

PRELIMINARY

HIGH DENSITY RESIDENTIAL
BLOCK 175 - CONCEPT C
ACORN VALLEY SUBDIVISION

DOUG TARRY LIMITED
MUNICIPALITY OF THAMES CENTRE

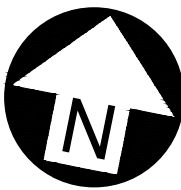
PLAN PREPARED BY:

CJDL
Consulting Engineers

JOB NUMBER: 18010

Cyril J. Demeyere Limited
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DATE: 19 AUG 2026



SCALE 1:500

- APARTMENT UNITS 900ft²±
- AMENITY AREA

DORCHESTER ZONING REQUIREMENTS		
	REQUESTED ZONING	PROVIDED ON BLOCK 175
ZONING	R3-XX	R3-XX
LOT AREA (MIN.)	35000m ²	39228m ²
LOT FRONTAGE (MIN.) CHRISTIE DRIVE	30.0m	152.2m
YARDS		
FRONT (MIN.): NORTH	7.50m	7.50m
INTERIOR (MIN.): WEST	4.50m	9.48m
EXTERIOR (MIN.): EAST	6.00m	6.00m
REAR (MIN.): SOUTH	9.00m	9.00m
LOT COVERAGE (MAX.)	50.0%	22.8%
BUILDING HEIGHT (MAX.)	4 STOREYS	4 STOREYS
LANDSCAPED OPEN SPACE (MIN.):	30.0%	34.2%
NUMBER OF BUILDINGS:	—	6
NUMBER OF UNITS:	—	370
UNIT DENSITY:	95 units/ha	94.1 units/ha
GARBAGE STORAGE:	INTERNAL CURBSIDE COLLECTION	
PARKING		
ACCESSIBLE LOT PARKING	TYPE 'A' 5	TYPE 'A' 5
	TYPE 'B' 5	TYPE 'B' 5
STANDARD LOT PARKING	545	553
TOTAL LOT PARKING	1.5/UNIT (555)	1.52/UNIT (563)

RED TEXT = AMENDMENT FROM STANDARD THAMES CENTRE R3 ZONING AS REQUESTED IN PROPOSED ZONING BY-LAW AMENDMENT

