

# HISTORIC NEIGHBOURHOODS STRATEGY

Neighbourhood Profile  
June, 2010

*People led planning for Barrie's older neighbourhoods*

## The Grove

### Residents' vision of the future The Grove...

The Grove is a diverse, safe and well-maintained neighbourhood where new development blends in with the historic feel of the area. Properties here are very well maintained as residents feel great pride in ownership, throughout the year. This neighbourhood is home to a diverse range of residents including professionals as well as artists who all enjoy the family friendly neighbourhood feel and the warmth and charm of the many historic homes.

There are lots of green spaces in the neighbourhood, as well as attractive landscaping and lush tree-lined streetscapes and both Berczy and Lion's parks are consistently maintained to a high standard. Bike paths and designated bike lanes connect through the neighbourhood including along narrow one-way streets. Transit routes are efficient, schedules timely and conveniently located shelters are well maintained. Residents are given priority access to street parking.

Waterfront access is protected and priority is given to pedestrian modes of travel along wide sidewalks, which are consistently maintained year round. In close proximity to the downtown core, residents have convenient access to basic amenities such as schools, grocery stores, entertainment and medical facilities.

City Hall staff is easily accessed by residents, responding to queries in a timely manner and providing prompt and efficient enforcement of by-laws.



## What residents most enjoy about The Grove...

- Diversity of housing and residents
- Proximity to open spaces, the waterfront and the downtown core
- The mature landscape and tree-lined streets
- The small-town feel of the neighbourhood
- Pedestrian-friendly attributes
- Close proximity to neighbourhood schools



Owen Street

## What residents would like to see changed in The Grove...

- Infrastructure, including roads and sidewalks, be brought up to and kept in a state of good repair
- Consistent enforcement of the property standards by-laws
- Maintain a more “friendly” police presence
- Employ traffic-calming techniques to help maintain the quiet, family-friendly nature of this neighbourhood
- Actively promote a positive and safe image of the downtown
- Install historic street signage, street furniture, pedestrian-friendly lighting to encourage broader use of the area and provide a sense of place for residents
- Make bus routes more efficient and provide schedules at all bus stops
- Improve communication with City Hall to provide additional support regarding the maintenance and upgrading of existing structures

## How residents would like to see The Grove grow...

- Maintain a diverse and accessible community, with a range of economic classes, age groups and family types
- Presence of schools is inherently important to maintaining a family presence and creating a sustainable community
- Maintain and upgrade infrastructure
- Develop a good working relationship with councillors and City staff to support future growth in the neighbourhood
- New development should complement the existing neighbourhood character
- Maintain and improve the accessibility and the variety of services available within walking distance of this neighbourhood



Peel Street



Berzcy Park Bridge



Market Flowers

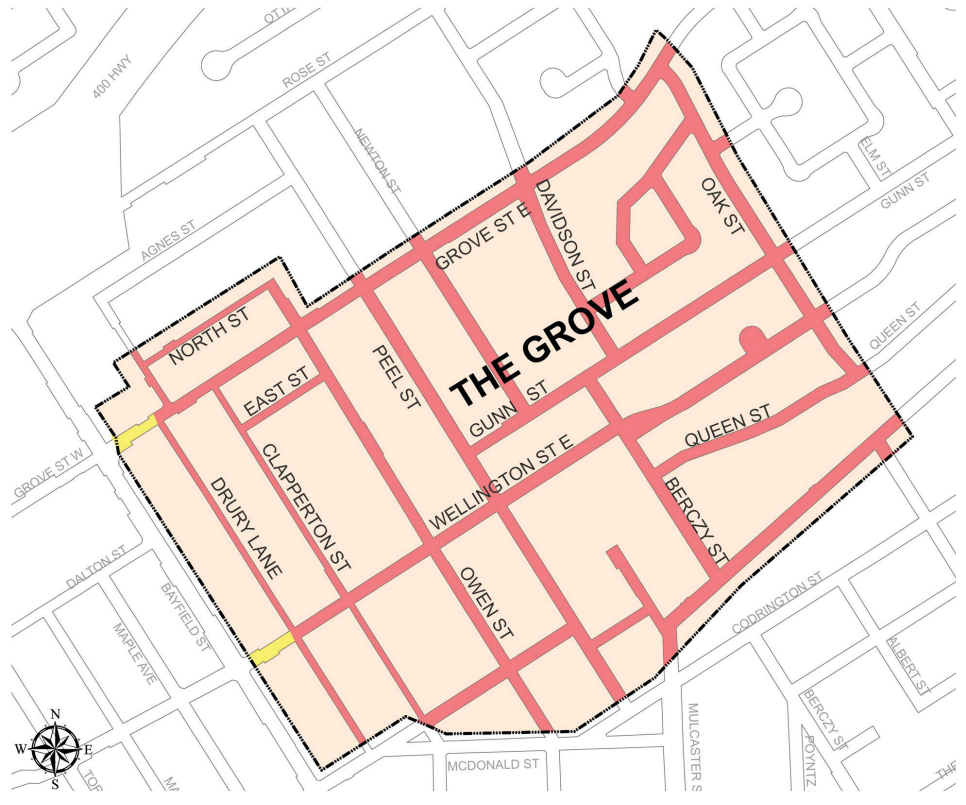


Wellington Street

## Where residents envision future development...

Residents would prefer that redevelopment be focused along primarily the major arterial roadways including Bayfield Street that insulate this quiet residential neighbourhood from the hustle and bustle of the downtown area. Some of the busier through streets including Grove Street and Wellington may see future infill where appropriate.

As part of the discussion around future growth opportunities, residents identified where differing scales of future development seemed to be most appropriate. Using neighbourhood maps with red, yellow and green streets, the following map was created to depict the type and location of future development residents expect in The Grove.



### Red Streets

**Character:** A primarily residential area that is expected to stay primarily residential in nature.

**Growth Expectations:** Significant change in the residential character of the area is not anticipated. Growth is expected to occur primarily through small-scale residential infill (e.g., new single-detached homes) and renovations/additions to the existing housing stock.

### Yellow Streets

**Character:** An area that is in transition with a growing mix of housing forms and a range of services.

**Growth Expectations:** Some growth in the area is anticipated, primarily along minor collector roads and at smaller intersections, on vacant lots and underutilized sites. Medium-scale infill is considered acceptable provided it adheres to good urban design standards and is complementary to the neighbourhood, particularly development that is directly adjacent to stable residential areas.

### Green Streets

**Character:** An area experiencing significant transition and in many parts is in need of significant investment to offset decline.

**Growth Expectations:** Growth in the areas is anticipated, primarily along major arterial roads and intersections, on vacant lots and underutilized sites. Medium-to-higher-scale development is considered acceptable provided it adheres to good urban design standards and is complementary to the neighbourhood, particularly development that is directly adjacent to stable residential areas.



## Neighbourhood Characteristics

The Grove is one of the oldest residential areas in the City of Barrie, containing many of the original residential streets. The architecture found in many of its mid-to-late 19<sup>th</sup> and early 20<sup>th</sup> century homes is some of the most variable in the City and includes Gothic Revival, American, Edwardian and Georgian styles, as well as blends of many of these traditional styles.

Examples include:

- The Sherman Bird House (Sans Souci) (c 1872), 17 Peel Street
- The Kennedy House (Lilac Villa) (c 1882), 87 Owen Street
- Lynch House (c 1880), 3 Peel Street
- Statenborough (c 1860s), 55 Peel Street
- Ardtrae / Pinecraft Apartments (c 1870s), 101 Clapperton Street
- Rockforest II (c 1900), 168 Owen Street
- 22 Peel Street (c 1870s)
- 13-15 Peel Street (c 1860s)
- 16 Peel Street (c late 1800s)

During the mid-to-late 20<sup>th</sup> century, additional housing in the form of small-scale bungalows and 1½-storey homes was interspersed throughout the original homes. More recently, single dwellings and townhouses have been built and an increase in the number of home renovations has taken place, as the area has increased in appeal.

Additionally, four senior and long-term care facilities and many multi-residential forms of housing including low-rise apartment buildings can be found in the neighbourhood. As a result, the Grove offers residents quiet tree-lined residential streets and a wide variety of housing for a broad range of income levels and ages.

Two public schools—Oakley Park Public School and Barrie North Collegiate—are located in The Grove, which is immediately adjacent to the Barrie Public Library, City Hall, the courthouses and local convenience shopping in the nearby downtown core. The neighbourhood also provides emergency shelter services and is within close proximity to other services to assist marginalized and homeless individuals.

Two neighbourhood parks—Berczy Park and Lions Park—provide a children's playground and opportunities for residents to enjoy passive recreational activities in both naturalized and manicured park space.



Lion's Park



Clapperton Street



Owen Street

## Questions or Comments?

Stacey Forfar  
Project Planner  
City of Barrie  
Tel: 705-739-4220 x4434  
Email: sforfar@barrie.ca

Planning Services Department  
70 Collier Street  
PO Box 400  
Barrie, ON L4M 4T5

Join your neighbours on the  
HNS Facebook site or go to  
[www.hns.barrie.ca](http://www.hns.barrie.ca).

HISTORIC NEIGHBOURHOODS  
STRATEGY

The City of  
**BARRIE**