



DEVELOPMENT PERMIT APPLICATION

The Development Permit Application provided in the application materials provides staff with the form and character details necessary to consider its suitability. There are no variances required to process this application. The design strikes a balance between elements of single-family housing and the need for more attainable housing for younger families and empty nesters.

The buildings fronting Tronson Road provide a strong architectural presence with generous setbacks, landscaping, entrance doors, and soaring fenestrations. There are no garage doors visible from the frontage. The design is intentionally ground-oriented, two-story, with master living on the main. Great detail has been placed on adaptability for residents to age in place.

With the low density proposed, there remains significant green space which will compliment the existing, well-treed neighbourhood. Much consideration has been given to visitor and resident parking such as full-sized driveways and separate visitor parking. Additionally, there is ample ground oriented outdoor private space for each residence. The landscaping plan provides legacy trees, protects some of the exiting mature trees, and provides ample shading during peak summer afternoons to reduce the heat-island effects.

I look forward to presenting the proposal to council at your earliest convenience.

Best regards,

Stephen Duke

President, Frontside Developments Inc.



PROJECT NUMBER 24001	
NUMBER / DATE / ISSUED FOR	
1	2025.02.25 ISSUED FOR DEVELOPMENT PERMIT APPLICATION

CLIENT HOLDCO1400379	
PROJECT 9240 TRONSON - TOWNHOMES	
PROJECT ADDRESS 9240 TRONSON, VERNON, BC	
DRAWING TITLE COVER SHEET	
DRAWN BY JG	REVIEWED BY SD
DRAWING NUMBER DD 1	

DRAWING LIST

A1.2 SITE PLAN
DD2.1 3D PERSPECTIVES
DD3.1 TYPICAL EAST UNIT 3-PLEX - MAIN FLOOR PLAN
DD3.2 TYPICAL EAST UNIT 3-PLEX - UPPER FLOOR PLAN
DD3.3 TYPICAL EAST UNIT 4-PLEX - MAIN FLOOR PLAN
DD3.4 TYPICAL EAST UNIT 4-PLEX - UPPER FLOOR PLAN
DD3.5 TYPICAL WEST UNIT 3-PLEX - MAIN FLOOR PLAN
DD3.6 TYPICAL WEST UNIT 3-PLEX - UPPER FLOOR PLAN
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DD4.5 TYPICAL WEST DUPLEX - EAST AND SOUTH ELEVATIONS
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DD4.8 TYPICAL WEST 3-PLEX - WEST AND NORTH ELEVATIONS
DD4.9 EXTERIOR MATERIALS BOARD
DD5.1 TYPICAL EAST UNIT - BUILDING SECTIONS
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DD5.3 TYPICAL EAST UNIT - BUILDING SECTIONS
DD5.4 TYPICAL WEST UNIT - BUILDING SECTIONS
DD5.5 TYPICAL WEST UNIT - BUILDING SECTIONS



PROJECT SUMMARY - CITY OF VERNON

PROPOSAL - 21 TOWNHOME DEVELOPMENT

PROPERTY LOCATION INFORMATION

CIVIC ADDRESS: 9240 TRONSON ROAD, VERNON, BC
LEGAL DESCRIPTION: LOT 2, PLAN EPP39034
DISTRICT LOT 297 OSOYOOS
DIVISION YALE DISTRICT

PROPERTY ZONING AND DIMENSIONS

CURRENT ZONING DISTRICT: CMUN
PROPOSED REZONING DISTRICT: MUA

LOT DIMENSIONS: LOT AREA:
LENGTH: VARIES ft / m 99313.43 ft²
WIDTH: VARIES ft / m 9226.52 m² = 2.28 AC

9.2.3 - DENSITY OF HOUSING USE

TABLE CLASSIFICATION: CLASS 4
MAXIMUM DENSITY: 24 DWELLING UNITS PER ACRE
MAXIMUM NUMBER OF DWELLING UNITS PERMITTED: 54
PROPOSED NUMBER OF DWELLING UNITS: 21

9.2.5 - SITING OF BUILDINGS

LOT LINE ADJUTING A:	DWELLING UNIT	GARAGE OR CARPORT
STREET SETBACK:	4.0m	6.0m
LANE OR ALLEY:	1.5m	N/A
HOUSING-BASED LOT:	1.5m	N/A
PARTY WALL:	0.0m	N/A

9.2.6 - SIZE OF BUILDINGS

FOR DWELLING UNITS: MAX 11m (3 STOREYS)

9.2.7 - DEVELOPMENT REGULATIONS

TABLE CLASSIFICATION: CLASS 4
MINIMUM LANDSCAPING AREA: 30% = 2768m²
MINIMUM COMMON & PRIVATE AMENITY AREA(S): 15m² / DWELLING UNIT

7.0 - VEHICLE PARKING, LOADING, AND BIKE PARKING

FROM TABLE 7.3-REQUIRED MINIMUM NUMBER OF VISITOR PARKING SPACES
FOR 21 DWELLING UNITS: MINIMUM 4 VISITOR SPACES REQUIRED

FROM TABLE 7.2-REQUIRED MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES
WHERE A MINIMUM 4 VISITOR SPACES REQUIRED: 0 SPACES REQUIRED

FROM TABLE 7.4-REQUIRED NUMBER OF EV-READY VEHICLE PARKING SPACES
1.0 PER DWELLING UNIT (CONDUIT ROUGH-IN WITHIN GARAGE)

FROM TABLE 7.5- (VEHICLE PARKING SPACE DIMENSIONS)
REGULAR STALLS: 2.5m X 6.0m WITH MIN. 2.0m OVERHEAD CLEARANCE
SMALL STALLS: 2.3m X 4.8m WITH MIN. 2.0m OVERHEAD CLEARANCE

HARDSCAPING AREA

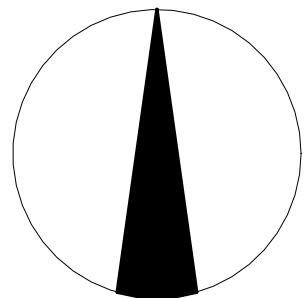
LANE AND SITE ACCESS = 1141.18m² = 12283.56 SF
6.0m DRIVEWAY @ 28.83m²/ea x 17 = 490.11m² = 5275.50 SF
3.0m DRIVEWAY @ 14.40m²/ea x 4 = 57.60m² = 620.00 SF
TOTAL = 1688.89m² = 18179.06 SF

BUILDING AREA

WEST 3 DWELLING UNITS = 1492.89m²
WEST 2 DWELLING UNITS = 332.32m²
EAST 3 DWELLING UNITS = 930.92m²
EAST 4 DWELLING UNITS = 587.25m²
TOTAL = 3343.38m²
BLDG 1 = 497.63m² = 5356.45 SF
BLDG 2 = 497.63m² = 5356.45 SF
BLDG 3 = 497.63m² = 5356.45 SF
BLDG 4 = 332.32m² = 3577.06 SF
BLDG 5 = 587.25m² = 6321.11 SF
BLDG 6 = 465.46m² = 5010.17 SF
BLDG 7 = 465.46m² = 5010.17 SF
TOTAL = 3343.38m² = 35987.84 SF

SITE COVERAGE

BLDG 1 = 497.63m² = 5356.45 SF
BLDG 2 = 497.63m² = 5356.45 SF
BLDG 3 = 497.63m² = 5356.45 SF
BLDG 4 = 332.32m² = 3577.06 SF
BLDG 5 = 632.04m² = 6803.22 SF
BLDG 6 = 498.87m² = 5369.79 SF
BLDG 7 = 498.87m² = 5369.79 SF
TOTAL = 3454.99m² = 37189.20 SF



1 SITE PLAN
1 : 250



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CLIENT
FRONTSIDE DEVELOPMENT

PROJECT
9240 TRONSON ROAD
TOWNHOMES

PROJECT ADDRESS
9240 TRONSON ROAD, VERNON,
BC, V1H 1E2

DRAWING TITLE
PROPOSED SITE PLAN

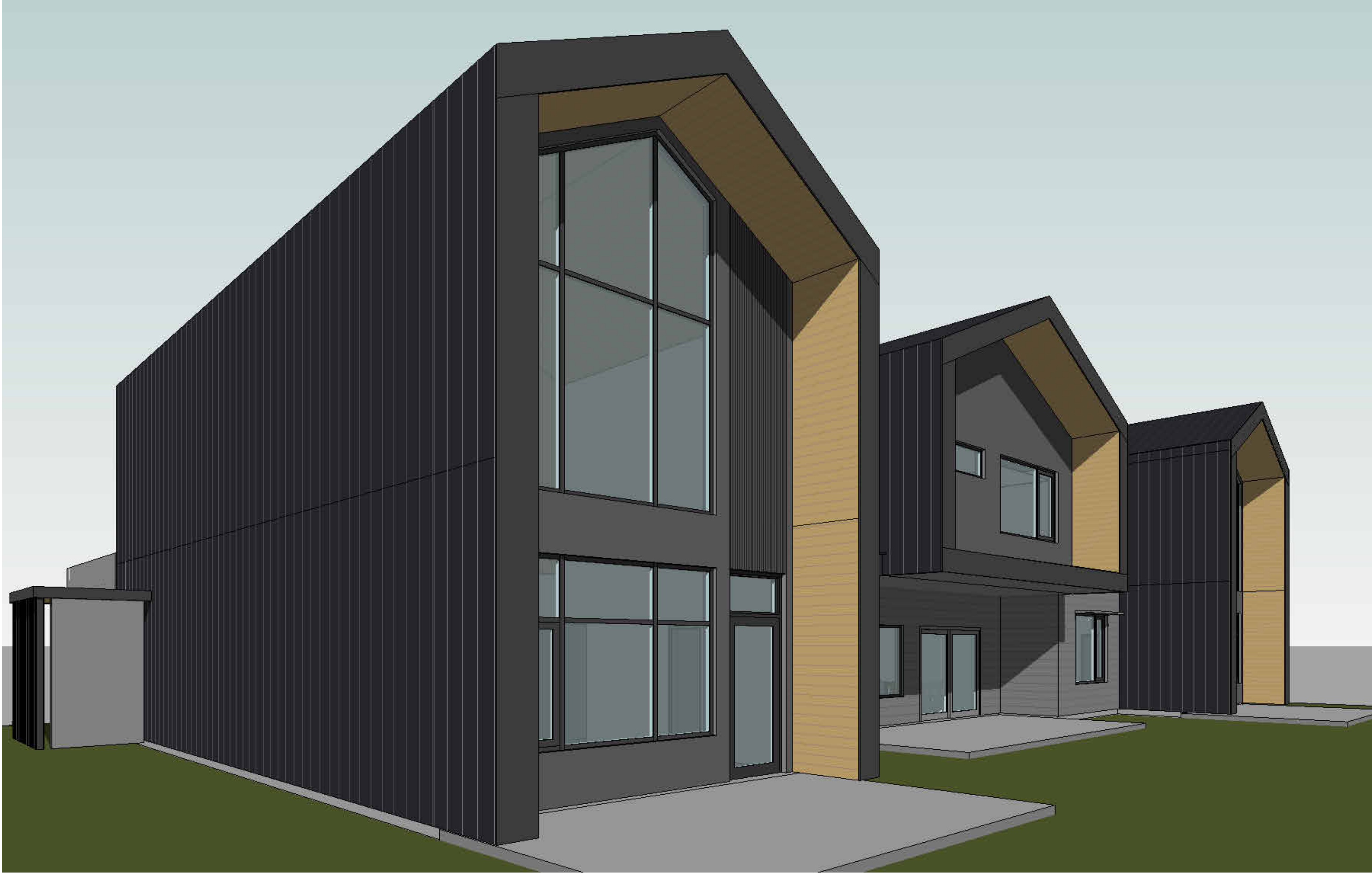
DRAWN BY
JG

REVIEWED BY
SD

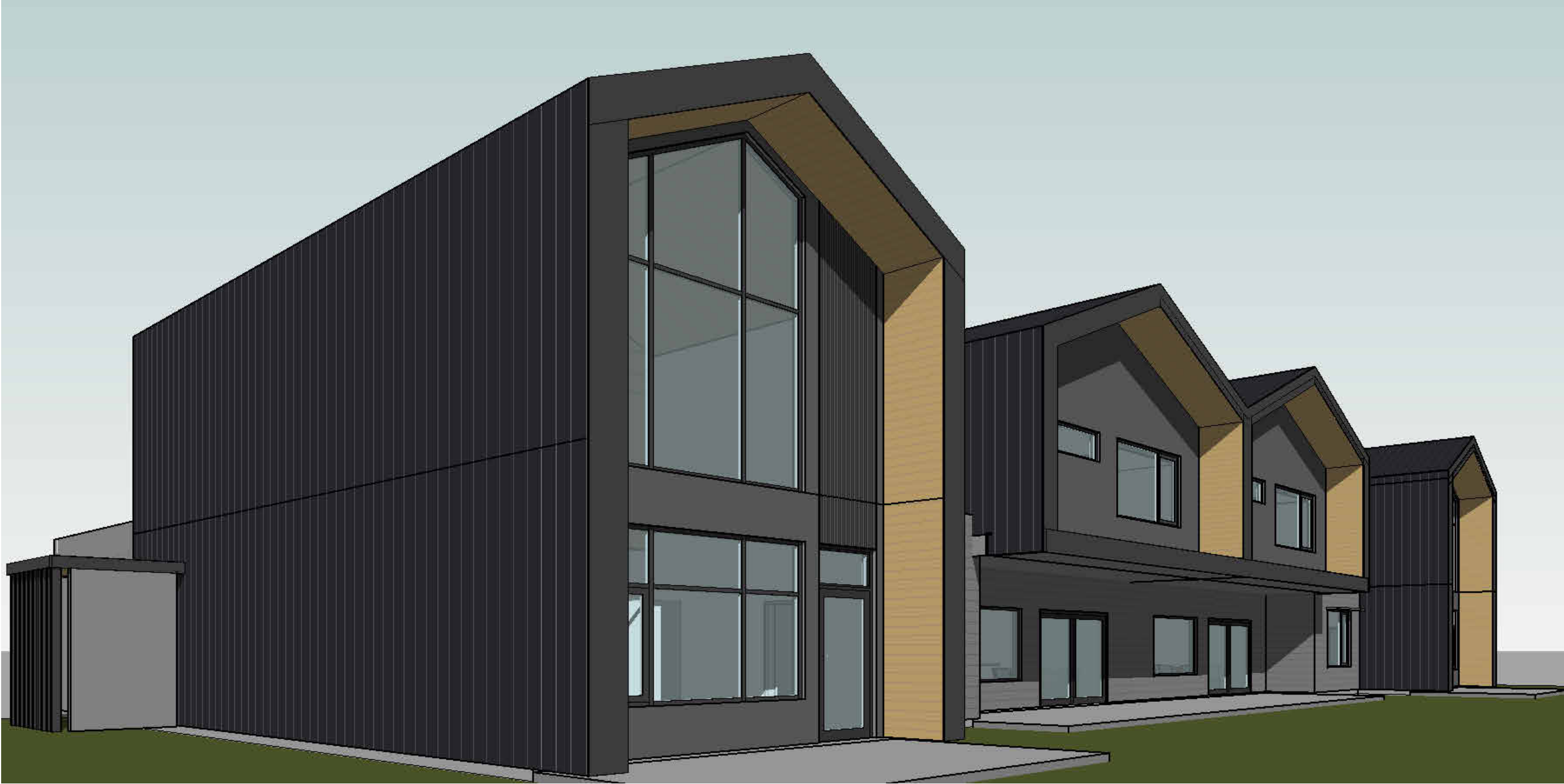
DRAWING NUMBER

A1.2

EAST BUILDING - 3-PLEX
SOUTHEAST PERSPECTIVE



EAST BUILDING - 4-PLEX
SOUTHEAST PERSPECTIVE



WEST BUILDING - 3-PLEX
NORTHEAST PERSPECTIVE



EAST BUILDING - 4-PLEX
SOUTHEAST PERSPECTIVE

3D VIEWS ARE FOR VISUAL REFERENCE ONLY



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DRAWING TITLE 3D PERSPECTIVES	
DRAWN BY JG	REVIEWED BY SD
DRAWING NUMBER DD 2.1	



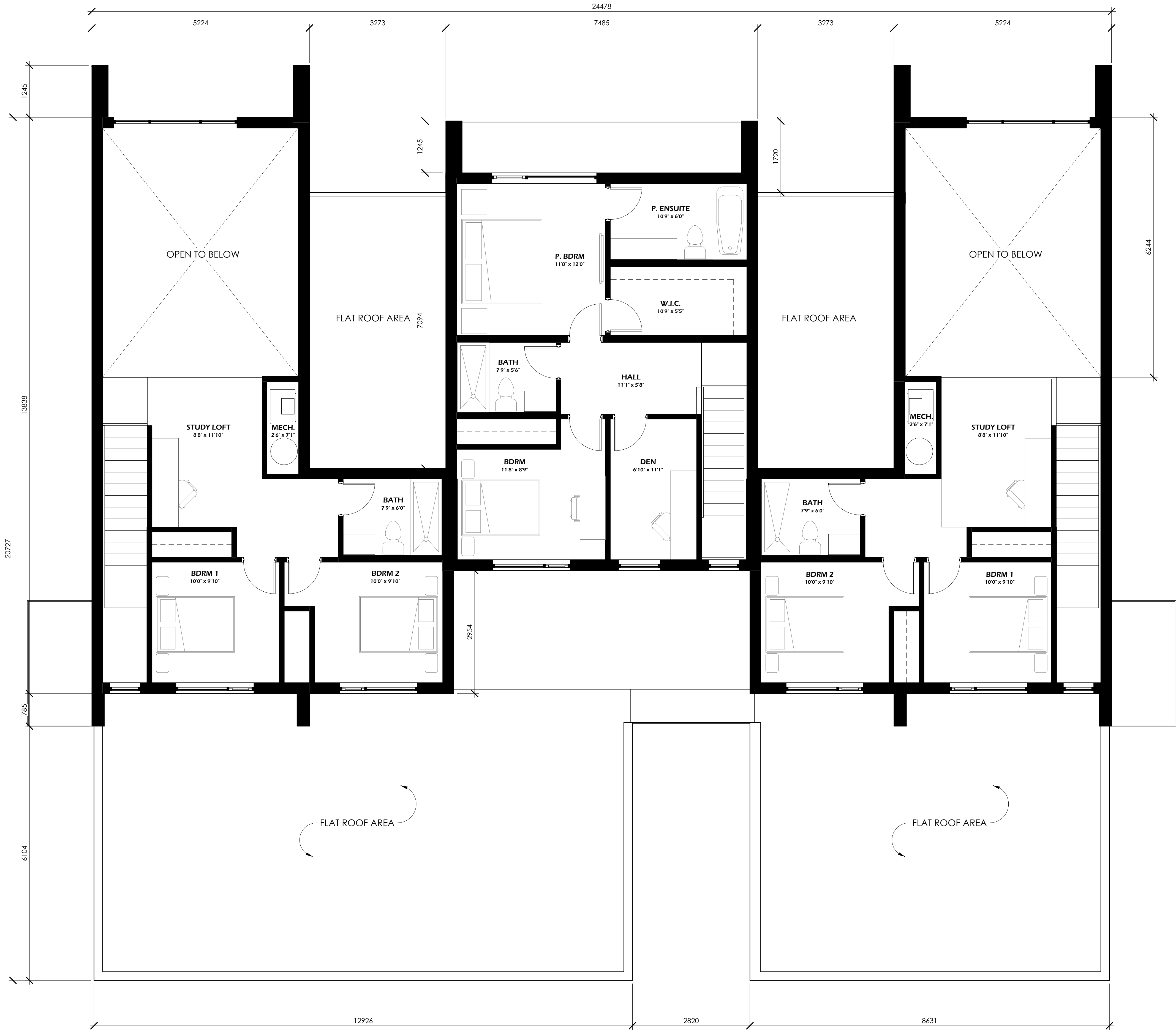
1 TYPICAL EAST UNIT 3-PLEX - MAIN FLOOR PLAN
1:50



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DRAWING TITLE TYPICAL EAST UNIT 3-PLEX - MAIN FLOOR PLAN	
DRAWN BY JG	REVIEWED BY SD
DRAWING NUMBER DD 3.1	

THESE PLANS ARE FOR CONCEPT ONLY



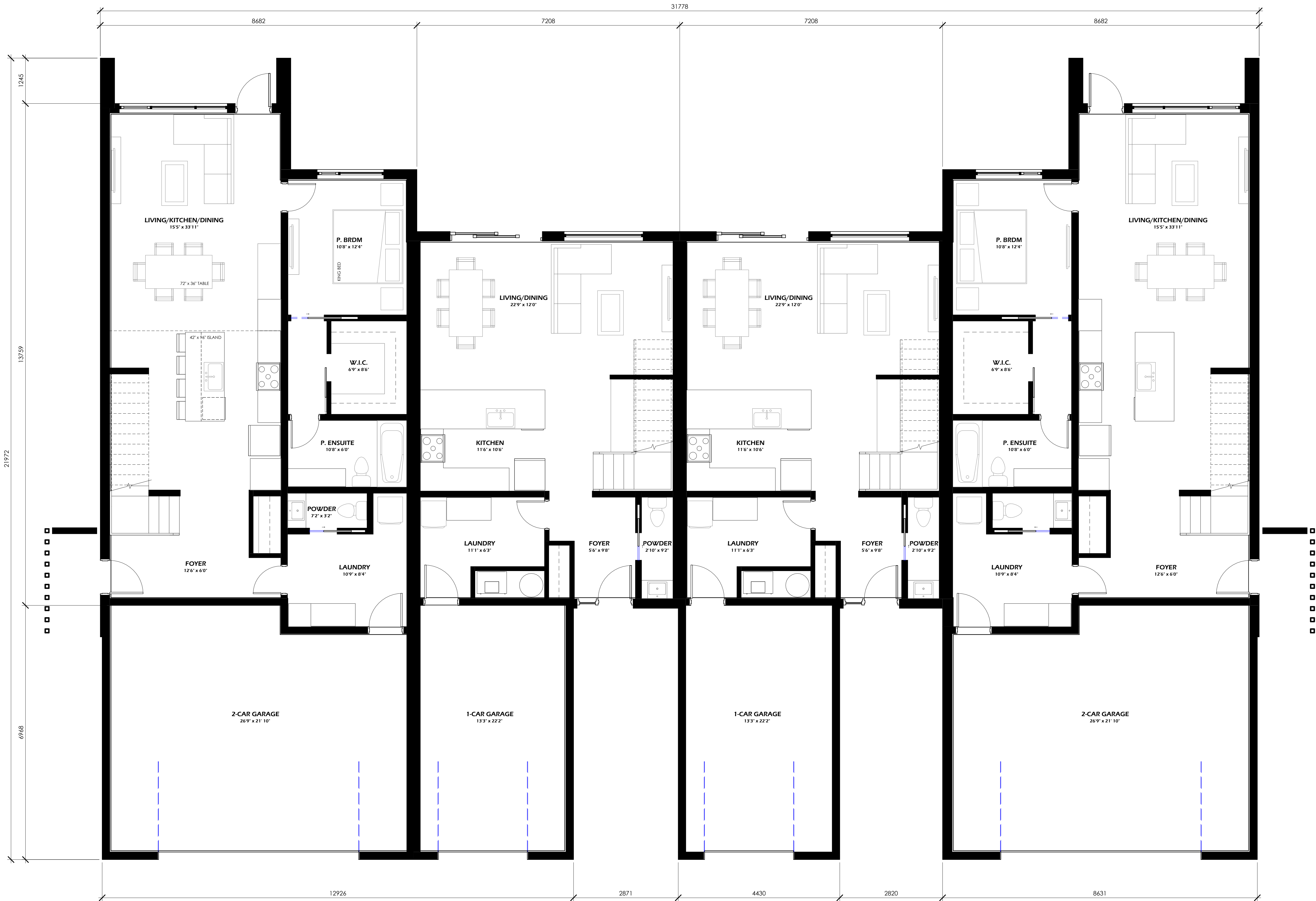
1 TYPICAL EAST UNIT 3-PLEX - UPPER FLOOR PLAN
1:50

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DRAWING TITLE TYPICAL EAST UNIT 3-PLEX - UPPER FLOOR PLAN	
DRAWN BY JG	REVIEWED BY SD
DRAWING NUMBER DD 3.2	



1 TYPICAL EAST UNIT 4-PLEX - MAIN FLOOR PLAN
1:50

THESE PLANS ARE FOR CONCEPT ONLY



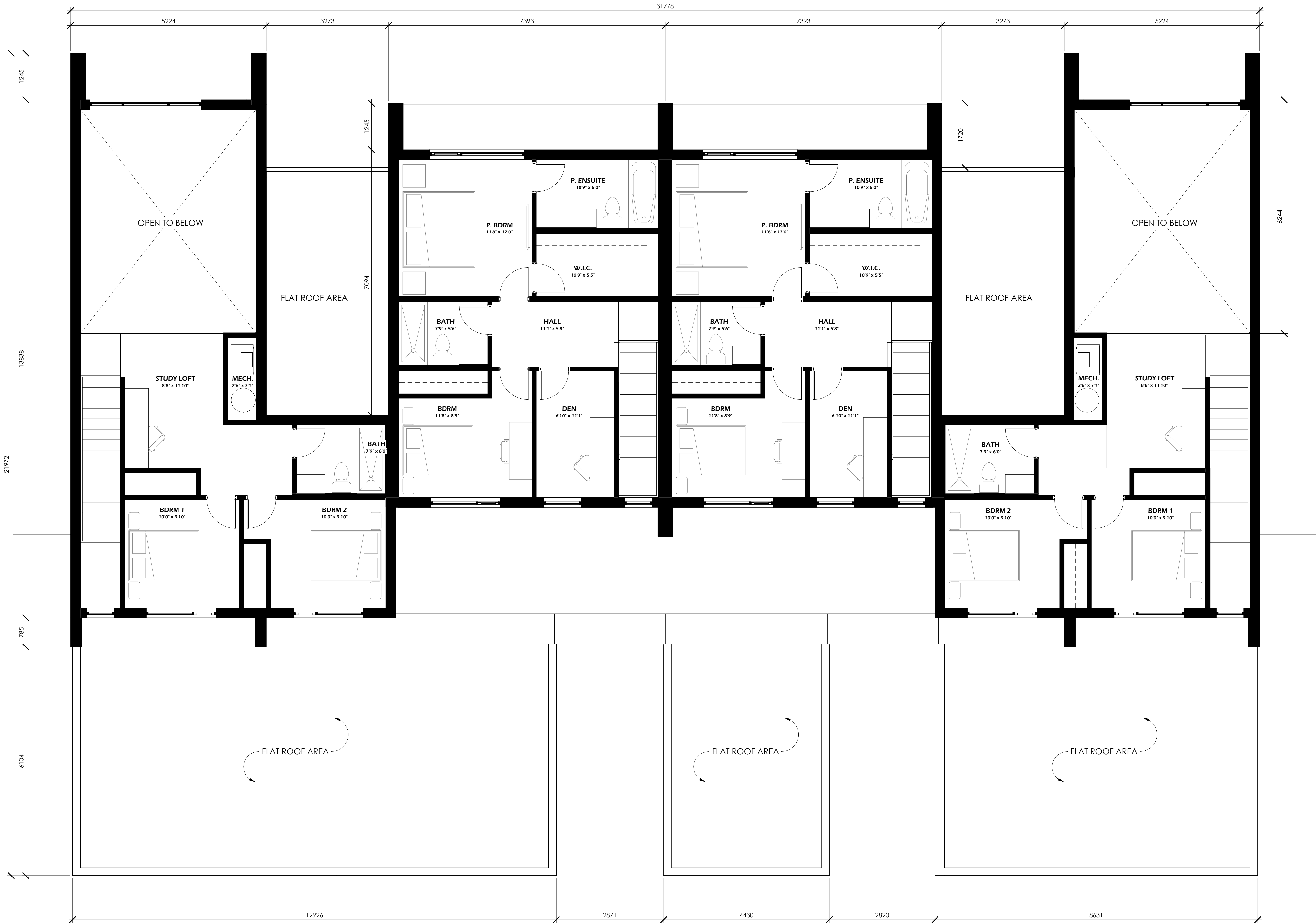
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PROJECT ADDRESS 9240 TRONSON, VERNON, BC	
DRAWING TITLE TYPICAL EAST UNIT 4-PLEX - MAIN FLOOR PLAN	
DRAWN BY JG	REVIEWED BY SD
DRAWING NUMBER DD 3.3	



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DRAWING TITLE TYPICAL EAST UNIT 4-PLEX - UPPER FLOOR PLAN	
DRAWN BY JG	REVIEWED BY SD
DRAWING NUMBER DD 3.4	



1 TYPICAL EAST UNIT 4-PLEX - UPPER FLOOR PLAN
1:50

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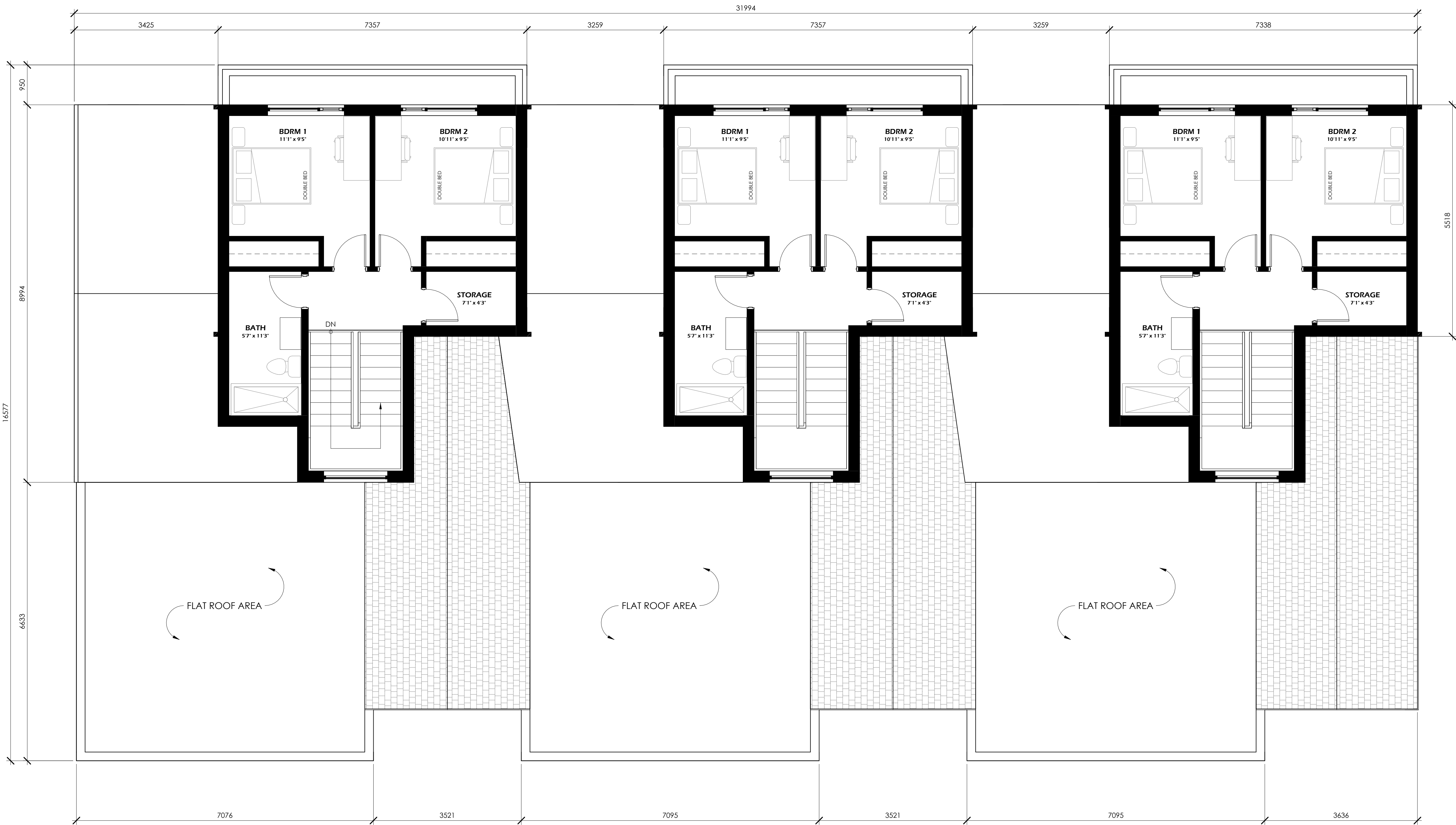


1 TYPICAL WEST UNIT 3-PLEX - MAIN FLOOR PLAN
1:50

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DRAWING TITLE TYPICAL WEST UNIT 3-PLEX - MAIN FLOOR PLAN	
DRAWN BY JG	REVIEWED BY SD
DRAWING NUMBER DD 3.5	



1 TYPICAL WEST UNIT 3-PLEX - UPPER FLOOR PLAN
1:50

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DRAWING TITLE TYPICAL WEST UNIT 3-PLEX - UPPER FLOOR PLAN	
DRAWN BY JG	REVIEWED BY SD
DRAWING NUMBER DD 3.6	



1 TYPICAL WEST UNIT DUPLEX - MAIN FLOOR PLAN
1:50

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DRAWING TITLE TYPICAL WEST UNIT DUPLEX - MAIN FLOOR PLAN	
DRAWN BY JG	REVIEWED BY SD
DRAWING NUMBER DD 3.7	

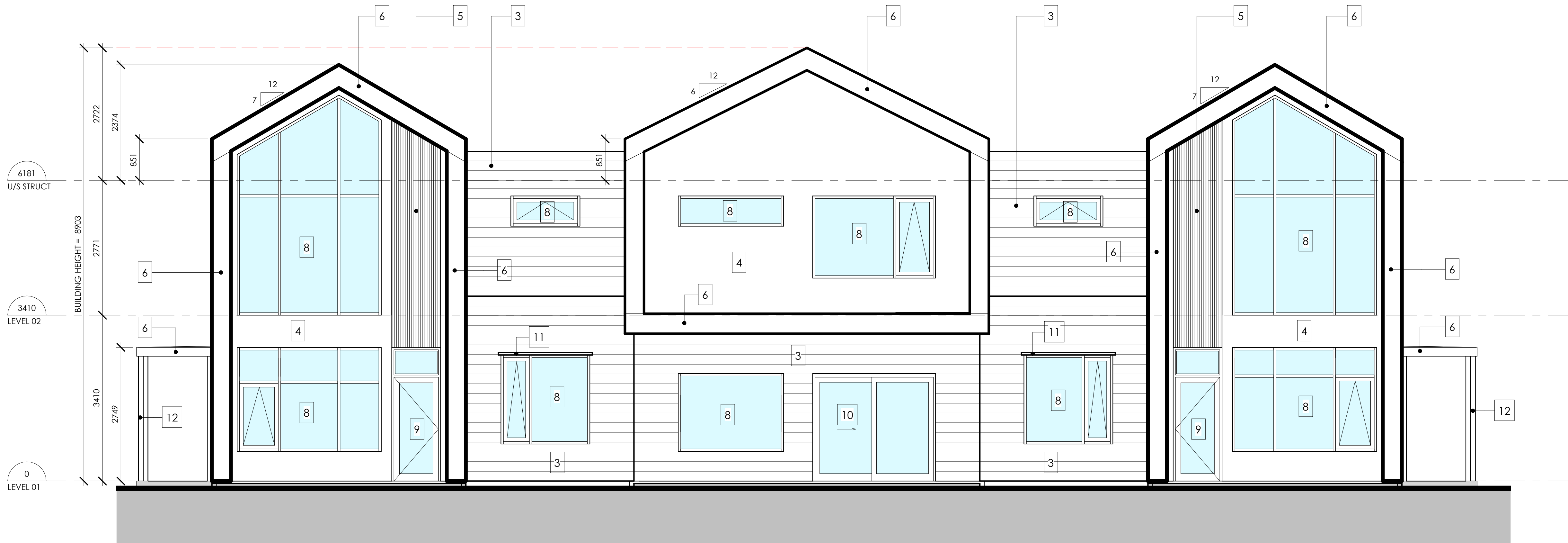


1 TYPICAL WEST UNIT DUPLEX - UPPER FLOOR PLAN
1:50

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DRAWN BY JG	REVIEWED BY SD
DRAWING NUMBER DD 3.8	

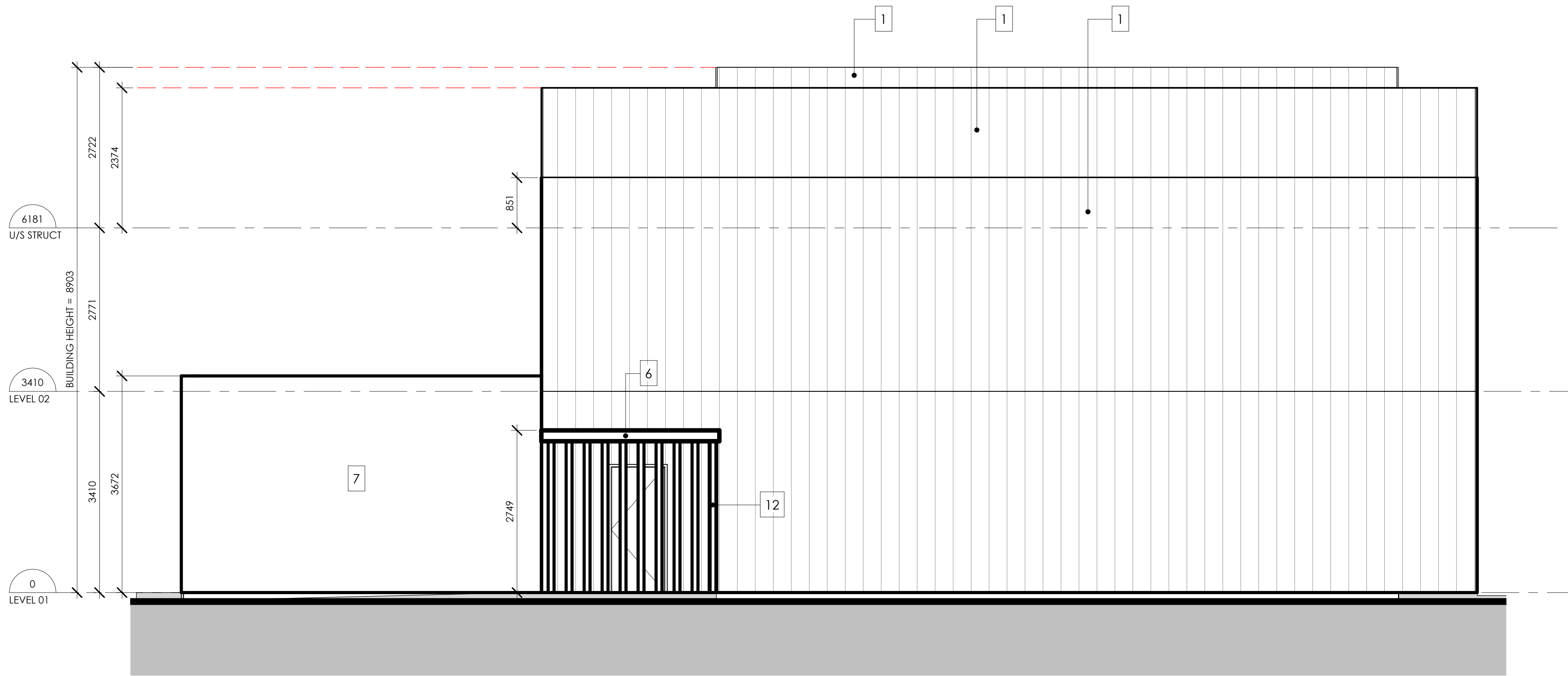
THESE PLANS ARE FOR CONCEPT ONLY



1 EAST ELEVATION
1:50

EXTERIOR MATERIAL KEYNOTE LEGEND

TAG	MATERIAL	MANUFACTURER/ SUPPLIER	NOTES
1	12" STANDING SEAM METAL	VICWEST	PRESTIGE - FLAT COLOUR: CARBON
2	HORIZONTAL METAL PLANK	VICWEST	BELLARA PLANK SERIES 200mm COLOUR: WARM ROSEWOOD
3	HORIZONTAL METAL PLANK	VICWEST	BELLARA PLANK SERIES 200mm COLOUR: SILVER SPRINGS
4	FIBER CEMENT PANEL	JAMES HARDIE	8mm PANEL THICKNESS 1/w COLOUR-MATCHED REVEALS FROM "LITE TRIM" COLOUR: SW 6990-CAVIAR
5	VERTICAL FLUTED METAL	TBD	38mm BOX PROFILE x 19mm DEPTH COLOUR: MATCH STANDING SEAM
6	METAL FASCIA AND TRIMS	CASCADIA METALS	MIN 22ga. METAL - PRE-FINISHED COLOUR: MATCH STANDING SEAM
7	STUCCO	TBD	SMOOTH RENDER FINISH c/w CONTROL JOINTS COLOUR: TBD
8	DOUBLE-GLAZED VINYL WINDOWS	TBD	US1 1.4 OR BETTER COLOUR: BLACK FRAME
9	PRE-HUNG DOOR SYSTEM w/ DOUBLE GLAZING AS SHOWN IN ELEVATIONS	TBD	US1 1.4 OR BETTER - DOOR PANEL TO BE PAINT-GRADE FIBERGLASS COLOUR: BLACK FRAME AND PANEL
10	DOUBLE-GLAZED VINYL SLIDER DOOR SYSTEM	TBD	US1 1.4 OR BETTER COLOUR: BLACK FRAME AND PANEL
11	METAL WINDOW CANOPY	EAST WEST ALUMINUM	SLIM PROFILE - 457mm DEPTH COLOUR: MATCH ADJACENT CLADDING
12	VERTICAL METAL ARCHITECTURAL SCREEN	TBD	102mm SQUARE PICKET @ 12" o.c. COLOUR: MATCH STANDING SEAM
13	2-PLY SBS ROOF MEMBRANE	SOPREMA	TORCHED-ON MEMBRANE COLOUR: GREY
14	OVERHEAD GARAGE DOOR	TBD	ELECTRIC MOTOR - NO GLAZING COLOUR: TBD



2 SOUTH ELEVATION
1:50

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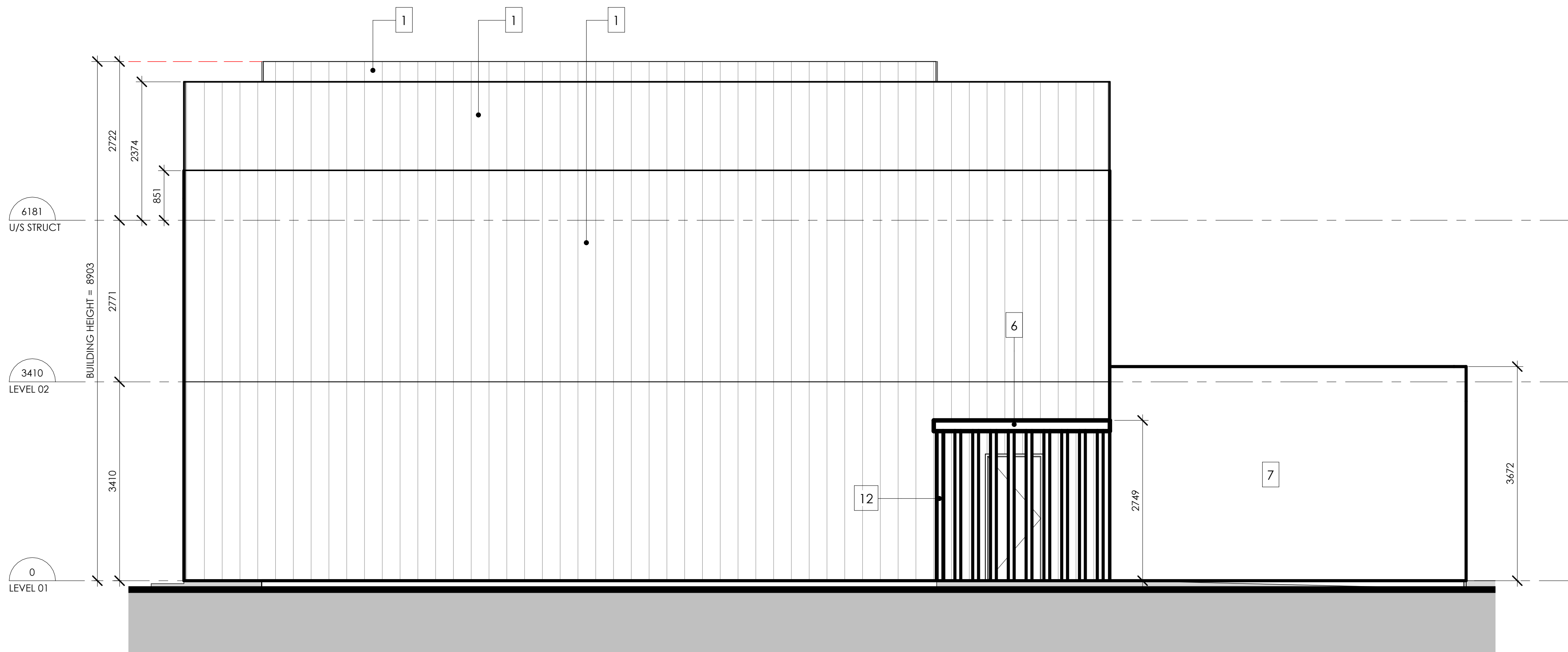
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HOLDCO1400379	
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9240 TRONSON - TOWNHOMES	
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9240 TRONSON, VERNON, BC	
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TYPICAL EAST UNIT 3-PLEX - EAST AND SOUTH ELEVATIONS	
DRAWN BY	REVIEWED BY
JG	SD
DRAWING NUMBER	
DD 4.1	



1 WEST ELEVATION
1:50

EXTERIOR MATERIAL KEYNOTE LEGEND

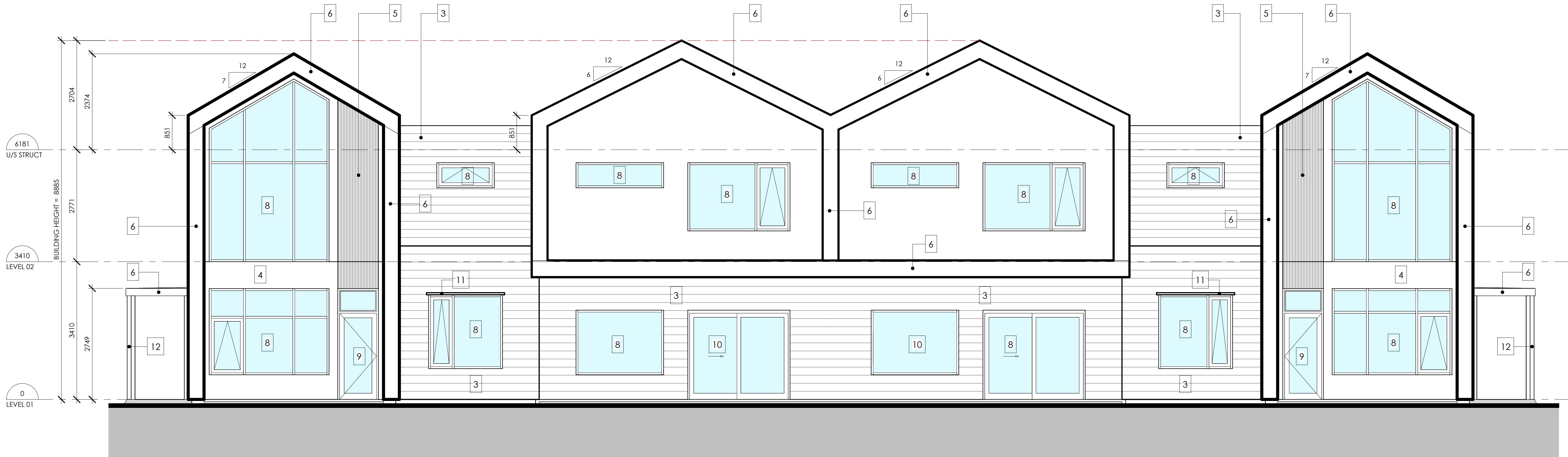
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1	12" STANDING SEAM METAL	VICWEST	PRESTIGE - FLAT COLOUR: CARBON
2	HORIZONTAL METAL PLANK	VICWEST	BELLARA PLANK SERIES 200mm COLOUR: WARM ROSEWOOD
3	HORIZONTAL METAL PLANK	VICWEST	BELLARA PLANK SERIES 200mm COLOUR: SILVER SPRINGS
4	FIBER CEMENT PANEL	JAMES HARDIE	8mm PANEL THICKNESS 1/w COLOUR-MATCHED REVEALS FROM "LITE TRIM" COLOUR: SW 6990-CAVIAR
5	VERTICAL FLUTED METAL	TBD	38mm BOX PROFILE x 19mm DEPTH COLOUR: MATCH STANDING SEAM
6	METAL FASCIA AND TRIMS	CASCADIA METALS	MIN 22ga. METAL - PRE-FINISHED COLOUR: MATCH STANDING SEAM
7	STUCCO	TBD	SMOOTH RENDER FINISH c/w CONTROL JOINTS COLOUR: TBD
8	DOUBLE-GLAZED VINYL WINDOWS	TBD	US1 1.4 OR BETTER COLOUR: BLACK FRAME
9	PRE-HUNG DOOR SYSTEM w/ DOUBLE GLAZING AS SHOWN IN ELEVATIONS	TBD	US1 1.4 OR BETTER - DOOR PANEL TO BE PAINT-GRADE FIBERGLASS COLOUR: BLACK FRAME AND PANEL
10	DOUBLE-GLAZED VINYL SLIDER DOOR SYSTEM	TBD	US1 1.4 OR BETTER COLOUR: BLACK FRAME AND PANEL
11	METAL WINDOW CANOPY	EAST WEST ALUMINUM	SLIM PROFILE - 457mm DEPTH COLOUR: MATCH ADJACENT CLADDING
12	VERTICAL METAL ARCHITECTURAL SCREEN	TBD	102mm SQUARE PICKET @ 12" o.c. COLOUR: MATCH STANDING SEAM
13	2-PLY SBS ROOF MEMBRANE	SOPREMA	TORCHED-ON MEMBRANE COLOUR: GREY
14	OVERHEAD GARAGE DOOR	TBD	ELECTRIC MOTOR - NO GLAZING COLOUR: TBD



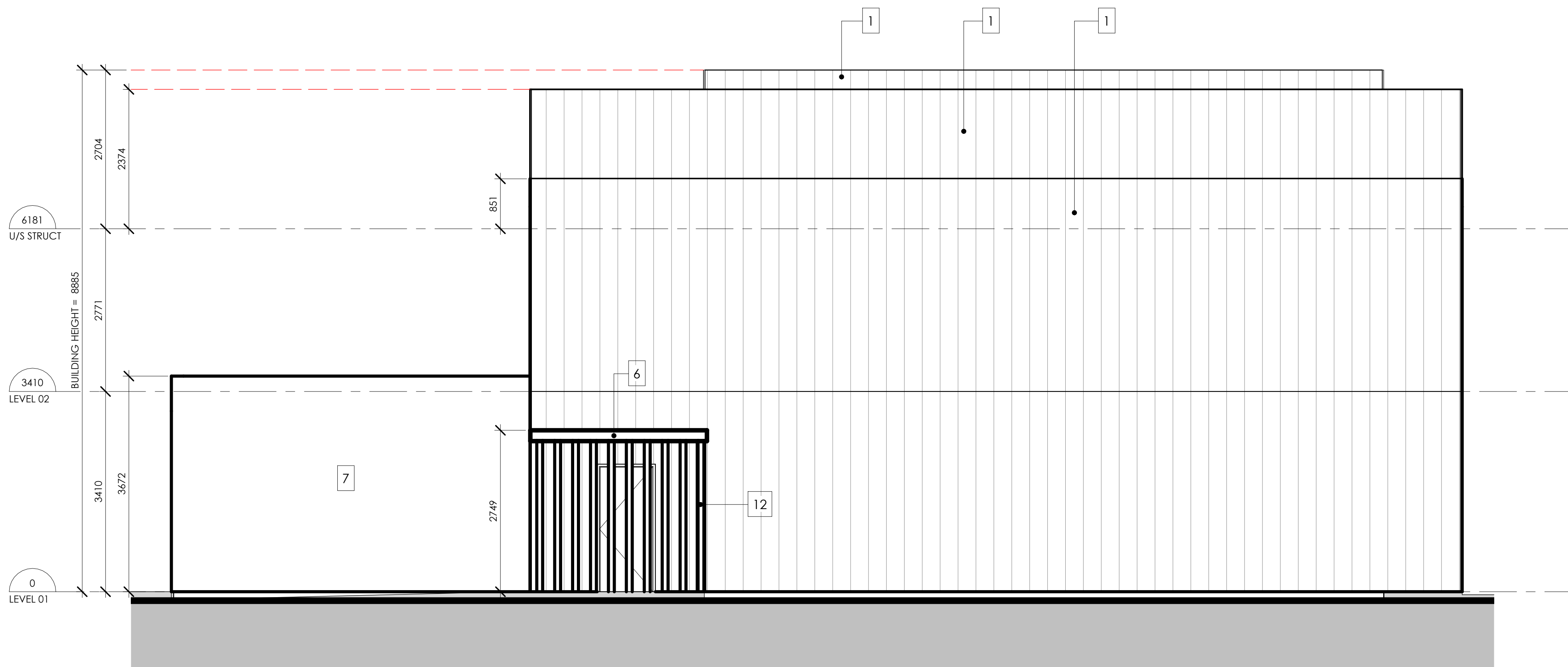
2 NORTH ELEVATION
1:50

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DRAWN BY JG	REVIEWED BY SD
DRAWING NUMBER DD 4.2	



1 EAST ELEVATION
1:50



2 SOUTH ELEVATION
1:50

EXTERIOR MATERIAL KEYNOTE LEGEND

TAG	MATERIAL	MANUFACTURER/ SUPPLIER	NOTES
1	12" STANDING SEAM METAL	VICWEST	PRESTIGE - FLAT COLOUR: CARBON
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AND SOUTH ELEVATIONS

DRAWN BY
JG
REVIEWED BY
SD

DRAWING NUMBER

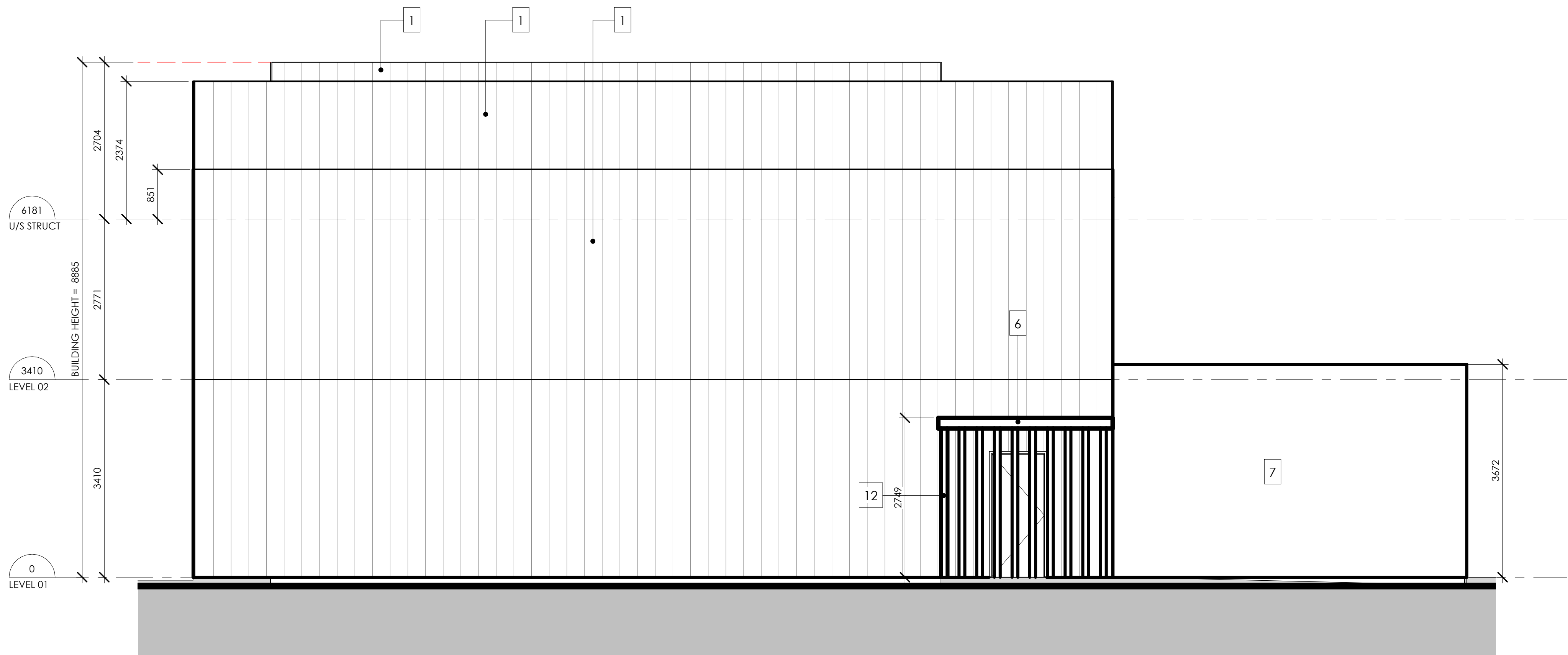
DD 4.3



1 WEST ELEVATION
1:50

EXTERIOR MATERIAL KEYNOTE LEGEND

TAG	MATERIAL	MANUFACTURER/ SUPPLIER	NOTES
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2 NORTH ELEVATION
1:50

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REVIEWED BY	SD
DRAWING NUMBER	DD 4.4

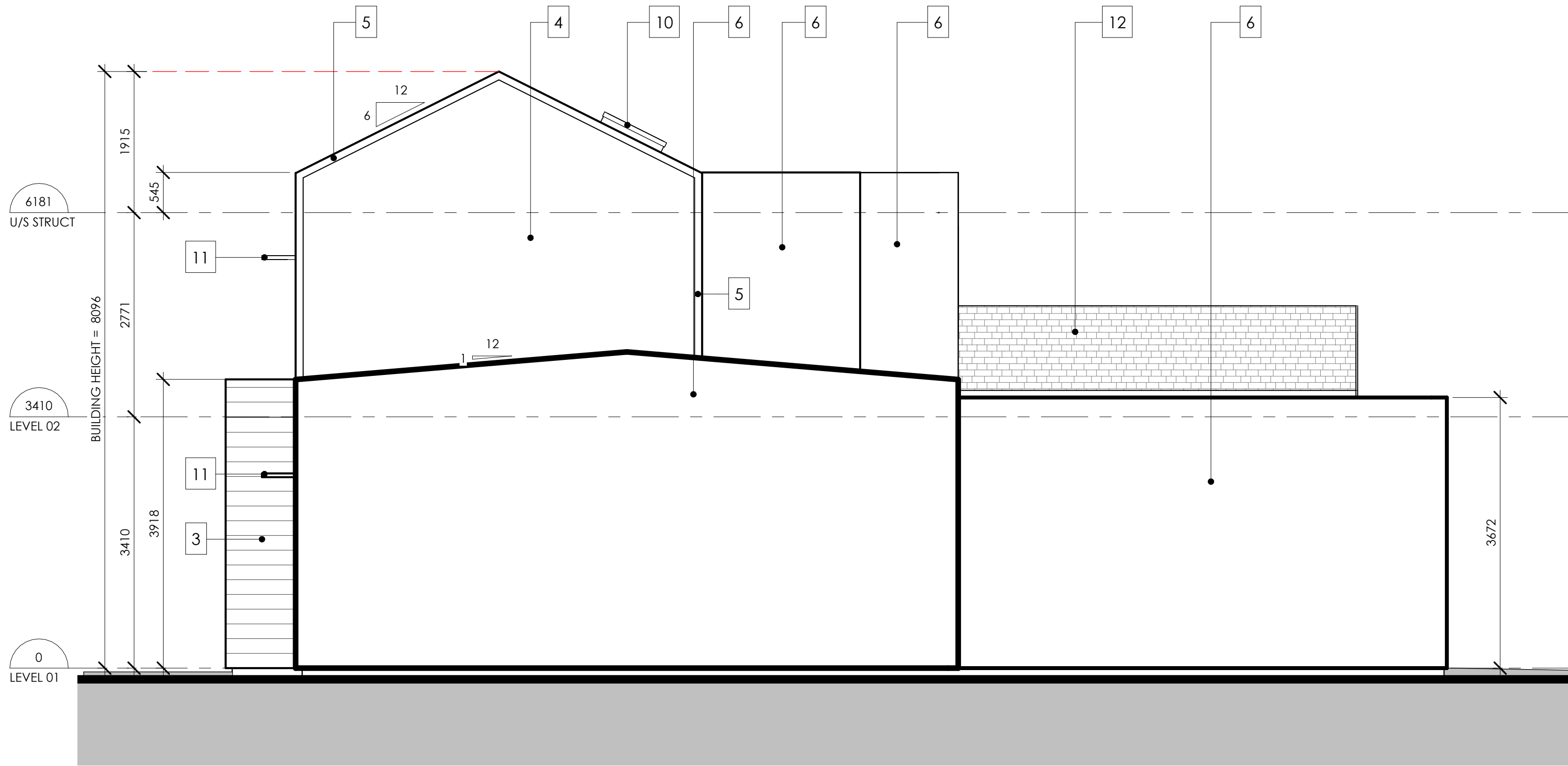


PROJECT NUMBER 24001	
NUMBER / DATE / ISSUED FOR	
1	2025.02.25 ISSUED FOR DEVELOPMENT PERMIT APPLICATION

CLIENT HOLDCO1400379	
PROJECT 9240 TRONSON - TOWNHOMES	
PROJECT ADDRESS 9240 TRONSON, VERNON, BC	
DRAWING TITLE TYPICAL WEST DUPLEX - EAST AND SOUTH ELEVATIONS	
DRAWN BY JG	REVIEWED BY SD
DRAWING NUMBER DD 4.5	



1 EAST ELEVATION
1:50



2 SOUTH ELEVATION
1:50

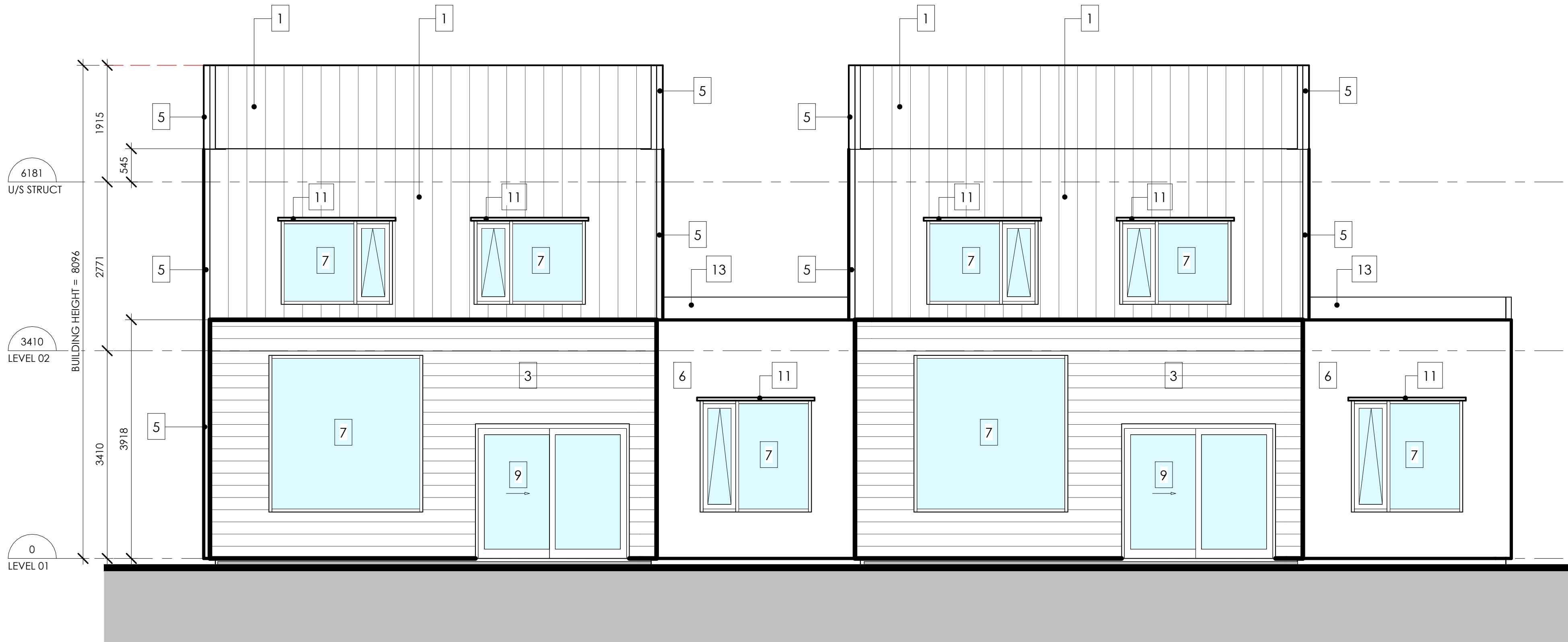
EXTERIOR MATERIAL KEYNOTE LEGEND

TAG	MATERIAL	MANUFACTURER/ SUPPLIER	NOTES
1	12" STANDING SEAM METAL	VICWEST	PRESTIGE - FLAT COLOUR: REGENT GREY
2	HORIZONTAL METAL PLANK	VICWEST	BELLARA PLANK SERIES 200mm COLOUR: WARM ROSEWOOD
3	HORIZONTAL METAL PLANK	VICWEST	BELLARA PLANK SERIES 200mm COLOUR: SILVER SPRINGS
4	FIBER CEMENT PANEL	JAMES HARDIE	8mm PANEL THICKNESS 1/w COLOUR-MATCHED REVEALS FROM "LITE TRIM" COLOUR: TBD
5	METAL FASCIA AND TRIMS	CASCADIA METALS	MIN 22ga. METAL - PRE-FINISHED COLOUR: MATCH STANDING SEAM
6	STUCCO	TBD	SMOOTH RENDER FINISH c/w CONTROL JOINTS COLOUR: TBD
7	DOUBLE-GLAZED VINYL WINDOWS	TBD	USI 1.4 OR BETTER COLOUR: BLACK FRAME
8	PRE-HUNG DOOR SYSTEM w/ DOUBLE GLAZING AS SHOWN IN ELEVATIONS	TBD	USI 1.4 OR BETTER - DOOR PANEL TO BE PAINT-GRADE FIBERGLASS COLOUR: BLACK FRAME AND PANEL
9	DOUBLE-GLAZED VINYL SLIDER DOOR SYSTEM	TBD	USI 1.4 OR BETTER COLOUR: BLACK FRAME AND PANEL
10	OPERABLE DOUBLE-GLAZED SKYLIGHT	TBD	USI 1.4 OR BETTER COLOUR: BLACK FRAME AND PANEL
11	METAL WINDOW CANOPY	EAST WEST ALUMINUM	SLIM PROFILE - 457mm DEPTH COLOUR: MATCH ADJACENT CLADDING
12	ASPHALT ROOF SHINGLES	IKO	NORDIC PERFORMANCE SHINGLES COLOUR: FROSTONE GREY
13	2-PLY SBS ROOF MEMBRANE	SOPREMA	TORCHED-ON MEMBRANE COLOUR: GREY
14	OVERHEAD GARAGE DOOR	TBD	ELECTRIC MOTOR - NO GLAZING COLOUR: TBD

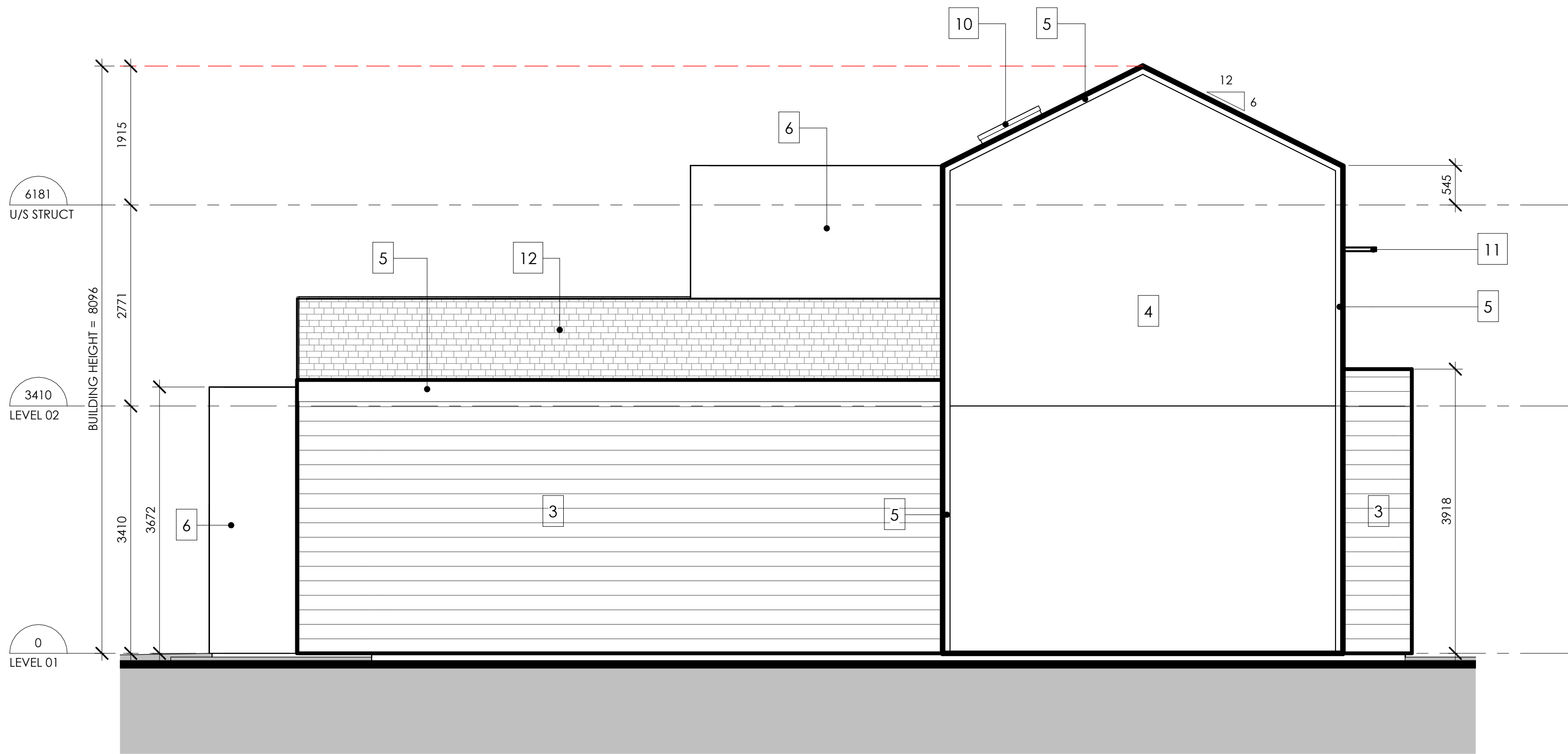


PROJECT NUMBER 24001	
NUMBER / DATE / ISSUED FOR	
1	2025.02.25 ISSUED FOR DEVELOPMENT PERMIT APPLICATION

CLIENT HOLDCO1400379	
PROJECT 9240 TRONSON - TOWNHOMES	
PROJECT ADDRESS 9240 TRONSON, VERNON, BC	
DRAWING TITLE TYPICAL WEST DUPLEX - WEST AND NORTH ELEVATIONS	
DRAWN BY JG	REVIEWED BY SD
DRAWING NUMBER DD 4.6	



1 WEST ELEVATION
1:50



2 NORTH ELEVATION
1:50

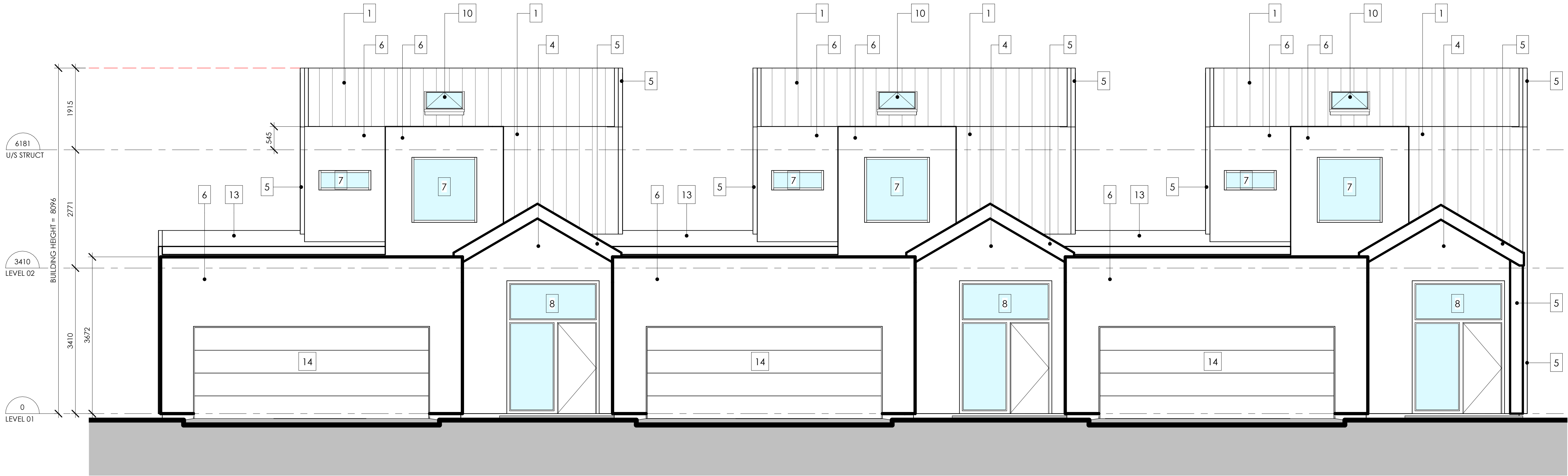
EXTERIOR MATERIAL KEYNOTE LEGEND

TAG	MATERIAL	MANUFACTURER/ SUPPLIER	NOTES
1	12" STANDING SEAM METAL	VICWEST	PRESTIGE - FLAT COLOUR: REGENT GREY
2	HORIZONTAL METAL PLANK	VICWEST	BELLARA PLANK SERIES 200mm COLOUR: WARM ROSEWOOD
3	HORIZONTAL METAL PLANK	VICWEST	BELLARA PLANK SERIES 200mm COLOUR: SILVER SPRINGS
4	FIBER CEMENT PANEL	JAMES HARDIE	8mm PANEL THICKNESS 1/w COLOUR-MATCHED REVEALS FROM "LITE TRIM" COLOUR: TBD
5	METAL FASCIA AND TRIMS	CASCADIA METALS	MIN 22ga. METAL - PRE-FINISHED COLOUR: MATCH STANDING SEAM
6	STUCCO	TBD	SMOOTH RENDER FINISH c/w CONTROL JOINTS COLOUR: TBD
7	DOUBLE-GLAZED VINYL WINDOWS	TBD	US1 1.4 OR BETTER COLOUR: BLACK FRAME
8	PRE-HUNG DOOR SYSTEM w/ DOUBLE GLAZING AS SHOWN IN ELEVATIONS	TBD	US1 1.4 OR BETTER - DOOR PANEL TO BE PAINT-GRADE FIBERGLASS COLOUR: BLACK FRAME AND PANEL
9	DOUBLE-GLAZED VINYL SLIDER DOOR SYSTEM	TBD	US1 1.4 OR BETTER COLOUR: BLACK FRAME AND PANEL
10	OPERABLE DOUBLE-GLAZED SKYLIGHT	TBD	US1 1.4 OR BETTER COLOUR: BLACK FRAME AND PANEL
11	METAL WINDOW CANOPY	EAST WEST ALUMINUM	SLIM PROFILE - 457mm DEPTH COLOUR: MATCH ADJACENT CLADDING
12	ASPHALT ROOF SHINGLES	IKO	NORDIC PERFORMANCE SHINGLES COLOUR: FROSTONE GREY
13	2-PLY SBS ROOF MEMBRANE	SOPREMA	TORCHED-ON MEMBRANE COLOUR: GREY
14	OVERHEAD GARAGE DOOR	TBD	ELECTRIC MOTOR - NO GLAZING COLOUR: TBD

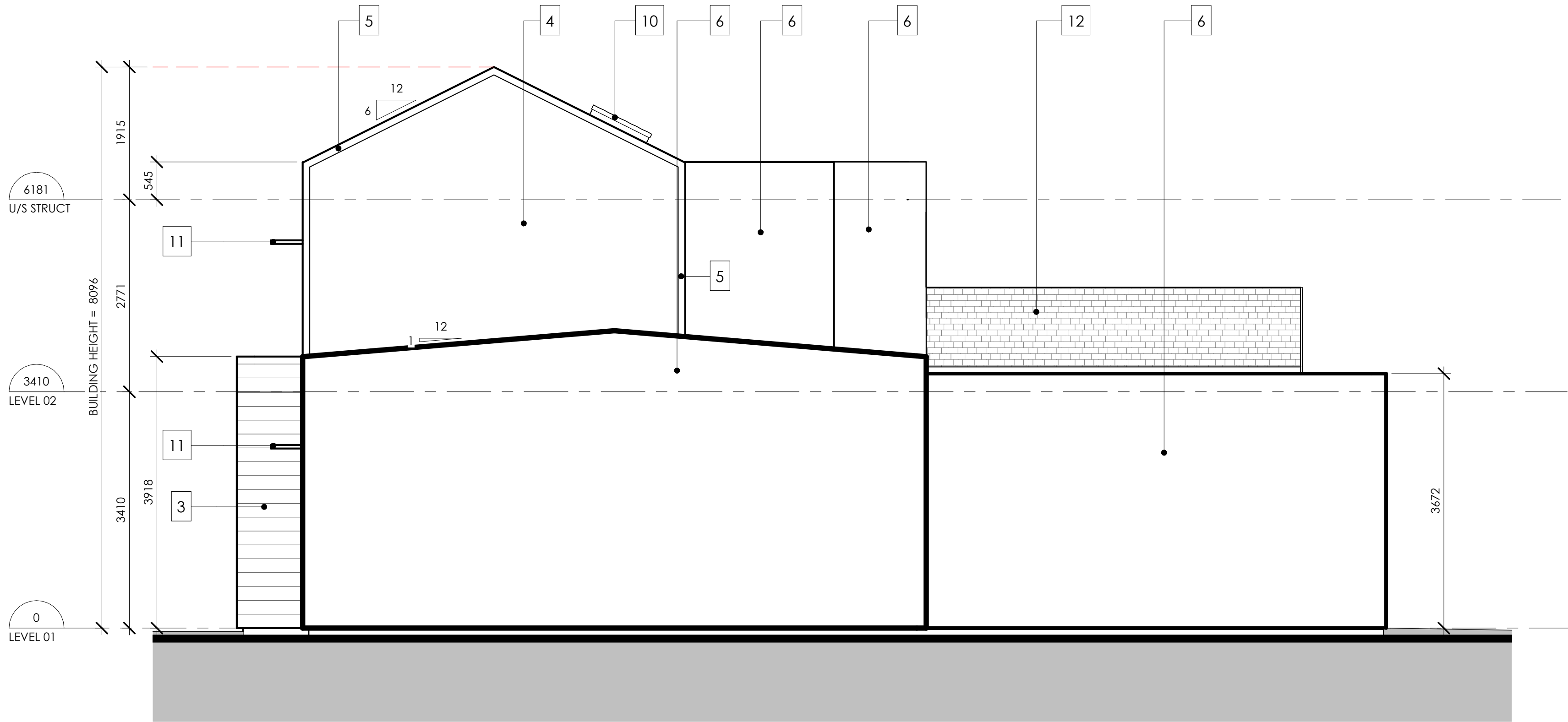


PROJECT NUMBER	
24001	
NUMBER / DATE / ISSUED FOR	
1	2025.02.25 ISSUED FOR DEVELOPMENT PERMIT APPLICATION

CLIENT	
HOLDCO1400379	
PROJECT	
9240 TRONSON - TOWNHOMES	
PROJECT ADDRESS	
9240 TRONSON, VERNON, BC	
DRAWING TITLE	
TYPICAL WEST 3-PLEX - EAST AND SOUTH ELEVATIONS	
DRAWN BY	REVIEWED BY
JG	SD
DRAWING NUMBER	
DD 4.7	



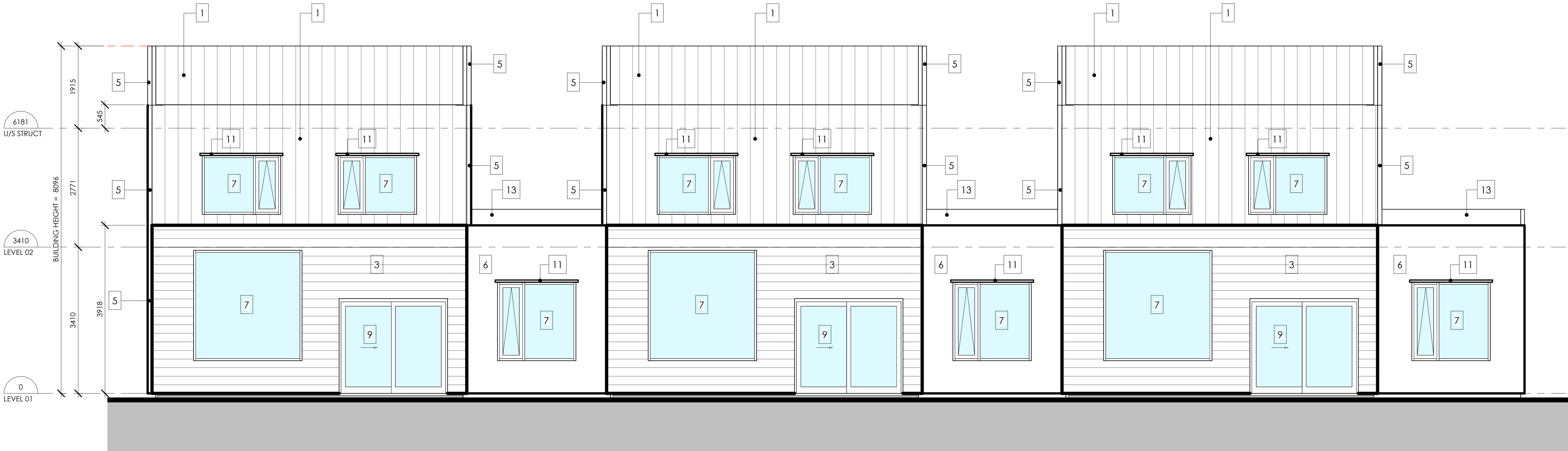
1 EAST ELEVATION
1:50



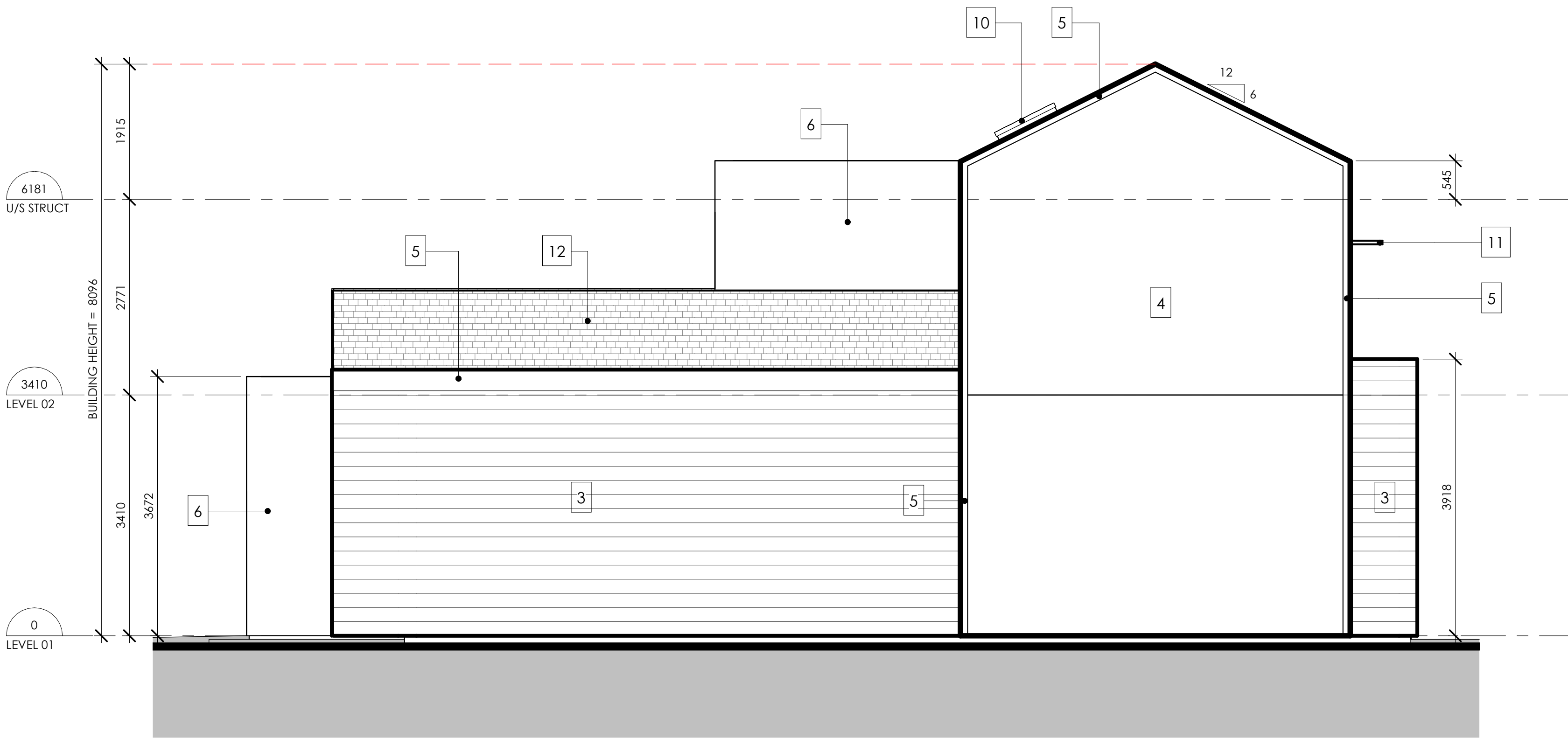
2 SOUTH ELEVATION
1:50

EXTERIOR MATERIAL KEYNOTE LEGEND

TAG	MATERIAL	MANUFACTURER/ SUPPLIER	NOTES
1	12" STANDING SEAM METAL	VICWEST	PRESTIGE - FLAT COLOUR: REGENT GREY
2	HORIZONTAL METAL PLANK	VICWEST	BELLARA PLANK SERIES 200mm COLOUR: WARM ROSEWOOD
3	HORIZONTAL METAL PLANK	VICWEST	BELLARA PLANK SERIES 200mm COLOUR: SILVER SPRINGS
4	FIBER CEMENT PANEL	JAMES HARDIE	8mm PANEL THICKNESS 1/w COLOUR-MATCHED REVEALS FROM "LITE TRIM" COLOUR: TBD
5	METAL FASCIA AND TRIMS	CASCADIA METALS	MIN 22ga. METAL - PRE-FINISHED COLOUR: MATCH STANDING SEAM
6	STUCCO	TBD	SMOOTH RENDER FINISH c/w CONTROL JOINTS COLOUR: TBD
7	DOUBLE-GLAZED VINYL WINDOWS	TBD	US1 1.4 OR BETTER COLOUR: BLACK FRAME
8	PRE-HUNG DOOR SYSTEM w/ DOUBLE GLAZING AS SHOWN IN ELEVATIONS	TBD	US1 1.4 OR BETTER - DOOR PANEL TO BE PAINT-GRADE FIBERGLASS COLOUR: BLACK FRAME AND PANEL
9	DOUBLE-GLAZED VINYL SLIDER DOOR SYSTEM	TBD	US1 1.4 OR BETTER COLOUR: BLACK FRAME AND PANEL
10	OPERABLE DOUBLE-GLAZED SKYLIGHT	TBD	US1 1.4 OR BETTER COLOUR: BLACK FRAME AND PANEL
11	METAL WINDOW CANOPY	EAST WEST ALUMINUM	SLIM PROFILE - 457mm DEPTH COLOUR: MATCH ADJACENT CLADDING
12	ASPHALT ROOF SHINGLES	IKO	NORDIC PERFORMANCE SHINGLES COLOUR: FROSTONE GREY
13	2-PLY SBS ROOF MEMBRANE	SOPREMA	TORCHED-ON MEMBRANE COLOUR: GREY
14	OVERHEAD GARAGE DOOR	TBD	ELECTRIC MOTOR - NO GLAZING COLOUR: TBD



1 WEST ELEVATION
1:50



2 NORTH ELEVATION
1:50

EXTERIOR MATERIAL KEYNOTE LEGEND

TAG	MATERIAL	MANUFACTURER/ SUPPLIER	NOTES
1	12" STANDING SEAM METAL	VICWEST	PRESTIGE - FLAT COLOUR: REGENT GREY
2	HORIZONTAL METAL PLANK	VICWEST	BELLARA PLANK SERIES 200mm COLOUR: WARM ROSEWOOD
3	HORIZONTAL METAL PLANK	VICWEST	BELLARA PLANK SERIES 200mm COLOUR: SILVER SPRINGS
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5	METAL FASCIA AND TRIMS	CASCADIA METALS	MIN 22ga. METAL - PRE-FINISHED COLOUR: MATCH STANDING SEAM
6	STUCCO	TBD	SMOOTH RENDER FINISH c/w CONTROL JOINTS COLOUR: TBD
7	DOUBLE-GLAZED VINYL WINDOWS	TBD	US1 1.4 OR BETTER COLOUR: BLACK FRAME
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13	2-PLY SBS ROOF MEMBRANE	SOPREMA	TORCHED-ON MEMBRANE COLOUR: GREY
14	OVERHEAD GARAGE DOOR	TBD	ELECTRIC MOTOR - NO GLAZING COLOUR: TBD



PROJECT NUMBER
24001
NUMBER / DATE / ISSUED FOR
1 2025.02.25 ISSUED FOR DEVELOPMENT PERMIT APPLICATION

CLIENT
HOLDCO1400379

PROJECT
9240 TRONSON - TOWNHOMES

PROJECT ADDRESS
9240 TRONSON, VERNON, BC

DRAWING TITLE
TYPICAL WEST 3-PLEX - WEST AND
NORTH ELEVATIONS

DRAWN BY
JG
REVIEWED BY
SD

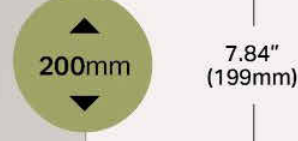
DRAWING NUMBER

DD 4.8

A close-up photograph of a modern building's exterior. The image shows a dark, vertically-slatted wall in the foreground, with a light-colored, diagonally-slatted roof above it. The slats are closely spaced and run parallel to each other. The lighting is bright, suggesting a sunny day. The overall aesthetic is clean and minimalist.



A close-up photograph of horizontal wooden planks. The wood has a light, wavy grain pattern and is separated by dark, recessed grooves. The lighting is even, highlighting the texture of the wood.

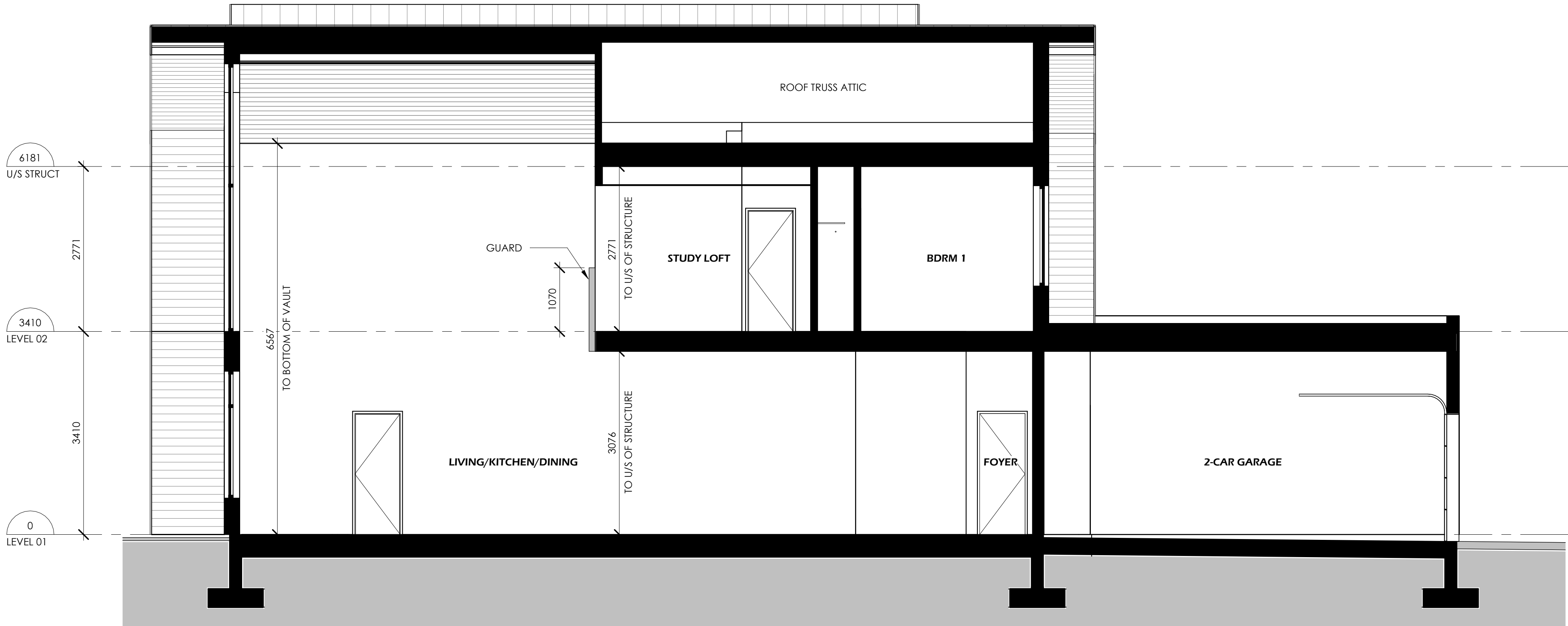


This image shows a blank, aged, cream-colored page, likely an endpaper or flyleaf of a book. The paper has a slightly textured appearance with some faint smudges and discoloration, characteristic of old paper. There is no text or other markings on the page.

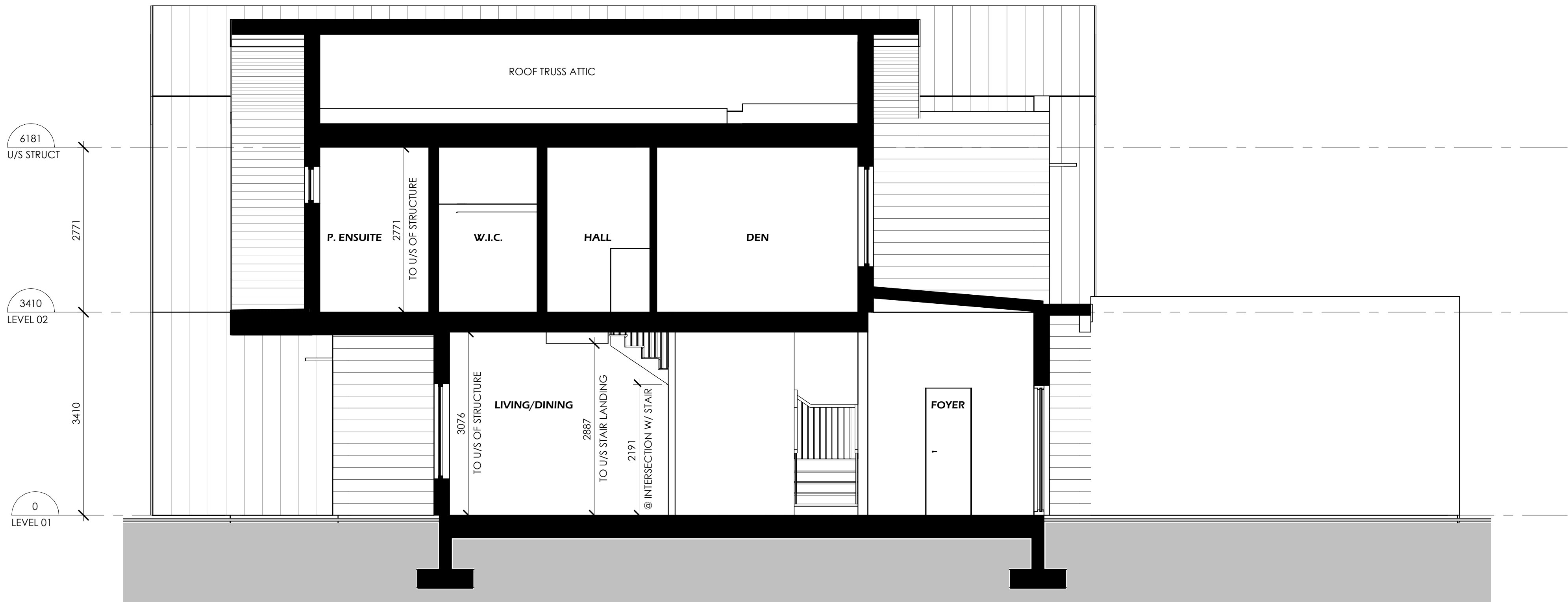


2025.02.25 ISSUED FOR DEVELOPMENT PERMIT APPLICATION

CLIENT	
HOLDCO1400379	
PROJECT	
2240 TRONSON - TOWNHOMES	
PROJECT ADDRESS	
2240 TRONSON, VERNON, BC	
DRAWING TITLE	
EXTERIOR MATERIAL BOARD	
DRAWN BY	REVIEWED BY
IG	SD
DRAWING NUMBER	
DD 4.9	



1 CROSS SECTION 1
1:50



2 CROSS SECTION 2
1:50

BUILDING SECTIONS - GENERAL NOTES

FINISHED CEILING HEIGHTS

ALL FINISH CEILING HEIGHTS SHALL BE ESTABLISHED DURING COORDINATION WITH A MECHANICAL SUB-TRADE AND STRUCTURAL CONSULTANT TO DETERMINE LOCATIONS FOR NECESSARY BULKHEADS TO ACCOMMODATE SERVICES AND STRUCTURAL ELEMENTS. THE DESIGN INTENT IS TO HAVE NO INTERIOR CEILING ELEVATION PROVIDE LESS THAN 2438mm (8'-0") CLEAR CEILING HEIGHT THROUGHOUT THE BUILDING. TYPICAL CEILING HEIGHT WILL BE ESTABLISHED AT 2743mm (9'-0").

EXTERIOR GRADE

EXTERIOR GRADE IMMEDIATELY SURROUNDING EACH BUILDING WILL BE DROPPED A MINIMUM OF 152mm (6") BELOW THE MAIN FLOOR ELEVATION OF EACH RESPECTIVE BUILDING. ALL DRIVEWAYS WILL SLOPE AT A MINIMUM OF 2% AWAY FROM THE GARAGE OPENING. ALL PATIOS AND FRONT DOOR ACCESS PATHS WILL BE DROPPED A MINIMUM OF 51mm (2") BELOW THE MAIN FLOOR ELEVATION OF EACH RESPECTIVE BUILDING. THIS DESIGN INTENT IS REFLECTED IN THE ELEVATIONS AND SECTIONS.

MECHANICAL SYSTEM

THE MOST APPROPRIATE MECHANICAL SYSTEM WILL BE SELECTED AT A LATER DATE DURING DESIGN COORDINATION WITH A MECHANICAL SUB-TRADE AND THE PROJECT CERTIFIED ENERGY ADVISOR (CEA) TO ENSURE THIS PROJECT MEETS THE MECHANICAL ENERGY USE INTENSITY (MEUI) REQUIREMENTS FOR THIS PROJECT.

PROJECT NUMBER

24001

NUMBER / DATE / ISSUED FOR

1 2025.02.25 ISSUED FOR DEVELOPMENT PERMIT APPLICATION

CLIENT

HOLDCO1400379

PROJECT

9240 TRONSON - TOWNHOMES

PROJECT ADDRESS

9240 TRONSON, VERNON, BC

DRAWING TITLE

TYPICAL EAST UNIT - BUILDING SECTIONS

DRAWN BY

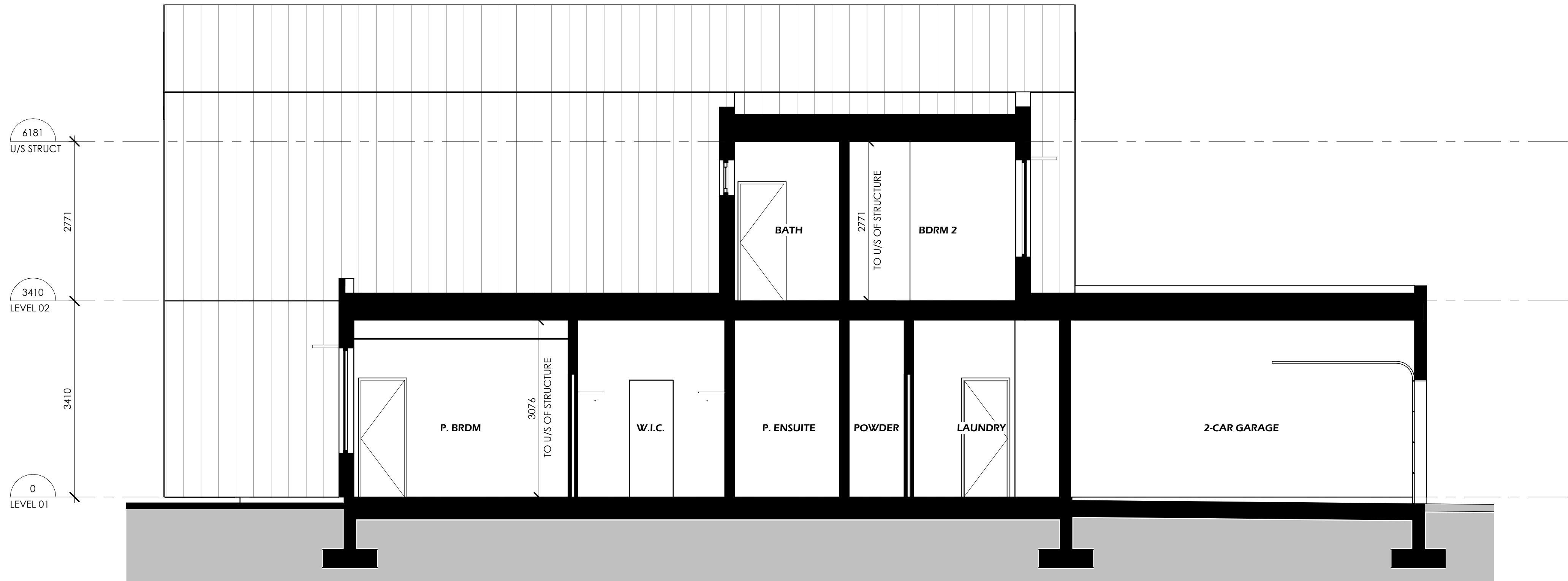
JG

REVIEWED BY

SD

DRAWING NUMBER

DD 5.1



1 CROSS SECTION 3
1:50

BUILDING SECTIONS - GENERAL NOTES

FINISHED CEILING HEIGHTS

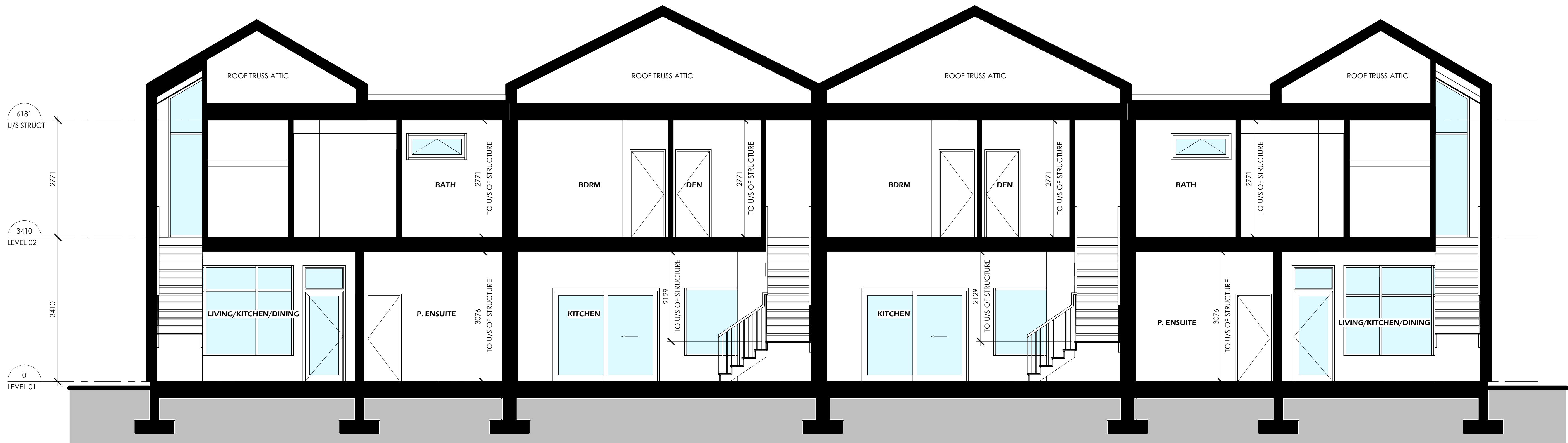
ALL FINISH CEILING HEIGHTS SHALL BE ESTABLISHED DURING COORDINATION WITH A MECHANICAL SUB-TRADE AND STRUCTURAL CONSULTANT TO DETERMINE LOCATIONS FOR NECESSARY BULKHEADS TO ACCOMMODATE SERVICES AND STRUCTURAL ELEMENTS. THE DESIGN INTENT IS TO HAVE NO INTERIOR CEILING ELEVATION PROVIDE LESS THAN 2438mm (8'-0") CLEAR CEILING HEIGHT THROUGHOUT THE BUILDING. TYPICAL CEILING HEIGHT WILL BE ESTABLISHED AT 2743mm (9'-0").

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MECHANICAL SYSTEM

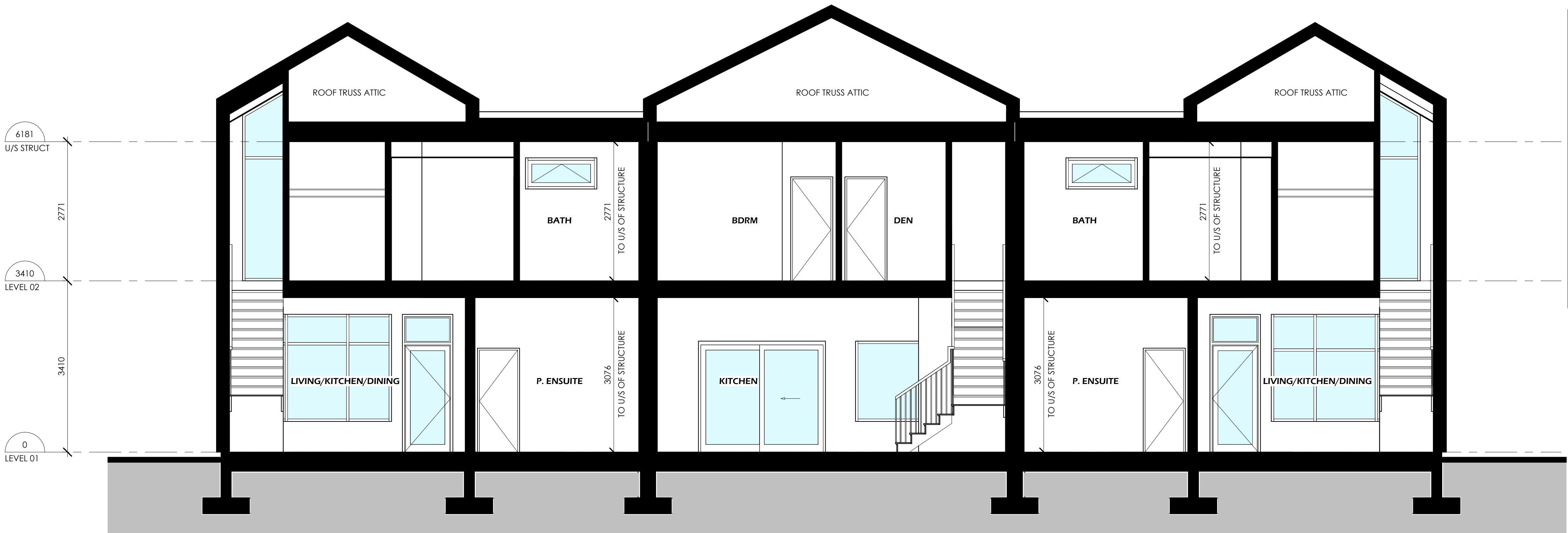
THE MOST APPROPRIATE MECHANICAL SYSTEM WILL BE SELECTED AT A LATER DATE DURING DESIGN COORDINATION WITH A MECHANICAL SUB-TRADE AND THE PROJECT CERTIFIED ENERGY ADVISOR (CEA) TO ENSURE THIS PROJECT MEETS THE MECHANICAL ENERGY USE INTENSITY (MEUI) REQUIREMENTS FOR THIS PROJECT.



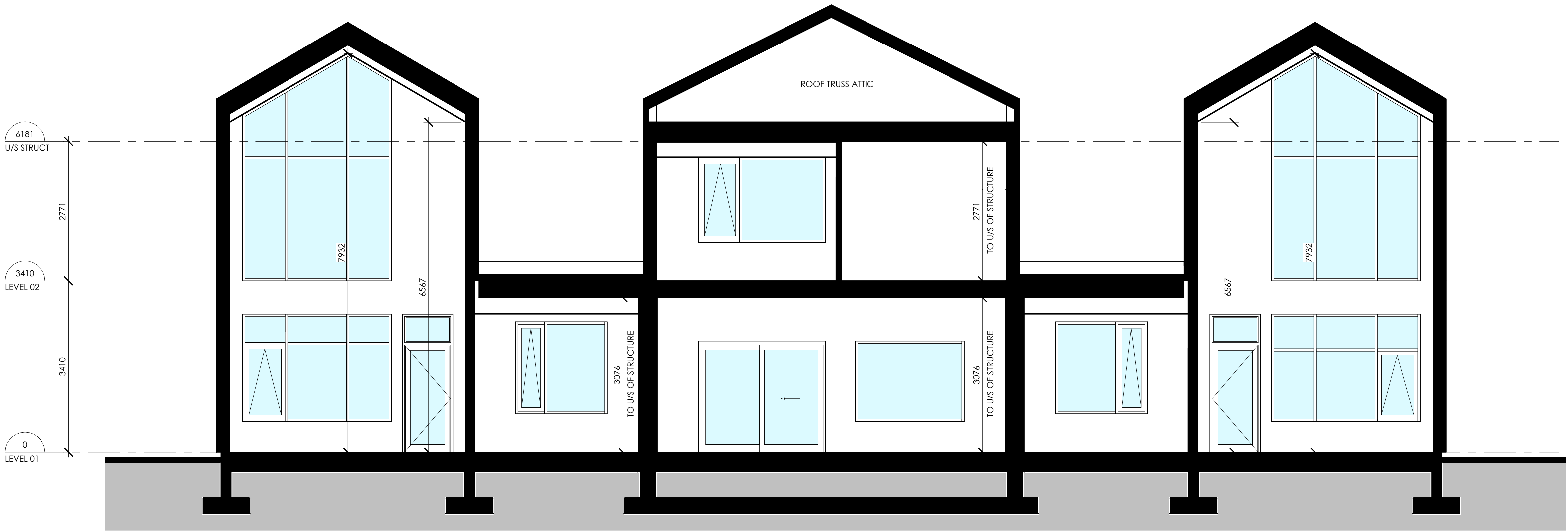
2 LONG SECTION 1
1:50

PROJECT NUMBER 24001	
NUMBER / DATE / ISSUED FOR	
1	2025.02.25 ISSUED FOR DEVELOPMENT PERMIT APPLICATION

CLIENT HOLDCO1400379	
PROJECT 9240 TRONSON - TOWNHOMES	
PROJECT ADDRESS 9240 TRONSON, VERNON, BC	
DRAWING TITLE TYPICAL EAST UNIT - BUILDING SECTIONS	
DRAWN BY JG	REVIEWED BY SD
DRAWING NUMBER DD 5.2	



1 LONG SECTION 2
1:50



2 LONG SECTION 3
1:50

BUILDING SECTIONS - GENERAL NOTES

FINISHED CEILING HEIGHTS

ALL FINISH CEILING HEIGHTS SHALL BE ESTABLISHED DURING COORDINATION WITH A MECHANICAL SUB-TRADE AND STRUCTURAL CONSULTANT TO DETERMINE LOCATIONS FOR NECESSARY BULKHEADS TO ACCOMMODATE SERVICES AND STRUCTURAL ELEMENTS. THE DESIGN INTENT IS TO HAVE NO INTERIOR CEILING ELEVATION PROVIDE LESS THAN 2438mm (8'-0") CLEAR CEILING HEIGHT THROUGHOUT THE BUILDING. TYPICAL CEILING HEIGHT WILL BE ESTABLISHED AT 2743mm (9'-0").

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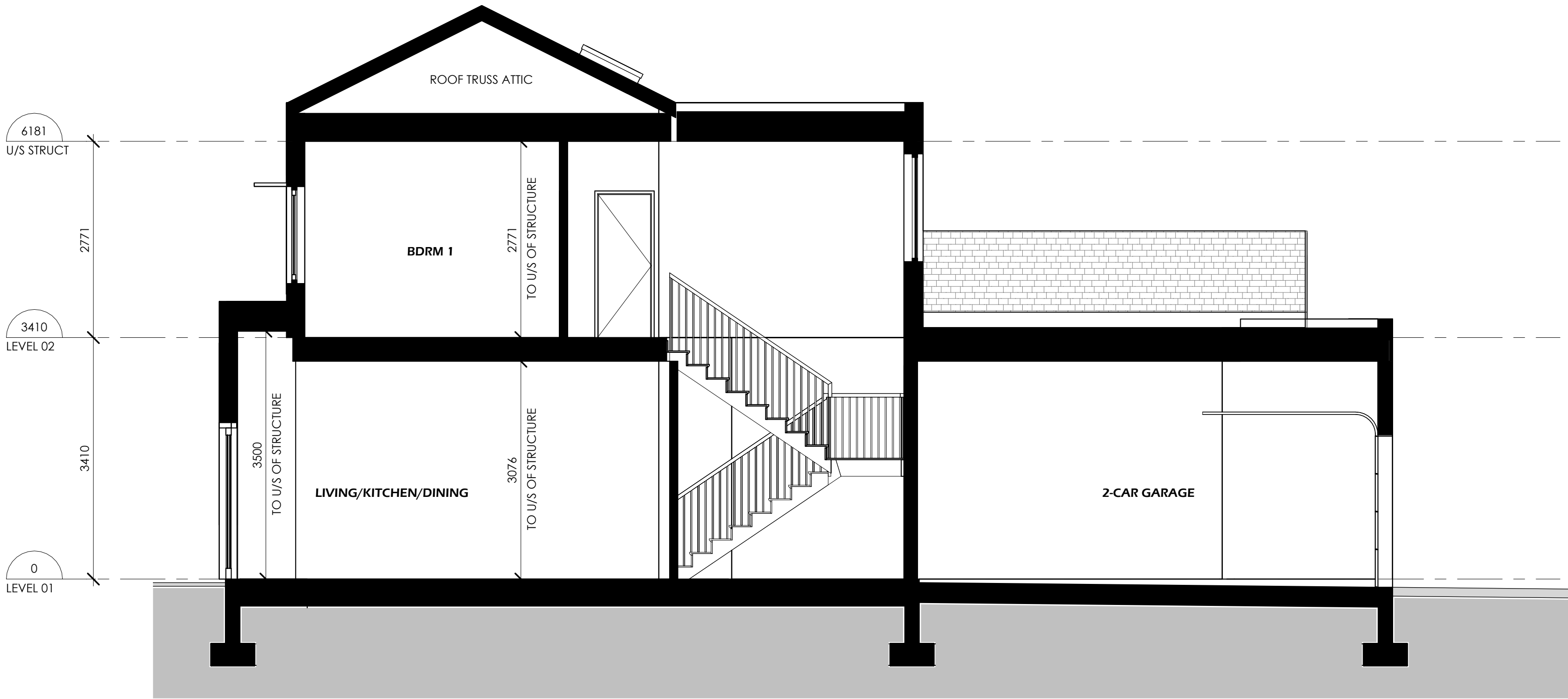
MECHANICAL SYSTEM

THE MOST APPROPRIATE MECHANICAL SYSTEM WILL BE SELECTED AT A LATER DATE DURING DESIGN COORDINATION WITH A MECHANICAL SUB-TRADE AND THE PROJECT CERTIFIED ENERGY ADVISOR (CEA) TO ENSURE THIS PROJECT MEETS THE MECHANICAL ENERGY USE INTENSITY (MEUI) REQUIREMENTS FOR THIS PROJECT.



PROJECT NUMBER 24001	
NUMBER / DATE / ISSUED FOR	
1	2025.02.25 ISSUED FOR DEVELOPMENT PERMIT APPLICATION

CLIENT HOLDCO1400379	
PROJECT 9240 TRONSON - TOWNHOMES	
PROJECT ADDRESS 9240 TRONSON, VERNON, BC	
DRAWING TITLE TYPICAL EAST UNIT - BUILDING SECTIONS	
DRAWN BY JG	REVIEWED BY SD
DRAWING NUMBER DD 5.3	



1 CROSS SECTION 1
1:50

BUILDING SECTIONS - GENERAL NOTES

FINISHED CEILING HEIGHTS

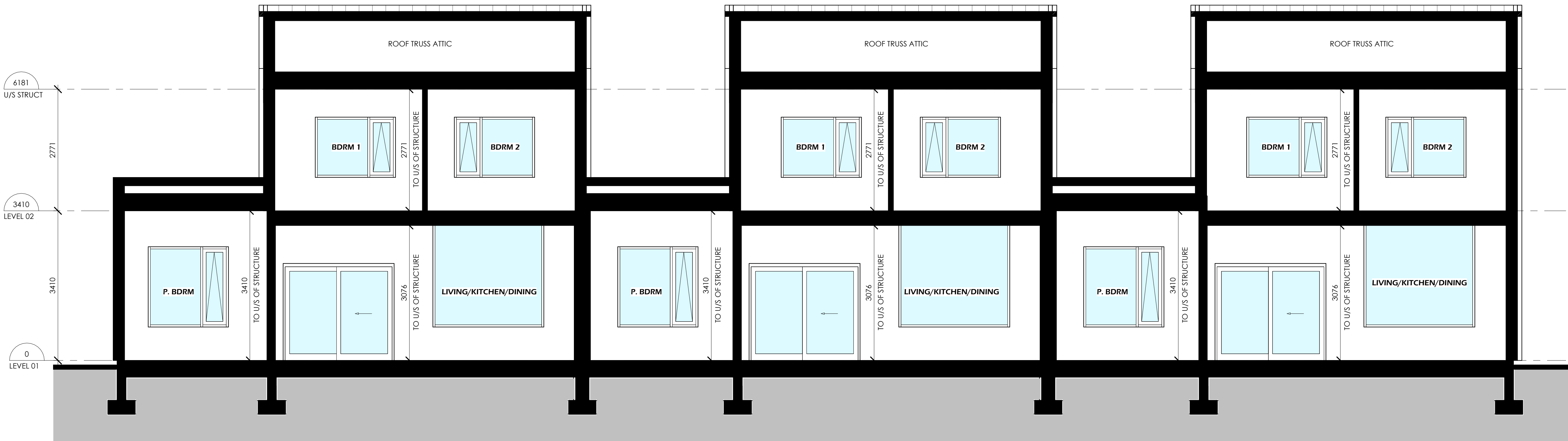
ALL FINISH CEILING HEIGHTS SHALL BE ESTABLISHED DURING COORDINATION WITH A MECHANICAL SUB-TRADE AND STRUCTURAL CONSULTANT TO DETERMINE LOCATIONS FOR NECESSARY BULKHEADS TO ACCOMMODATE SERVICES AND STRUCTURAL ELEMENTS. THE DESIGN INTENT IS TO HAVE NO INTERIOR CEILING ELEVATION PROVIDE LESS THAN 2438mm (8'-0") CLEAR CEILING HEIGHT THROUGHOUT THE BUILDING. TYPICAL CEILING HEIGHT WILL BE ESTABLISHED AT 2743mm (9'-0").

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MECHANICAL SYSTEM

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2 LONG SECTION 1
1:50



PROJECT NUMBER 24001	
NUMBER / DATE / ISSUED FOR	
1	2025.02.25 ISSUED FOR DEVELOPMENT PERMIT APPLICATION

CLIENT HOLDCO1400379	
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PROJECT 9240 TRONSON - TOWNHOMES	
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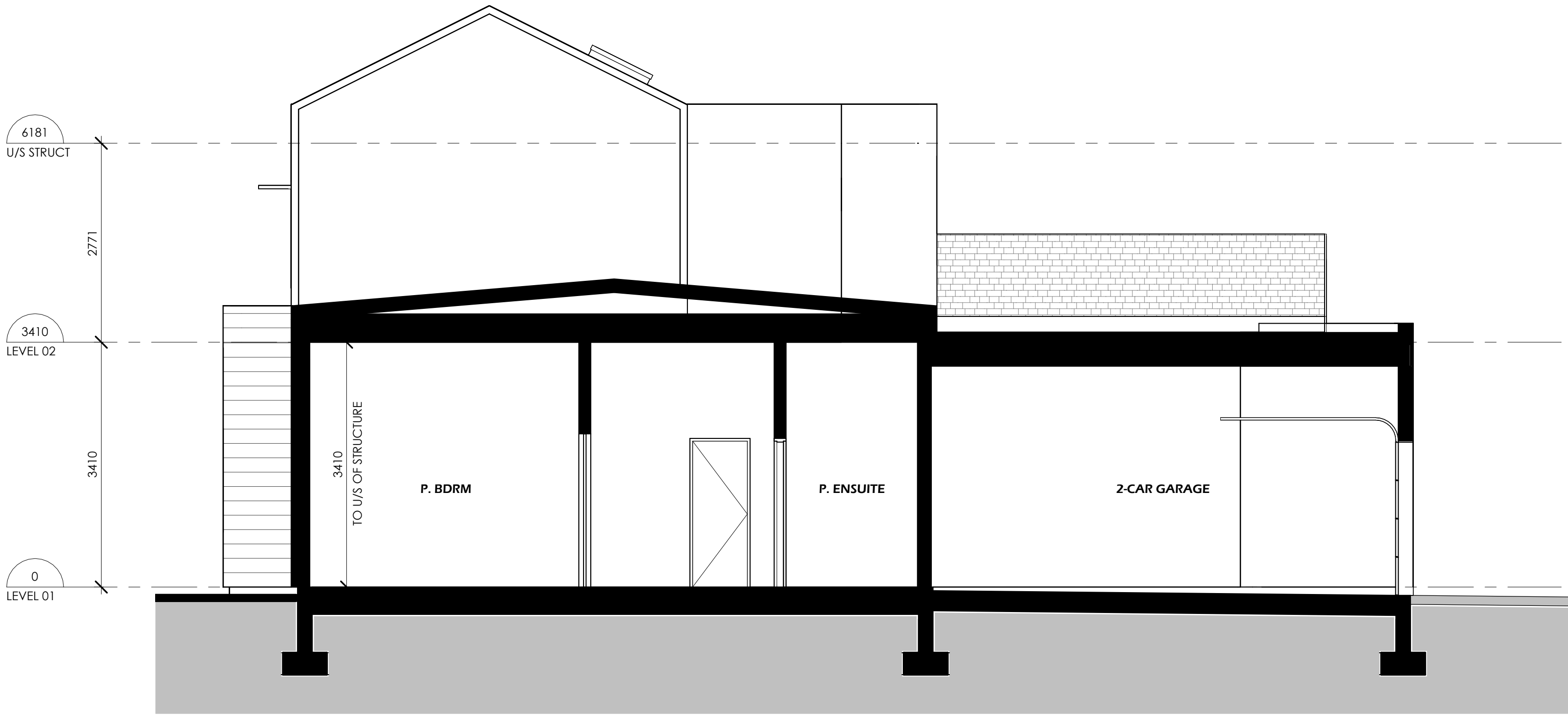
PROJECT ADDRESS 9240 TRONSON, VERNON, BC	
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DRAWING TITLE TYPICAL WEST UNIT - BUILDING SECTIONS	
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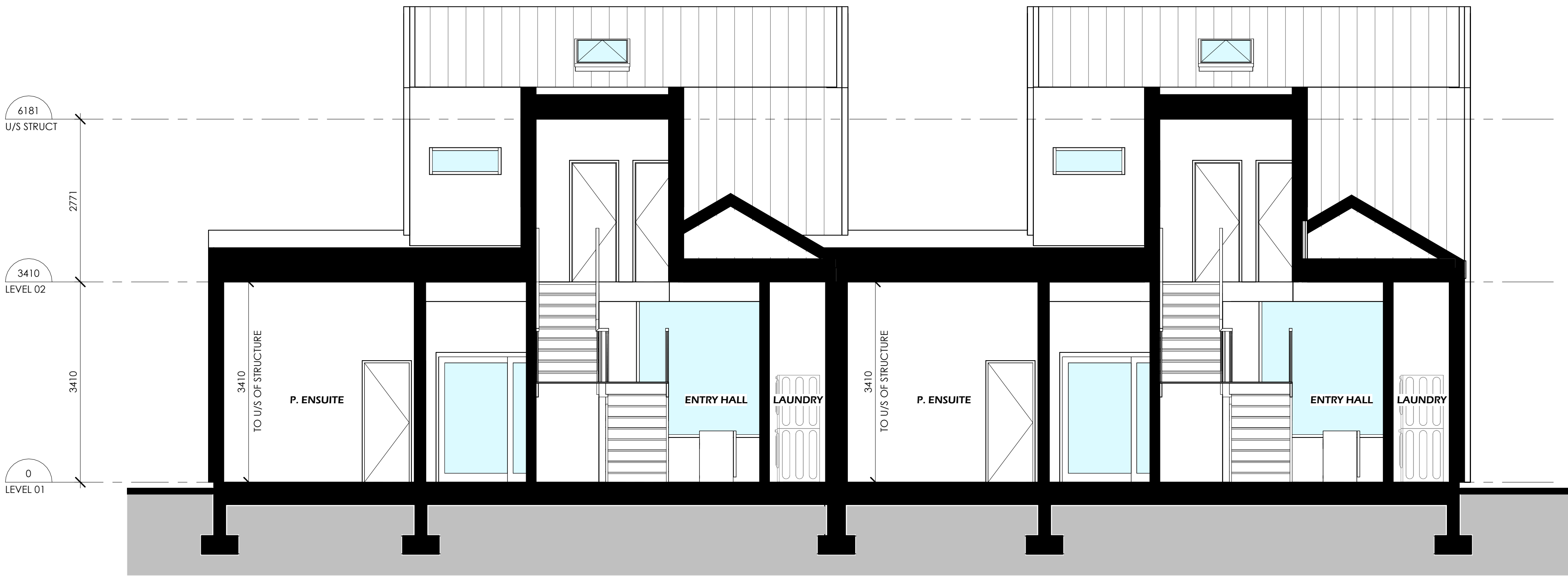
DRAWN BY JG	REVIEWED BY SD
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DRAWING NUMBER	
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DD 5.4



1 CROSS SECTION 2
1:50



2 LONG SECTION 2
1:50

BUILDING SECTIONS - GENERAL NOTES

FINISHED CEILING HEIGHTS

ALL FINISH CEILING HEIGHTS SHALL BE ESTABLISHED DURING COORDINATION WITH A MECHANICAL SUB-TRADE AND STRUCTURAL CONSULTANT TO DETERMINE LOCATIONS FOR NECESSARY BULKHEADS TO ACCOMMODATE SERVICES AND STRUCTURAL ELEMENTS. THE DESIGN INTENT IS TO HAVE NO INTERIOR CEILING ELEVATION PROVIDE LESS THAN 2438mm (8'-0") CLEAR CEILING HEIGHT THROUGHOUT THE BUILDING. TYPICAL CEILING HEIGHT WILL BE ESTABLISHED AT 2743mm (9'-0").

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PROJECT NUMBER
24001

NUMBER / DATE / ISSUED FOR
1 2025.02.25 ISSUED FOR DEVELOPMENT PERMIT APPLICATION

CLIENT
HOLDCO1400379

PROJECT
9240 TRONSON - TOWNHOMES

PROJECT ADDRESS
9240 TRONSON, VERNON, BC

DRAWING TITLE
TYPICAL WEST UNIT - BUILDING SECTIONS

DRAWN BY
JG

REVIEWED BY
SD

DRAWING NUMBER

DD 5.5

FRONTSIDE DEVELOPMENT LTD.

9240 TRONSON ROAD TOWNHOUSES, VERNON, BC

LANDSCAPE WORKS - DEVELOPMENT PERMIT

MARCH 7, 2025

NOT FOR CONSTRUCTION

LIST OF DRAWINGS

- L1.1 : LANDSCAPE SITE PLAN
- L1.2 : BYLAW CALCULATIONS PLAN
- L1.3 : LANDSCAPE DETAILS

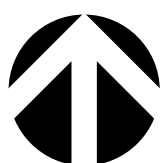
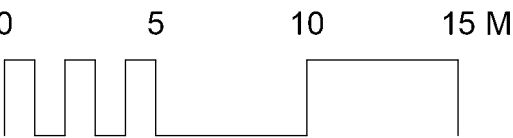


LEGEND:

- LEGACY TREES
- PROPOSED TREE PLANTING
- PROPERTY LINE
- DECORATIVE FENCE
- SPLIT RAIL FENCE
- CONCRETE PATIO
- PATHWAY
- DECORATIVE PLANTING
- NATIVE PLANTING
- SOD PLANTING

PLANT LIST:

QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
Trees				
15	<i>Acer rubrum</i> 'Red Rocket'	Red Rocket Maple	5cm Cal	B&B
7	<i>Gymnocladus dioica</i> (Legacy Tree)	Kentucky Coffee Tree	5cm Cal	B&B
27	<i>Pinus ponderosa</i>	Ponderosa Pine	5cm Cal	B&B
21	<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Lilac	5cm Cal	B&B
Shrubs				
91	<i>Berberis thunbergii</i> 'Monomb'	Cherry Bomb Barberry	#02	Potted
91	<i>Euonymus alatus</i> 'Select'	Fire Ball Burning Bush	#02	Potted
58	<i>Philadelphus lewisii</i>	Wild Mock Orange	#02	Potted
58	<i>Potentilla fruticosa</i>	Potentilla	#02	Potted
27	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac	#02	Potted
91	<i>Rosa rugosa</i> 'Hansa'	Hansa Rose	#02	Potted
27	<i>Syringa pubescens subsp. patula</i> 'Miss Kim'	Miss Kim Lilac	#02	Potted
ORNAMENTAL GRASSES				
114	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	#01	Potted
114	<i>Nassella tenuissima</i>	Mexican Feather Grass	#01	Potted
114	<i>Panicum virgatum</i> 'Heavy Metal'	Heavy Metal Switchgrass	#01	Potted
50	<i>Sporobolus heterolepis</i>	Prairie Dropseed	#01	Potted
Perennials				
114	<i>Achillea millefolium</i> 'Summer Pastels'	Summer Pastels Yarrow	#01	Potted
114	<i>Bergenia cordifolia</i>	Heartleaf Bergenia	#01	Potted
205	<i>Centranthus ruber</i>	Red Valerian	#01	Potted
114	<i>Coreopsis verticillata</i> 'Zagreb'	Thread-leaf Coreopsis	#01	Potted
114	<i>Gaillardia</i>	Blanket Flower	#01	Potted
50	<i>Gaura lindheimeri</i>	Butterfly Gaura	#01	Potted
114	<i>Hemerocallis</i> 'Stella D'Oro'	Stella D'Oro Daylily	#01	Potted
50	<i>Matteuccia struthiopteris</i>	Ostrich Fern	#01	Potted
50	<i>Nepeta racemosa</i> 'Walker's Low'	Walker's Low Catmint	#01	Potted
114	<i>Penstemon mexicali</i> 'Red Rocks'	Red Rocks Penstemon	#01	Potted
114	<i>Rudbeckia hirta</i>	Gloriosa Daisy	#01	Potted



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- NOTES:
- PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS.
 - ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
 - TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm NATURAL WOOD MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
 - SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH GROWING MEDIUM PLACEMENT. TREES TO RECEIVE A MINIMUM 1.0M DEPTH GROWING MEDIUM PLACEMENT.
 - TURF AREA FROM SOD SHALL BE NO.1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
 - SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.
 - LEGACY TREES SHALL HAVE A MINIMUM LANDSCAPE AREA OF 16sq.m., EXCAVATED TO A MINIMUM DEPTH OF 1.2M. SELECTED LEGACY SPECIES SHALL LIVE TO A MINIMUM OF 75 YEARS.

SEAL



NOT FOR CONSTRUCTION

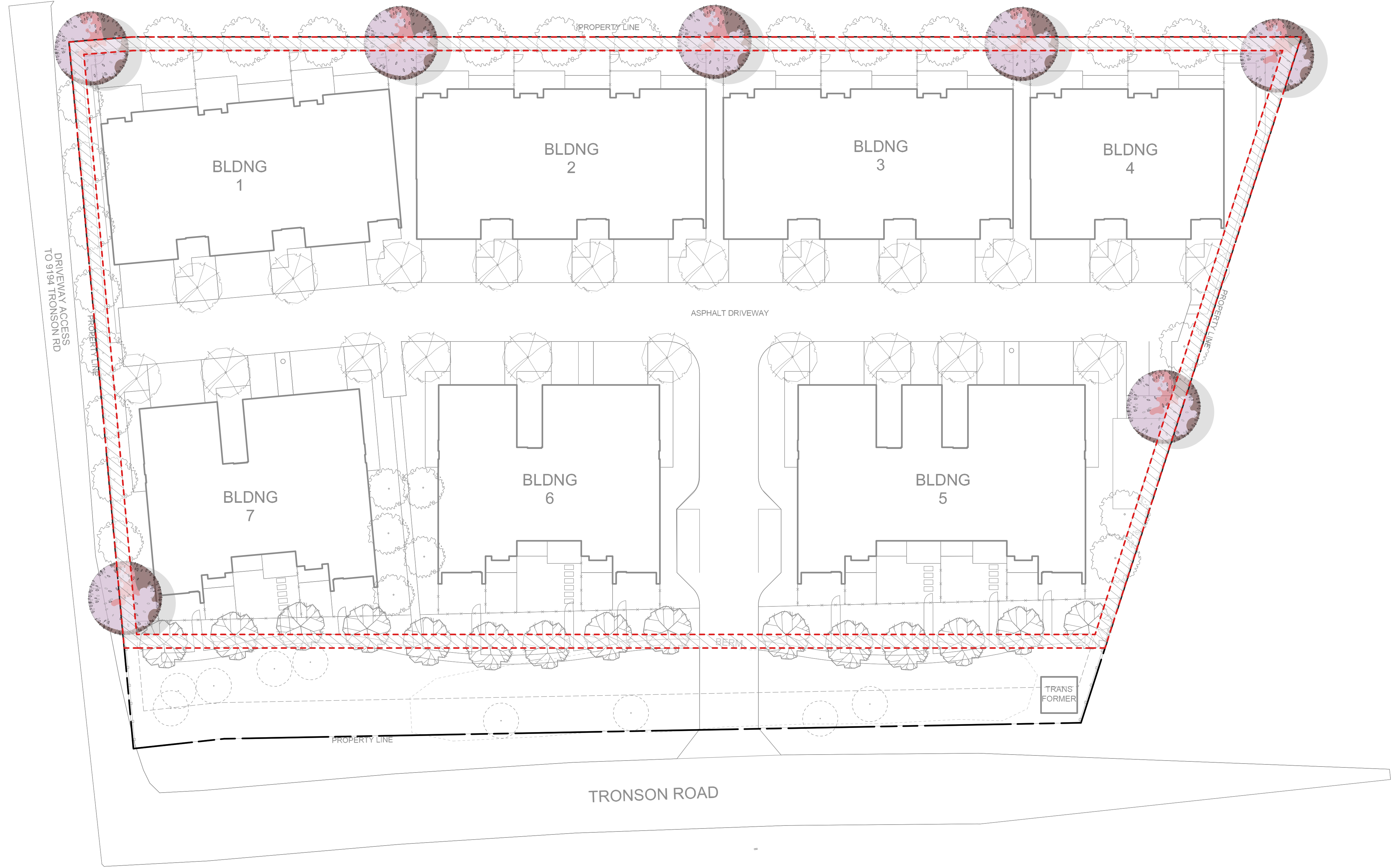
1	ISSUED FOR DEVELOPMENT PERMIT	2024-03-07
ISSUE	DESCRIPTION	DATE

CLIENT NAME:
FRONT SIDE DEVELOPMENTS LTD.

PROJECT NAME:
9240 TRONSON ROAD TOWNHOUSES, VERNON BC

DRAWING TITLE:
LANDSCAPE SITE PLAN

DRAWN: NV	DRAWING NO.:
CHECKED: NM	L1.1
PROJECT NO.: 23108-100	
SCALE: 1:250	



LEGEND:

- BUFFER
- TOTAL LM OF BUFFER

=

382 lm
- 1 TREE PER 10 lm

=

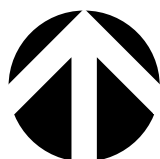
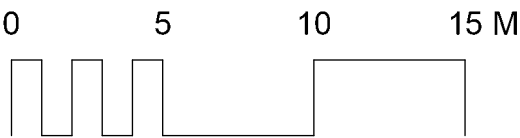
38 TREES REQUIRED (45 TREES PROPOSED)
- 1 SHRUB PER 1 lm

=

382 SHRUBS REQUIRED (382 SHRUBS PROPOSED)
- LEGACY TREES

=

7 REQUIRED (7 PROPOSED)



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SEAL



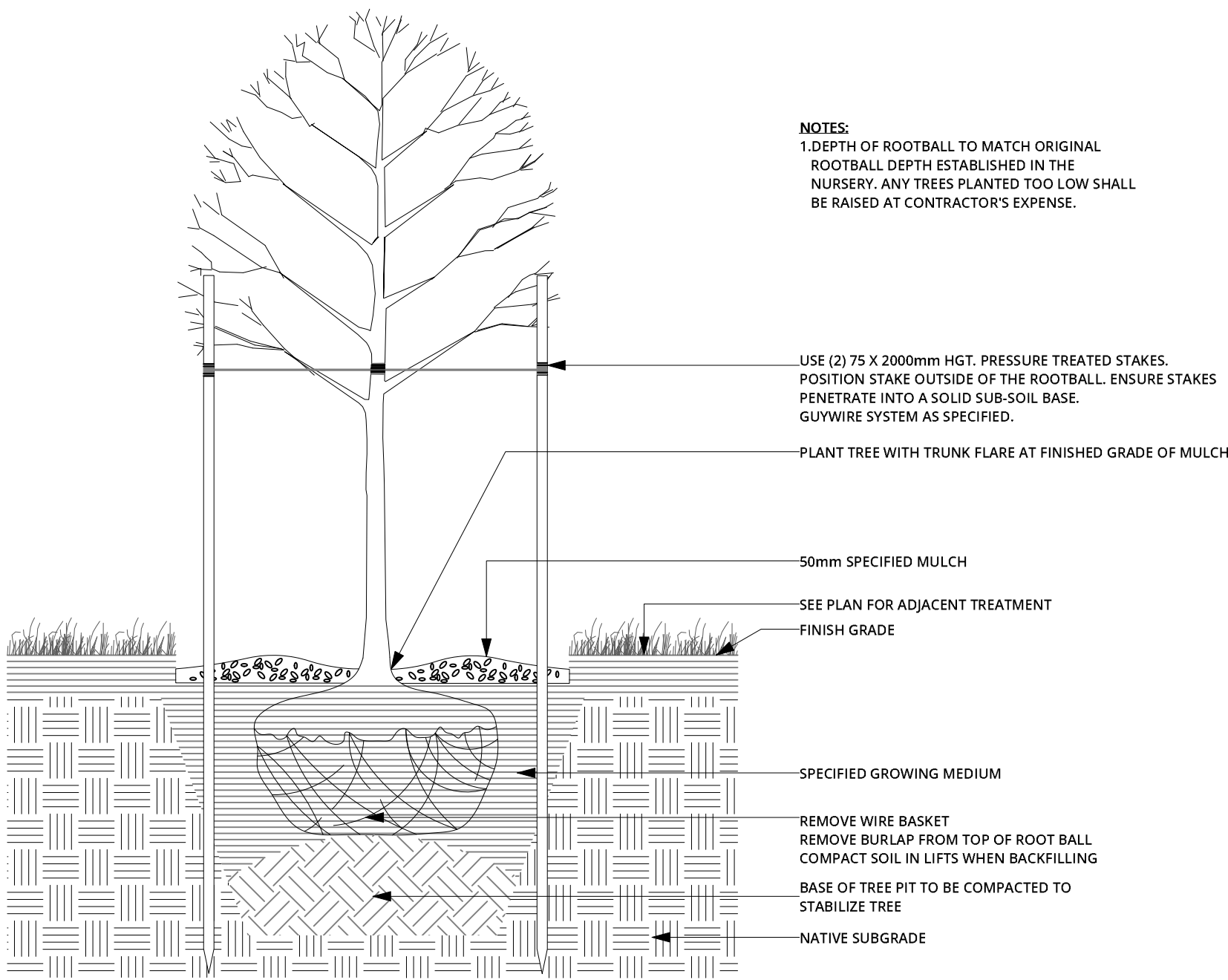
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1	ISSUED FOR DEVELOPMENT PERMIT	2024-03-07
ISSUE	DESCRIPTION	DATE

CLIENT NAME:
FRONT SIDE DEVELOPMENTS LTD.

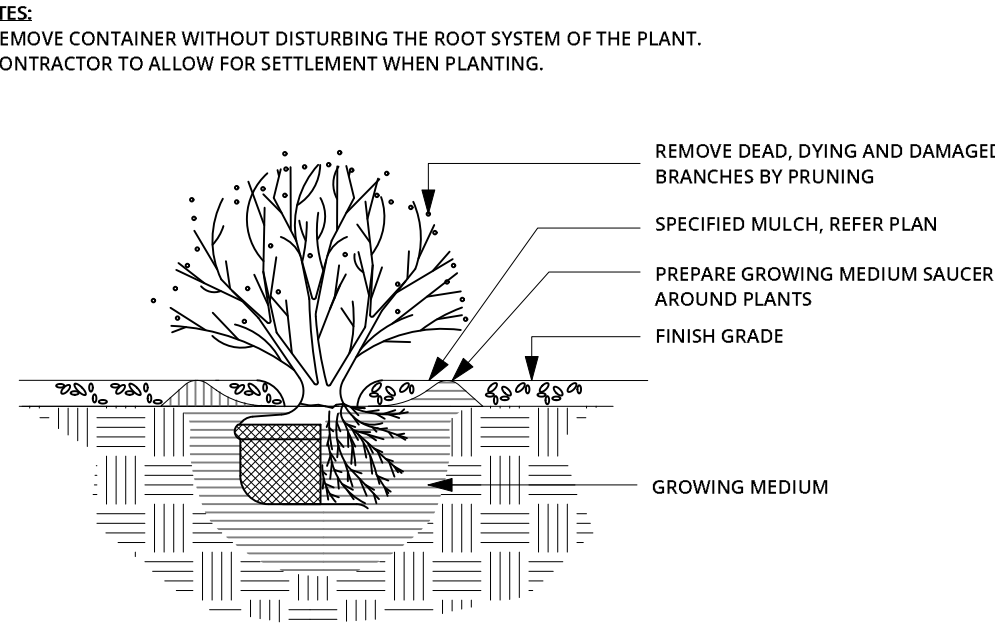
PROJECT NAME:
9240 TRONSON ROAD TOWNHOUSES, VERNON BC

DRAWING TITLE:
BYLAW CALCULATIONS PLAN

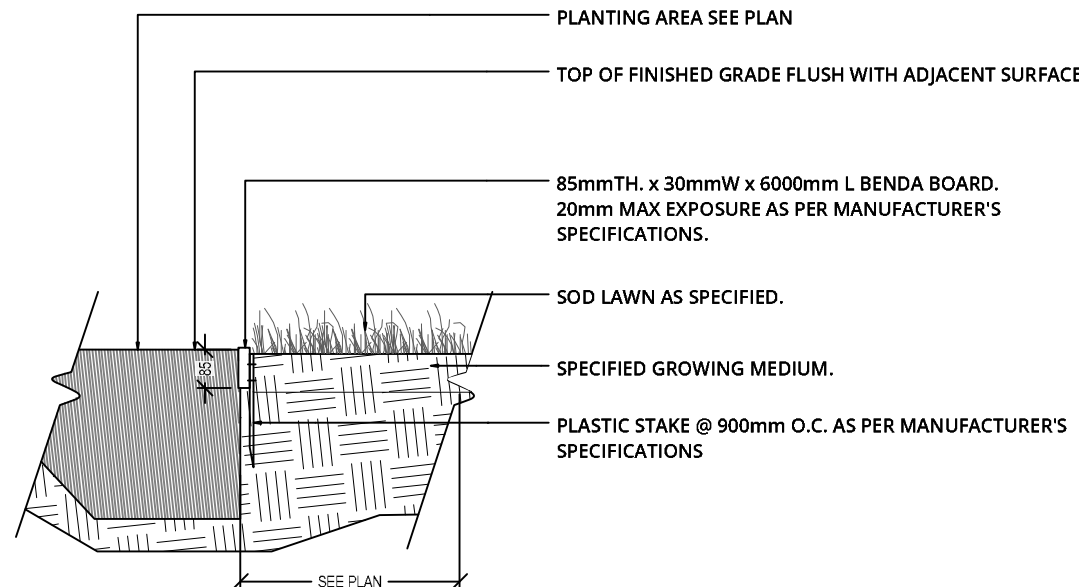
DRAWN: NV	DRAWING NO.: L1.2
CHECKED: NM	
PROJECT NO.: 23108-100	
SCALE: 1:250	



1
L1.1
1:20
TREE PLANTING



2
L1.1
1:20
SHRUB PLANTING



3
L1.1
1:20
SOD PLANTING

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FRONT SIDE DEVELOPMENTS LTD.

PROJECT NAME:
9240 TRONSON ROAD TOWNHOUSES, VERNON BC

DRAWING TITLE:
LANDSCAPE DETAILS

DRAWN: NV	L1.3
CHECKED: NM	
PROJECT NO.: 23108-100	
SCALE: AS SHOWN	