



Acorn Valley

Draft Plan of Subdivision

Council Meeting

83 Christie Drive, Dorchester

May 25, 2026

Location

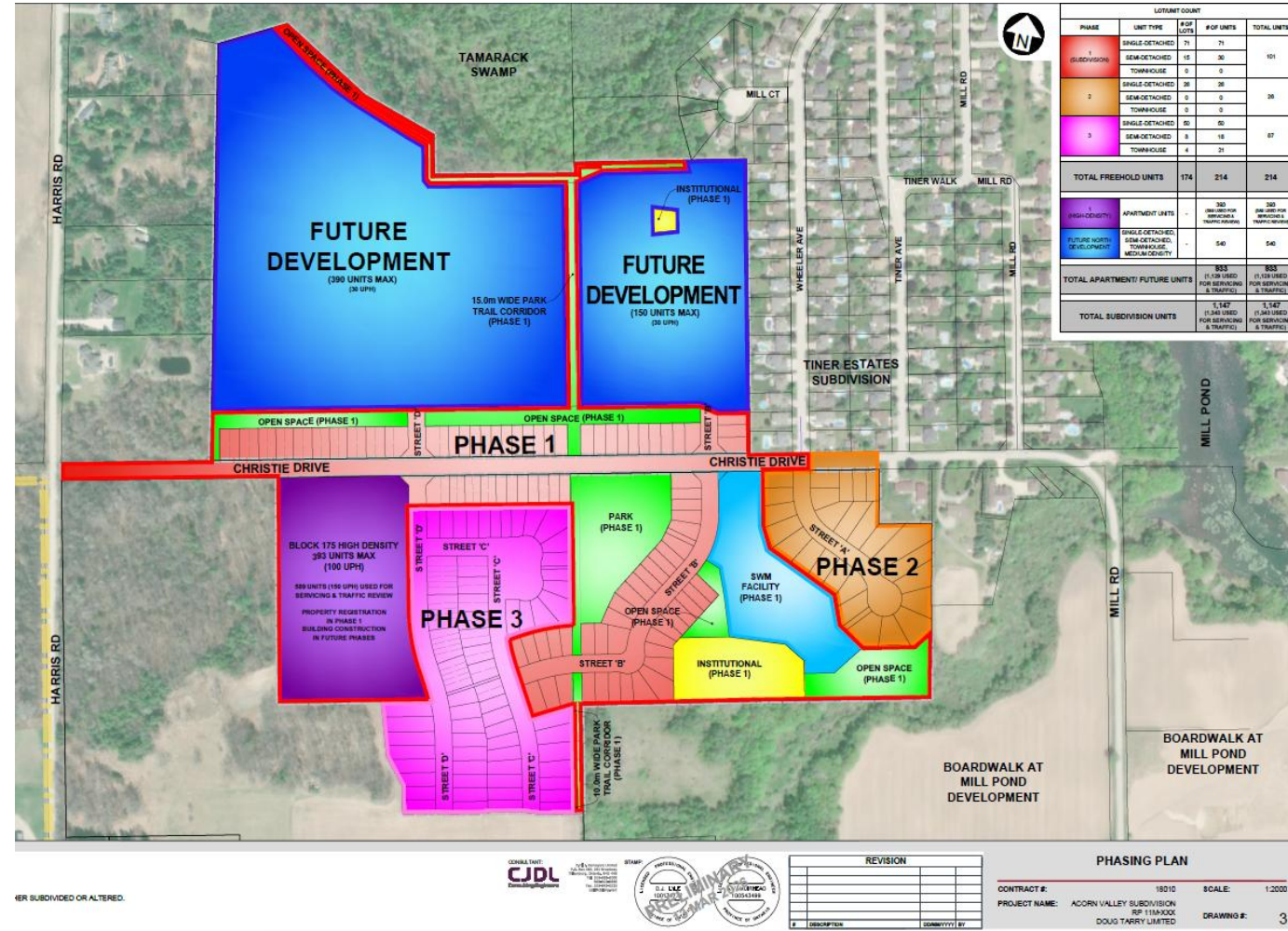
- East of Harris Road
- South of Hamilton Road
- Located on the north and south side of the Christie Drive extension



Development Proposal – Draft Plan of Subdivision

Phase	Single Detached	Semi-Detached	Townhouse	TOTAL
1	71	30	0	101
2	26	0	0	26
3	50	16	21	87
TOTAL	147	46	21	214

Phase 1 also includes a Multi-family Residential Block with up to 387 units – subject to future planning applications



LOT UNIT COUNT				
PHASE	UNIT TYPE	# OF LOTS	# OF UNITS	TOTAL UNITS
1 (SUBDIVISION)	SINGLE-DETACHED	71	71	101
	SEMI-DETACHED	15	30	
	TOWNHOUSE	0	0	
2	SINGLE-DETACHED	26	26	26
	SEMI-DETACHED	0	0	
	TOWNHOUSE	0	0	
3	SINGLE-DETACHED	50	50	87
	SEMI-DETACHED	16	16	
	TOWNHOUSE	21	21	
TOTAL FREEHOLD UNITS		174	214	214
1 (HIGH-DENSITY)	APARTMENT UNITS	-	387	387
	FUTURE MULTI-DEVELOPMENT	-	540	540
TOTAL APARTMENT/FUTURE UNITS		323	927	927
TOTAL SUBDIVISION UNITS		1,147	1,147	1,147

CONTRACT: CJDJL
 DATE: 10/20/2020
 REVISION: [Table with 2 columns: REVISION, COMMENTS]
 CONTRACT #: 18010
 PROJECT NAME: ACORN VALLEY SUBDIVISION
 DRAWING #: 3
 SCALE: 1:2000
 DRAWING BY: DOUG TARRY LIMITED

Development Proposal Residential Lands

- 147 Single Detached Dwellings
- 23 Semi-detached Blocks
 - 46 units
- 4 Townhouse Blocks
 - 21 units
- 1 High density (multi-family) block
 - Max 387 units



Revised Official Plan Amendment

Revised

- High-density residential uses, including apartment dwellings
- Limited commercial and office uses on the ground floor of an apartment building
- Building Height: Max 4 storeys
- Density: 95 UPH max

Previous

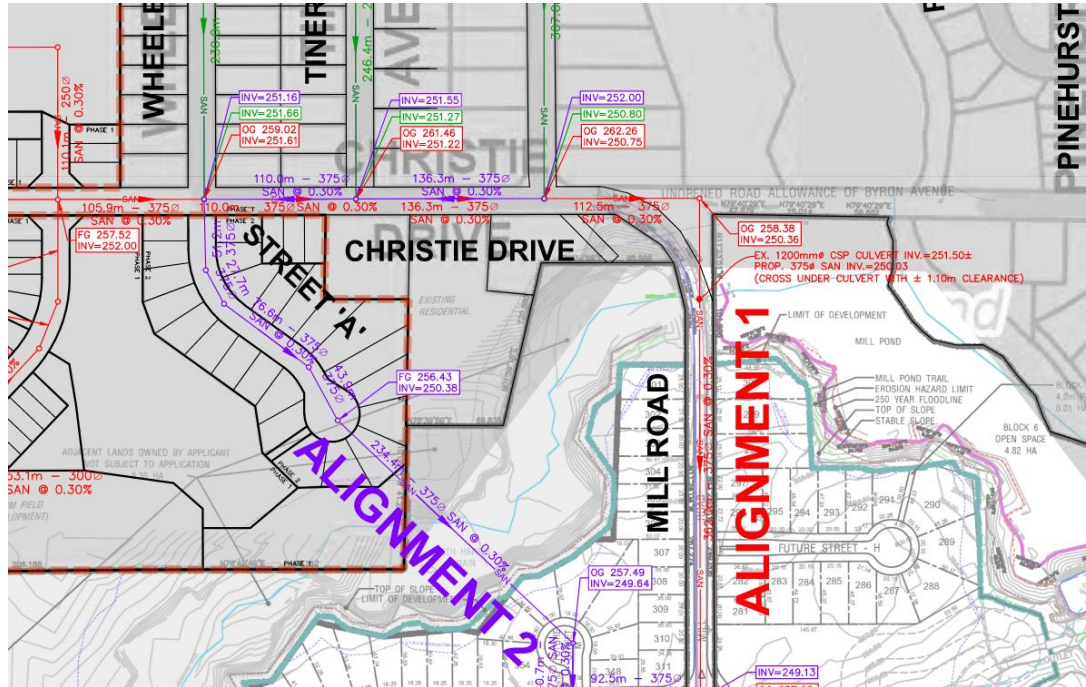
- High-density residential uses, including apartment dwellings
- Limited commercial and office uses on the ground floor of an apartment building
- Building Height: Max 6-storeys
- Density: 100 UPH max

Traffic Management



- Christie Drive Extension
 - Includes 2 roundabouts for traffic calming
- Future development to the south will include additional access to the south
 - Access point is currently outside of the Settlement Boundary

Sanitary Alignment



- We are working through the Alignment of the Sanitary Sewers
- Ultimate decision is made by the Municipality
- Our preferred option is through the ravine (Option 2)

Thank You

