

Appendix D - Density Analysis

RESIDENTIAL DENSITY ANALYSIS
D30-009-2025
324 & 328 ARDAGH ROAD, BARRIE - ON

Total Study Area	145.54 ha
Total Developable Area - <i>Only residential</i> (Private properties)	61.79 ha
Total Developable Area - <i>All Residential and Non-Residential</i> (Private properties)	65.80 ha
Total Area Parks/ Open Space/SWM Ponds/Walkways/Laneways	55.33 ha
Total Area Roads right of way	24.40 ha

PROPERTY USAGE TYPE	Total Dwelling Units	Land Area (ha)	Residential Density Dwelling Units/ha
Single Dwelling Unit	1104	56.38	19.58
Semis/ Duplex	44	1.50	29.36
Townhouse Dwelling Unit	69	2.00	34.46
Multiresidential			
Vacant Residential			
Vacant Industrial			
Non- residential areas(Commercial/ Institutional)		4.01	
<i>Neighbourhood shopping centre</i>			
<i>School</i>			
Parks/ Open Space/ Walkway / Laneway		55.33	
Subject Property PROPOSAL ADDRESS - FILE # <i>Zoning By-law Amendment application to permit the future development of 3 blocks of 4-storey back-to-back townhouse dwellings for a total of 51 units</i>	51	0.49	104.06
Other Proposed Developments in the area			
<i>D30-008-2025 - 286 Ardagh Road</i> <i>Proposed ZBA to facilitate the development is a 6-storey residential tower with a total of 72 units within a Plan of Condominium. Access is to be provided from Ardagh Road, with a locked emergency access from Pass Court.</i>	72	1.12	64.46
<i>D30-023-2024 - 334 & 340 Ardagh Road</i> <i>Proposed ZBA to facilitate the development of 20 street townhouse units fronting Neva Road.</i>	20	0.30	66.82
Current Residential Density <i>(Only Residential Lands included)</i>	1222	61.79	19.78
Current Residential Density <i>(All Residential and Non- residential lands included)</i>	1222	65.80	18.57
Projected Residential Density Including Proposal for Subject Lands <i>(Only Residential Lands included)</i>	1270	61.79	20.55
Projected Residential Density Including Proposal for Subject Lands <i>(All Residential and Non- residential lands included)</i>	1270	65.80	19.30
Projected Residential Density Including Subject Lands Proposal and Other Proposed Developments in the Study Area <i>(Only Residential Lands included)</i>	1360	61.79	22.01
Projected Residential Density Including Subject Lands Proposal and Other Proposed Developments in the Study Area <i>(All Residential and Non- residential lands included)</i>	1360	65.80	20.67

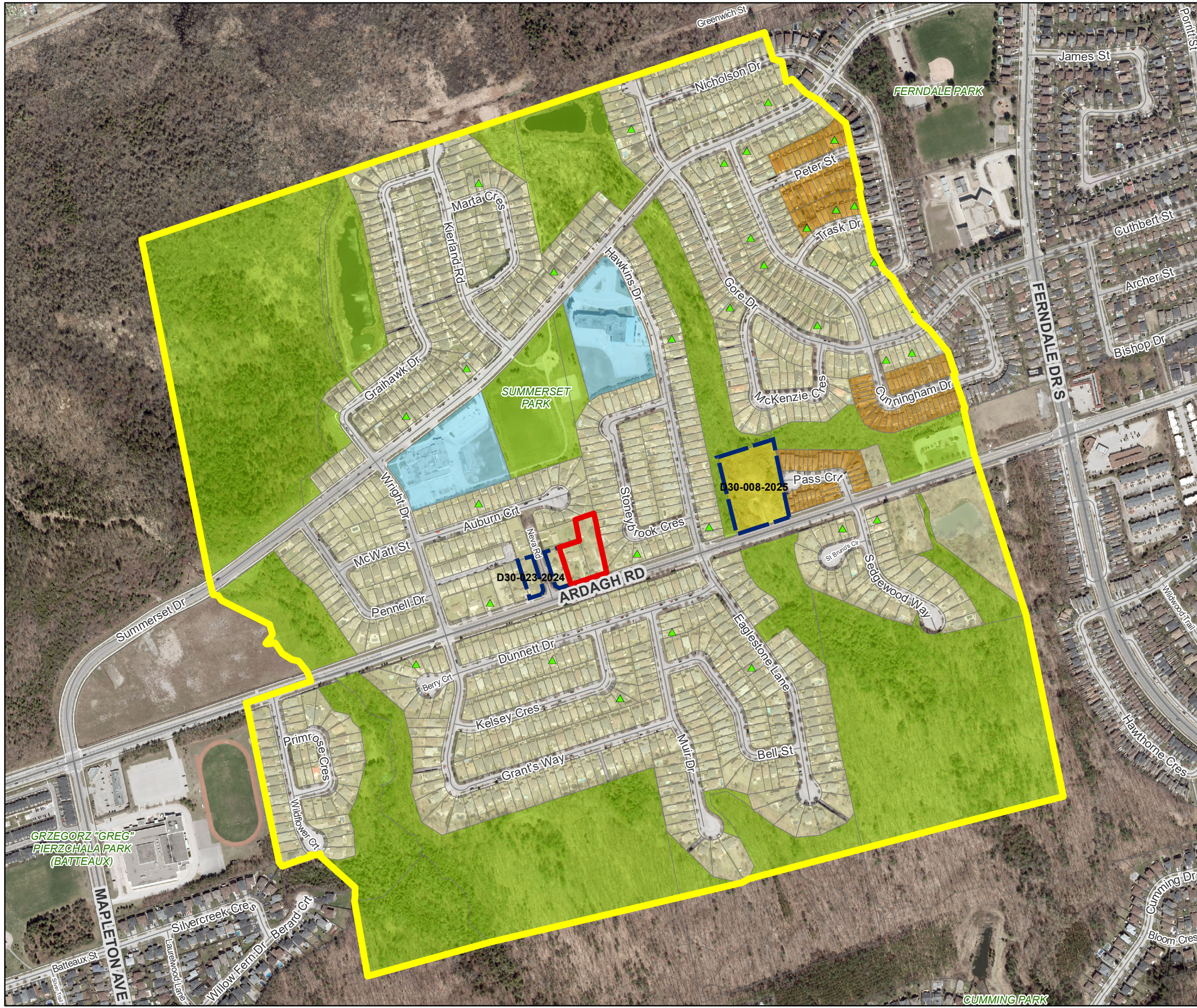
Prepared by: Development Services
Date: March 16 2026

Note:

This Density Analysis is based on the Assessment Database.
MPAC property Code was used to identify the number of residential units in the Area.
Additional Residential units registered in the area were also added; they were counted on their corresponding dwelling unit.
Areas for Parks/ Open Space/ SWM Ponds/ Roads and Laneways were not included in the density calculations.
Any residential units existing in the properties listed under Other Proposed Developments in the Area as well as in the Subject Lands have been included in the analysis; adding them for current density calculation and subtracting them for the Projected Densities as needed.



Residential Density Analysis D30-009-2025 234 & 328 Ardagh Road Barrie - On



- Second Suite
- Subject Lands
- Parcel
- Study Area
- Other Proposed Developments

Property Type

- Single Dwelling
- Institutional
- Semi-detached / Duplex
- Vacant Residential
- Townhouse
- Park / EP Lands / SWM Ponds; 930



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 For information please contact Service Barrie at 705-726-4242 or ServiceBarrie@barrie.ca