



May 14, 2026

Jeff Brick, RPP
Interim Director of Planning & Development Services
Municipality of Thames Centre
4305 Hamilton Road
Dorchester, Ontario N0L 1G3

**MODIFICATIONS TO OFFICIAL PLAN AMENDMENT APPLICATION O3-25
83 CHRISTIE DRIVE**

Dear Mr. Brick:

Further to our discussions with Staff and Council, as well as feedback from the public meetings, Doug. Tarry Limited has revisited the design for the High-Density Block on Draft Plan of Subdivision 39T-TC2501.

The current request for Official Plan Amendment is to permit up to six-storeys, and 100 units per hectare on these lands. At the Public Meetings and Open House concerns were raised by members of the public and council as it relates primarily to the height of the building, but also the proposed densities on the site.

As such we would like to formally amend our application to permit the following:

- A maximum building height of four (4) storeys
- A maximum density of 95 units per hectare

The proposed reduction in height brings the amendment request in line with the Council Adopted Official Plan Amendment 27, which permits a maximum height of 4-storeys within the Residential Designation. We understand that this is still under appeal, and therefore not in force and effect; however, being adopted by Council provides insight in the direction Council is heading in relation to development permissions.

The proposed density of 95 units per hectare was derived based on the parent permissions of the R3 Zone, which is being requested through the Zoning By-law Amendment (Z20-25).

Section 11.3 (1)(a) of Zoning By-law 75-2006 requires the following:

*Lot Area (Minimum) Apartment Dwelling: 250m²/unit for the first 4 units
+ 100m² for each additional
unit thereafter*



Block 175 on the Draft Plan of Subdivision is 3.93 hectares (39,900m²) in size. The above calculation would permit 387 units (97.5 units per hectare) to be constructed on the lands.

Reducing the maximum density for the block to 95 units per hectare would permit the lands to be developed in accordance with the as of right permissions within the Zoning By-law for the Residential Third Density (R3) Zone.

We also note that these lands will be subject to a future Site Plan Application, which will enable the Municipality to request supporting studies, plans and reports at that time to ensure further compatibility of the development on these lands.

In addition to the proposed change to the requested Official Plan Amendment, please find enclosed our letter dated March 13, 2026, which was provided to Staff, outlining our response to the comments received from our second submission and the Public Meeting on February 26, 2026.

Please don't hesitate to contact the undersigned should you have any questions of require additional information.

Sincerely,
Doug. Tarry Limited

A handwritten signature in blue ink, appearing to read 'Tracy Tucker', is written over the printed name.

Tracy Tucker
Manager of Land Development