOT LEVELS.
3. REFER TO ELECTRICAL, MECHANICAL, STRUCTURAL CONSULTANT DRAWING IN CONJUNCTION FOR ADDITIONAL DETAILS AND SPECIFICATIONS.

EXTERIOR ELEVATIONS NOTES

1. BRICK BASE AND SILL. REFER TO ARCHITECTURAL DETAILS.
2. PARAPET MOUNTED LIGHTING. SEE ELECTRICAL PLANS.
3. WALL MOUNTED LIGHTING. SEE ELECTRICAL PLANS.
4. TRIM KIT AS RECOMMENDED BY CLADDING MANUFACTURER AT CORNER. COLOUR MATCH TO CLADDING.
5. ROOF ACCESS LADDER C/W SECURITY SCREEN AND METAL CAGE. REFER TO DETAIL 1/A6.6.
6. CO2 FILL BOX OUTLET. COORDINATE EXACT LOCATION WITH MCDONALD'S PROJECT MANAGER AND APPLICABLE SUPPLIER.
7. USED OIL DISPOSAL OUTLET. COORDINATE EXACT LOCATION WITH MCDONALD'S PROJECT MANAGER AND APPLICABLE SUPPLIER.
8. GREASE TRAP OUTLET. COORDINATE EXACT LOCATION WITH MCDONALD'S PROJECT MANAGER AND APPLICABLE SUPPLIER.
9. SIGNAGE. REFER TO APPROVED SIGN VENDOR DRAWINGS FOR EXACT DETAILS. SIGNAGE UNDER SEPARATE SIGN PERMIT. SIGNAGE SUPPLIED AND INSTALLED BY APPROVED VENDOR. G.C. TO PROVIDE PLYWOOD BACKING, ELECTRICAL ROUGH-INS AND HOOK-UPS.
10. DOOR OPERATOR. REFER TO DOOR SCHEDULE. INSTALLED AS PER LOCAL PROVINCIAL CODE. G.C. TO ENSURE OPERABLE FROM NOT MORE THAN 200mm TO NOT LESS THAN 900mm ABOVE FINISHED FLOOR OR GROUND.
11. RMHC DONATION BOX SUPPLIED BY MCDONALD'S AND INSTALLED BY G.C.
12. PRE-FINISHED METAL OVERFLOW ROOF SCUPPER. COLOUR TO MATCH ADJACENT FINISH. G.C. TO COORDINATE WITH ROOFING CONTRACTOR FOR PROPER OVERLAP AND CONTINUOUS CONNECTION.
13. DOOR VIEWER. SEE DOOR SCHEDULE.
14. DRIVE THRU WINDOW UNIT SUPPLIED BY McDONALD'S AND INSTALLED BY G.C.
15. WALL HYDRANT. REFER TO MECHANICAL DRAWINGS.
16. GAS METER. REFER TO MECHANICAL DRAWINGS.
17. REMOTE WATER METER READOUT. REFER TO MECHANICAL DRAWINGS. G.C. TO INSTALL IN ACCORDANCE TO LOCAL REQUIREMENTS.
18. PULL FORWARD SIGNS. G.C. TO COORDINATE WITH SIGNAGE MANUFACTURER.
19. McDELIVERY GRAPHIC. REFER TO GRAPHIC SCHEDULE ON SHEET ID 6.0.
20. PREFINISHED ALUMINUM SCUPPER W/ DOWNSPOUT. REFER TO MECHANICAL DRAWINGS. REFER TO CIVIL DRAWINGS. REFER TO SECTION 2/A6.4



2 / A5 EXTERIOR ELEVATION (EAST)
SCALE: 1/4" = 1'-0"

SCHEDULE "A" page 6 of 10
To Zoning Agreement B DAS2: 40/2015 A
By-Law No. 57/2015
ZONING OFFICER — May 26, 2026
DISTRICT PLANNER — 6/2/26
COMMUNITY CLERK — 6/2/26
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT
Winnipeg

GENERAL NOTES:
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- ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND NO COPY AND/OR REPRODUCTION IS PERMITTED UNLESS A WRITTEN CONSENT HAS BEEN PROVIDED BY THE ARCHITECT
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- DRAWINGS MAY BE USED FOR CONSTRUCTION, ONLY WHEN SIGNED AND SEALED BY THE ARCHITECT
- CONTRACTOR CANNOT COMMENCE ANY ONSITE WORK UNLESS ALL APPLICABLE BUILDING PERMITS ARE DISPLAYED ON SITE

No.	ISSUED FOR	DATE	BY
1	PLAN APPROVAL	APRIL 2, 2026	TC

DRAWN BY:

STAMP

Capital COMMERCIAL REAL ESTATE SERVICES INC.

WHITELAND Making real estate, Real

NEJMARK ARCHITECT
2-54 Adelaide Street Winnipeg Manitoba R3A 0V7
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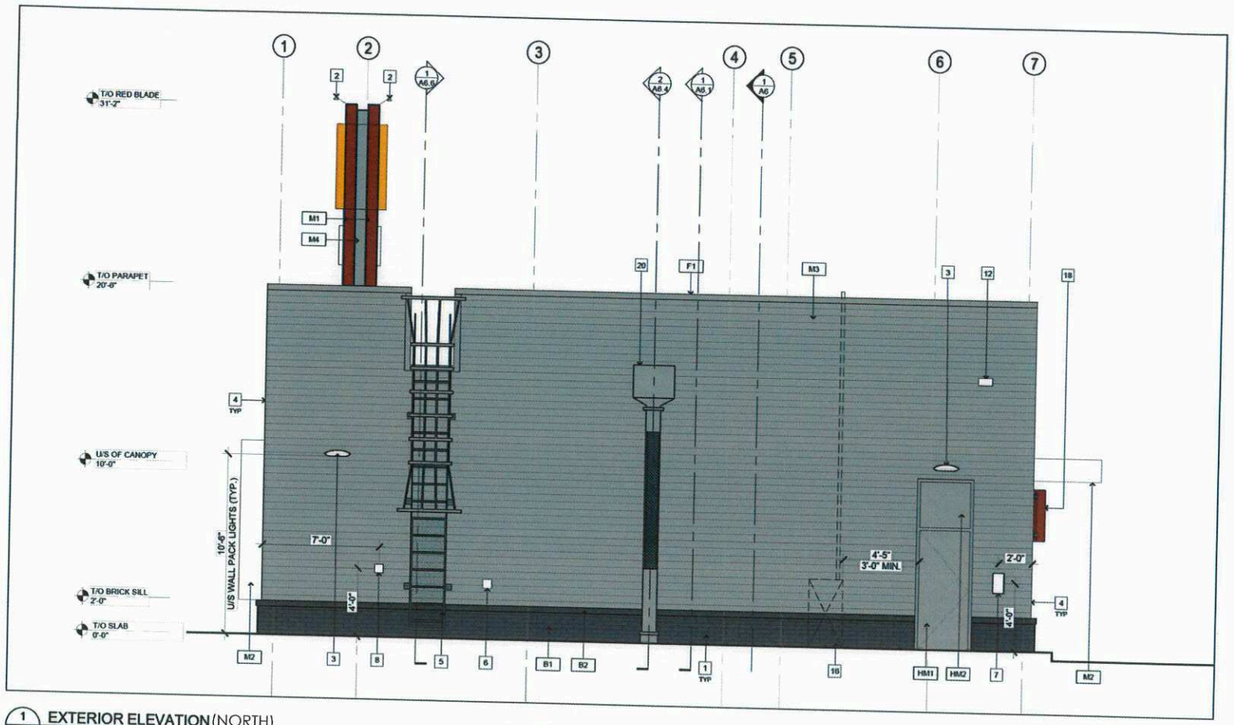
PROJECT TITLE:
BUILDING C -
POLARIS PLACE SOUTH
2729 MCPHILLIPS STREET
WINNIPEG, MANITOBA

SHEET TITLE:
EXTERIOR ELEVATIONS

COMMISSION NUMBER: 2435
SHEET NUMBER: A.3.0

E-FILE: 2435_PLAN APPROVAL.DWG

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



1 A5.1 **EXTERIOR ELEVATION** (NORTH)
SCALE: 1/4" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

TAG	PRODUCT	MANUF.	TYPE AND COLOUR	NOTE
B1	BRICK	YANKEE HILL	CAPITOL IRONSPOT, VELOUR, UTILITY	MORTAR: INTERSTAR CM006 - RAVEN
B2	BRICK SILL	TBD	TO MATCH 'B1'	
M1	METAL CLADDING	ALPOLIC	MITSUBISHI 4MM ALPOLIC METAL CLADDING COLOUR: RON RED	5/8" JOINTS RECESSED BY 1", 30" X 60" TYPICAL PANEL DIMENSION, SEE SECTION & DETAILS
M2	METAL CLADDING	ALPOLIC	MITSUBISHI 4MM ALPOLIC METAL CLADDING COLOUR: BONE WHITE	FLAT SEAMS, EVERY 12'-0" MIN.
M3	CORRUGATED METAL CLADDING	VICWEST	CORRUGATED METAL SIDING CL7040, 24GA. COLOUR: REGENT GREY, 56082 (SITE SPECIFIC COLOUR)	SEE DRAWINGS FOR PANEL DIRECTION. PROVIDE CORNER TRIM. COLOUR MATCH TO SIDING.
M4	METAL CLADDING	ALPOLIC	MITSUBISHI 4MM ALPOLIC METAL CLADDING COLOUR: MZG GREY	5/8" JOINTS RECESSED BY 1", 30" X 60" TYPICAL PANEL DIMENSION, SEE SECTION & DETAILS
M5	METAL CLADDING	LUXYCLAD	LUXYCLAD TONGUE & GROOVE SIDING, 6" V-GROOVE COLOUR: LIGHT NATIONAL WALNUT	SEE DRAWINGS FOR PANEL DIRECTION
F1	METAL FLASHING	VICWEST OR EQUAL	PRE-FINISHED METAL FLASHING, 26 GA. COLOUR: REGENT GREY, 56082 (SITE SPECIFIC COLOUR)	FLAT SEAMS, EVERY 12'-0" MIN. HIDDEN FASTENERS. 4" DRIP EDGE.
G1	STOREFRONT GLAZING SYSTEM	-	CLEAR GLASS WITH SOLAR FILM SYSTEM AND ANODIZED ALUMINUM FRAME	REFER TO DOOR AND WINDOW SCHEDULE
G2	DRIVE THRU GLAZING	-	CLEAR GLASS WITH SOLAR FILM SYSTEM AND ANODIZED ALUMINUM FRAME	REFER TO DOOR AND WINDOW SCHEDULE
G3	GLASS SPANDREL PANEL	-	CLEAR TEMPERED FLOAT GLASS - OPACI-COAT-300 OPAQUE FILM INTERIOR SIDE, COLOUR: 3-R20 HARBIONY GRAY	REFER TO DOOR AND WINDOW SCHEDULE
HM1	HOLLOW METAL DOOR AND FRAME	-	HOLLOW METAL DOOR AND FRAME COLOUR: COLOUR MATCH VICWEST REGENT GREY 56082	REFER TO DOOR AND WINDOW SCHEDULE
HM2	SPANDREL PANEL	-	COLOUR: COLOUR MATCH VICWEST REGENT GREY 56082	REFER TO DOOR AND WINDOW SCHEDULE

GENERAL NOTES:
1. APPROVED SUPPLIERS AS OUTLINED IN VENDOR RESPONSIBILITY CHART.
2. SEE CIVIL PLANS FOR SPECIFIC LOT LEVELS.
3. REFER TO ELECTRICAL, MECHANICAL, STRUCTURAL CONSULTANT DRAWING IN CONJUNCTION FOR ADDITIONAL DETAILS AND SPECIFICATIONS.

EXTERIOR ELEVATIONS NOTES

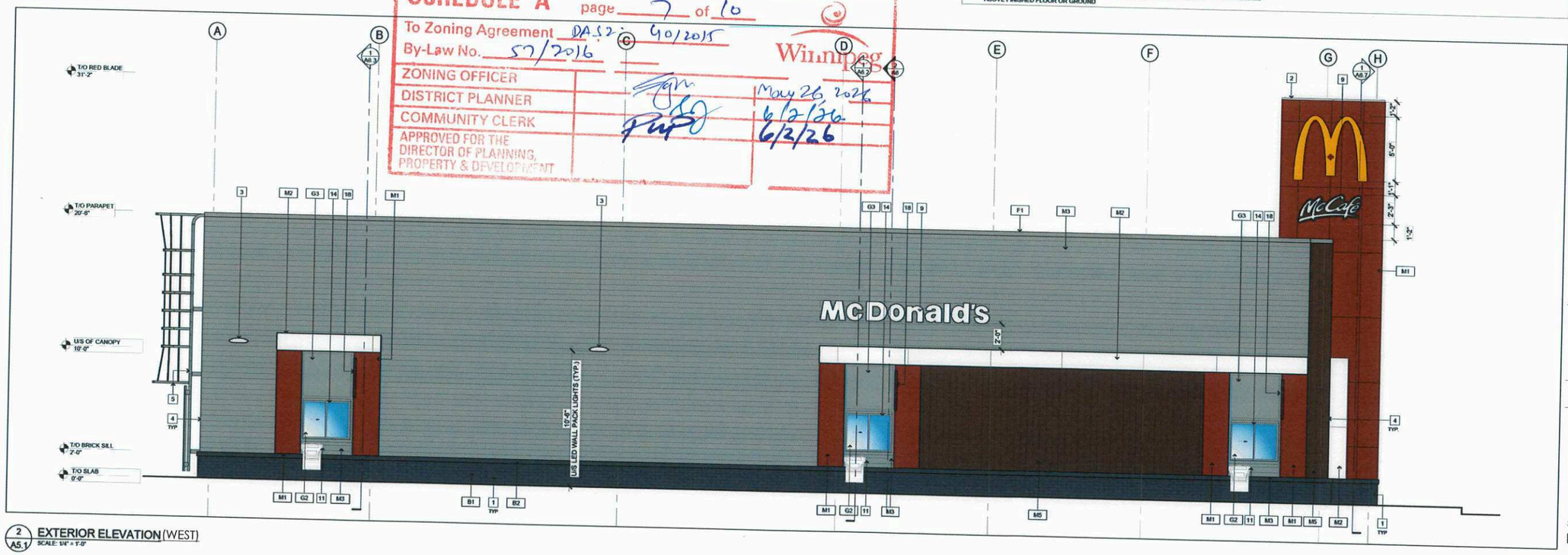
1. BRICK BASE AND SILL. REFER TO ARCHITECTURAL DETAILS.
2. PARAPET MOUNTED LIGHTING. SEE ELECTRICAL PLANS.
3. WALL MOUNTED LIGHTING. SEE ELECTRICAL PLANS.
4. TRIM KIT AS RECOMMENDED BY CLADDING MANUFACTURER AT CORNER. COLOUR MATCH TO CLADDING.
5. ROOF ACCESS LADDER C/W SECURITY SCREEN AND METAL CAGE. REFER TO DETAIL 1/A6.6.
6. CO2 FILL BOX OUTLET. COORDINATE EXACT LOCATION WITH MCDONALD'S PROJECT MANAGER AND APPLICABLE SUPPLIER.
7. USED OIL DISPOSAL OUTLET. COORDINATE EXACT LOCATION WITH MCDONALD'S PROJECT MANAGER AND APPLICABLE SUPPLIER.
8. GREASE TRAP OUTLET. COORDINATE EXACT LOCATION WITH MCDONALD'S PROJECT MANAGER AND APPLICABLE SUPPLIER.
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10. DOOR OPERATOR. REFER TO DOOR SCHEDULE. INSTALLED AS PER LOCAL PROVINCIAL CODE. G.C. TO ENSURE OPERABLE FROM NOT MORE THAN 200mm TO NOT LESS THAN 900mm ABOVE FINISHED FLOOR OR GROUND
11. RM/HC DONATION BOX SUPPLIED BY MCDONALD'S AND INSTALLED BY G.C.
12. PRE-FINISHED METAL OVERFLOW ROOF SCUPPER. COLOUR TO MATCH ADJACENT FINISH. G.C. TO COORDINATE WITH ROOFING CONTRACTOR FOR PROPER OVERLAP AND CONTINUOUS CONNECTION.
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17. REMOTE WATER METER READOUT. REFER TO MECHANICAL DRAWINGS. G.C. TO INSTALL IN ACCORDANCE TO LOCAL REQUIREMENTS.
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20. PREFINISHED ALUMINUM SCUPPER W/ DOWNSPOUT. REFER TO MECHANICAL DRAWINGS. REFER TO CIVIL DRAWINGS. REFER TO SECTION 2/A6.4

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SCHEDULE "A" page 7 of 10
To Zoning Agreement DAS2015/0040
By-Law No. 57/2016

ZONING OFFICER		May 26, 2026
DISTRICT PLANNER		6/2/26
COMMUNITY CLERK		6/2/26
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		

Winnipeg



2 A5.1 **EXTERIOR ELEVATION** (WEST)
SCALE: 1/4" = 1'-0"

No.	ISSUED FOR	DATE	BY
1	PLAN APPROVAL	APRIL 2, 2026	TC

DRAWN BY:

STAMP

Capital COMMERCIAL REAL ESTATE SERVICES INC.

WHITELAND Making real estate, Real

NEJMARK ARCHITECT
2-64 Adelaide Street Winnipeg Manitoba R3A 0V7
P 204 947 3775 F 204 947 3789 www.nejmark.mb.ca

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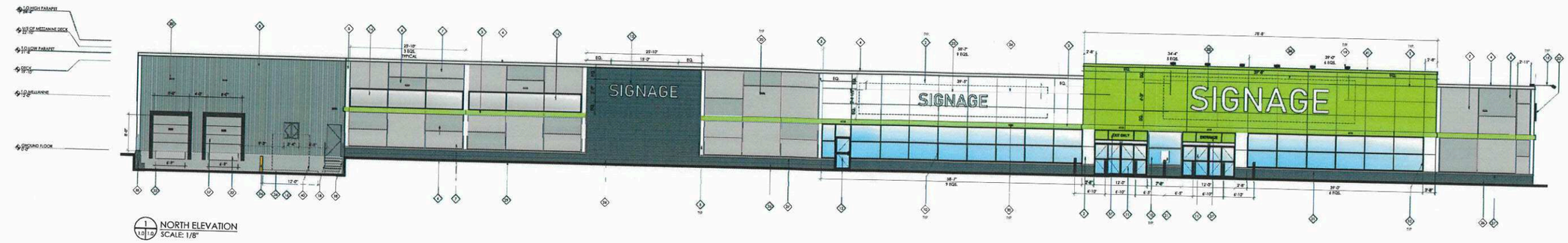
PROJECT TITLE:
BUILDING C -
POLARIS PLACE SOUTH
2729 MCPHILLIPS STREET
WINNIPEG, MANITOBA

SHEET TITLE:
EXTERIOR ELEVATIONS

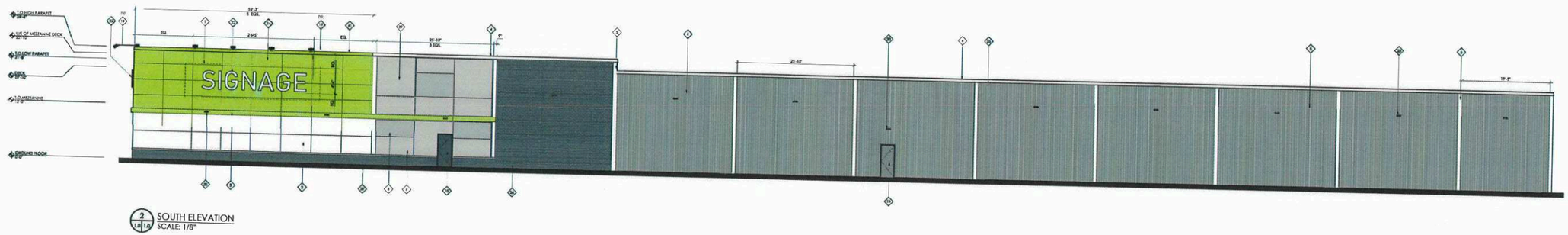
COMMISSION NUMBER: 2435
SHEET NUMBER: A.3.1

E-FILE: 2435_PLAN APPROVAL.DWG

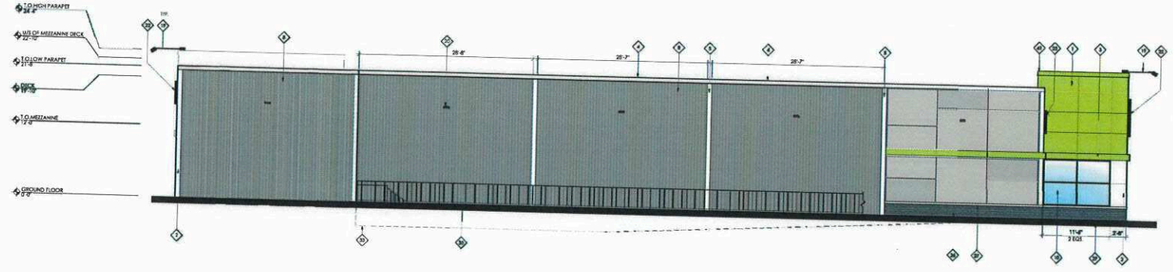
*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.



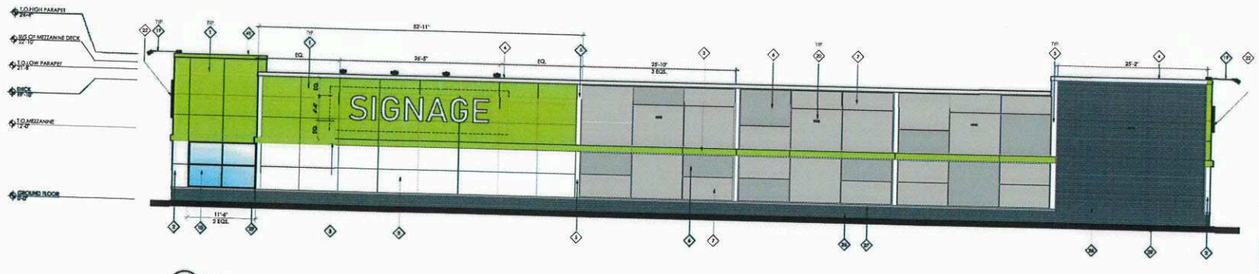
1 / 1.2 | 1.6 NORTH ELEVATION
SCALE: 1/8"



2 / 1.4 | 1.6 SOUTH ELEVATION
SCALE: 1/8"



3 / 1.2 | 1.6 EAST ELEVATION
SCALE: 1/8"



4 / 1.8 | 1.6 WEST ELEVATION
SCALE: 1/8"

EXTERIOR FINISH SCHEDULE			KEYNOTE	PRODUCT ITEM	COLOUR
KEYNOTE	PRODUCT ITEM	COLOUR	11	STORE HOURS SIGN SEE DECOR DRAWINGS	
1	ALUMINUM COMPOSITE ACM PANELS	DAG GREEN	12	FRESHCO NON ILLUMINATED REVERSE CHANNEL ALUMINUM INDIVIDUAL LETTERS SIGN	BLACK SATIN FINISH BY SIGNAGE CONTRACTOR
2	ALUMINUM COMPOSITE ACM PANELS	4 BWT 30 BONE WHITE	13	LOWERING FOOD PRICES NON ILLUMINATED INDIVIDUAL LETTERS SIGN	
3	12 HIGH ALUMINUM COMPOSITE ACM PANEL FEATURE BAND	DAG GREEN	14	CONTRACTOR TO PROVIDE & EXTERIOR GRADE PLYWOOD BACKING BEHIND SIGNAGE	
4	PRE FINISHED METAL CAP FLASHING	VICWEST 16161 CAMBRIDGE WHITE	15	HOLLOW METAL DOOR c w HOLLOW METAL FRAME SEE DOOR SCHEDULE	TO MATCH VICWEST 16082 REGENT GREY
5	PRE FINISHED VERTICAL BENT SHEET METAL FEATURE BAND	VICWEST 16161 CAMBRIDGE WHITE	16	YANKEE HILL BRICK 3 INCH UTILITY SIZE	BRICK CAPITOL IRONSPOT VELOUR MORTAR INTERSTAR CHASE RAVEN
6	EIFS	BENJAMIN MOORE COLOUR 2119 40 SILVER STREAK	17	PRECAST CONCRETE SILL	NATURAL CONCRETE FINISH
7	EIFS	BENJAMIN MOORE COLOUR 2119 17 FULL MOON	18	POURED CONCRETE SIDEWALK	
8	PREFINISHED VERTICAL METAL CLADDING PROFILE VICWEST CLASSEER	VICWEST 16082 REGENT GREY	19	FINISHED GRADE	
9	RESERVED		20	RESERVED	
10	BLACK ANODIZED ALUMINUM FRAMES	c w CLEAR GLAZING SEE WINDOW SCHEDULE	21	STEEL BOLLARD C W CONCRETE FILL AND PVC COVER W REFLECTIVE BANDS	BLACK W SILVER BANDS
11	BLACK ANODIZED ALUMINUM BI FARING DOOR	c w CLEAR GLAZING SEE DOOR SCHEDULE	22	DOCK LEVELLER	
12	CLEAR ANODIZED ALUMINUM DOOR	c w CLEAR GLAZING SEE DOOR SCHEDULE	23	POURED CONCRETE LOADING RAMP CURB AND APRON	
13	PHARMACY NON ILLUMINATED ALUMINUM SIGN PANEL WITH VINYL GRAPHICS	ALUMINUM SIGN PANEL TO MATCH PANTONE 3302C WITH BLACK VINYL LETTERS BY SIGNAGE CONTRACTOR	24	STEEL BOLLARD c w CONCRETE FILL	YELLOW
14	SPANDREL GLAZING	TO MATCH BENJAMIN MOORE COLOUR 2119 17 FULL MOON	25	CONCRETE RETAINING WALL W HOT DIPPED GALVANIZED GUARD RAIL SEE STRUCTURAL	
15	HOLLOW METAL DOOR c w HOLLOW METAL FRAME SEE DOOR SCHEDULE	TO MATCH BRICK CAPITOL IRONSPOT VELOUR MORTAR INTERSTAR CHASE RAVEN	26	13 0 WIDE CONCRETE PAD FOR COMPACTOR SEE STRUCTURAL	
16	INSULATED GARBAGE COMPACTOR ACCESS DOOR c w PAINTED FINISH	TO MATCH BENJAMIN MOORE COLOUR 2119 17 FULL MOON	27	ENTRANCE EXIT ONLY VINYL SIGN BY TC	BLACK
17	PRE FINISHED INSULATED OVERHEAD SECTIONAL DOOR SEAL AND BUMPERS	TO MATCH BENJAMIN MOORE COLOUR 2119 40 SILVER STREAK SEE DOOR SCHEDULE	28	RESERVED	
18	STEEL STAIR LANDING RAIL AND PICKETS SEE STRUCTURAL	ALL TO BE HOT DIPPED GALVANIZED	29	WINDOW AT LUNCHROOM SEE WINDOW SCHEDULE	
19	ROOF PARAPET MOUNTED FLASHING FASCIA LIGHTING FIXTURE	BLACK	30	COMPACTOR	
20	EXTERIOR WALL MOUNTED FLOOD LIGHT C/ PIMS ELECTRICAL	DARK GREY	31	PRE FINISHED METAL CAP FLASHING	TO MATCH BENJAMIN MOORE 2020 20 YEAR GREEN PANTONE MATCH 3302C

SCHEDULE A
To Zoning Agreement DAS2:40/2015
By-Law No. 57/2016
ZONING OFFICER
DISTRICT PLANNER — May 26, 2026
COMMUNITY CLERK — 6/2/26
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT — 6/2/26
Winnipeg

EXTERIOR ELEVATION NOTES

1. EXTERIOR SIGNAGE TO BE SUPPLIED AND INSTALLED BY D-BOTS SIGNAGE CONTRACTOR ALL SIGNAGE IS SHOWN AS APPROXIMANCE ENGOSSING. TRIAL SIGN TO BE CONSISTENTS WITH APPROVED SIGNAGE PACKAGE.
2. SIGNAGE CONTRACTOR TO PROVIDE 3/4" EXTERIOR GRADE PLYWOOD SHEATHING BEHIND THE EXTERIOR CLADDING WHERE AN EXTERIOR SIGN IS TO BE INSTALLED. PLYWOOD IS TO BE INSTALLED OVER THE EXTERIOR GYPSUM SHEATHING.
3. ALL ENACES ARE TO BE REVIEWED PRIOR TO CONSTRUCTION BY THE GENERAL CONTRACTOR. ALL DISCREPANCIES IN THE ENACES ARE TO BE REPORTED TO ARCHITECTURE.
4. VERTICAL AND HORIZONTAL REVEALS BETWEEN COMPOSITE PANELS TO BE 3/8" IN WIDTH. REVEALS ARE DIMENSIONED TO THE 'ON'ON' LINE. (SEE WALL SECTIONS FOR DETAILING)

No.	ISSUED FOR	DATE	BY
A	OWNER REVIEW	DEC. 1, 2025	KC
B	OWNER REVIEW	DEC. 31, 2025	KC

DRAWN BY: [illegible] 2ND REVIEW:
PRINTING DATE: 1ST REVIEW:
STAMP

Sobeys
NEJMARK ARCHITECT
2-54 Adelaine Street Winnipeg Manitoba R3A 0V2
P 204 947 3775 F 204 947 3789 www.nejmark.mb.ca

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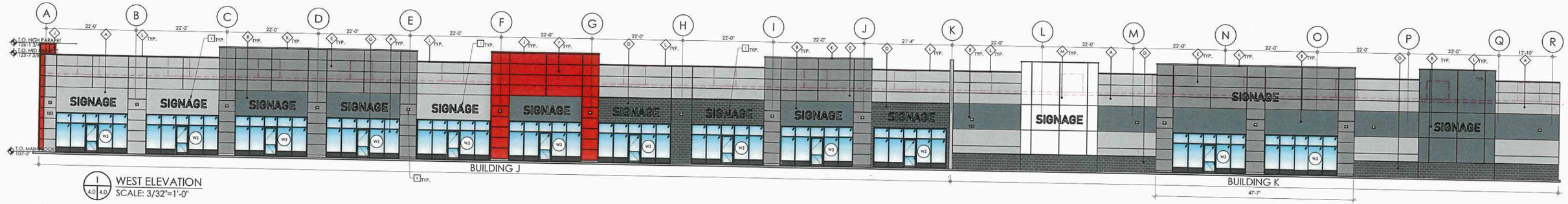
The contractor is to verify dimensions and state limited herein with conditions on the site and is held responsible for reporting discrepancy to the architects for adjustment.

PROJECT TITLE:
FRESHCO
POLARIS PLAZA SOUTH
XXXX MCPHILLIPS STREET
WINNIPEG, MANITOBA

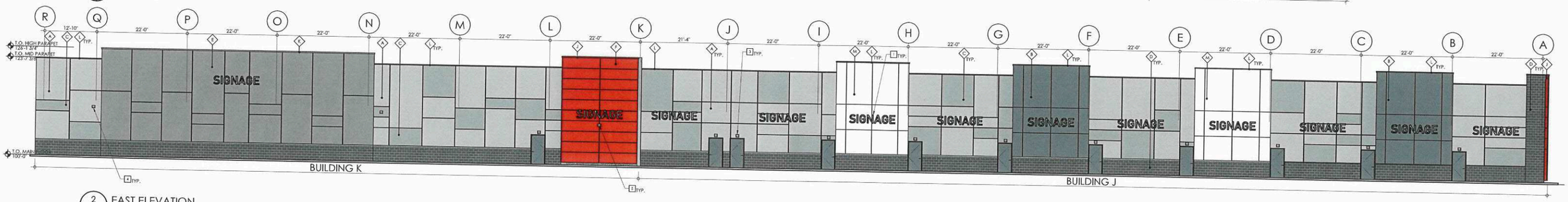
SHEET TITLE:
EXTERIOR ELEVATIONS
BUILDING A

COMMISSION NUMBER: 2567
SHEET NUMBER: A1.0

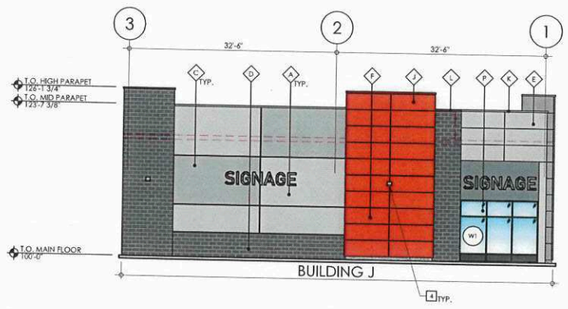
*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.



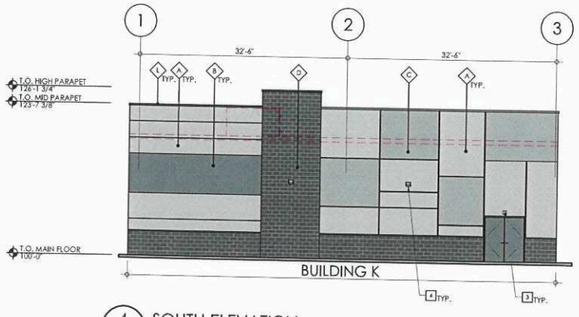
1 4.0 4.0 WEST ELEVATION
SCALE: 3/32"=1'-0"



2 4.0 4.0 EAST ELEVATION
SCALE: 3/32"=1'-0"



3 4.0 4.0 NORTH ELEVATION
SCALE: 3/32"=1'-0"



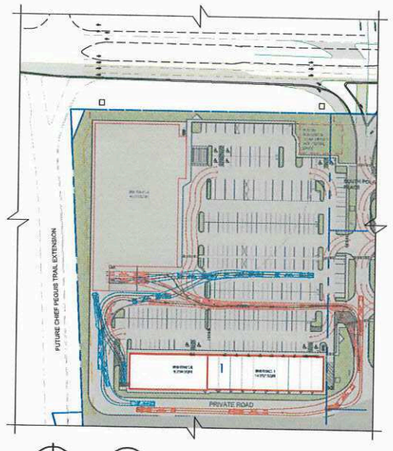
4 4.0 4.0 SOUTH ELEVATION
SCALE: 3/32"=1'-0"

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	EIFS	TO MATCH ACM ALUCOBOND - SILVER METALLIC
F	ACM	ACM ALUCOBOND - PATRIOT RED
G	ALUMINUM DOORS/FRAMES	BLACK ANODIZED ALUMINUM
H	GLAZING ALUMINUM FRAMES	SEE WINDOW SCHEDULE BLACK ANODIZED ALUMINUM
I	H.M.I. 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 56080
K	PREFINISHED BREAKFORM METAL FLASHING, MINIMUM 26 GAUGE.	COLOUR TO MATCH ALUCOBOND - SILVER METALLIC.
L	PREFINISHED BREAKFORM METAL FLASHING, MINIMUM 26 GAUGE.	VICWEST - BLACK 56068
M	EIFS	BENJAMIN MOORE COLOUR OC-17 WHITE DOVE
N	CLEAR VISION GLAZING	

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

EXTERIOR ELEVATION KEYNOTES:

1. PROVIDE PLYWOOD BACKING AT ALL SIGNAGE LOCATIONS, TYP.
2. VERTICAL MASONRY EXPANSION JOINT LOCATION. ROD & CAULK JOINT.
3. EXTERIOR SAFETY LIGHT TO BE 7'-3" A.F.F. FROM CENTRE LINE OF FIXTURE. REFER TO ELECTRICAL.
4. LIGHT FIXTURE TO BE MOUNTED AT 11'-7" A.F.F. FROM CENTRE LINE OF FIXTURE. REFER TO ELECTRICAL.
5. LIGHT FIXTURE TO BE MOUNTED AT 9'-5" A.F.F. FROM CENTRE LINE OF FIXTURE. REFER TO ELECTRICAL.



N 5 4.0 4.0 KEY SITE PLAN
SCALE: N.T.S.

SCHEDULE "A" page 9 of 10
To Zoning Agreement DAS2 : 40 / 2025
By-Law No. 57/2016

ZONING OFFICER	EGM	May 26, 2026
DISTRICT PLANNER	PHP	6/2/26
COMMUNITY CLERK		6/2/26
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		

Winnipeg

No.	ISSUED FOR	DATE	BY
2	PLAN APPROVAL VARIANCE	MARCH 25, 2026	TC
1	DEVELOPMENT PERMIT	MARCH 11, 2026	TC

DRAWN BY: JL

STAMP

Capital
COMMERCIAL REAL ESTATE SERVICES INC.

WHITELAND
Making real estate, Real

NEJMARK ARCHITECT
2-54 Adelaide Street Winnipeg Manitoba R3A 0V7
P 204 947 3775 F 204 947 3789 www.nejmark.mb.ca

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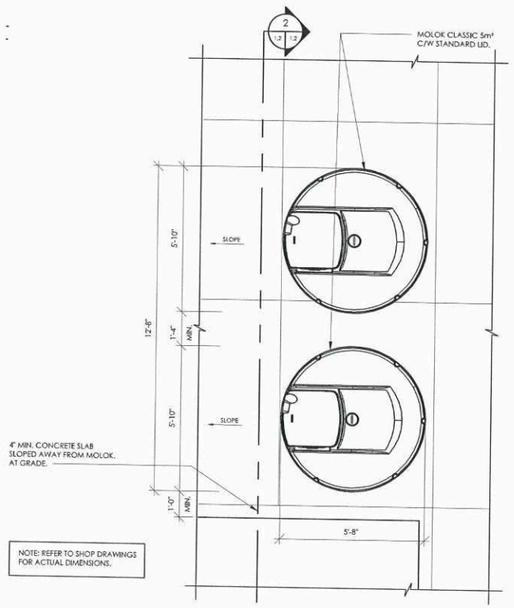
PROJECT TITLE:
POLARIS PLACE SOUTH -
2729 MCPHILLIPS STREET
WINNIPEG, MANITOBA

SHEET TITLE:
EXTERIOR ELEVATION - BUILDING J&K

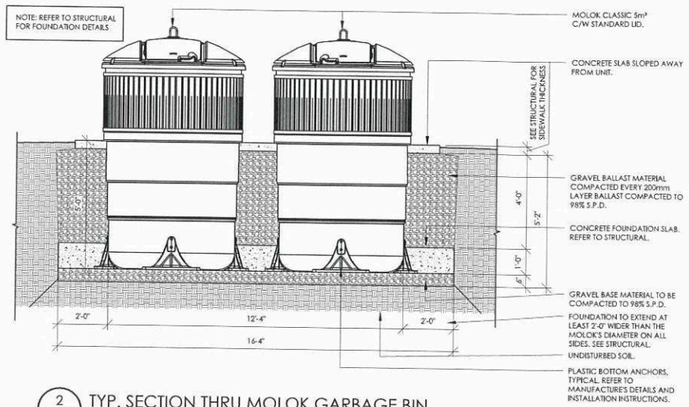
COMMISSION NUMBER: 2435
SHEET NUMBER: A.4.2

E-FILE: 2435_A4.0_EXTERIOR ELEVATIONS.DWG

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



1 / 1.2 1.2 TYP. PLAN VIEW TWO BIN CONFIGURATION
SCALE: 3/8" = 1'-0"



2 / 1.2 1.2 TYP. SECTION THRU MOLOK GARBAGE BIN
SCALE: 3/8" = 1'-0"

SCHEDULE "A" page 10 of 10
To Zoning Agreement DAS2:40/2015
By-Law No. 57/2016

ZONING OFFICER		May 26 2026
DISTRICT PLANNER		6/2/26
COMMUNITY CLERK		6/2/26
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		

Winnipeg

No.	ISSUED FOR	DATE	BY
1	PLAN APPROVAL VARIANCE	MARCH 25, 2026	TC

DRAWN BY: JL

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PROJECT TITLE:
POLARIS PLACE SOUTH -
2729 MCPHILLIPS STREET
WINNIPEG, MANITOBA

SHEET TITLE:
MOLOK DETAILS

COMMISSION NUMBER: 2435
SHEET NUMBER: A.X.X

E-FILE: 2435 - A1.2_SITE PLAN DETAILS.DWG