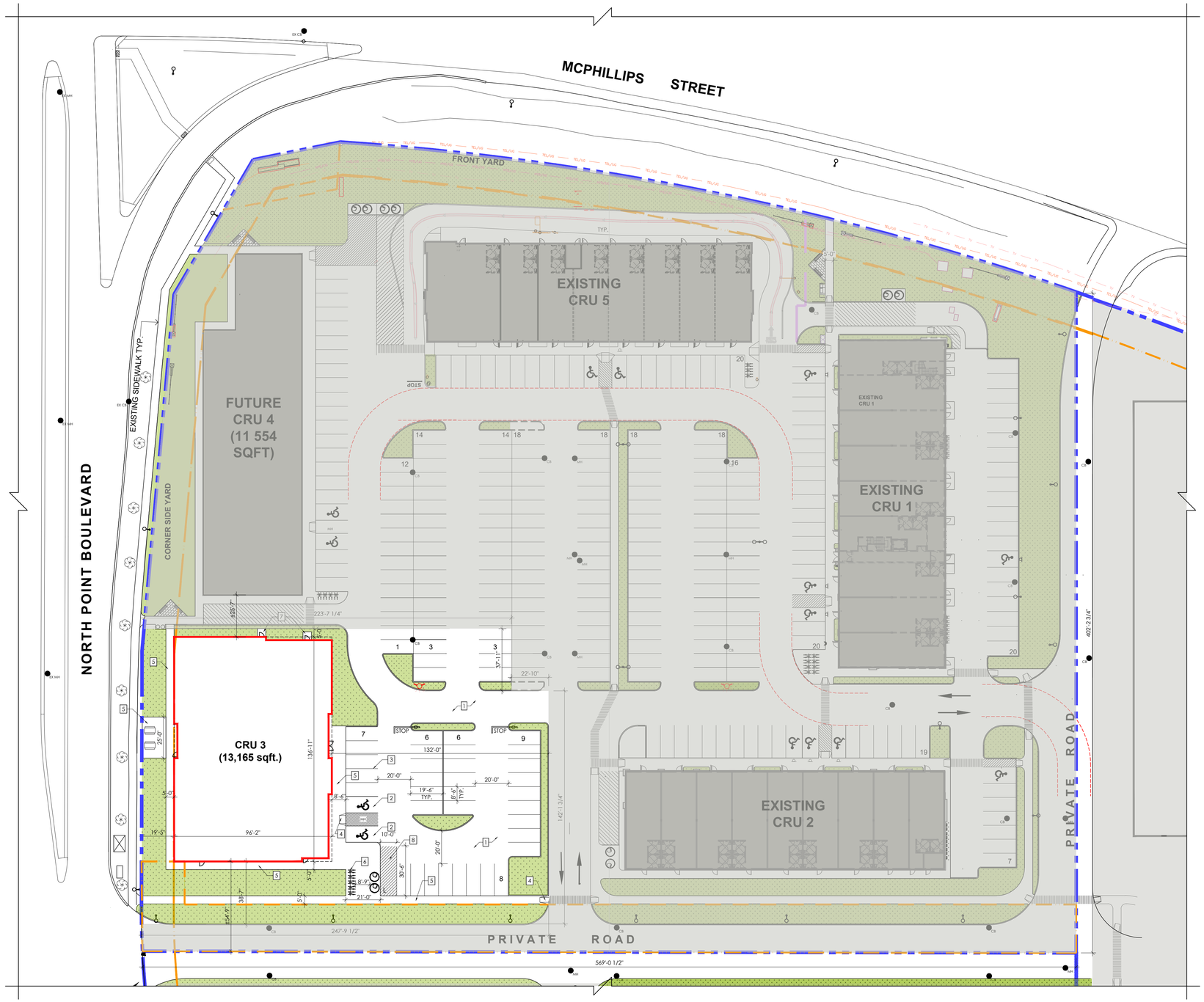

N

1 / 1.0 / 1.0 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	±11,019 SQ.FT.
CRU 3	±13,165 SQ.FT.
CRU 5	±11,897 SQ.FT.
TOTAL BUILDING AREA	**±73,612 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)	66 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	**327 STALLS**
x COMBINATION OF USES 80%	**261 STALLS**
ACCESSIBLE PARKING	(7 STALLS)
VAN ACCESSIBLE	(2 STALLS)
TOTAL PROPOSED PARKING	**288 STALLS**
ACCESSIBLE PARKING	(12 STALLS)
VAN ACCESSIBLE	(6 STALLS)
TOTAL REQUIRED BICYCLE LOCKABLE PARKING FOR THE DEVELOPMENT	**23 STALLS**

GENERAL NOTES:

1. BASED ON LEGAL SURVEY PROVIDED BY BARNES & DUNCAN MADE BETWEEN THE DATES OF MAY 8TH 2024, AND AUGUST 21ST, 2025
2. DRAWING IS TO BE VIEWED IN COLOUR.

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. 10 PROPOSED BICYCLE PARKING STALLS.
7. CONCRETE PAD.
8. LOADING ZONE WITH PAINTED YELLOW LINES.

SITE PLAN LEGEND:

- PROPERTY LINE.
- EASEMENT LINE.
- EXISTING BUILDINGS.
- NEW BUILDING
- 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. (CB)
- MANHOLE. REFER TO CIVIL. (MH)
- MOLOK WASTE BIN.
- FIRE HYDRANT. REFER TO CIVIL.
- BICYCLE PARKING
- PYLON SIGNAGE
- STOP SIGN

No.	ISSUED FOR	DATE	BY
1	PLAN APPROVAL	2026-05-06	TC

DRAWN BY: AB/AH/MD/RM/AK
PRINTING DATE: 2026-04-27

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SCHEDULE "A" page 1 of 4
To Zoning Agreement: DASZ 31/2023
By-Law No.: BL 55/2024
Winnipeg

Zoning Officer	Mogahid Suliman	May 25, 2026
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

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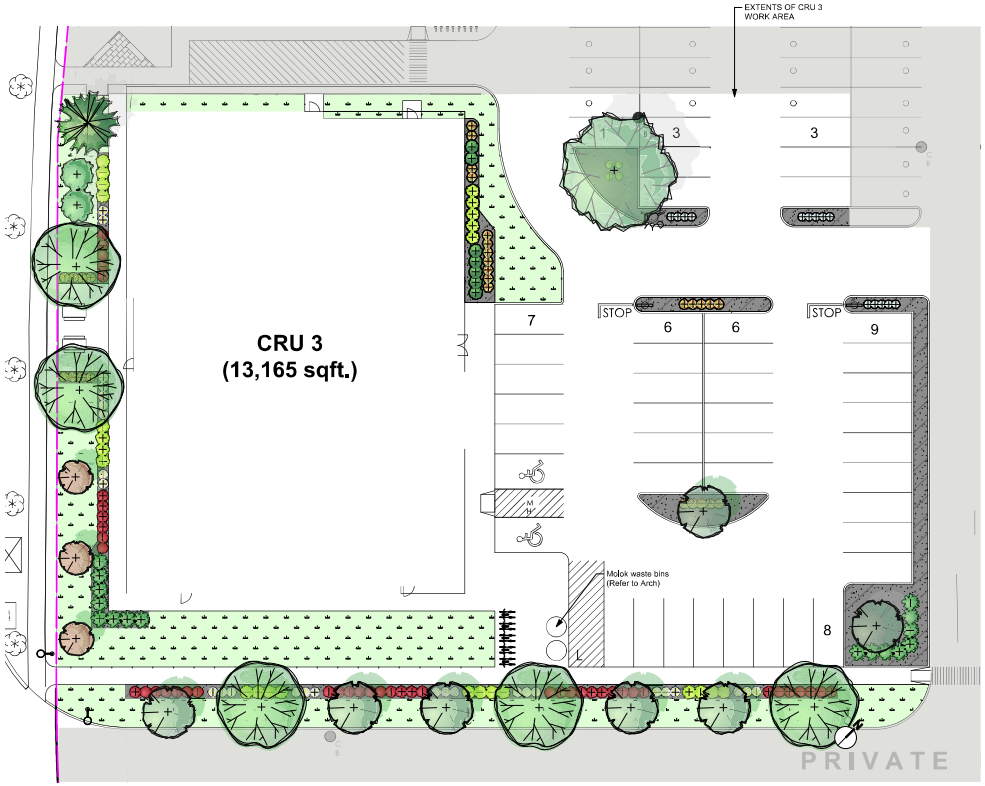
PROJECT TITLE:
POLARIS PLAZA - CRU 3
xxxx MCPHILLIPS STREET
WINNIPEG, MANITOBA

SHEET TITLE:
SITE PLAN

COMMISSION NUMBER: 2615
SHEET NUMBER: A1.0

E-FILE: 2615_A1.0_SITE PLAN.DWG

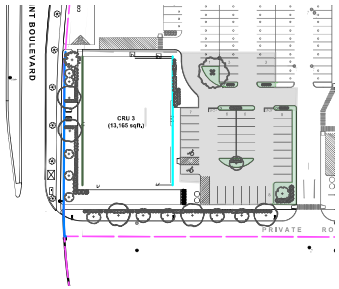


1 L-1 **Landscape Scope Plan** Scale: 1:200 0 5 10 15 m

Surface Material Legend

Sod & Topsoil 624 sm

Decorative Stone Mulch Planting Bed 315 sm



2 L-1 **Zoning Analysis Plan** Scale: 1:750 0 5 10 15 m

City of Winnipeg Zoning Requirements

190 (2) Street Edge Landscaping

Street Frontage — North Point Dr. — 197 Lin ft.

	Required	Proposed
Trees	7	9
Shrubs	30	36

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

Facing Street — CRU 3 — 136 Lin Ft.

	Required	Proposed
Shrubs	14	15

Principle Entry — CRU 3 — 136 Lin Ft.

	Required	Proposed
Shrubs	14	23

190 (6) Parking lot Interior Landscaping

Gross Parking Lot Area — 17563 Sq. Ft.

Required Landscape Area

	Required	Proposed
	878	1776
Trees	3	3
Shrubs	9	32

SCHEDULE "A" page 2 of 4

To Zoning Agreement: DASZ 31/2023

By-Law No.: BL 55/2024

Winnipeg

Zoning Officer	Mogahid Suliman	May 25, 2026
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

LAND FORUM
LANDSCAPE ARCHITECTS

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.

No.	ISSUED FOR	DATE	BY
1	Plan Approval	2026-05-15	ML

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

PROJECT TITLE:

POLARIS PLAZA - CRU 3
xxxx MCPHILLIPS STREET
WINNIPEG, MANITOBA

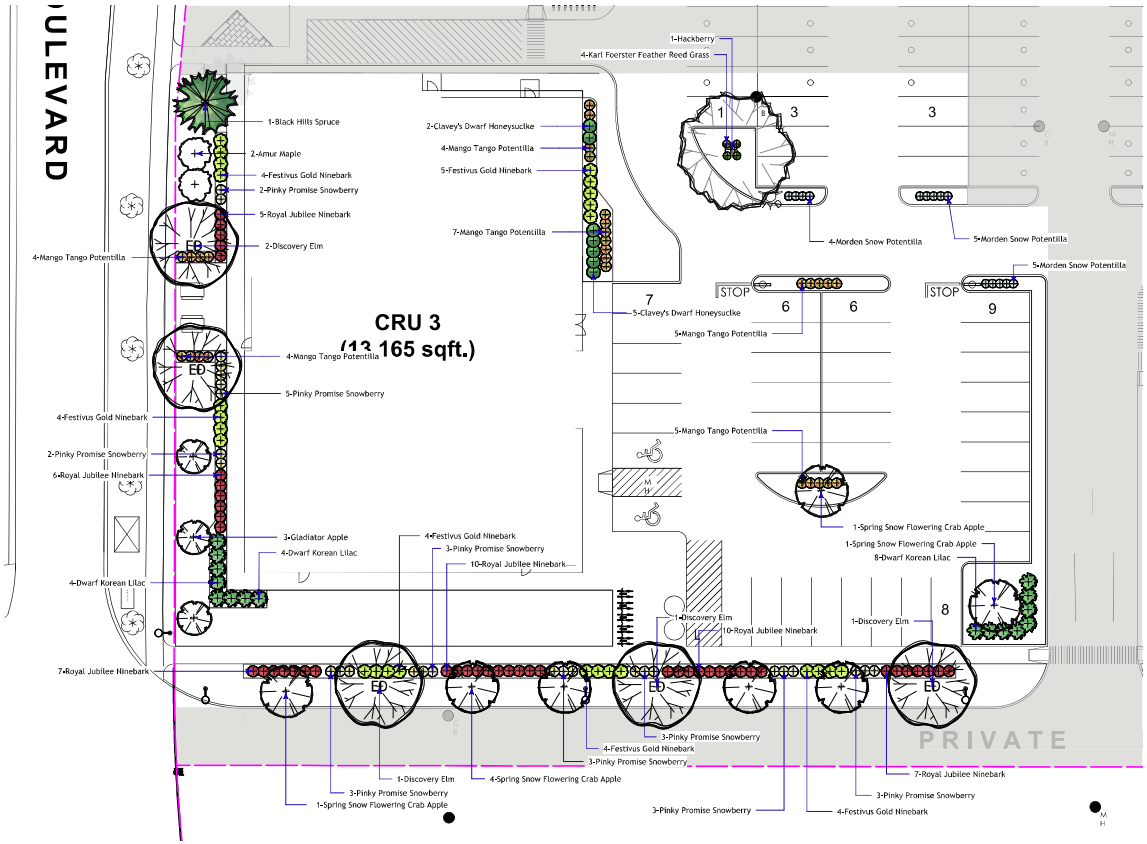
SHEET TITLE:

Landscape Scope Plan

COMMISSION NUMBER: 2615

SHEET NUMBER: L-1

Polaris North CRU3_Working.vwx



1 | L-2 **Landscape Scope Plan**
Scale: 1:200

0 5 10 15 m

SCHEDULE "A" page 3 of 4
To Zoning Agreement DASZ 31/2023
By-Law No.: BL 55/2024
Winnipeg

Zoning Officer	Mogahid Suliman	May 25, 2026
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and 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'	1	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			
Amur Maple	Acer ginnala	2	65 mm a 2.4-3.0m height, 10 major branches 1.75m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Hackberry	Celtis occidentalis	1	65 mm a 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'	7	65 mm a 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 'Durfeo'	3	65 mm a 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 davidiana japonica 'Discovery'	5	65 mm a 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			
Clavey's Dwarf Honeysuckle	Lonicera xylosteum 'Clavey'	7	45 cm ht, 3 gallon Container., Minimum 5 major branches,
Festivus Gold Ninebark	Physocarpus opulifolius 'Bert Dart's Gold'	25	30 cm ht, 4 minimum major basal branches, Well formed, bushy plants, 2 gallon container stock.
Royal Jubilee Ninebark	Physocarpus opulifolius 'Royal Jubilee'	45	45 cm ht, 4 minimum major basal branches, Well formed, bushy plants, 2 gallon container stock.
Mango Tango Potentilla	Potentilla fruticosa 'Mango Tango'	29	30 cm ht, 4 minimum major basal branches, Well formed, bushy plants, 2 gallon container stock.
Morden Snow Potentilla	Potentilla fruticosa 'Morden Snow'	14	30 cm ht, 4 minimum major basal branches, Well formed, bushy plants, 2 gallon container stock.
Pinky Promise Snowberry	Symphoricarpos doorenbosii 'Kolmpica'	27	30 cm ht, 4 minimum major basal branches, Well formed, bushy plants, 2 gallon container stock.
Dwarf Korean Lilac	Syringa meyeri 'Palibin'	16	60 cm, 4 minimum major basal branches, Well formed, bushy plants, 2 gallon container stock.
Evergreen Shrubs			
Perennials			
Ornamental Grasses			
Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	4	Large Pot 2 yr. plant
Ferns / Mosses			
Vines			
Aquatic Plants			
Total Plants on Schedule		186	
Total Plants in Drawing		186	

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.

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LAND FORUM
LANDSCAPE ARCHITECTS

No.	ISSUED FOR	DATE:	BY:
1	Plan Approval	2026-05-15	ML

DRAWN BY: ML
PRINTING DATE: 2026-05-15
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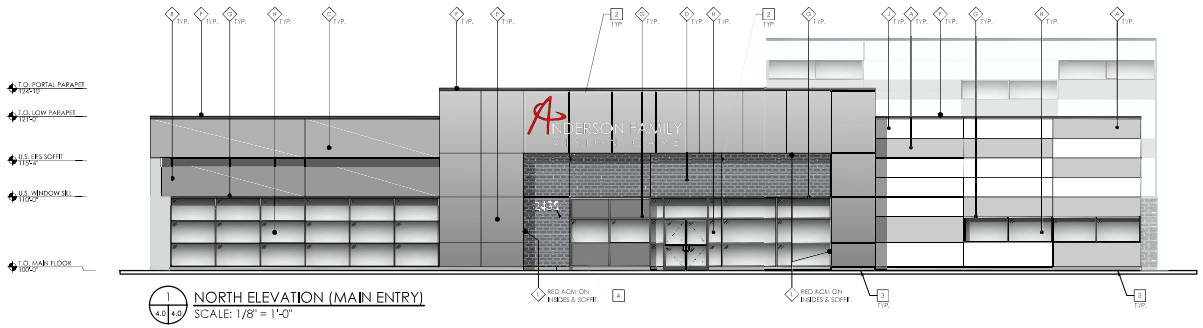
PROJECT TITLE:
POLARIS PLAZA - CRU 3
xxxx MCPHILLIPS STREET
WINNIPEG, MANITOBA

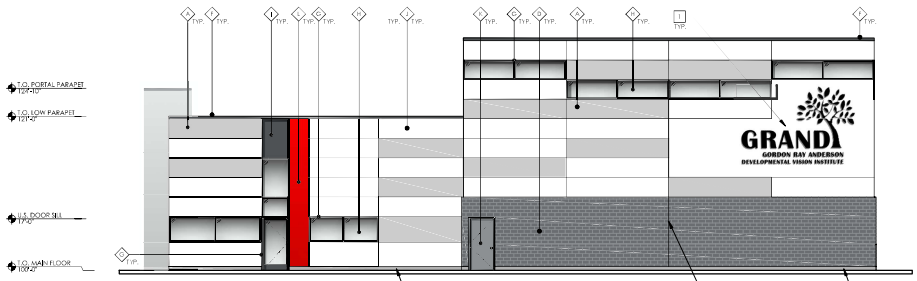
SHEET TITLE:
Planting Plan

COMMISSION NUMBER: 2615
SHEET NUMBER: L-2

Polaris North CRU3_Working.vwx



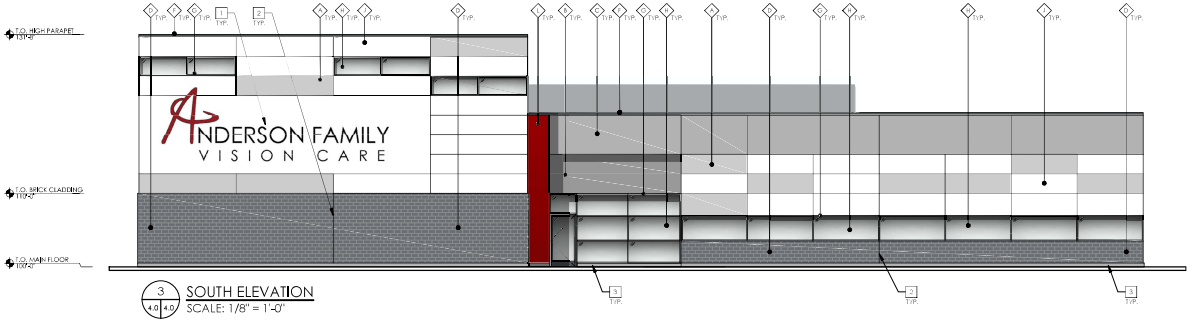
1 4.0 4.0 NORTH ELEVATION (MAIN ENTRY)
SCALE: 1/8" = 1'-0"



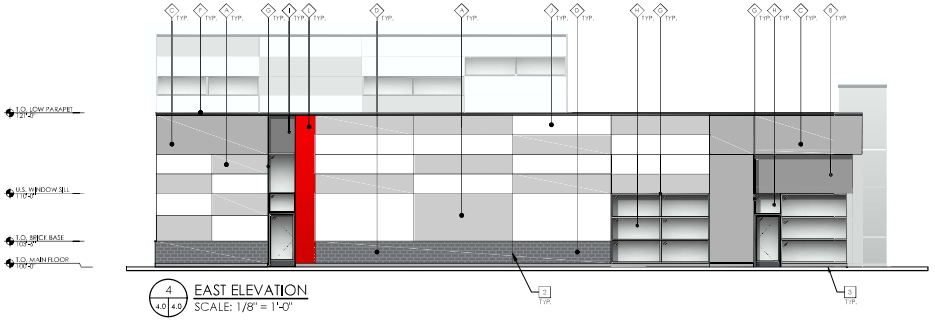
2 4.0 4.0 WEST ELEVATION
SCALE: 1/8" = 1'-0"



5 4.0 4.0 SELF-ILLUMINATED SIGNAGE
SCALE: 1/8" = 1'-0"



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



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

EXTERIOR FINISH SCHEDULE		
KEYNOTE	PRODUCT / ITEM	COLOUR
A	EIFS	BENJAMIN MOORE COLOUR 2119-17 FULL MOON
B	EIFS	BENJAMIN MOORE COLOUR 2119-20 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 CX1005 (RAVEN)
E	ACM	ALUCOBOND - SILVER METALLIC
F	PREFINISHED BREAKFORM METAL FLASHING, MINIMUM 26 GAUGE.	VICWEST - BLACK 56068
G	ALUMINUM FRAMES	BLACK ANODIZED ALUMINUM
H	GLAZING	CLEAR
I	SPANDREL GLAZING	BLACK
J	EIFS	BENJAMIN MOORE COLOUR OC-17 WHITE DOVE.
K	HOLLOW METAL DOOR	TO MATCH ADJACENT BRICK.
L	ACM	PATRIOT RED

EXTERIOR ELEVATION GENERAL NOTES:

1. DRAWINGS 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 SELF ILLUMINATED SIGNAGE LOCATIONS, TYP.
2. VERTICAL MASONRY EXPANSION JOINT LOCATION. ROD & CAULK JOINT.
3. 6" HIGH PROTECTIVE CONCRETE CURB.
4. SELF-ILLUMINATED CHANNEL LETTER SIGNAGE FOR BUILDING ADDRESS.

No.	ISSUED FOR	DATE	BY
1	PLAN APPROVAL	2026-05-19	TLC

DRAWN BY: AK
PRINTING DATE: 2026-05-19

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SCHEDULE "A" page 4 of 4
To Zoning Agreement: DASZ 31/2023
By-Law No.: BL 55/2024

Zoning Officer	Mogahid Suliman	May 25, 2026
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

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PROJECT TITLE:
POLARIS PLAZA - CRU 3
xxxx MCPHILLIPS STREET
WINNIPEG, MANITOBA

SHEET TITLE:
EXTERIOR ELEVATIONS

COMMISSION NUMBER: 2615
SHEET NUMBER: A4.0

E-FILE: 2615_A4.0_EXTERIOR ELEVATIONS.DWG

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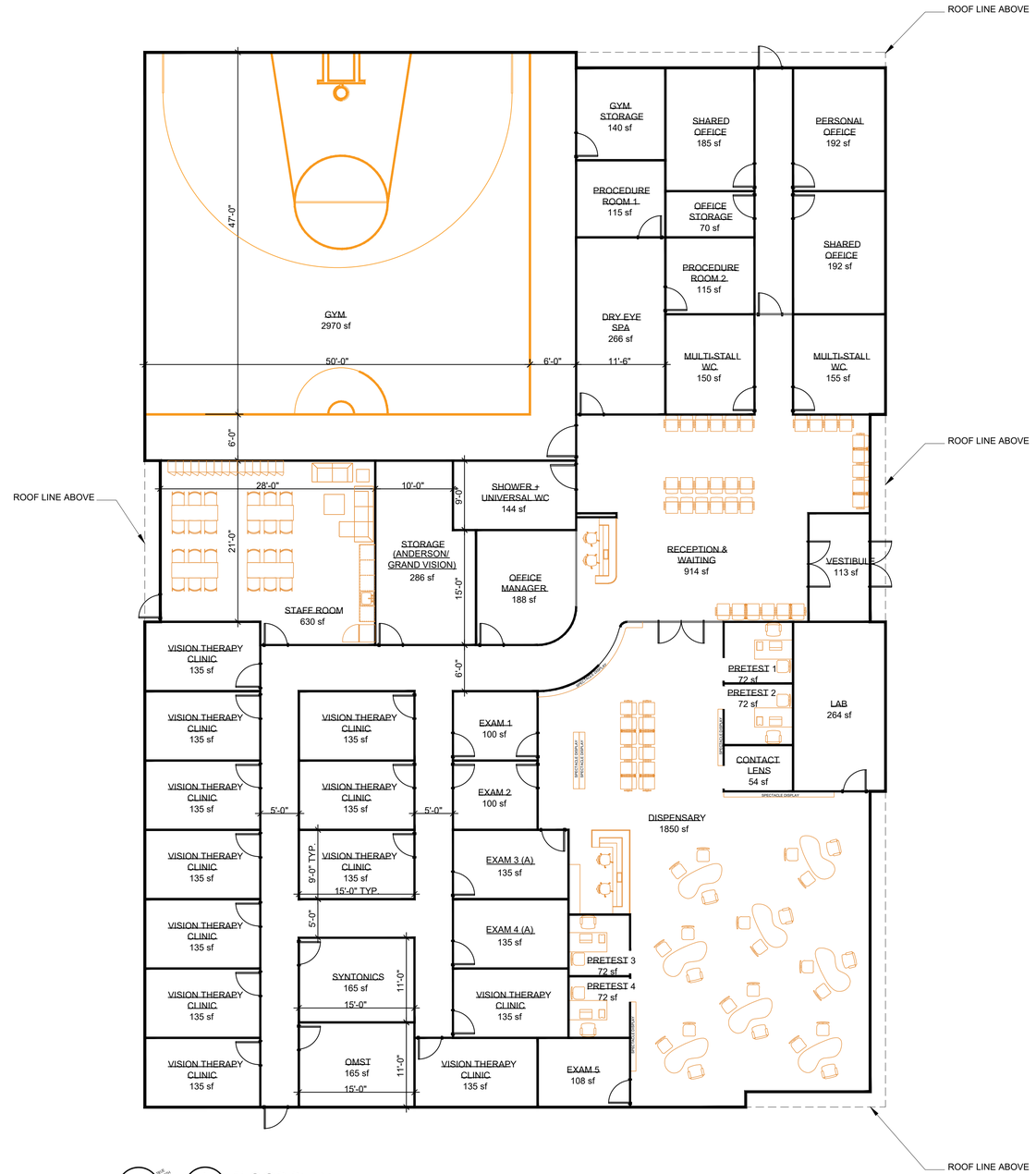

N

1 / 2.0 2.0 FLOOR PLAN
SCALE: N.T.S

No.	ISSUED FOR	DATE	BY
1	PLAN APPROVAL	2026-04-22	TC

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xxxx MCPHILLIPS STREET
WINNIPEG, MANITOBA

SHEET TITLE:

FLOOR PLAN

COMMISSION NUMBER: 2615

SHEET NUMBER: A2.0

E-FILE: 2615_A2.0_FLOOR PLAN.DWG