

DOUG TARRY LIMITED
MUNICIPALITY OF THAMES CENTRE

JOB NUMBER: 18010

DATE: 19 AUG 2026



 APARTMENT UNITS 900ft²±
 TOWNHOME UNITS
 AMENITY AREA

DORCHESTER ZONING REQUIREMENTS		
	REQUESTED ZONING	PROVIDED ON BLOCK 175
ZONING	R3-XX	R3-XX
LOT AREA (MIN.)	35000m²	39228m²
LOT FRONTAGE (MIN.) CHRISTIE DRIVE	30.0m	152.2m
YARDS		
FRONT (MIN.): NORTH	7.50m	7.50m
INTERIOR (MIN.): WEST	4.50m	17.10m
EXTERIOR (MIN.): EAST	6.00m	6.00m
REAR (MIN.): SOUTH	9.00m	9.00m
LOT COVERAGE (MAX.)	50.0%	24.1%
BUILDING HEIGHT (MAX.)	4 STOREYS	4 STOREYS
LANDSCAPED OPEN SPACE (MIN.):	30.0%	35.6%
NUMBER OF BUILDINGS:	—	9
NUMBER OF UNITS:	—	334
UNIT DENSITY:	95 units/ha	85.0 units/ha
GARBAGE STORAGE:	INTERNAL CURBSIDE COLLECTION	
PARKING (TOWNHOUSE)		
RESIDENT DRIVEWAY PARKING	1.75/UNIT (28)	1.75/UNIT (28)
PARKING (APARTMENT)		
ACCESSIBLE LOT PARKING	TYPE 'A' 5 TYPE 'B' 5	TYPE 'A' 5 TYPE 'B' 5
STANDARD LOT PARKING	467	472
TOTAL LOT PARKING	1.5/UNIT (477)	1.51/UNIT (482)

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

