



APPLICATION FOR
ZONING BY-LAW AMENDMENT
126 & 130 ARDAGH ROAD
CITY OF BARRIE

City of Barrie File No. D30-003-2026

PUBLIC MEETING

April 22, 2026



INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

SUBJECT SITE



Existing Site Conditions

- 2 single-family homes with oversized backyards

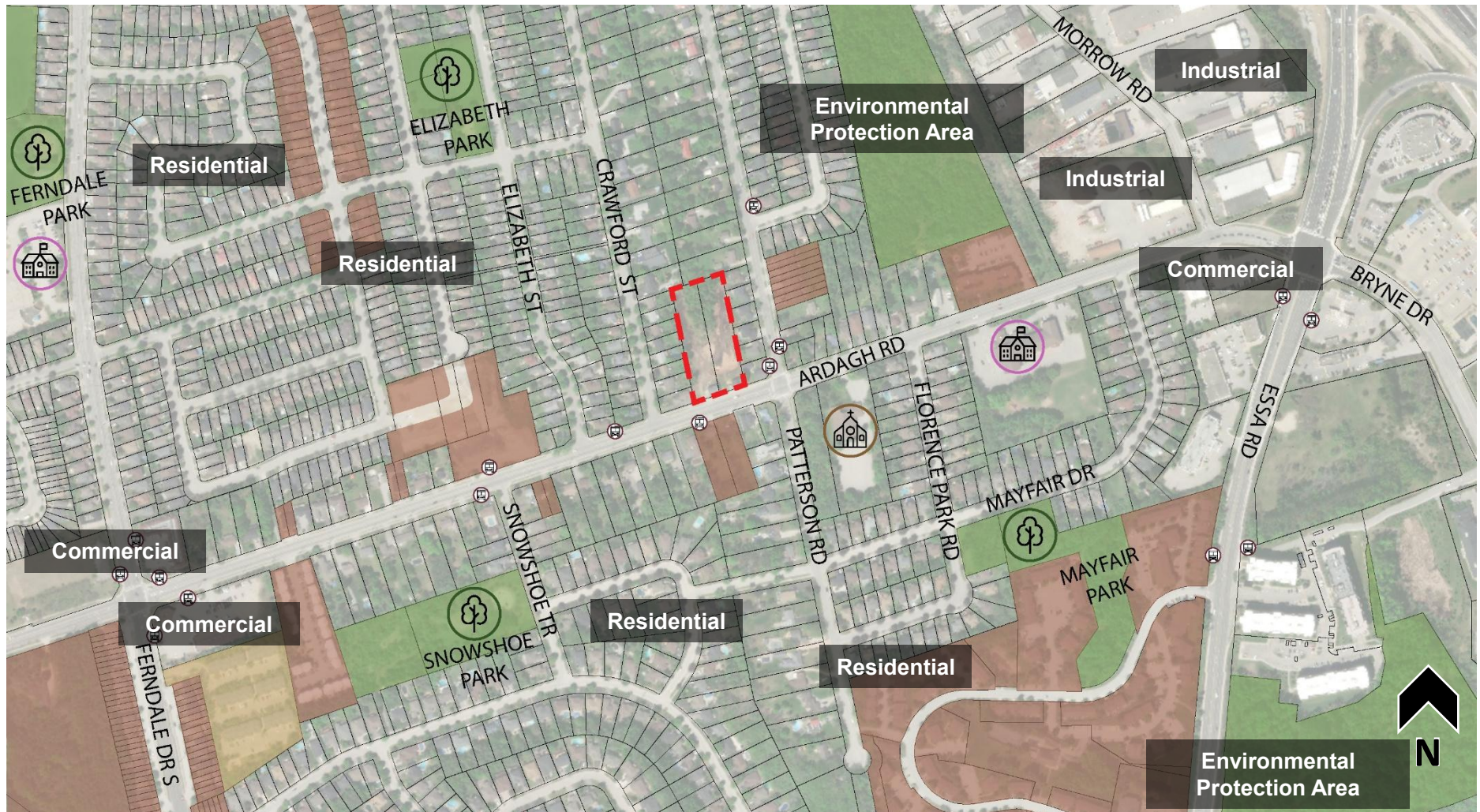
Lot Area:

- Entire Lands: 8,000 m²
(almost 2 acres)

Frontage:

- 61 m along Ardagh Road

SURROUNDING USES



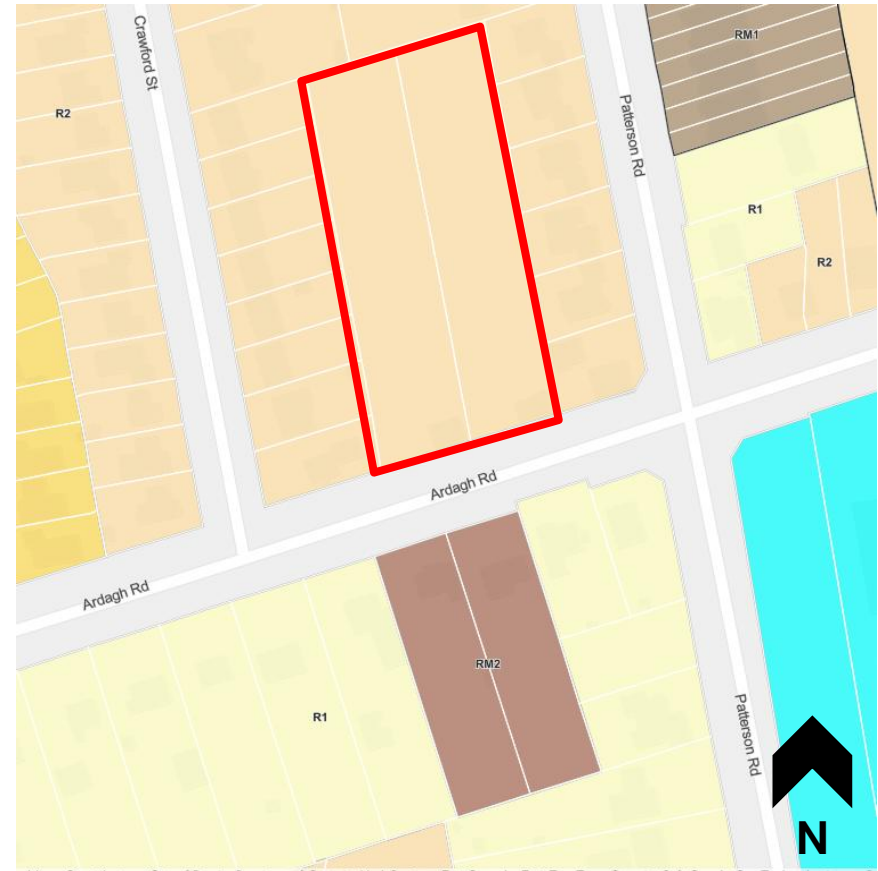
- Subject Site
- Existing/Approved RM1/2
- Existing/Approved RA 1

-  Transit Stops
-  Schools
-  Parks
-  Places of Worship



City of Barrie Official Plan, 2022

- Neighbourhood Area



City of Barrie Zoning By-law 2009-141

- Residential Single Detached Dwelling Second Density (R2)

- A Neighbourhood meeting was held December 15, 2025 for the current concept
- Comments from the neighbourhood were recorded.
- Further letters and emails were received and comments were recorded.
- The main comments received related to stormwater management, neighbourhood character, and natural heritage features
- Comments were addressed in the PJR submitted as part of the Application.

Neighbourhood Meeting

126-130 ARDAGH ROAD
DECEMBER 15, 2025



DRAINAGE ISSUES



SITE PLAN

- Purpose-built rental apartment
- 6 storeys (~17.73 m)
- 153 Units
- 1-3 bedroom units

Parking:

- 3 levels of underground parking
- 267 total parking spaces
 - ~1.5 resident spaces/unit
- Dedicated long-term bike parking

Other:

- Private internal road
- Indoor & outdoor amenity space
- Landscaped buffers



Zoning By-law Amendment

Residential Single Detached Dwelling Second
Density (R2)



Apartment Dwelling Second Density – 1 with
Special Provisions (RA2-1 (SP-XX))

Special Provisions:

- Maximum lot coverage of 40% (where 35% is permitted)
- 6m drive aisle width
- Non-landscaped open space permitted at secondary means of access

SUBMITTED STUDIES & REPORTS

- Planning Justification Report
- Shadow Study
- Functional Servicing Report
- Geotechnical Report
- Hydrogeological Study
- Stormwater Management Report
- Traffic and Parking Study
- Environmental Impact Study
- Environmental Site Assessment
- Erosion and Sediment Control Plan
- Grading and Drainage Plan
- Site Plan
- Tree Inventory & Preservation Plan

- The proposed development makes efficient use of underutilized lands and existing resources. The development will be compact, walkable, and transit supportive.
- 6-storey buildings are permitted under the Official Plan on Arterial Roads such as Ardagh.
- 153 purpose-built rental units will contribute to the achievement of a complete community. The proposed development would help with intensification targets, increase the range of housing options in the area, and provide a housing typology that is currently missing in the area.
- Barrie is a “Large and Fast Growing Municipality” (PPS, 2024). Infill development at higher densities is expected to combat the ongoing housing crisis.

- We are requesting a Zoning By-law Amendment to support the development of a 6-storey, 153-unit apartment building.
- The proposal is for purpose-built rental units, contributing to a complete community.
- The development provides intensification in proximity to supportive land uses including schools, commercial, open space, public transit and similar built forms.
- It is our opinion that the proposal is consistent and in conformity with all levels of planning policy.

THANK YOU

Questions & Comments Welcome

Email: info@ipsconsultinginc.com