Polaris Place Commercial [CRU 3]

Plan Approval – 2777 McPhillips St.

Lord Selkirk – West Kildonan Community Committee

June 23rd, 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 3.

Nejmark Architect designed the commercial site plan and buildings.

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

Site Context

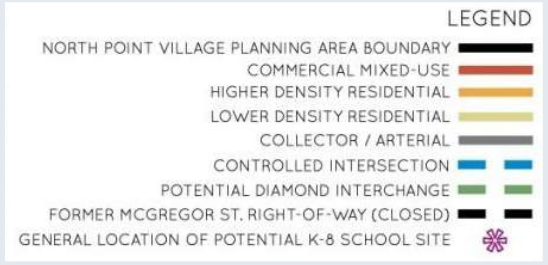
- The subject site is approximately 6.75 acres in area.
- Commercial development has been approved for Lot 1 and is currently under construction, including Whiteland's new offices.
- The current Plan Approval application is to accommodate a few minor changes to the commercial development (CRU 3) at the northeast corner of the McPhillips St and North Point Blvd intersection (in red).

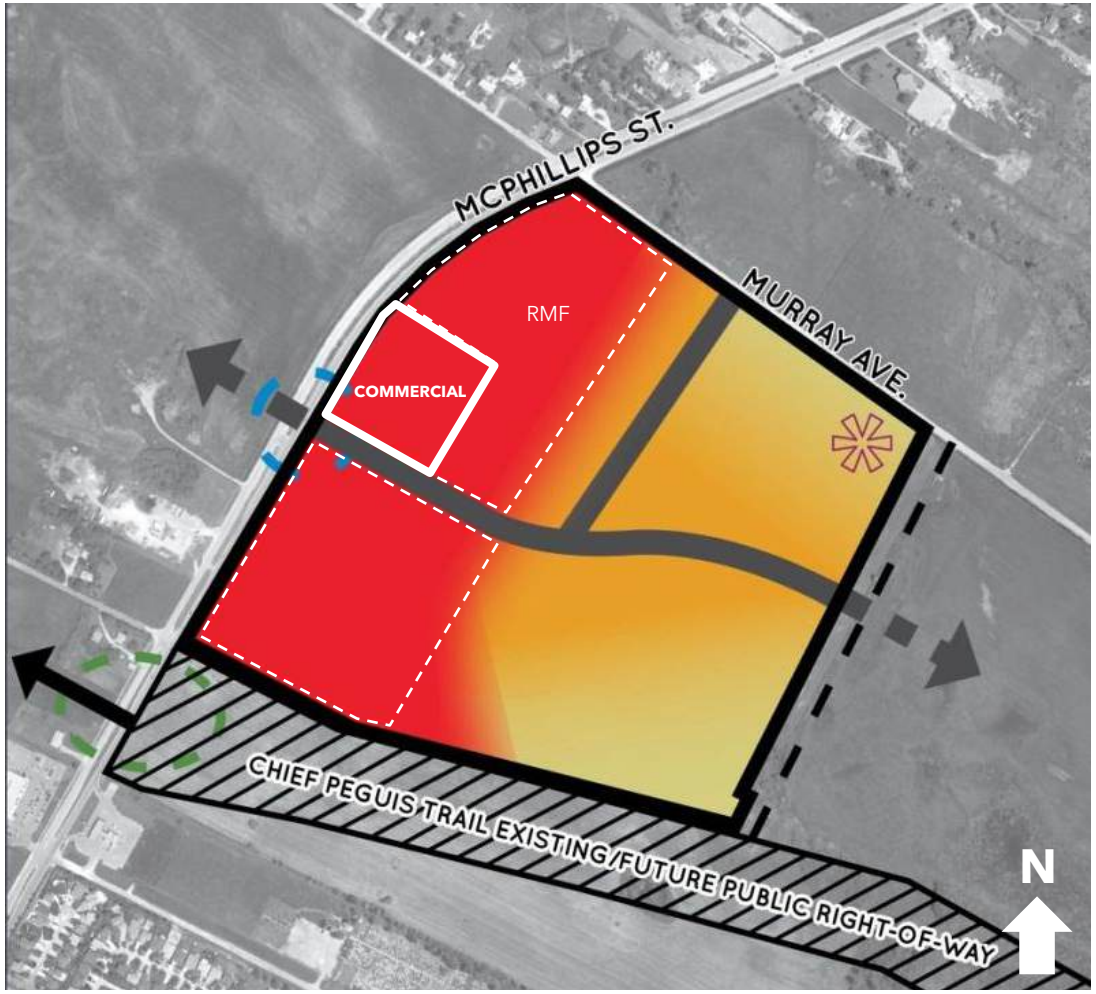


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Precinct F - North Point Village Precinct Plan

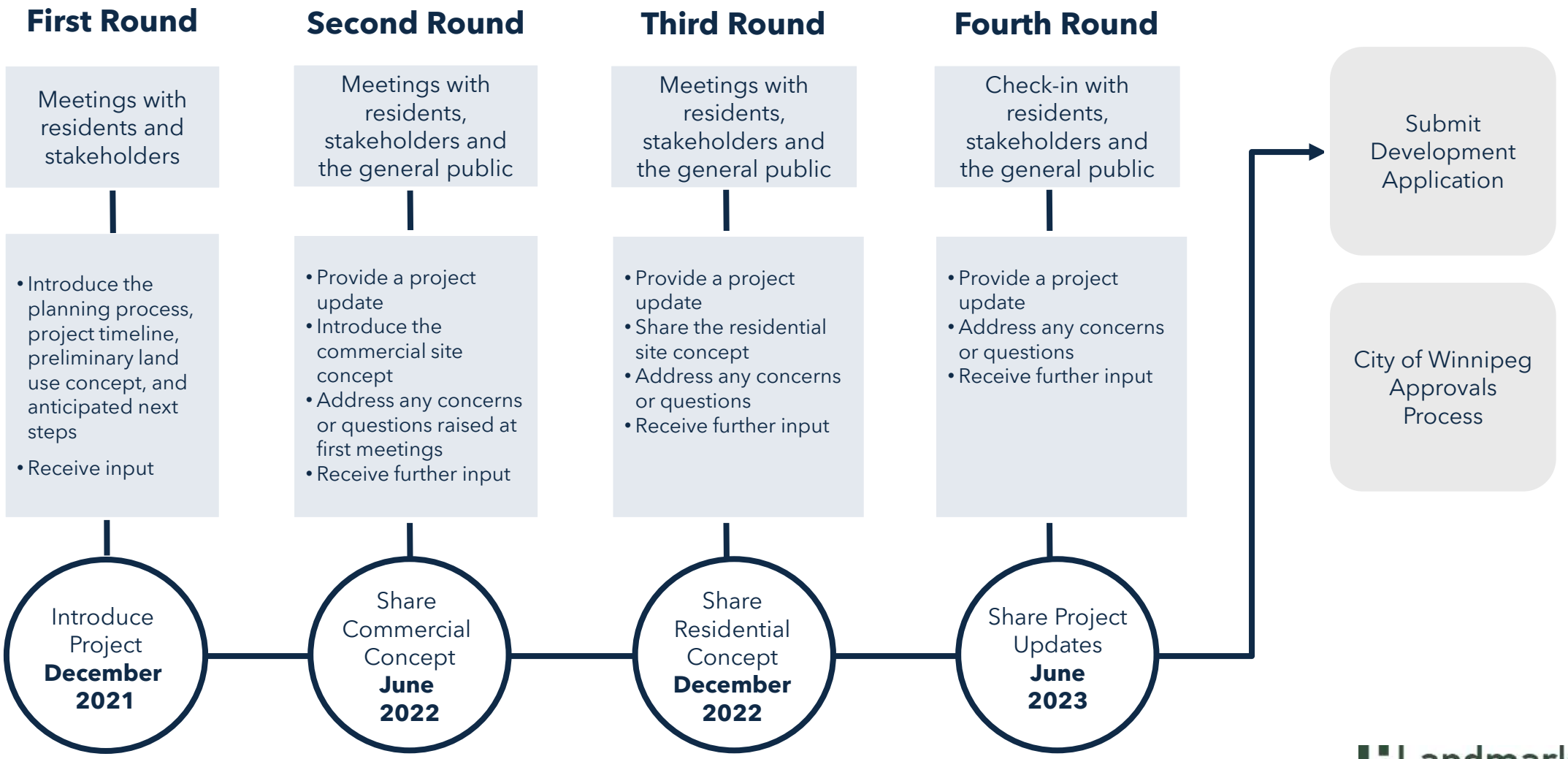
- The ***Precinct F - North Point Village Precinct Plan*** vision is for a new mixed-use area that takes advantage of its strategic location along McPhillips Street, its proximity to the McPhillips–Leila Regional Mixed-Use Centre, and the future extension of Chief Peguis Trail to McPhillips Street and 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.





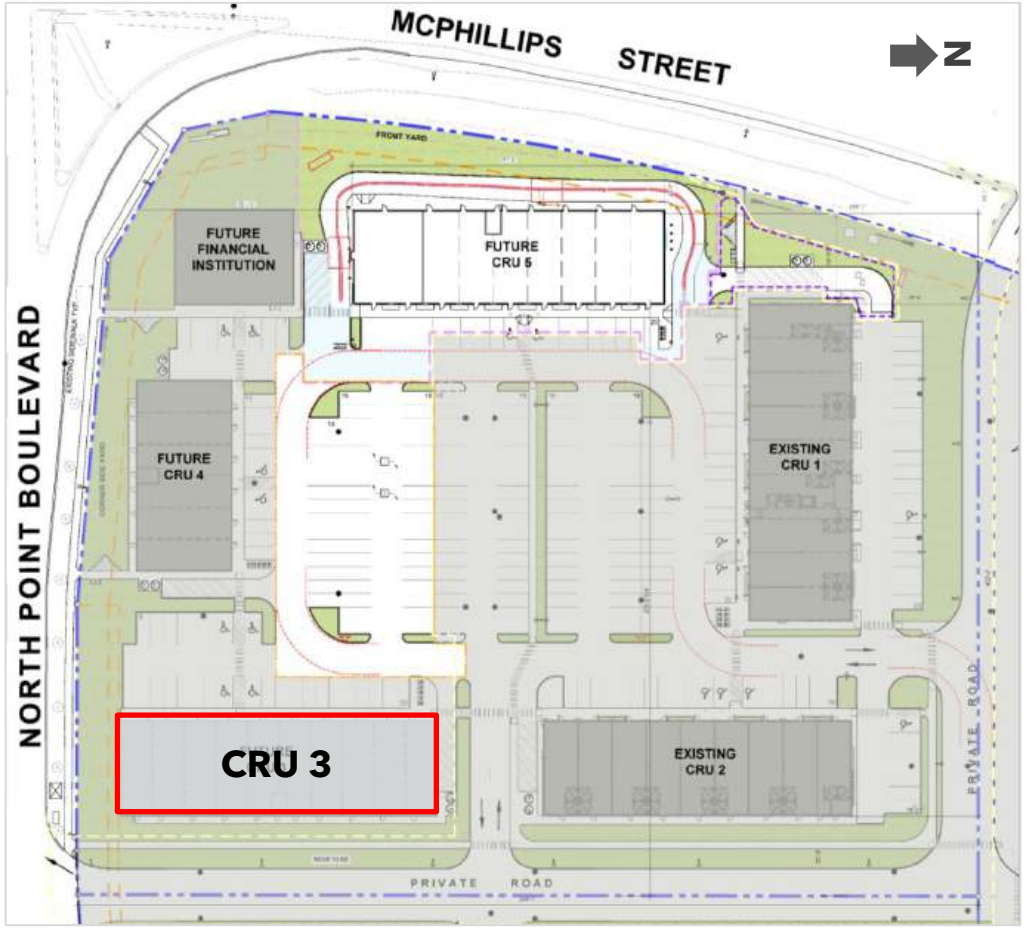
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Stakeholder Engagement

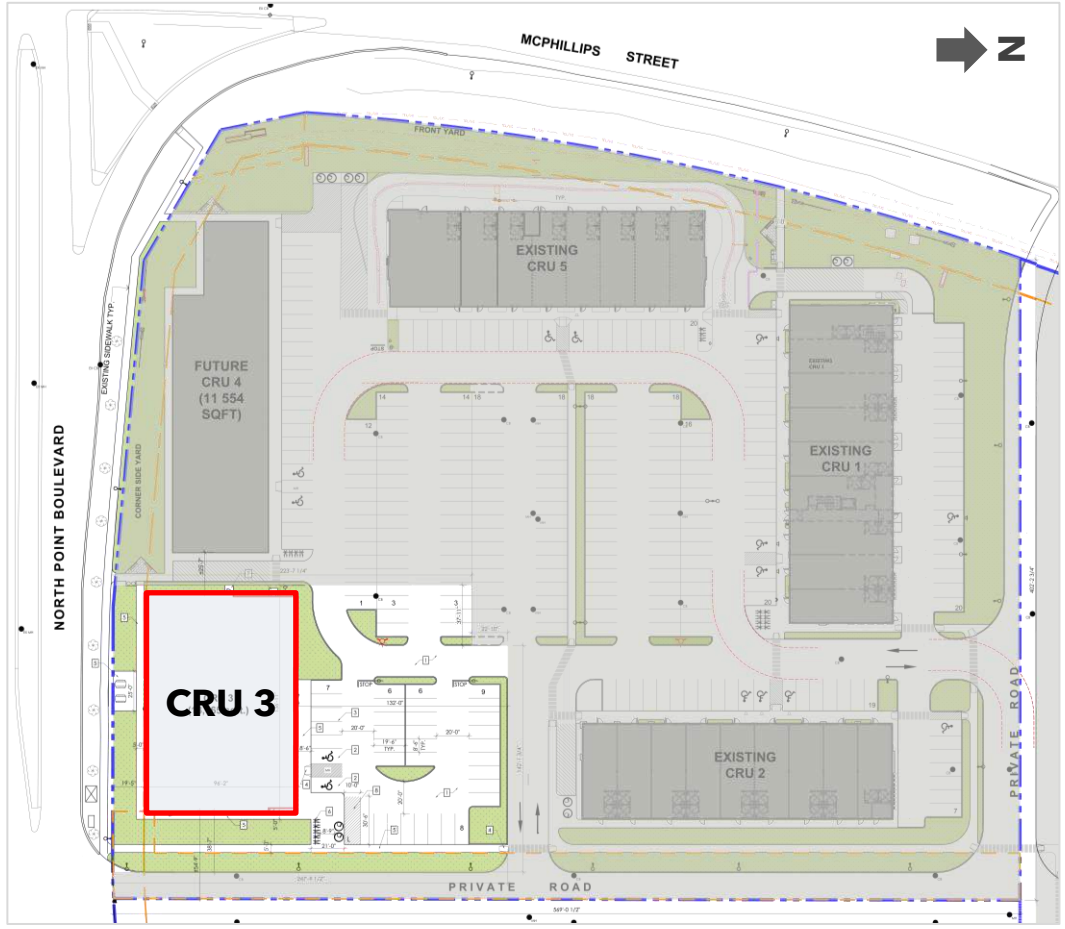


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Proposed Site Plan Changes



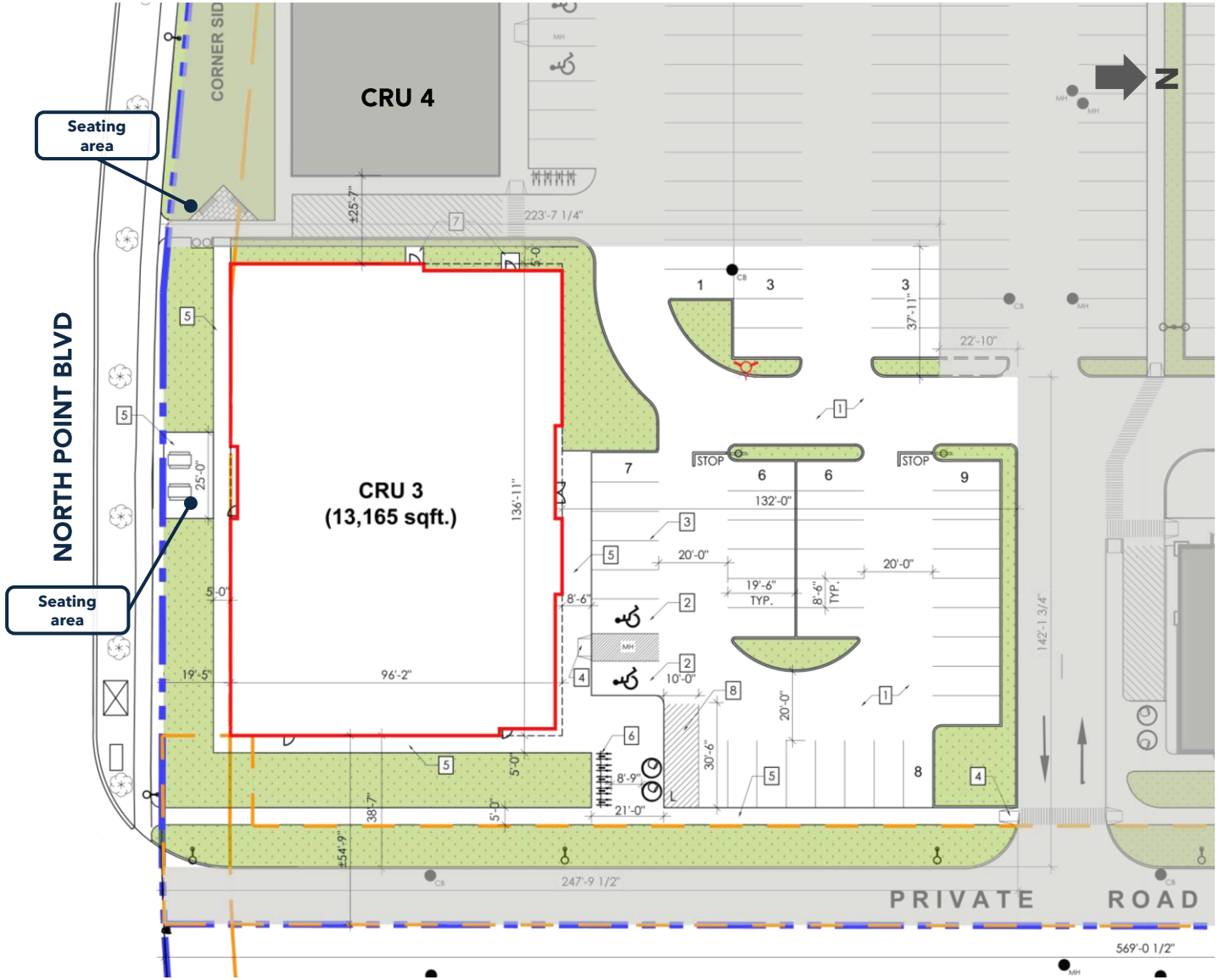
Previous Site Plan



Proposed Site Plan

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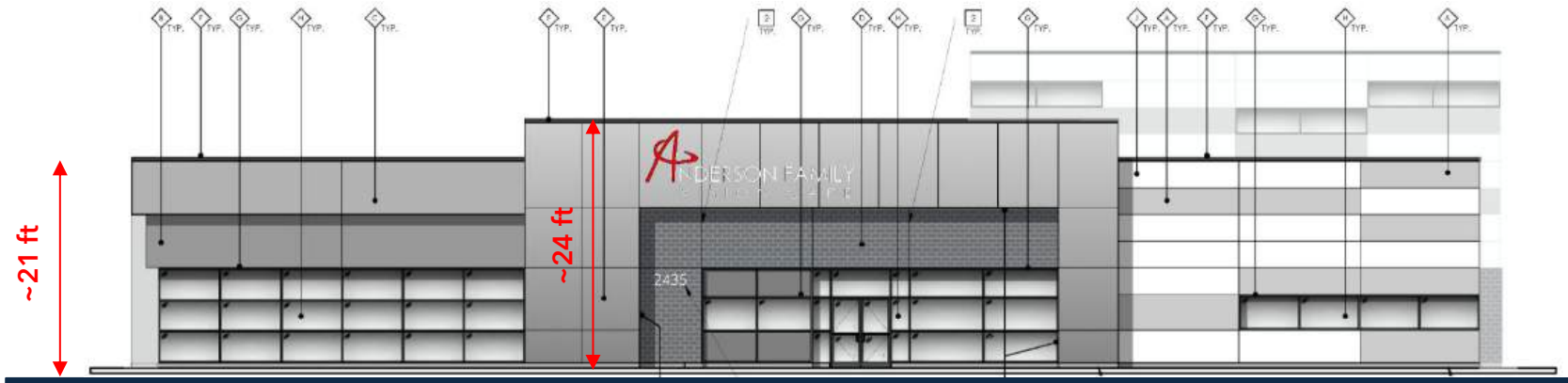
Proposed Site Plan



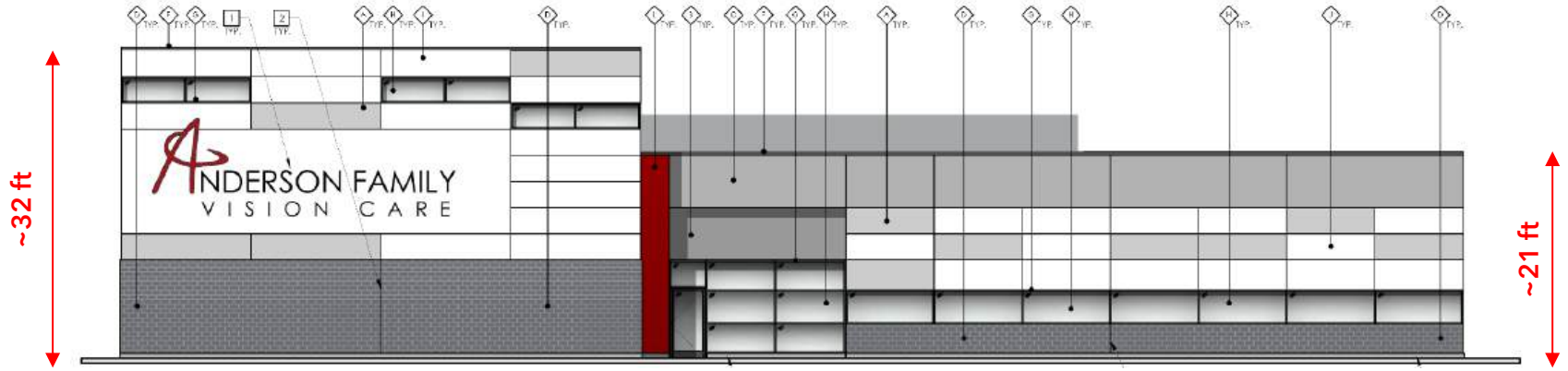
Proposed changes:

- Increasing the size of CRU 3 to 13,165 sq. ft. to accommodate a family vision care centre;
- Realigning CRU 3 along North Point Blvd. instead of the internal private road;
- Adjusting CRU 3 sidewalk connections to improve pedestrian access; and
- Modifying the landscaping to accommodate above changes.

CRU 3 Elevations



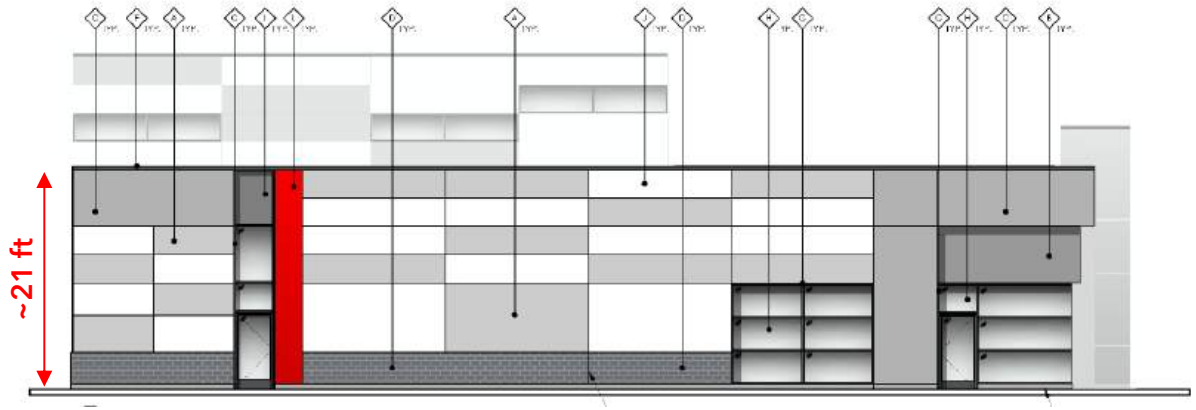
North Elevation [view from interior parking lot]



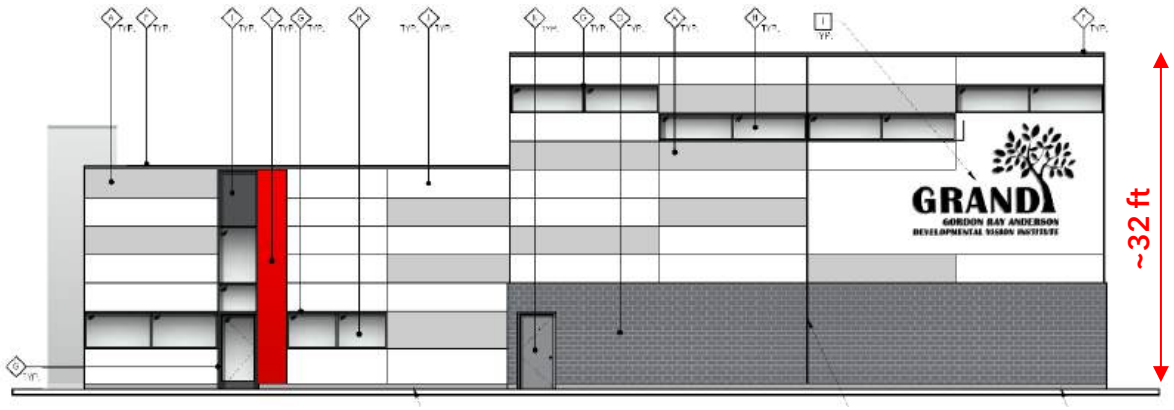
South Elevation [view from North Point Blvd.]

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CRU 3 Elevations



East Elevation [view from interior private road]



West Elevation [view from CRU 4]

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Proposed Landscape Plan



- Sidewalk connections have been adjusted to existing sidewalk along North Point Blvd and east of CRU 3
- 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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CRU 3 Rendering



View to main public access (North façade) from interior parking area

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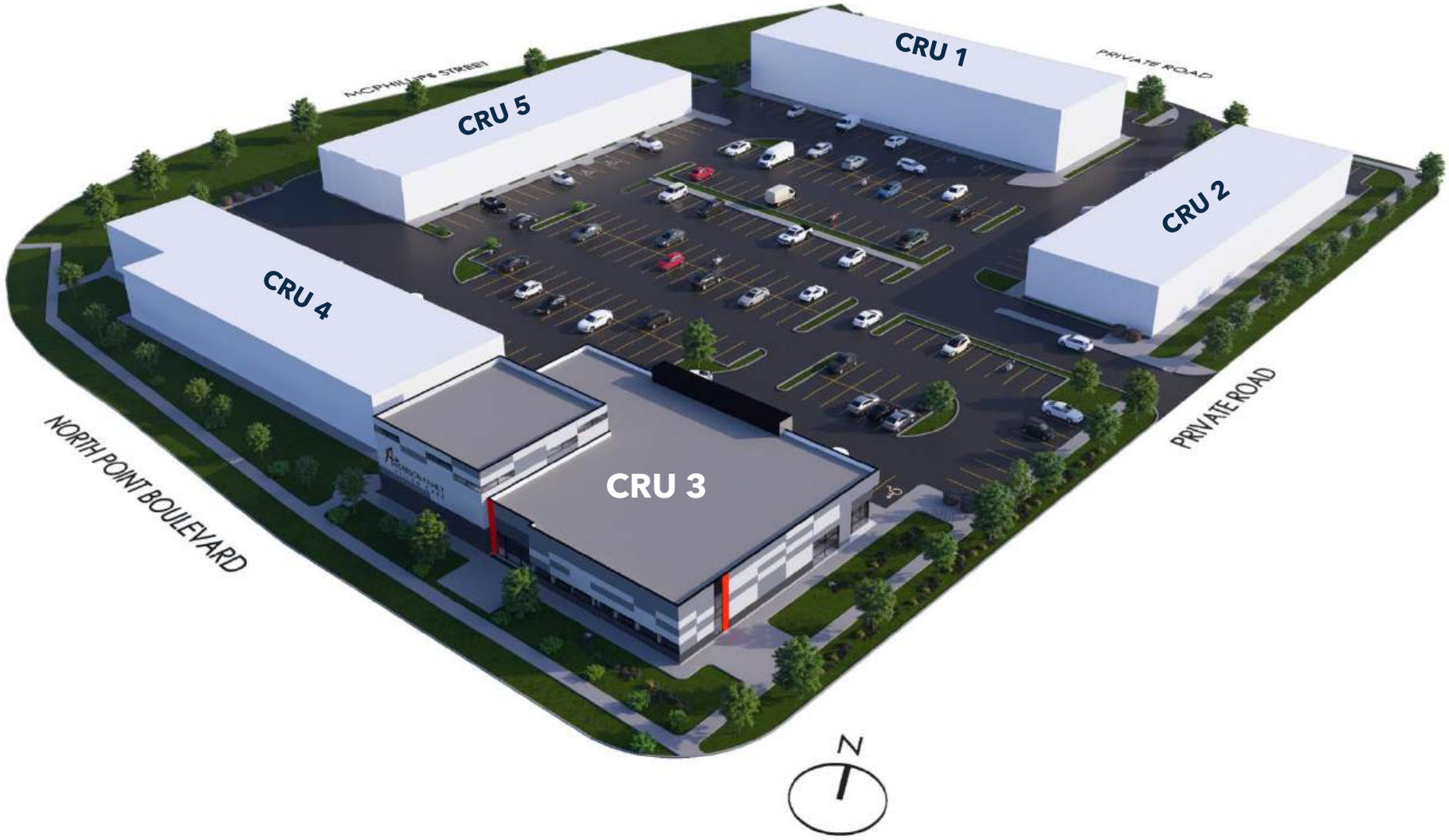
CRU 3 Rendering



View to rear South façade from North Point Boulevard

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Aerial View [Looking North]



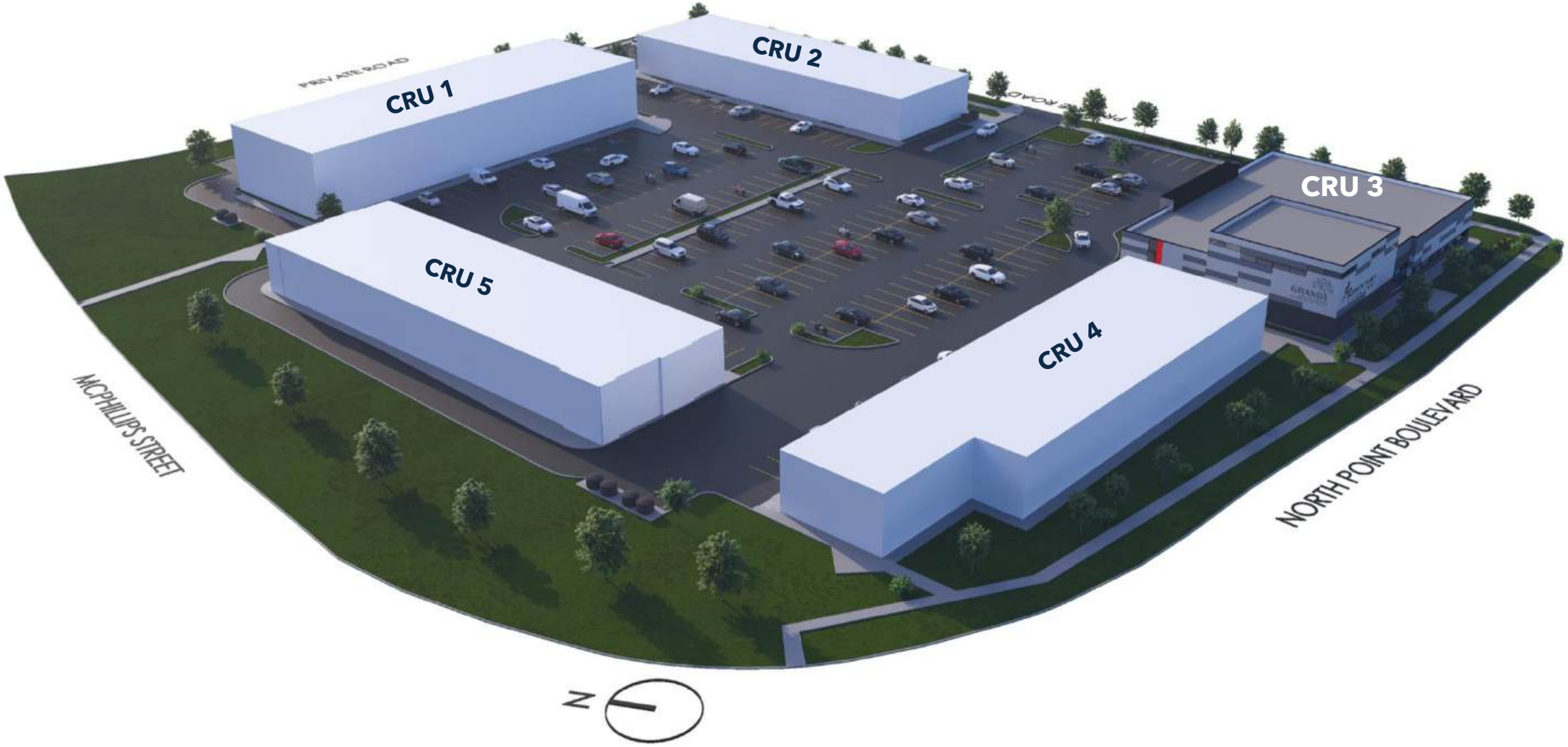
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Aerial View [Looking West]



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Aerial View [Looking East]



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Aerial View [Looking South]



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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's internal pedestrian network;
- Improves the visual character of the overall site; and
- Increases the range of services in the neighbourhood.



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