



VALGO
VALERY HOMES
1390 WHEAT BOOM DRIVE, OAKVILLE, ON

KNYMH INC.
1006 SKYVIEW DRIVE • SUITE 101
BURLINGTON, ONTARIO • L7P 0V1
T 905.639.6595
www.knymh.com



KEY TO DETAIL LOCATION

No.	DETAIL NUMBER
No.	DRAWING SHEET NUMBER

REVISIONS TO DRAWING	No.	DAT (DD.MM)
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BUILDING PERMIT NUMBER:
NOT FOR CONSTRUCTION WITHOUT PERM

KNYMH INC.
1006 SKYVIEW DRIVE • SUITE 100
BURLINGTON, ONTARIO • L7P 1A5
T 905.639.6100
F 905.639.0100

www.knymh.com info@knymh.com

PROJECT TOTAL (60 TOTAL UNITS)	
UPPER UNIT (30 - 3 BEDROOM UNITS)	
LOWER UNIT (30 - 2 BEDROOM UNITS)	
TOTAL PROJECT GROSS FLOOR AREA	76,050sqft (7065 sqm)
TOTAL UNDERGROUND FLOOR AREA	41,280sqft (3835 sqm)

TOWNHOMES CK 200'	REQUIRED PER NC ZONE	PROVIDED	
MIN DENSITY	35 UNITS PER NET HA	136 UNITS PER NET HA	
MAX DENSITY	150 UNITS PER NET HA	136 UNITS PER NET HA	
MIN INTERIOR SIDE YARD SETBACK ONE SIDE	0 M	4.3M	
MIN INTERIOR SIDE YARD SETBACK OPPOSITE SIDE	0 M	NA	
MIN FLANKAGE SETBACK	2 M	2.5 M	
MIN REAR YARD SETBACK	0.75 M	NA	
COMMON YARD MIN	2.5 M	4.3M	
PORCH YARD MIN	2.5 M	2.5 M	
INSET PORCH YARD MIN	2.5 M	2.5 M	
COMMON YARD MIN	2.5 M	2.5 M	
STOOP YARD ACCESSED BY REAR LANE MIN	2.5 M	2.5 M	
HEIGHT	2-5 STOREYS	4 STOREYS	
ENCROACHMENTS			
GUTTERS AWNINGS BOX BAYS	ENCR 0.6 M MAX ALL SIDES		
EXTERIOR STAIRWAYS	ENCR 1.5 M MAX REAR AND SIDE 0.6 M MIN FROM LOT LINE		
BALCONIES/ PORCHES	ENCR 1.5 M MAX ALL SIDES 1.5 M MIN FROM LOT LINE		
BOX BAYS	ENCR 0.6 M MAX ALL SIDES 1 M MIN FROM FRONT LOT LINE 0.6 M MIN FROM SIDE REAR LOT LINE		
PARKING	1 SPACE PER UNIT	118 PARKING SPACES 1.98 SPACE PER UNIT	
SHORT-TERM BIKE PARKING		6 SPACES	

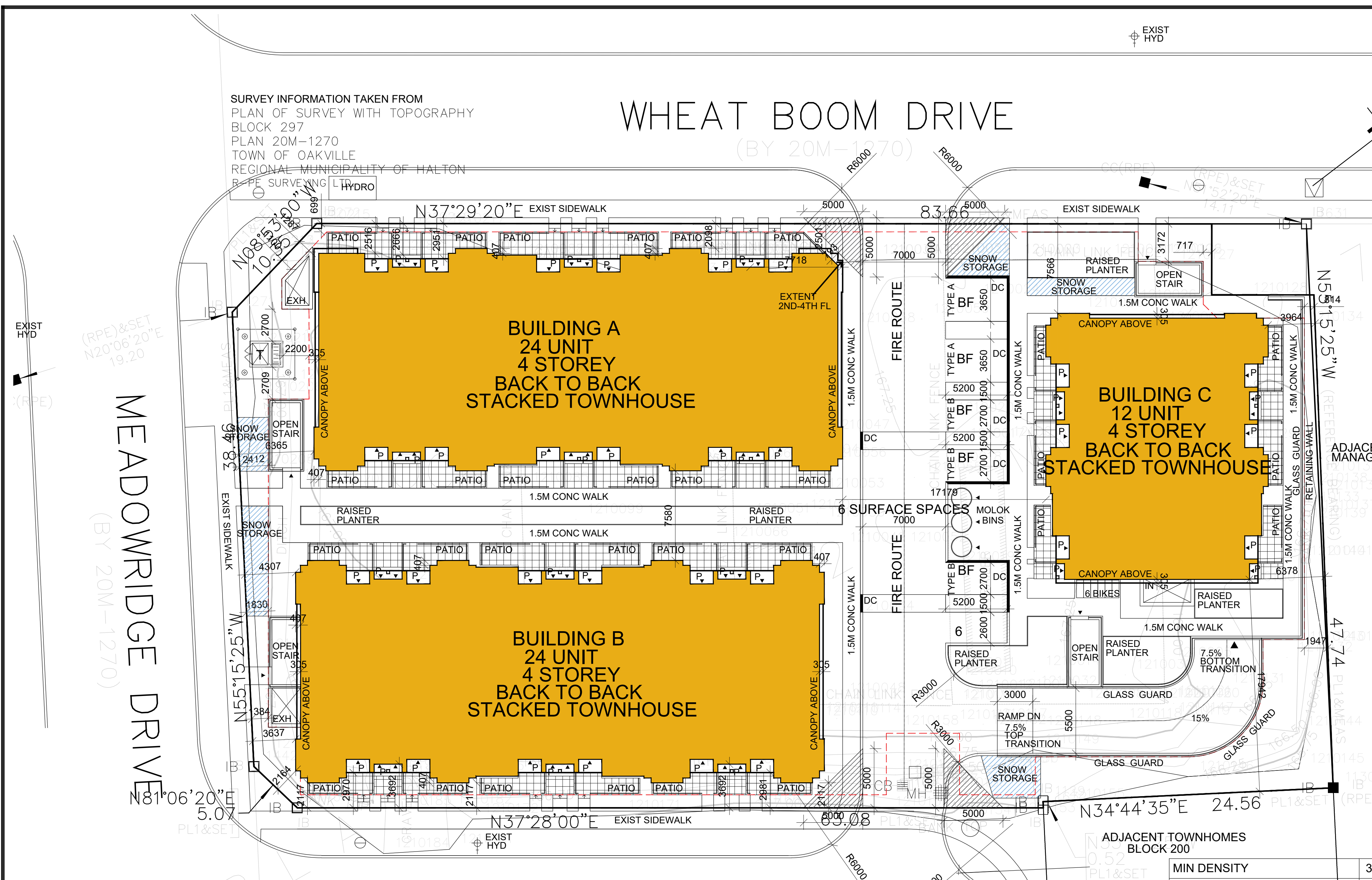
DRAWING SHEET TITLE:

SITE PLAN

	DRAWING SHEET NUMBER
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DRAWING VERSION:	SP1
PLOT DATE: June 18, 2025	

WHEAT BOOM DRIVE



LOT AREA - 4391 SM = .44HA
ZONING BYLAW 2009-189
PER APARTMENTS IN NC ZONE

SCALE: 1:200

PERKINS WAY
(BY 20M-1270)

ADJACENT TOWNHOMES
BLOCK 200

REQUIRED PER NC ZONE

PROVIDED

FILEPATH: C:\2024\24451 - Valen Homes - Valen Block 2074 Drawings\4.03 Schematic Design\24451 Valen Site.dwg
 TIMESTAMP: 2025.06.18 8:41:05 AM

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STACKED TOWNHOUSE PROJECT

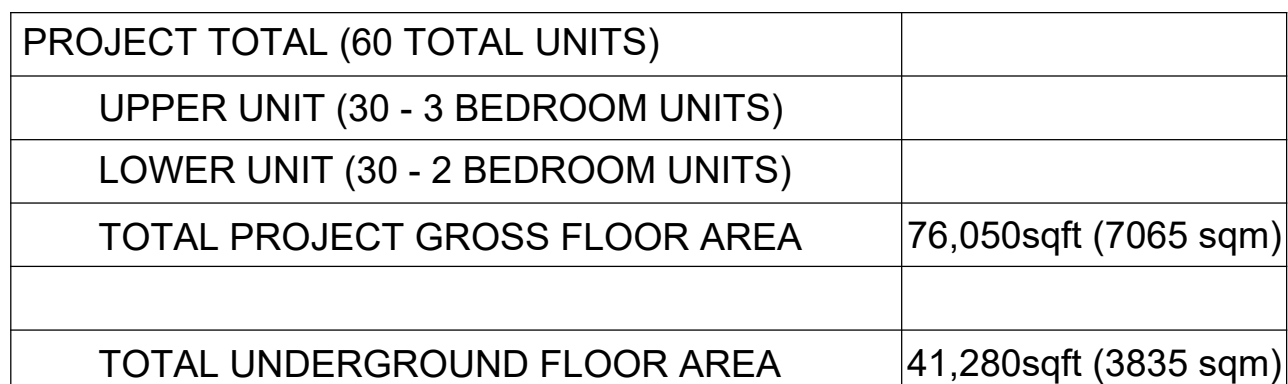
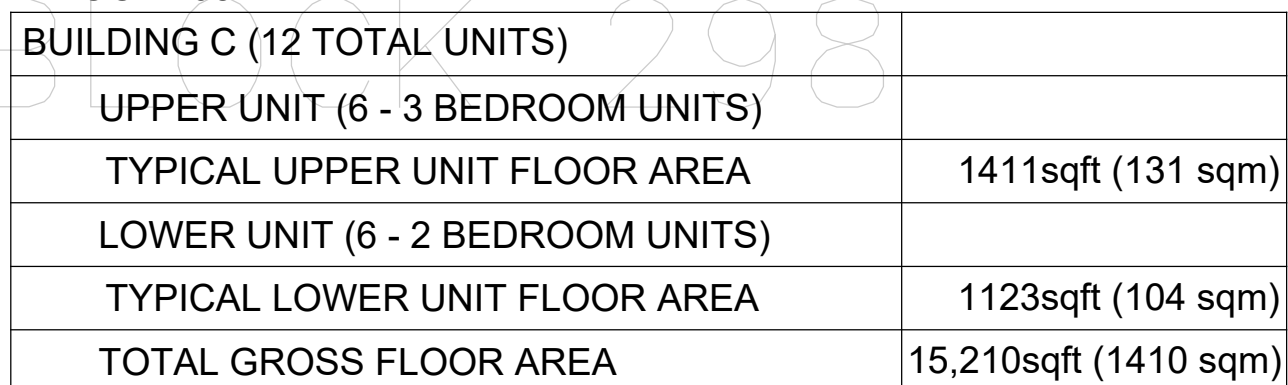
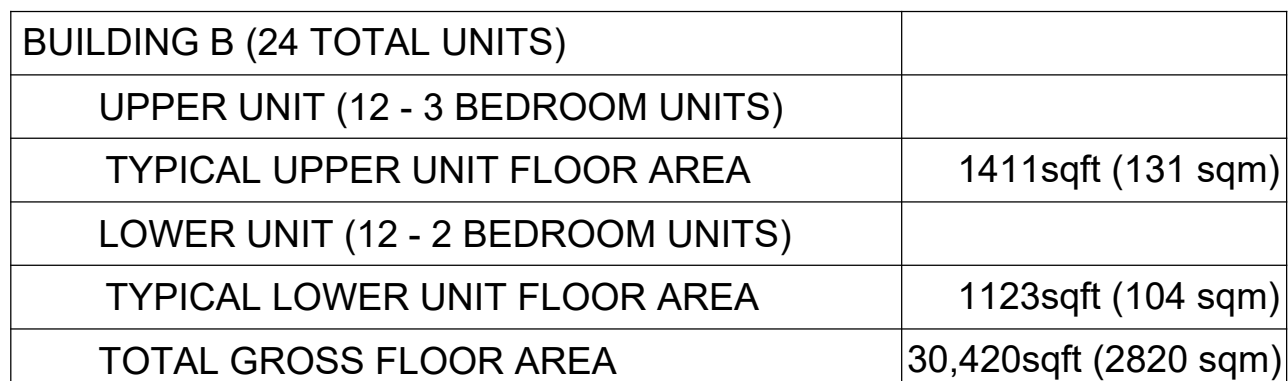
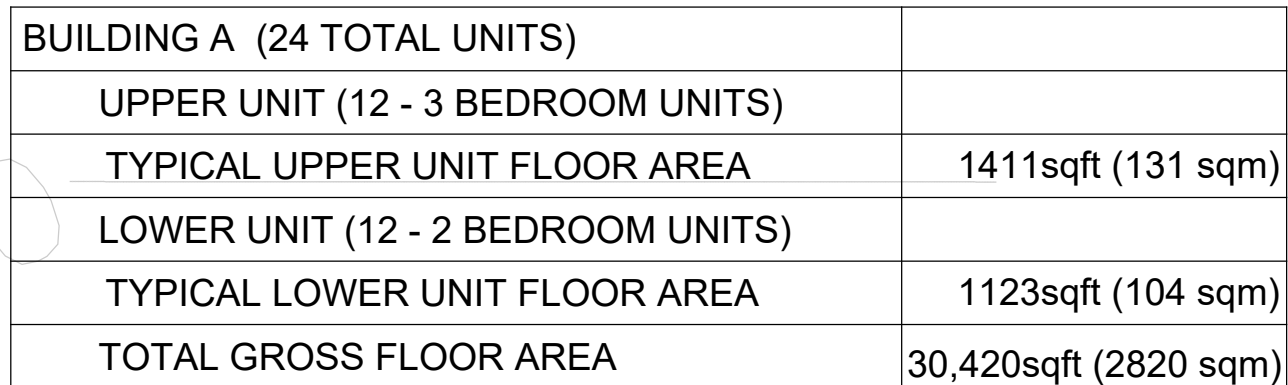
1320 WHEAT BOOM DRIVE
OAKVILLE, ONTARIO

WASTE ANALYSIS PLAN

DRAWING SHEET NUMBER

DRAWING VERSION:	SP2
PLOT DATE: June 13, 2025	

(BY 20M-1270)



PROVIDED

MIN DENSITY	35 UNITS PER NET HA	136 UNITS PER NET HA	
MAX DENSITY	150 UNITS PER NET HA	136 UNITS PER NET HA	
MIN INTERIOR SIDE YARD SETBACK ONE SIDE	0 M	4.3M	
MIN INTERIOR SIDE YARD SETBACK OPPOSITE SIDE	0 M	NA	
MIN FLANKAGE SETBACK	2 M	2.5 M	
MIN REAR YARD SETBACK	0.75 M	NA	
COMMON YARD MIN	2.5 M	4.3M	
PORCH YARD MIN	2.5 M	2.5 M	
INSET PORCH YARD MIN	2.5 M	2.5 M	
COMMON YARD MIN	2.5 M	2.5 M	
STOOP YARD ACCESSED BY REAR LANE MIN	2.5 M	2.5 M	
HEIGHT	2-5 STOREYS	4 STOREYS	
ENCROACHMENTS			
GUTTERS AWNINGS BOX BAYS	ENCR 0.6 M MAX ALL SIDES		
EXTERIOR STAIRWAYS	ENCR 1.5 M MAX REAR AND SIDE 0.6 M MIN FROM LOT LINE		
BALCONIES/ PORCHES	ENCR 1.5 M MAX ALL SIDES 1.5 M MIN FROM LOT LINE		
BOX BAYS	ENCR 0.6 M MAX ALL SIDES 1 M MIN FROM FRONT LOT LINE 0.6 M MIN FROM SIDE REAR LOT LINE		
PARKING	1 SPACE PER UNIT	118 PARKING SPACES 1.98 SPACE PER UNIT	
SHORT-TERM BIKE PARKING		6 SPACES	

LOT AREA - 4391 SM = .44HA
ZONING BYLAW 2009-189
PER APARTMENTS IN NC ZONE

1 SITE PLAN
SP1
SCALE: 1:200

SCALE: 1:200



2 SOUTH ELEVATION
SCALE: 3/16"=1'-0"



1 NORTH ELEVATION
SCALE: 3/16"=1'-0"

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK.
ALL DRAWINGS MAY BE SUBJECT TO CHANGE DUE TO COMMENTS FROM MUNICIPAL DEPARTMENTS AND OTHER AGENCIES WITH AUTHORITY.
ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECTS AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.
THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED FOR CONSTRUCTION MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS OR HER WORK.

KEY TO DETAIL LOCATION	
No.	DETAIL NUMBER
No.	DRAWING SHEET NUMBER

DRAWING SETS ISSUED	No.	DATE (DD.MM.YY)
CLIENT REVIEW	1	26.08.2024
STATISTICS	2	24.09.2024
110 PARKING SPACES	3	16.10.2024
ADJACENT TOWNHOMES/ EXTRA STAIR	4	25.10.2024
ATTAIN 120 TOTAL PARKING SPACES	5	07.11.2024
ATTAIN 123 TOTAL PARKING SPACES	6	18.11.2024
100000 100000	7	23.01.2025
BACKGROUND SET	8	11.02.2025
COORD SET	9	19.03.2025
OPA/ZBA & CONTROL ARCHITECT REVIEW	10	26.03.2025

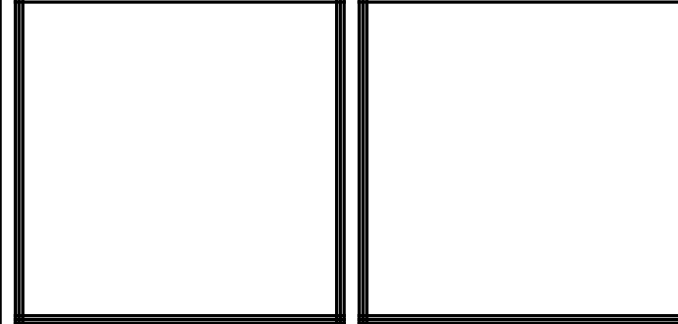
ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

REVISIONS TO DRAWING	No.	DATE (DD.MM.YY)
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www.knymh.com info@knymh.com



STACKED TOWNHOUSE PROJECT
1320 WHEAT BOOM DRIVE
OAKVILLE, ONTARIO

DRAWING SHEET TITLE:
BLOCK A ELEVATIONS

DRAWING SCALE:
PROJECT NUMBER:
24451

DRAWING VERSION:
PLOT DATE:
June 17, 2025

DRAWING SHEET NUMBER:
A400

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK.

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No.	DETAIL NUMBER	
No.	DRAWING SHEET NUMBER	

DRAWING SETS ISSUED	No.	DATE (DD.MM.YY)
CLIENT REVIEW	1	26.08.2024
STATISTICS	2	24.09.2024
110 PARKING SPACES	3	16.10.2024
ADJACENT TOWNHOMES/ EXTRA STAIR	4	25.10.2024
ATTAIN 120 TOTAL PARKING SPACES	5	07.11.2024
100m2 bridge	7	23.01.2025
BACKGROUND SET	8	11.02.2025
COORD SET	9	19.03.2025
OPA/ZBA & CONTROL ARCHITECT REVIEW	10	26.03.2025

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1006 SKYVIEW DRIVE • SUITE 101

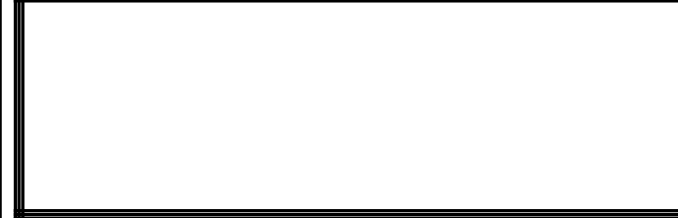
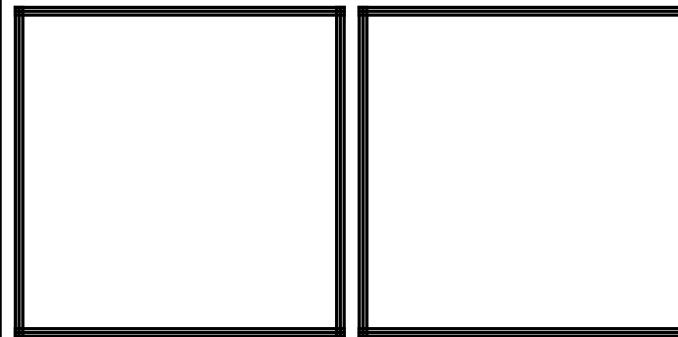
BURLINGTON, ONTARIO • L7P 0V1

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info@knymh.com



STACKED TOWNHOUSE PROJECT

1320 WHEAT BOOM DRIVE
OAKVILLE, ONTARIO

DRAWING SHEET TITLE:

BLOCK A
GROUND FLOOR

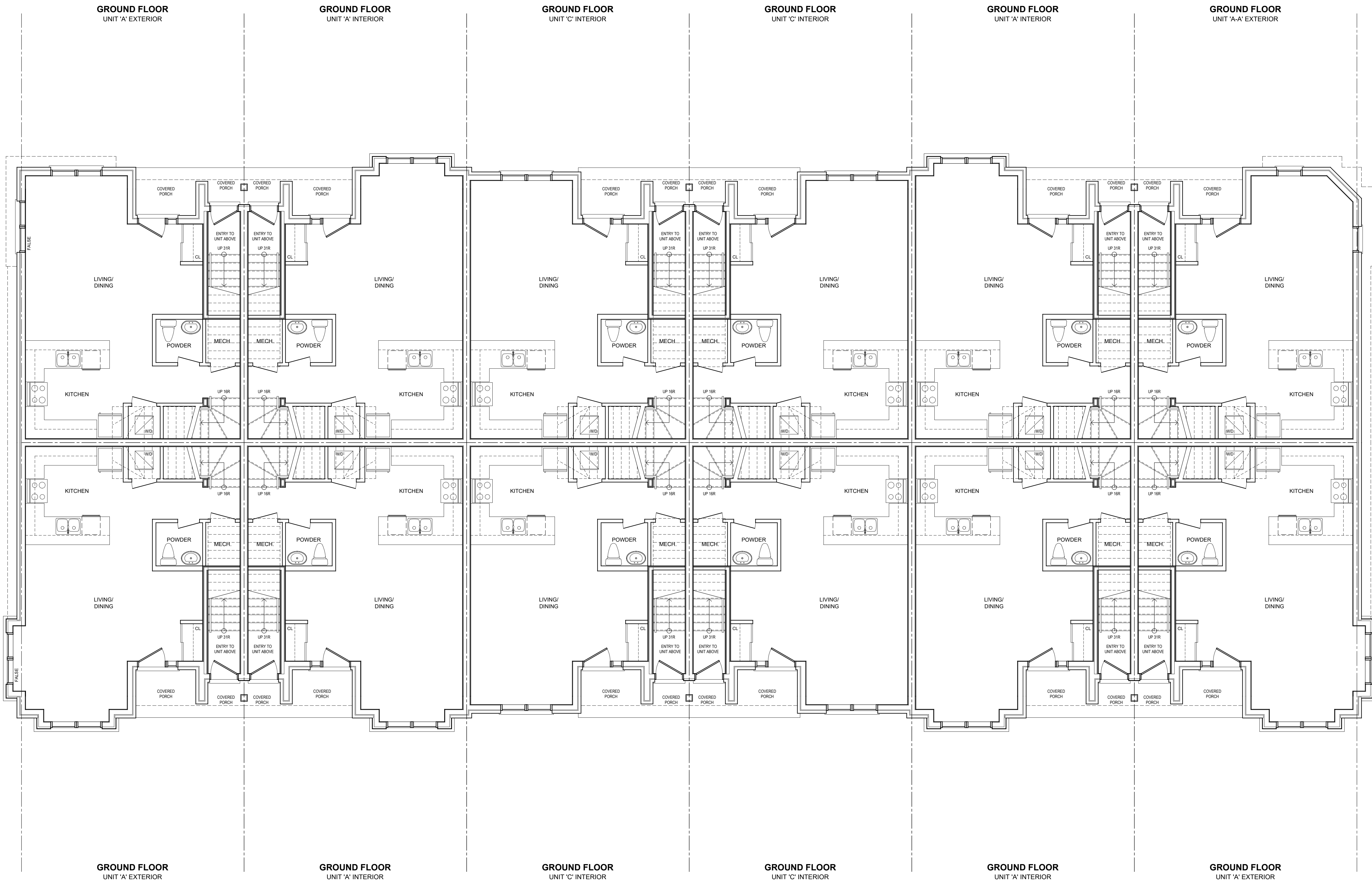
DRAWING SCALE:

PROJECT NUMBER:
24451

DRAWING VERSION:

PLOT DATE:
June 16, 2025

DRAWING SHEET NUMBER:
A201



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CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK.

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No. DRAWING SHEET NUMBER

DRAWING SETS ISSUED	No.	DATE (DD.MM.YY)
CLIENT REVIEW	1	26.08.2024
STATISTICS	2	24.09.2024
110 PARKING SPACES	3	16.10.2024
ADJACENT TOWNHOMES/ EXTRA STAIR	4	25.10.2024
ATTAIN 120 TOTAL PARKING SPACES	5	07.11.2024
10x16x14x6	6	18.11.2024
BACKGROUND SET	7	23.01.2025
COORD SET	8	11.02.2025
OPA/ZBA & CONTROL ARCHITECT REVIEW	9	19.03.2025
	10	26.03.2025

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REVISIONS TO DRAWING	No.	DATE (DD.MM.YY)
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STACKED
TOWNHOUSE
PROJECT

1320 WHEAT BOOM DRIVE
OAKVILLE, ONTARIO

DRAWING SHEET TITLE:

BLOCK A
SECOND FLOOR

DRAWING SCALE:

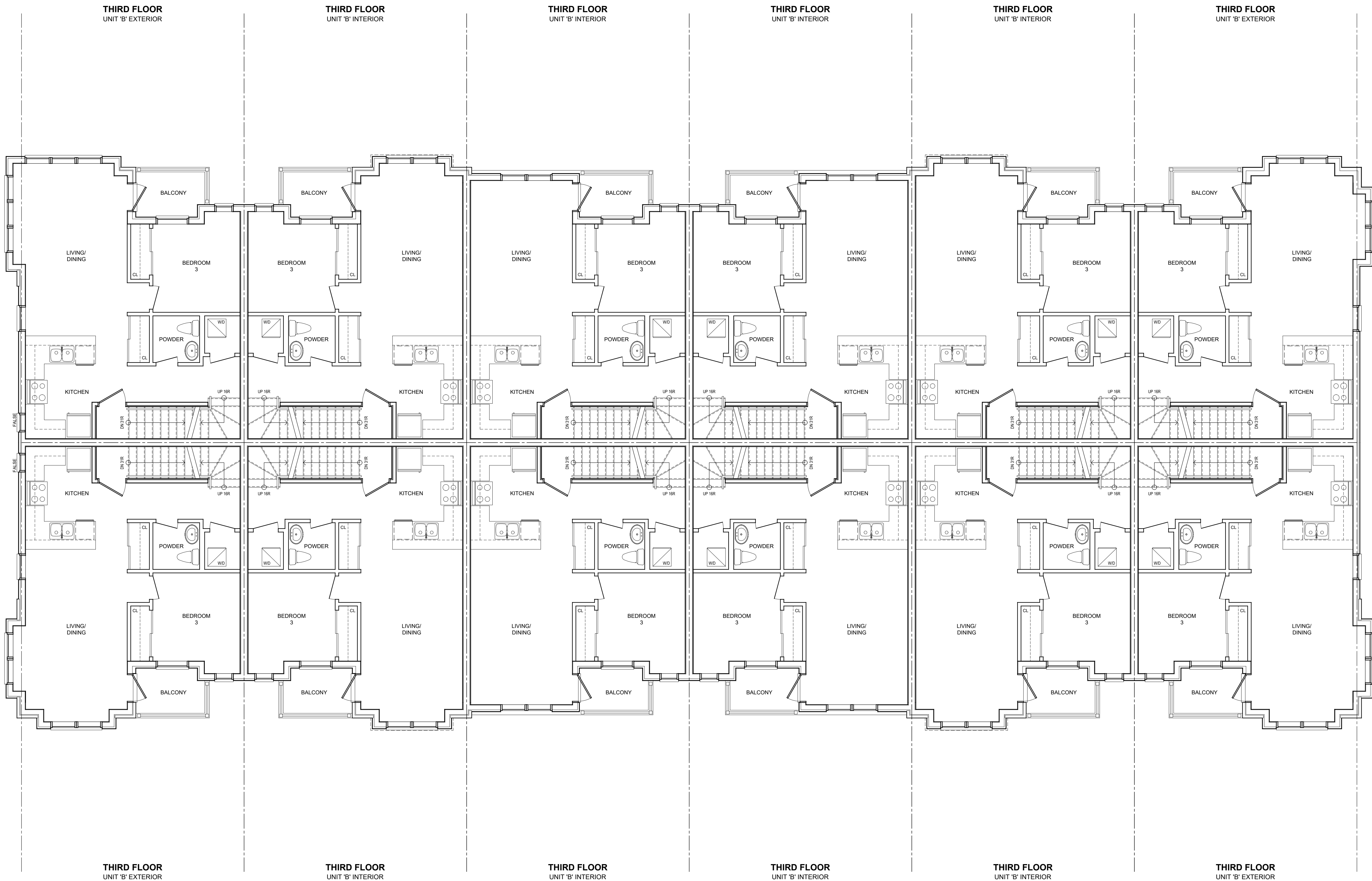
PROJECT NUMBER:
24451

DRAWING VERSION:

PLOT DATE:
June 16, 2025

DRAWING SHEET NUMBER:
A202

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ADJACENT TOWNHOMES/ EXTRA STAIR	4	25.10.2024
ATTAIN 120 TOTAL PARKING SPACES	5	07.11.2024
rotate bldgs	7	23.01.2025
BACKGROUND SET	8	11.02.2025
COORD SET	9	19.03.2025
OPA/ZBA & CONTROL ARCHITECT REVIEW	10	26.03.2025

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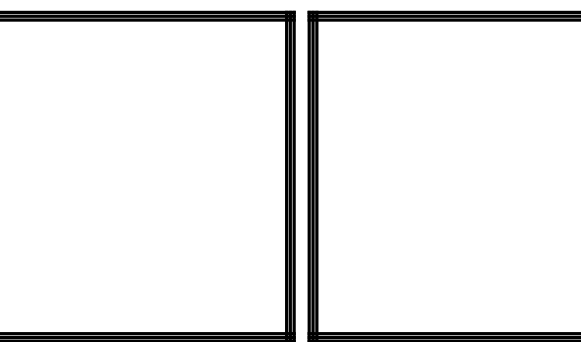
REVISIONS TO DRAWING	No.	DATE (DD.MM.YY)
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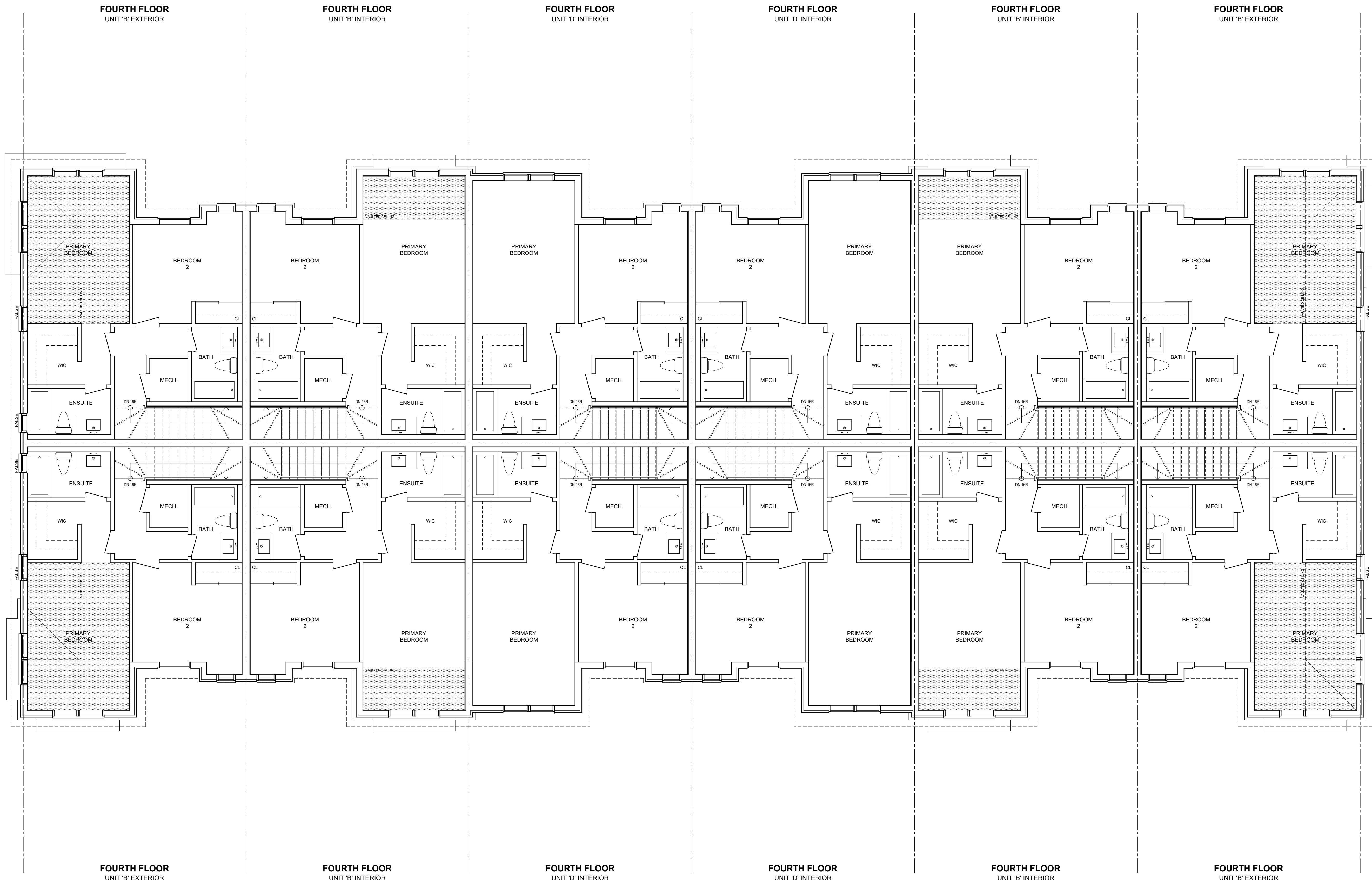
STACKED TOWNHOUSE PROJECT
1320 WHEAT BOOM DRIVE
OAKVILLE, ONTARIO

DRAWING SHEET TITLE:
**BLOCK A
THIRD FLOOR**

DRAWING SCALE:
PROJECT NUMBER:
24451

DRAWING VERSION:
PLOT DATE:
June 16, 2025
DRAWING SHEET NUMBER:
A203

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ATTAIN 120 TOTAL PARKING SPACES	5	07.11.2024
100m2 100m2	7	23.01.2025
BACKGROUND SET	8	11.02.2025
COORD SET	9	19.03.2025
OPA/ZBA & CONTROL ARCHITECT REVIEW	10	26.03.2025

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STACKED
TOWNHOUSE
PROJECT

1320 WHEAT BOOM DRIVE
OAKVILLE, ONTARIO

DRAWING SHEET TITLE:
BLOCK A
FOURTH FLOOR

DRAWING SCALE:
PROJECT NUMBER:
24451

DRAWING VERSION:
PLOT DATE:
June 16, 2025

DRAWING SHEET NUMBER:
A204