

KEY TO DETAIL LOCATION

No.	DETAIL NUMBER
No.	DRAWING SHEET NUMBER

DRAWING SETS ISSUED	No.	DATE (DD/MM)
CLIENT REVIEW	1	28.08.22
STATISTICS	2	24.09.22
1/10 PARKING SPACES	3	16.10.22
ADJACENT TOWNHOMES' EXTRA STAIR	4	25.11.22
ATTAIN 120 TOTAL PARKING SPACES	5	07.12.22
ATTAIN 123 TOTAL PARKING SPACES	6	18.12.22
rotate bridge	7	23.01.23
BACKGROUND SET	8	11.02.23
COORD SET	9	19.03.23
CPA/B&A CONTROL ARCHITECT REVIEW	10	26.03.23
INSERTED COMMERCIAL ON BLDG A	11	10.11.23
INSERTED COMMERCIAL ON BLDG A AND B	12	17.11.23
AREAS	13	10.12.23
ISSUED FOR SPA	14	12.12.23

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

[illegible]

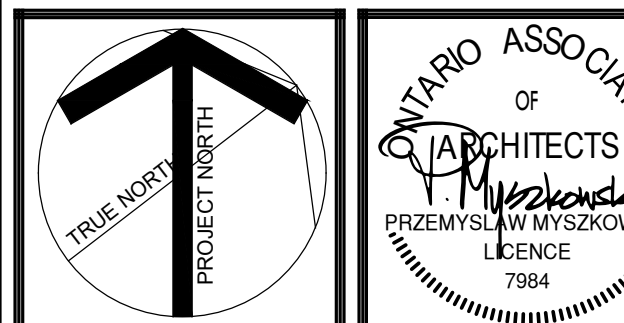
BUILDING PERMIT NUMBER:

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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



STACKED TOWNHOUSE PROJECT

1320 WHEAT BOOM DRIVE
OAKVILLE, ONTARIO

DRAWING SHEET TITLE

SITE PLAN

DRAWING SCALE

PROJECT NUMBER

PROJECT NUMBER:
24451

DRAWING VERSION:

PLOT DATE:
December 15, 202

DRAWING SHEET NUMBER

SP1

MEADOW RIDGE DRIVE

PERKINS WAY

3 COMMERCIAL UNITS PLUS 58 UNIT RESIDENTIAL CONDOMINIUM

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

1 SITE PLAN
SP1 SCALE: 1/8"=1'-0"

SCALF: 1:200

ZONING BY-LAW TABLE

	REQUIRED PER NC SP98 ZONE	PROVIDED
NUMBER OF UNITS	N/A	58 RESIDENTIAL UNITS 3 COMMERCIAL UNITS
RESIDENTIAL DENSITY	MIN = 35 UNITS / HECTARE MAX = 150 UNITS / HECTARE	58 UNITS PER NET HA
MINIMUM LOT FRONTAGE (MEADOWRIDGE DRIVE)	5.5 M / UNIT	38.46 M
MINIMUM LOT DEPTH	12 M	47.74 M
MIN FLANKAGE SETBACK (PERKINS WAY)	2 M	2.1 M
MIN FLANKAGE SETBACK (WHEAT BOOM DRIVE)	2 M	2.5 M
MIN REAR YARD SETBACK (ADJACENT TO SWM BLOCK 298)	0 M	3.9 M (BLDG C)
MIN YARD ENCROACHMENTS	GUTTERS/ AWNINGS/ BOX BAYS = 0.6 M (ALL SIDES) EXTERIOR STAIRWAYS = 1.5 M (REAR AND SIDE YARD) = 0.6 M (FRONT LOT LINE) BALCONIES / PORCHES = 1.5 M (ALL SIDES) = 1.5 M (FRONT LOT LINE) BOX BAYS = 0.6 M (ALL SIDES) = 1 M (FRONT LOT LINE)	GUTTERS/ AWNINGS/ BOX BAYS = 0.3 M EXTERIOR STAIRWAYS = 1.8 M (SIDE YARD)(BLDG B) BALCONIES / PORCHES = 2.3 M (ALL SIDES) (BLDG C) = 0.9 M (FROM LOT LINE) (BLDG A) BOX BAYS = 0.45 M (ALL SIDES)
HEIGHT	MIN = 4-STOREYS & 13 M MAX = 6-STOREYS & 20 M	4-STOREYS
MIN HEIGHT OF FIRST STOREY	4.5 M	2.7 M
PARKING REGULATIONS		
TOWNHOUSE DWELLINGS (INCL. BACK-TO-BACK AND STACKED)	1 SPACE / UNIT	116 SPACES (1 / UNIT RATIO)
COMMERCIAL RESIDENTIAL - COMBINED (MIX-USE)	THE APPLICABLE REGULATIONS FOR NON-RESIDENTIAL USES APPLY TO THE NON-RESIDENTIAL FLOOR AREA, WHILE THE APPLICABLE RESIDENTIAL REGULATIONS APPLY TO THE DWELLING UNITS. 7.46 (8) COMMERCIAL SPACES REQUIRED	3 VISITOR / COMMERCIAL SPACES AND 3 DEDICATED COMMERCIAL SPACES PROVIDED (6 SPACES TOTAL)*
RETAIL STORE	1 PARKING SPACE PER 30 SQUARE METERS OF LEASABLE FLOOR AREA MINIMUM 1 PARKING SPACE PER 20 SQUARE METERS OF LEASABLE FLOOR AREA MAXIMUM	
RESIDENTIAL BICYCLE PARKING	OCCUPANT = 0.75 SPACES PER DWELLING UNIT VISITOR = 0.25 SPACES PER DWELLING UNIT	62 SPACES (LONG-TERM) 6 SPACES (SHORT TERM)
COMMERCIAL BICYCLE PARKING	0 SPACES	10 SPACES

LEGEND

BF	BARRIER FREE
V/C	VISITOR/ COMMERCIAL
V	VISITOR
HYD	HYDRANT
P	PATIO
DC	DEPRESSED CURB
T	TRANSFORMER

INVESTMENT: 2025-12-15 4:53:29 PM FILEPATH: Q:\2024\24451 - Valery Homes - Valgo Block 2974, Drawings\4.03 Schematic Design\24451 COMMERCIAL 2025-12-10.dwg

[illegible]

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T 905.639.6595
F 905.639.0394

DRAWING SHEET TITLE:

DRAWING SCALE: PROJECT NUMBER:

DRAWING SHEET NUMBER:

DRAWING VERSION: **A 100**

PLOT DATE:
December 12, 2025



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

KEY TO DETAIL LOCATION

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1006 SKYVIEW DRIVE • SUITE 101
BURLINGTON, ONTARIO • L7P 0V1
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F 905.639.0394

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BLOCK A
SECOND FLOOR

DRAWING SCALE:	PROJECT NUMBER: 24451
	DRAWING SHEET NUMBER: A101
DRAWING VERSION:	
PLOT DATE: December 12, 2025	



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F 905.639.0394

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DRAWING SCALE: PROJECT NUMBER:

DRAWING SHEET NUMBER:

PLOT DATE:
December 12, 2025



KEY TO DETAIL LOCATION

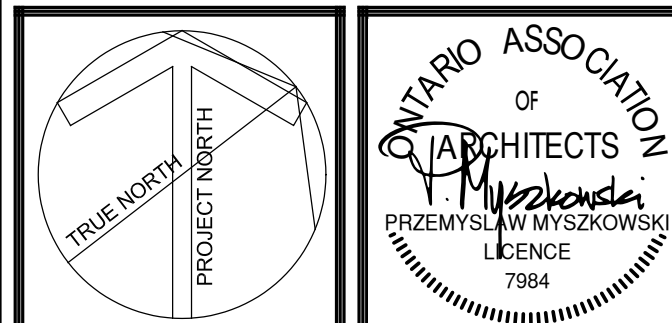
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BURLINGTON, ONTARIO • L7P 0V1
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DRAWING SCALE: PROJECT NUMBER:

	DRAWING SHEET NUMBER:
DRAWING VERSION:	

PLOT DATE:
December 12, 2025



KEY TO DETAIL LOCATION

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BUILDING PERMIT NUMBER:
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1320 WHEAT BOOM DRIVE
OAKVILLE, ONTARIO

BLOCK A
ROOF PLAN

KEY TO DETAIL LOCATION

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No.	DRAWING SHEET NUMBER

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BUILDING PERMIT NUMBER:

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DRAWING SHEET TITLE:

DRAWING SHEET NUMBER:

1 BLOCK B - SECOND FLOOR
-
SCALE: 3/16"=1'-0"

TIMESTAMP:2025-12-12 9:09:26 PM FILEPATH:Q:\2024\24451 - Valery Homes - Valco Block 2974, Drawings\4.03 Schematic Design\Stacked Towns\24451 BLDG A COMMERCIAL 2025-12-04.dwg

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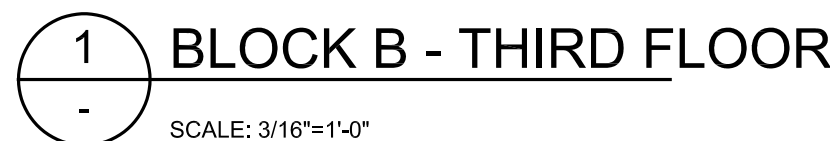


DRAWING SCALE: PROJECT NUMBER:

DRAWING SHEET NUMBER:

DRAWING VERSION: A 103

PLOT DATE:
December 12, 2025



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

KEY TO DETAIL LOCATION

No.	DETAIL NUMBER
No.	DRAWING SHEET NUMBER

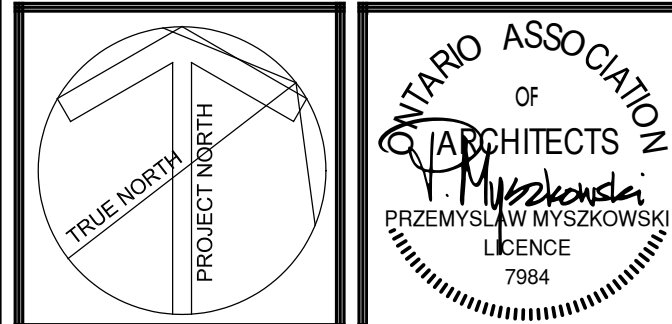
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DRAWING SHEET TITLE:

DRAWING SCALE: PROJECT NUMBER:

DRAWING SHEET NUMBER:

DRAWING VERSION: A108

This architectural floor plan illustrates the layout of the fourth floor, featuring 12 distinct residential units arranged in a symmetrical grid. The units are labeled as follows:

- UNIT 17 FOURTH FLOOR UNIT 'B' EXTERIOR**
- UNIT 16 FOURTH FLOOR UNIT 'B' INTERIOR**
- UNIT 15 FOURTH FLOOR UNIT 'D' INTERIOR**
- UNIT 14 FOURTH FLOOR UNIT 'D' INTERIOR**
- UNIT 13 FOURTH FLOOR UNIT 'B' INTERIOR**
- UNIT 12 FOURTH FLOOR UNIT 'B' EXTERIOR**
- UNIT 23 FOURTH FLOOR UNIT 'B' EXTERIOR**
- UNIT 22 FOURTH FLOOR UNIT 'B' INTERIOR**
- UNIT 21 FOURTH FLOOR UNIT 'D' INTERIOR**
- UNIT 20 FOURTH FLOOR UNIT 'D' INTERIOR**
- UNIT 19 FOURTH FLOOR UNIT 'B' INTERIOR**
- UNIT 18 FOURTH FLOOR UNIT 'B' EXTERIOR**

The plan includes detailed room layouts for each unit, such as Primary Bedroom, Bedroom 2, Bath, Mech. (Mechanical), and Ensuite. It also shows common areas, corridors, and stairs. Dimensions are provided for various sections, including a central corridor width of 143'-3 3/4" and unit widths ranging from 23'-10" to 24'-1 7/8". The overall floor dimensions are 55'-5" by 143'-3 3/4".

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

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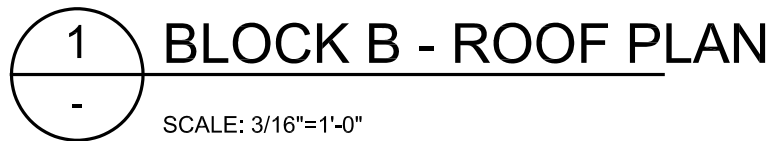
The image contains two circular professional stamps. The left stamp is a Professional Engineer's Stamp for the Province of Ontario, featuring a stylized 'P' and 'E' logo. It includes the text: 'PROFESSIONAL ENGINEER', 'PROVINCE OF ONTARIO', 'No. 10000', 'Name: J. J. J.', 'Exp. Date: 12/31/2000', and 'True North'. The right stamp is from the Ontario Association of Architects, featuring a stylized 'OAA' logo. It includes the text: 'ONTARIO ASSOCIATION OF ARCHITECTS', 'Name: J. J. J.', 'Przemyslaw Myszkowski', 'Licence', and '7984'.

1320 WHEAT BOOM DRIVE
OAKVILLE, ONTARIO

BLOCK B
ROOF PLAN

	27451
--	-------

PLOT DATE:
December 12, 2025



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



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

AWING VERSION:
 DT DATE:
 December 12, 2025

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BUILDING PERMIT NUMBER:

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BLOCK C
SECOND FLOOR

1 BLOCK C - SECOND FLOOR
-
SCALE: 3/16"=1'-0"



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

AT 12

KEY TO DETAIL LOCATION

 No. DETAIL NUMBER
No. DRAWING SHEET NUMBER

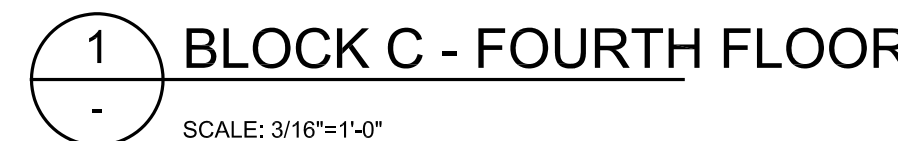
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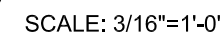
BUILDING PERMIT NUMBER:
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DRAWING SHEET TITLE:

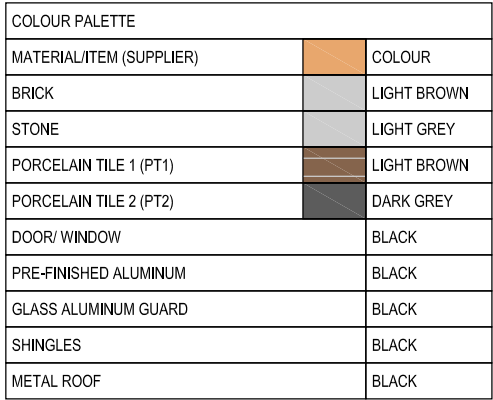
BLOCK C
FOURTH FLOOR

DRAWING SCALE:	PROJECT NUMBER: 24451
	DRAWING SHEET NUMBER: A113
DRAWING VERSION:	
PLOT DATE: December 12, 2025	





	DRAWING SHEET NUMBER:
DRAWING VERSION:	A114
PLOT DATE: December 12, 2025	



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



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

TO DETAIL LOCATION

No.	DETAIL NUMBER
No.	DRAWING SHEET NUMBER

DRAWING SETS ISSUED	No.	DATE (DD,MM,YY)
1	26	26.08.20
2	24	24.09.20
3	16	16.10.20
4	25	25.10.20
5	07	07.11.20
6	18	18.11.20
7	23	23.01.21
8	11	11.02.21
9	19	19.03.21
10	26	26.03.21
11	10	10.11.21
12	17	17.11.21
13	10	10.12.21
14	12	12.12.21

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

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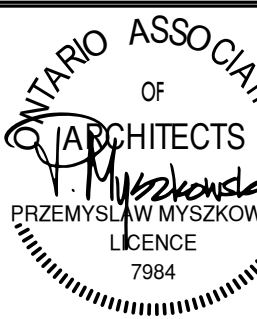
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BURLINGTON, ONTARIO • L7P 1
T 905.639.689
F 905.639.030

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STACKED
TOWNHOUSE
PROJECT

1320 WHEAT BOOM DRIVE
OAKVILLE, ONTARIO

DRAWING SHEET TITLE:

BLOCK A
ELEVATIONS

DRAWING SCALE:	PROJECT NUMBER: 24451
	DRAWING SHEET NUMBER: A401
DRAWING VERSION:	
ISSUE DATE: December 15, 2025	

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

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 No. DETAIL NUMBER
 No. DRAWING SHEET NUMBER

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1320 WHEAT BOOM DRIVE
OAKVILLE, ONTARIO

BLOCK B
ELEVATIONS

24451

DRAWING SHEET NUMBER

A403

PLOT DATE:
December 15, 2025



52-3*

ESTABLISHED GRADE
(TO BE CONFIRMED)

2

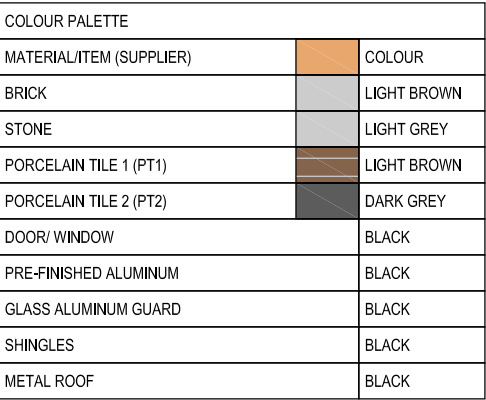
SCALE: 3/16"=1'-0"



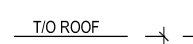
11.7 1/8"

ESTABLISHED GRA

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



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



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

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DRAWING SETS ISSUED	No.	DATE (DD.MM.YY)
CLIENT REVIEW	1	26.08.20
STATISTICS	2	24.09.20
110 PARKING SPACES	3	16.10.20
ADJACENT TOWNHOMES/ EXTRA STAIR	4	25.10.20
ATTAIN 120 TOTAL PARKING SPACES	5	07.11.20
ATTAIN 123 TOTAL PARKING SPACES	6	18.11.20
rotate bldgs	7	23.01.21
BACKGROUND SET	8	11.02.21
COORD SET	9	19.03.21
OPA/BA & CONTROL ARCHITECT REVIEW	10	26.03.21
INSERTED COMMERCIAL ON BLDG A	11	10.11.21
INSERTED COMMERCIAL ON BLDG A AND B	12	17.11.21
AREAS	13	10.12.21
ISSUED FOR SPA	14	12.12.21

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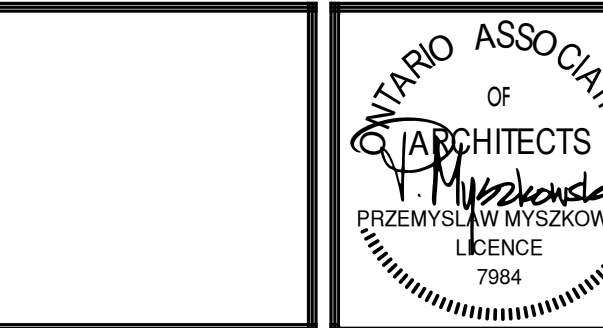
[illegible]

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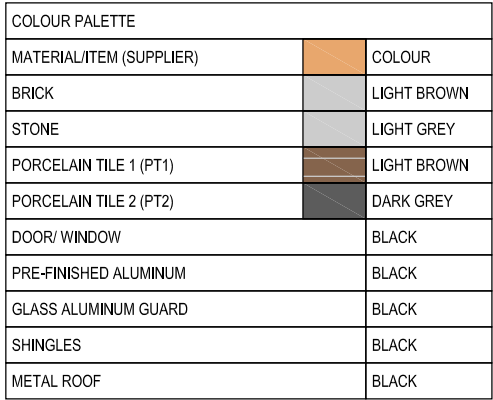
STACKED
TOWNHOUSE
PROJECT

1320 WHEAT BOOM DRIVE
OAKVILLE, ONTARIO

DRAWING SHEET TITLE:

BLOCK C
ELEVATIONS

DRAWING SCALE:	PROJECT NUMBER: 24451
	DRAWING SHEET NUMBER: A404
DRAWING VERSION:	
PLOT DATE: December 15, 2025	



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



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

No. _____ DETAIL NUMBER
 No. _____ DRAWING SHEET NUMBER

DRAWING SETS ISSUED	No.	DATE (DD.MM.YY)
CLIENT REVIEW	1.	26.08.2024
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110 PARKING SPACES	3	16.10.2024
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ATTAIN 120 TOTAL PARKING SPACES	5	07.11.2024
ATTAIN 120 TOTAL PARKING SPACES	6	18.11.2024
rotate bldgs	7	23.01.2025
BACKGROUND SET	8	11.02.2025
COURT SET	9	19.03.2025
CPA/BA & CONTROL ARCHITECT REVIEW	10	26.03.2025
INSERTED COMMERCIAL ON BLDG A	11	11.11.2025
INSERTED COMMERCIAL ON BLDG A AND B	12	17.11.2025
AREAS	13	12.12.2025
ISSUED FOR SPA	14	12.12.2025

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1320 WHEAT BOOM DRIVE
OAKVILLE, ONTARIO

BLOCK C ELEVATIONS

PROJECT NUMBER:

24451

DRAWING SHEET NUMBER

A405

PLOT DATE:

December 15, 2025