99 TRANSCONA BOULEVARD

Design Review

EKTC Community Committee

22 June 2026

CONCEPTUAL DESIGN

exterior rendering - suites



exterior rendering - suites



exterior rendering - amenity building



exterior materials

1



metal panel
Alabaster - speckle
manufacturer - longboard

2



brick - shouldice stone
norton mj saratoga
manufacturer - IXL

3



concrete
Medium grey

4



glulam
natural

5



nlt
natural

6

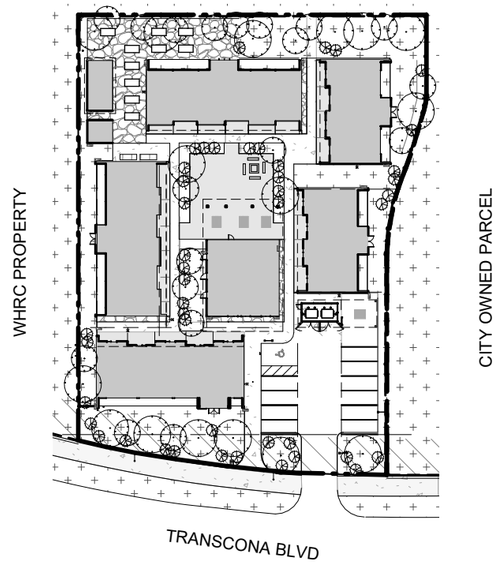


standing seam metal
black
manufacturer - agway metals inc

NOT FOR CONSTRUCTION



1 / A103 SITE PLAN
SCALE: 1 : 300



SITE PLAN LEGEND:

- PROPERTY LINE
- TREE PLANTING.
- BIKE RACK 274MM X 787MM X 787MM
- LOW MOW GRASSES AND NATURAL PLANTING
- CONCRETE WALKWAYS AND PADS
- MULCH/PLANT BED
- GRAVEL BED. REFER TO CIVIL
- ASPHALT DRIVEWAY AND PARKING. REFER TO CIVIL
- 1220MM TALL METAL CHAIN LINK FENCE
- CONCRETE
- ENTRANCE/EXITS
- BUILDING OUTLINE AND FLOOR AREA
- ROOF LINE
- LIGHT STANDARD.
- WALL PACK - FACADE LIGHT
- SOFFIT LIGHT CONC.
- SPLASH PAD
- PLANTER BOXES
- FIRE PIT

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HOMES FOR HEROES VILLAGE
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revisions

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SITE PLAN + LANDSCAPE PLAN

project number 2533 date 2026/03/10

sheet number

A103

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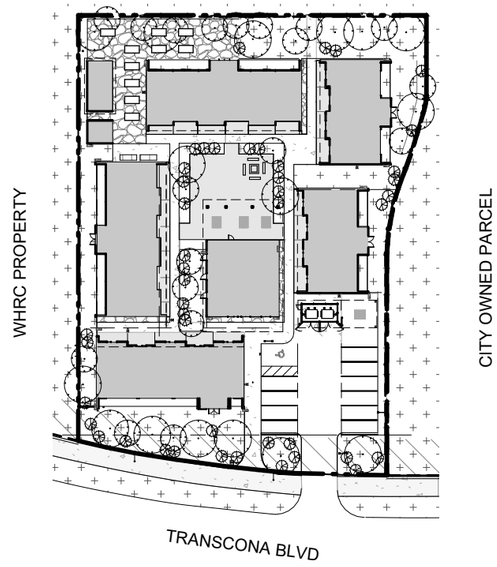
2 SITE PLAN
A104 SCALE: 1 : 300

99 TRANSCONA BLVD.



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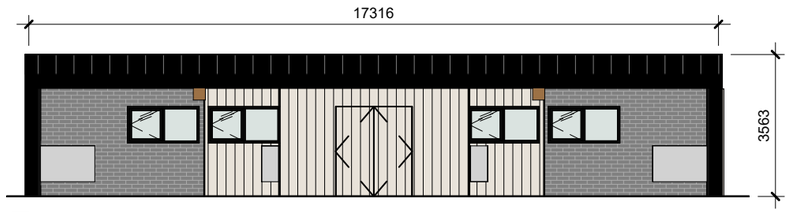
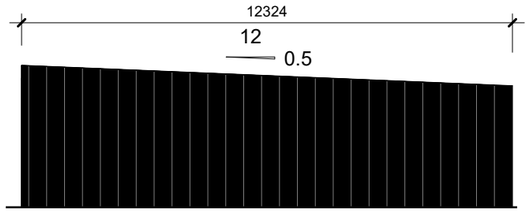


1 A101 **4 UNIT EAST TYPICAL ELEVATION**

SCALE: 1 : 150

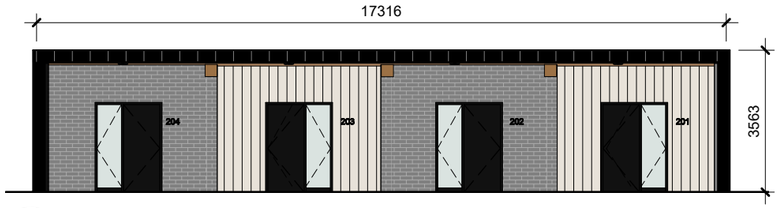


2 A101 **4 UNIT NORTH TYPICAL ELEVATION**

SCALE: 1 : 150

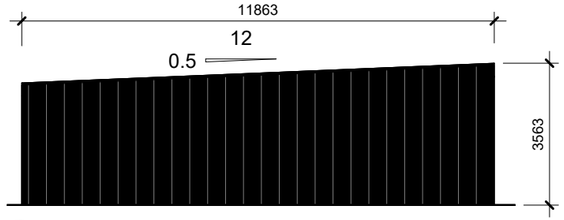
LEGEND:

- BRICK/ STONE
- BLACK STANDING SEAM METAL
- METAL PANELING (VERTICAL)
- EXPOSED WOOD
- GLASS
- MECH UNIT



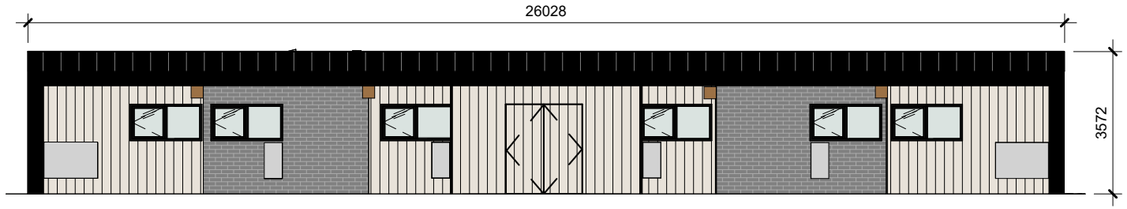
3 A101 **4 UNIT WEST TYPICAL ELEVATION**

SCALE: 1 : 150



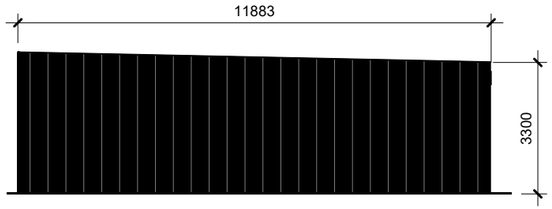
4 A101 **4 UNIT SOUTH TYPICAL ELEVATION**

SCALE: 1 : 150



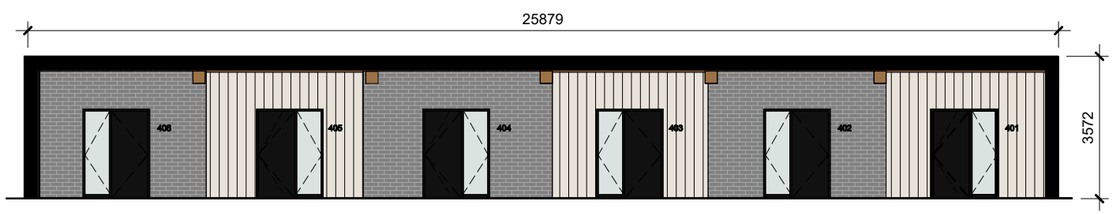
5 A101 **6 UNIT NORTH TYPICAL ELEVATION**

SCALE: 1 : 150



6 A101 **6 UNIT EAST TYPICAL ELEVATION**

SCALE: 1 : 150



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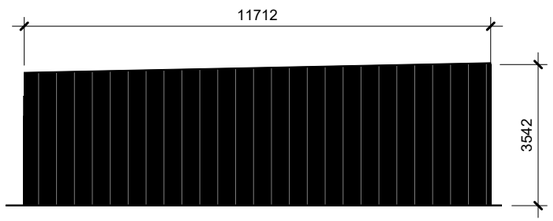

8 A101 **6 UNIT WEST TYPICAL ELEVATION**

SCALE: 1 : 150

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BUILDING ELEVATIONS

project number 2533 date 2026/03/10

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A101

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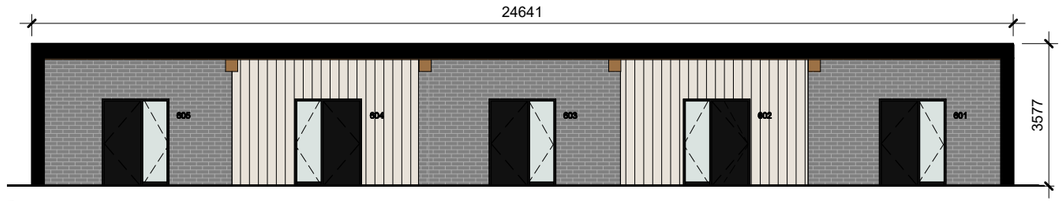
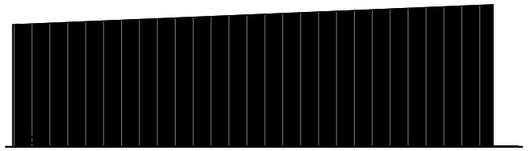


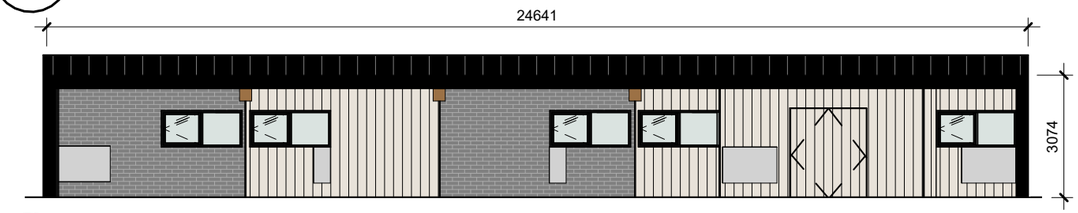
1 A102 5 UNIT NORTH TYPICAL
SCALE: 1 : 150



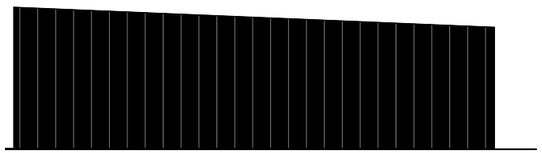
2 A102 5 UNIT EAST TYPICAL
SCALE: 1 : 150

LEGEND:

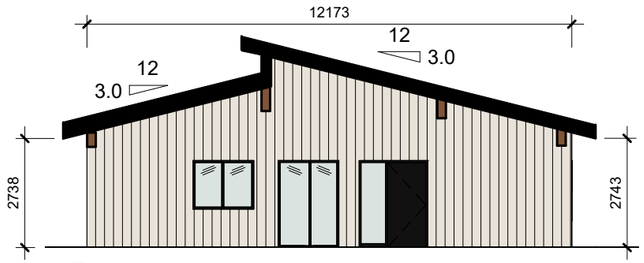
- BRICK/ STONE
- BLACK STANDING SEAM METAL
- METAL PANELING (VERTICAL)
- EXPOSED WOOD
- GLASS
- MECH UNIT



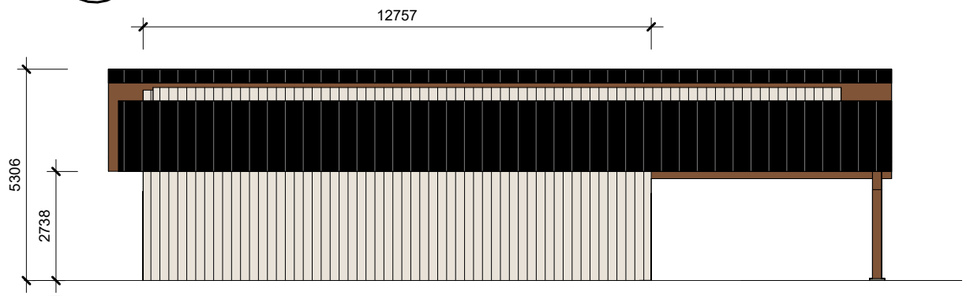
3 A102 5 UNIT SOUTH TYPICAL
SCALE: 1 : 150



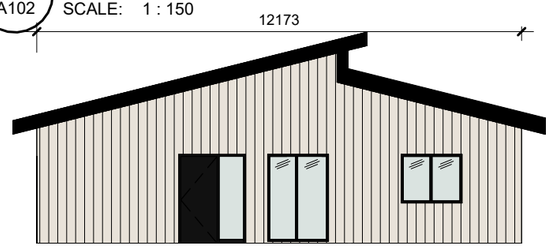
4 A102 5 UNIT WEST TYPICAL
SCALE: 1 : 150



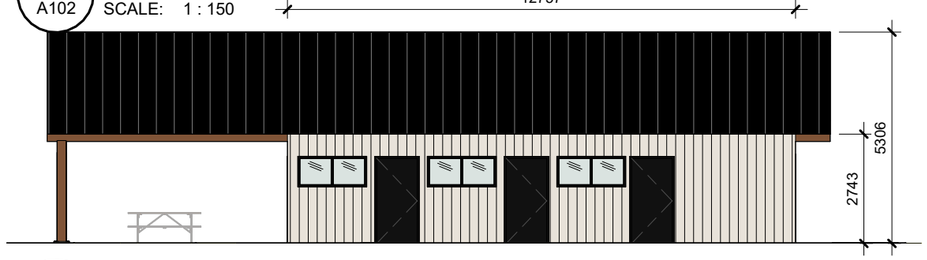
5 A102 AMENITY BUILDING NORTH ELEVATION
SCALE: 1 : 150



6 A102 AMENITY BUILDING EAST ELEVATION
SCALE: 1 : 150



7 A102 AMENITY BUILDING SOUTH ELEVATION
SCALE: 1 : 150



8 A102 AMENITY BUILDING WEST ELEVATION
SCALE: 1 : 150

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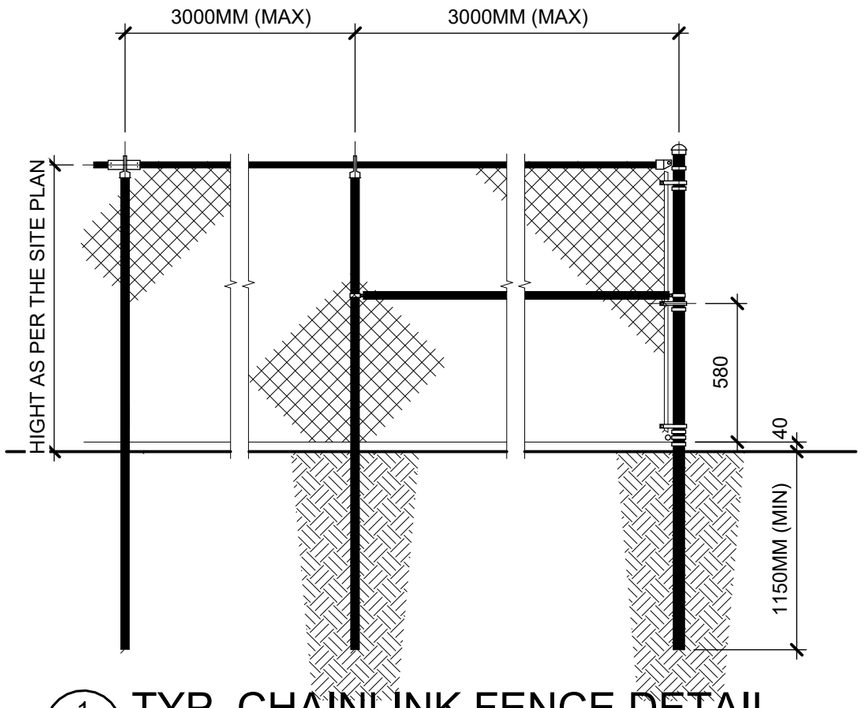
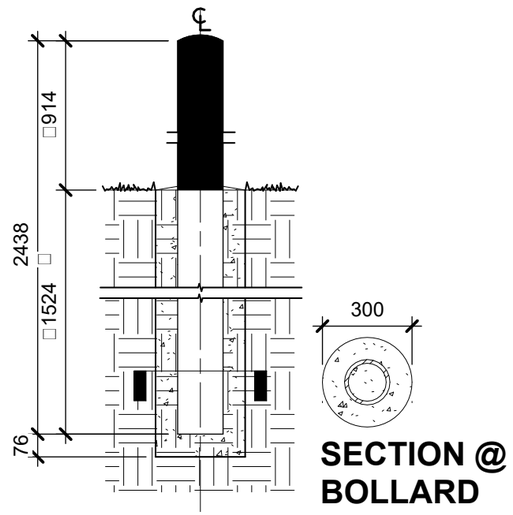


1 A105 TYP. CHAINLINK FENCE DETAIL
SCALE: 1 : 25



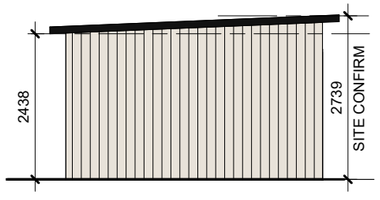
SECTION @ BOLLARD

2 A105 TYP BOLLARD DETAIL
SCALE: 1 : 20

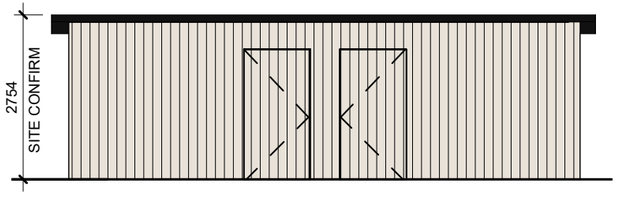
LEGEND:

BLACK STANDING SEAM METAL

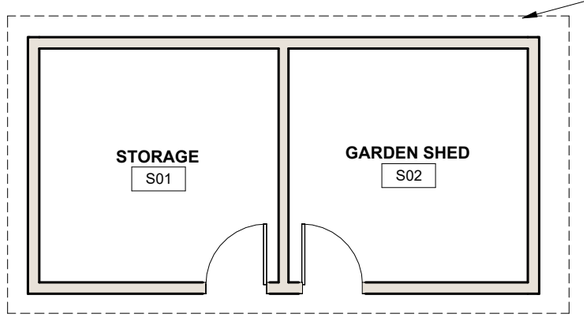
METAL PANELING (VERTICAL)



3 A105 EXTERIOR ELEVATION STORAGE /SHED, TYP
SCALE: 1 : 100



44 A105 EXTERIOR ELEVATION STORAGE/ SHED
SCALE: 1 : 100



55 A105 FLOOR PLAN STORAGE & SHED
SCALE: 1 : 100

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sheet title

FENCE ELEVATIONS AND DETAILS

project number 2533 date 2026/03/10

sheet number

A105

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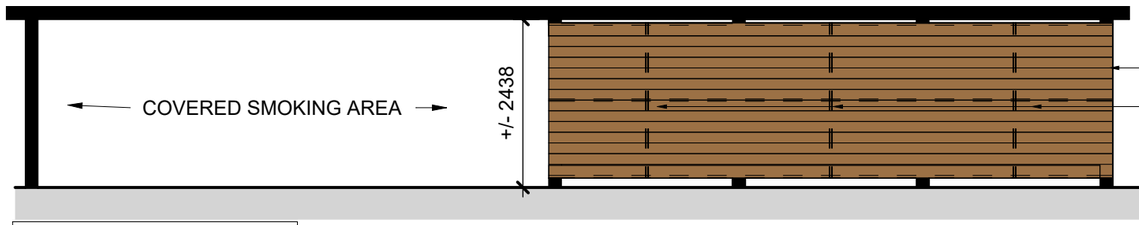
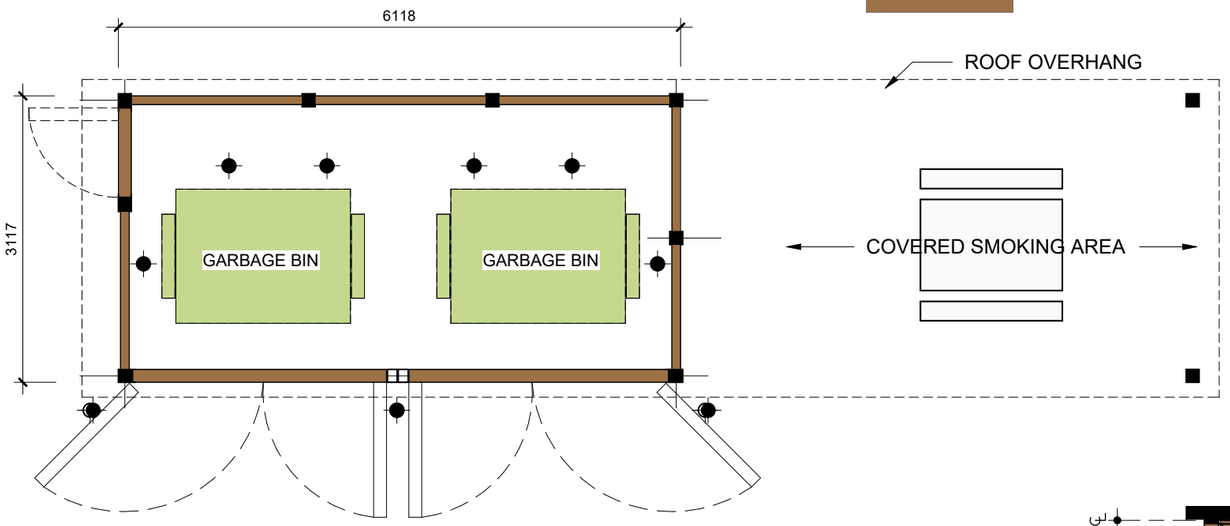


NORTH ELEVATION

LEGEND:

BLACK STANDING SEAM

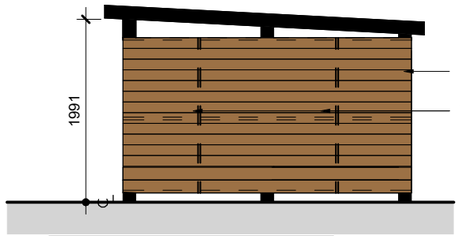
WOOD PLANKS



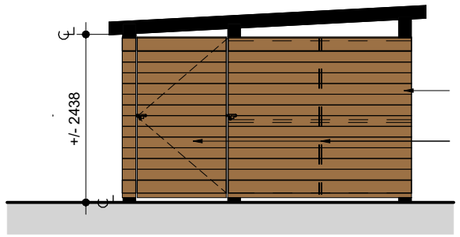
FLOOR PLAN

1 A106 TYP. GARBAGE ENCLOSURE DETAILS

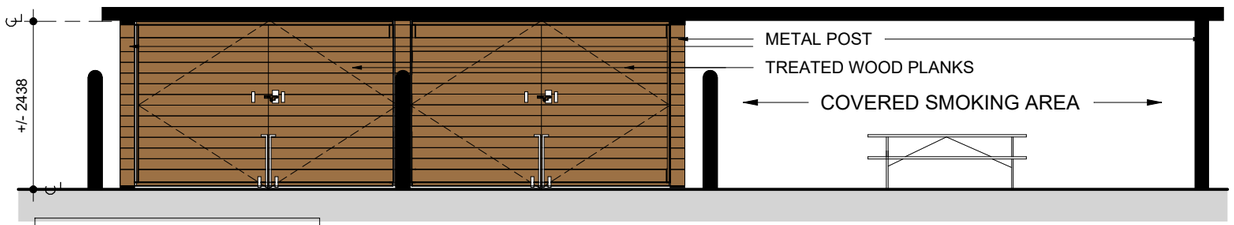
SCALE: 1 : 65



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

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GARBAGE ENCLOSURE PLAN AND ELEVATIONS

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sheet number

A106