

September 4, 2026

Municipality of Thames Centre
ATTN: Jennifer Huff, Director of Planning and Development Services
4305 Hamilton Road
Dorchester, Ontario N0L 1G3

Re: Acorn Valley Subdivision (83 Christie Drive)
Block 175 Multi-family Block Zoning Concepts
File No: 39T-TC2501 / Z20-25

Dear Ms. Huff:

In support of the forthcoming Council Meeting regarding Zoning By-law Amendment file ZC20-25, for the lands municipally known as 83 Christie Drive, we are pleased to submit the enclosed preliminary concept plans and renderings for the multi-family residential block on the draft approved subdivision 39T-TC2501, being Block 175, and the corresponding revised Draft Zoning By-law Amendment.

DEVELOPMENT APPROVALS BACKGROUND

- May 25 2026: Thames Centre Council carried a motion to recommend to the County of Middlesex that issuance of the draft plan of subdivision approval and adoption of the requested official plan amendment for the Acorn Valley Subdivision be granted (File No. 39T-TC2501 & O3-25). The carried motion included a requirement that the application for zoning by-law amendment (File No. Z20-25) be brought back to Thames Centre Council for consideration upon granting of the draft plan of subdivision and official plan amendment by the County of Middlesex.
- July 14, 2026: Middlesex County Committee of the Whole recommended approval of the Official Plan Amendment and Draft Plan of Subdivision for the subject site.
- August 11: 2026, Middlesex County Council ratified the decision through approval of the Committee of the Whole meeting minutes.
- August 21, 2026: Notice of Passing issued, with the last day for appeal being September 10, 2026.

At the May 25, 2026 Thames Centre Council meeting, there was discussion regarding the built-form of Block 175 in the subdivision development. It was agreed that the Owner (Doug Tarry Developments) would provide conceptual plans of how the site could be developed, to provide a frame of reference on the requested zoning provisions.

MOVE FORWARD

In support of moving the Zoning Amendment forward, please find enclosed the following:

- Two (2) preliminary concept plans, as prepared by CJDLC Consulting Engineers;
- Two (2) preliminary renderings of the site, as prepared by CJDLC Consulting Engineers;
- Revised Zoning By-law Amendment

We note that the enclosed plans are preliminary and for the purpose of showing how this block can be developed, while implementing the requested zoning provisions. Any future development plans for these lands will adhere to the requested zoning permissions.

Both concepts have maintained one (1) driveway access to Christie Drive, and two (2) driveway accesses to Street 'D', although subject to change at the time of future site plan application.

A restricted right-in right-out entrance onto Christie Drive was discussed by Thames Centre Council at the May 25, 2026 meeting. Based on review of the proposed Christie Drive access proximity to the proposed Christie Drive roundabout, a full turning movement entrance is proposed (right/left-in right/left-out).

Both concepts demonstrate that the requested 95 units per hectare (UPH) density can be achieved for the site while maintaining a wholesome built form with integration into the surrounding Acorn Valley Subdivision neighbourhood, and the adjacent natural heritage feature.

On behalf of Doug Tarry Developments, we hope these conceptual renderings will assist the Municipality of Thames Centre Council and Staff in review of the requested zoning by-law provisions, to understand why these provisions are being proposed to support a multi-family development block within the Acorn Valley Subdivision.

With respect to the revised zoning by-law amendment changes were made to reduce the maximum building height to 4 storeys, reduce the maximum density to 95 units per hectare, and to address the permitted uses on Block 175. The changes requested align with the approved Official Plan Amendment which added Residential Site-Specific Policy Area 3, as follows:

Notwithstanding Section 4.3.3 of the Municipality of Thames Centre Official Plan, the "Residential - Special Policy Area 3" shall permit high-density residential uses, including apartment dwellings and limited commercial and office uses permitted on the ground floor of the apartment building, up to a maximum height of four (4) storeys and an overall density of



95 units per hectare, calculated using the total land area within said Residential Special Policy Area 3 (Block 175).

We trust that the enclosed is in order. However, should you require additional information or have any questions, please do not hesitate to contact the undersigned

Yours sincerely,

Nethery Planning Services Inc.

A handwritten signature in blue ink, appearing to read "T. Tucker", is positioned above the printed name.

Tracy Tucker, CPT
Senior Project Manager

Cc: Mr. David Wassmansdorf, Director, Development, Doug. Tarry Limited
Ms. Erin Besch, Planner, Middlesex County
Ms. Lindsay Nooren, Senior Planning, Municipality of Thames Centre
Mr. Deren Lyle, CJDLC Consulting Engineers
Mr. Alex Muirhead, CJDLC Consulting Engineers