

# HISTORIC NEIGHBOURHOODS STRATEGY

Neighbourhood Profile  
June, 2010

*People led planning for Barrie's older neighbourhoods*

## Allandale

### Residents' vision of the future Allandale...

Allandale is a quiet residential neighbourhood with quaint shops, public school and local services including video store, LCBO, grocery, bakery, meat shop and farmers' market. Its rich heritage is recognized and preserved and in particular its railway heritage is celebrated through restoration of the original Allandale Train Station. The Train Station, now a focal point of activity for the neighbourhood and the broader community, boasts public spaces that capture and celebrate the railway legacy of this community.

Street signs sport an image of the steam locomotive and seasonal decorations welcome residents and visitors to the neighbourhood

along major roads

and intersections.

New low-to-medium density development complements the established neighbourhood and preserves access and

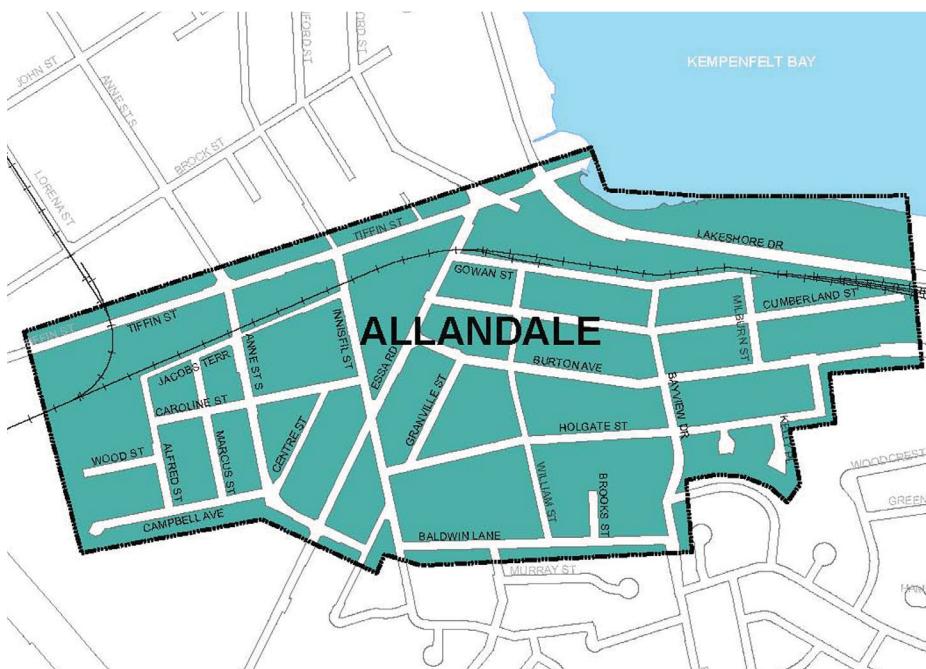
views to the waterfront. The neighbourhood continues to attract and retain a diverse resident population with a strong sense of community. The housing inventory remains desirable and affordable and historic properties are lovingly restored and maintained.

The volume of through traffic is managed through traffic calming measures

and walking and bicycling are encouraged along designated residential streets and the lakefront path. As well, efficient bus routes, frequent bus shelters and a shuttle service between Allandale and the GO Transit station and downtown serve to reduce car use and enhance transit ridership.

Shear Park and Blair Park contain picnic tables, benches, a soccer field and new play equipment for neighbourhood children. Additionally, Allandale has a variety of interesting green spaces/parkettes on grassed city-owned property with benches, flowers and a permanent public art feature. Streetscapes are attractive and incorporate planters filled with seasonal flowers.

Residents and City Hall communicate effectively to address concerns in a timely manner.



## What residents most enjoy about Allandale...

- Mature trees and green space
- Sense of community and the small-town feel of the neighbourhood
- Easy walk-able nature of the neighbourhood and the views of the waterfront
- Close proximity to the highway, waterfront and downtown
- Quiet residential streets that support a range of family types in all ages and stages of life
- Proximity to places of worship
- Rich history of the community that is reflective in the historic homes and quaint streets
- Close proximity to neighbourhood schools



Allandale home



Shutter's restaurant



Rail yard

## What residents would like to see changed in Allandale...

- Enforce property standards and other quality of life zoning by-laws—regulate second suites and home businesses in single-detached dwellings and require upkeep of vacant property and undeveloped sites such that they are free of debris and are neatly kept
- Establish design standards for façades, street furniture, lighting, transit shelters and signage to reflect neighbourhood heritage. Commission public art.
- Install festive lighting and hanging flowers along key roads on a seasonal basis
- Establish design standards for new development to ensure it is in keeping with the surrounding neighbourhood
- Protect public access to the waterfront and the downtown core through new development
- Improve infrastructure—roads and sidewalks—and ensure crossings are well lit, in working condition, well marked and curbs are accessible
- Protect and increase the City tree canopy
- Clean up the Shear Park woodlot area to ensure it is accessible to visitors
- Limit heavy truck traffic on residential streets and minimize all through traffic on local streets

## How residents would like to see Allandale grow...

- Retain and incorporate existing heritage structures
- Encourage commercial/retail development on Essa Road, adjacent to residential streets
- Develop Gowan Street with buildings designed to complement existing 'Old Allandale' elements around the Train Station and ensure parking for new development is designed to complement parking for GO Transit patrons
- Encourage owners of historic homes to renovate and improve their properties
- Ensure reuse of existing commercial buildings and housing stock through the CIP Program is a priority, before consideration is given to new development
- Revitalize Essa and Bradford streets as gateways to the City by encouraging small- and medium-sized independent businesses offering local services to locate
- Develop design standards for the historic neighbourhoods addressing storefront façades, signage, lighting, benches, landscaped boulevards, old style light standards, hanging plants and seasonal displays
- Regulate massage parlours to discourage and limit their location
- Actively conserve and manage trees and woodlots on all city-owned property

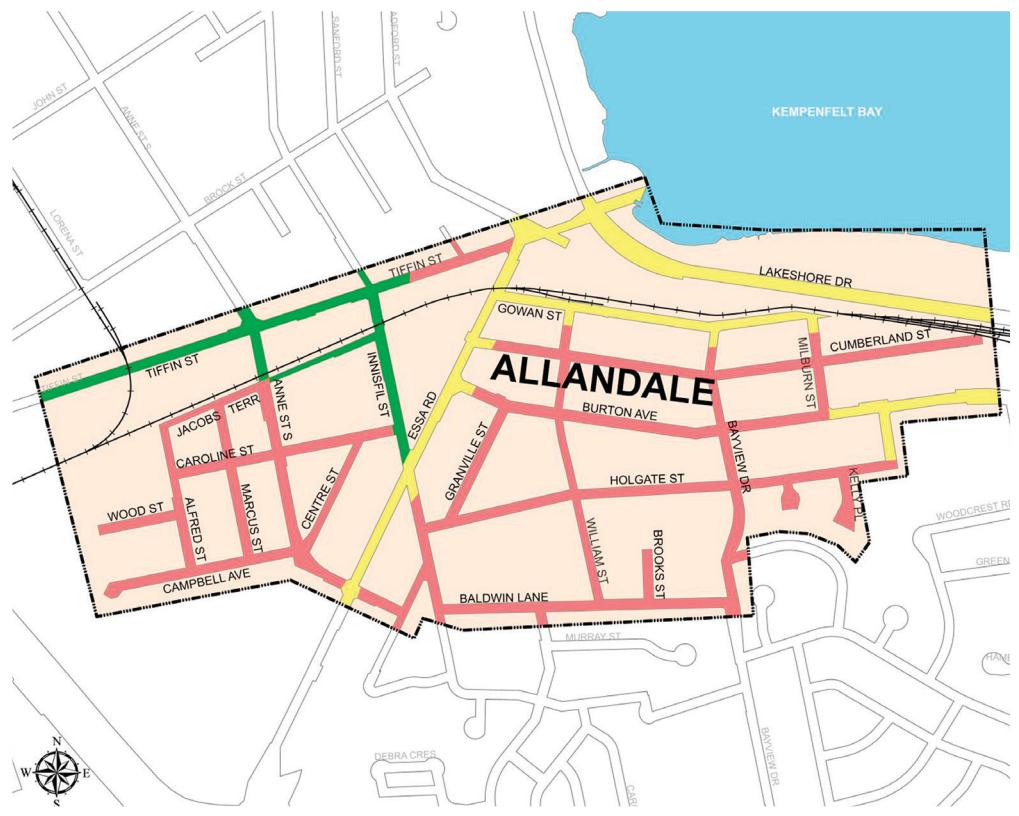
## Where residents envision future development...

Allandale residents envision their residential neighbourhood streets to remain primarily low-rise residential that is complementary to the existing inventory of homes, as there are limited opportunities for infill on these streets. Future growth can and should be accommodated along Essa Road and Tiffin Street as well as Innisfil Street and Gowan Street, where appropriate.

Residents here are looking forward to the restoration of the original Train Station and the return of Go Transit, set to open in 2011. Immediate access to the City will bring residents and visitors to this area to support, attract and retain services and shops and increase tourism.

With the return of the train station, access to the waterfront will be provided increasing the appeal and desirability of this area.

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 Allandale.



### 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

Located on the southern shore of Kempenfelt Bay, where rail and road transportation routes converge, the Allandale neighbourhood has a history rooted in the railway. Annexed by the City of Barrie in the 1890s, the Village of Allandale ended at Tiffin Street, which formed the border between the village and the City.

The neighbourhood expanded rapidly to the west, physically beginning to join with Barrie at Tiffin Street, when the Grand Trunk Railway expansion took place at the Allandale yard at the turn of the 19<sup>th</sup> century. Parts of the Master Mechanics building remain today, incorporated into the design and functionality of the Southshore Centre. The rail yard was and remains a central part of the neighbourhood's identity.

The neighbourhood was immediately adjacent to the Barrie Agricultural Fairgrounds until the Barrie Agricultural Society sold the 38-acre site in 2007. The site, at the western edge of Allandale, has plans for commercial development in the future.

Allandale also retains many original homes and buildings including:

- Railroad YMCA (c 1907), 268 Bradford Street
- King Edward School (c 1906), 19 Burton Avenue
- St. George's Anglican Church (c 1892)
- 67 & 68 Burton Avenue (c 1890s)
- 4 Essa Road (c 1896), 8 Essa Road (c 1893)
- 73 William Street (c 1908)
- 90 William Street (c 1890s)
- 27 Gowan Street (c 1870s)
- 56 Cumberland Street (c 1880)
- 8 Cumberland Street (c 1879)
- 129 Cumberland Street (c 1880s)
- 88 Cumberland Street (c 1887)
- 82 Cumberland Street (c 1870s)

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Southshore Centre

The Allandale neighbourhood, together with some of the adjacent lands in the Brock Park neighbourhood, is part of the Allandale Centre Community Improvement Plan (CIP). This document provides the vision and guiding principles for the future redevelopment of this area and offers financial incentives for property owners to encourage investment in and around the neighbourhood.

Limited commercial services are available as many relocated or closed in recent years including the food store, bank and the Clifton Hotel, a community centre piece for many years that was torn down in the 1990s. New local retail uses are encouraged along the edges of the neighbourhood and the redevelopment of the train station lands is expected to provide a range of uses in the future.

Views of the water can be enjoyed at five locations throughout the neighbourhood—on Milburn Street, Bayview Street, Essa Road, Tiffin Street and William Street.

With Shear Park, Blair Park, Allandale Station Park and the Southshore Centre, Allandale has a variety of recreational spaces offering passive, active and naturalized areas for residents to enjoy. There are tennis courts, baseball diamonds, trails and school fields available for more active recreation and naturalized spaces along the waterfront for more passive opportunities.

## Questions or Comments?

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