

HISTORIC NEIGHBOURHOODS STRATEGY

Neighbourhood Profile
June, 2010

People led planning for Barrie's older neighbourhoods

West Village

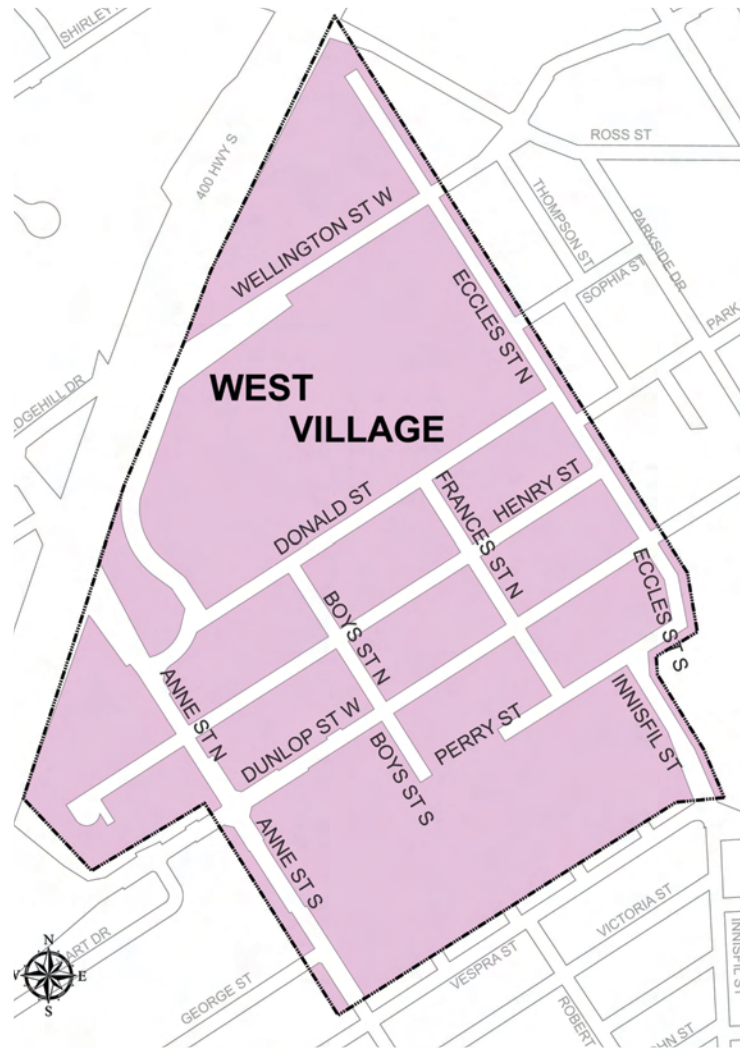
Residents' vision of the future West Village...

West Village is an inclusive, accessible community with a full range of neighbourhood services including schools. It is a safe, centrally-located, pedestrian-friendly neighbourhood with a rich tapestry of housing along tree-lined streets. Residents reflect a mix of ages, stages and lifestyles.

The neighbourhood has a variety of services ranging from a gas station to a grocery store, fresh bakery, 24-7 pharmacy and medical services, and all within walking distance to the waterfront, beach and downtown, with its full array of restaurants that cater to everyone's taste.

Neighbourhood values reflect the importance of aesthetics and local input in all new developments—public and private.

A robust neighbourhood association provides open lines of communication with City Hall and an annual meeting ensures accountability.



Audrey Milligan Park



What residents most enjoy about West Village...

- Walk-able nature of the neighbourhood
- Accessibility of everyday services
- Tree-lined streets and well maintained properties
- Intergenerational mix of family types and ages of residents
- Central geographic location
- Access to amenities in the downtown and on the waterfront
- Quiet residential area with an eclectic mix of housing
- Close proximity to neighbourhood schools



Henry Street

What residents would like to see changed in West Village...

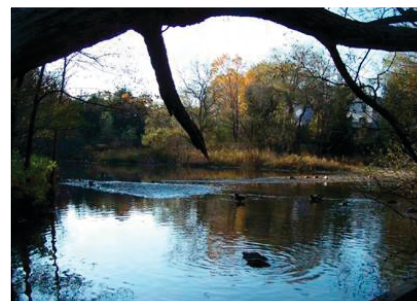
- Additional community meeting space be provided
- Open up Audrey Milligan Park to make it accessible for residents to walk through
- Retain neighbourhood schools
- Provide multi-use recreational facilities including soccer pitches and basketball courts and other facilities suitable for teenagers
- Improve sidewalk network ensuring all linkages are in place
- Automate crosswalk signs that are co-ordinated with vehicle traffic signals
- Enforceable design standards for new construction
- Communication with residents about what is happening in the area, especially with certain areas / intersections
- Address property standards issues by enforcing the by-law
- Address limited parking concerns with multi-unit properties

How residents would like to see West Village grow...

- Continue the existing pattern of low-rise residential housing on neighbourhood streets
- Encourage new, complementary development to take place on major arterial roads including Anne Street and Dunlop Street West, where appropriate
- Support a working relationship with City staff and Councillors to ensure residents are well informed about potential development opportunities
- Provide an integrated network of pedestrian linkages including continuous sidewalks, to improve access to everyday shopping services and adjacent neighbourhoods



Audrey Milligan Park



Where residents envision future development...

West Village residents envision their residential neighbourhood streets to remain primarily low-rise residential into the future as there are limited opportunities for infill. Future growth can and should be accommodated along Anne Street and parts of Dunlop Street West, where appropriate, as these areas are best suited to accommodate development opportunities.

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 West Village.



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

Directly west of the downtown core, West Village boasts a mix of residential and employment uses and a growing local retail and service shopping sector.

West Village traditionally served as primarily a residential area for workers, moving here to find employment during the industrial expansion in the early-to-mid-20th century. At that time, there was plenty of employment opportunities in the area to the south and southwest and the north end of West Village. This legacy is abundantly clear today with traditional war-time bungalows and 1½-storey homes from the mid-20th century interspersed among late 19th and early 20th century homes.



Perry Street

More recently low-rise apartments, townhouses and larger apartments have been built to accommodate population growth and some of the original homes remaining along Dunlop Street West have been converted into employment uses, as the downtown extended west. Local retail and services in the north end of the neighbourhood along Wellington Street and along Dunlop Street West have developed more recently and include grocery, pharmacy and medical service among many others.

Today this area continues to offer a broad range of housing including single-detached homes, semi-detached, multi-unit houses, apartments and townhouses, as well as the seniors' facility, Simcoe Terrace, for ageing residents.

West Village residents are in close proximity to the waterfront for recreational and leisure activities. In their own neighbourhood, Audrey Milligan Pond provides naturalized space and Donald Park provides a child's play area and space for passive recreation. The abundance of greenspace available here and in adjacent neighbourhoods is considered a central feature to this neighbourhood.

The neighbourhood also supports the home of the Barrie Art Club and is directly adjacent to Barrie Central Collegiate and Prince of Wales Elementary School. This elementary school is set to close at the end of the 2009-2010 school year and residents in this neighbourhood consider this to be a significant loss.



Eccles Street



Bunker's Creek

Questions or Comments?

Join your neighbours on the
HNS Facebook site or go to
www.hns.barrie.ca.

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The City of
BARRIE