

HISTORIC NEIGHBOURHOODS STRATEGY

Neighbourhood Profile
December 4, 2009

People led planning for Barrie's older neighbourhoods

The Grove

The Grove is one of the oldest residential areas in the City of Barrie, containing many of the original residential streets.

This neighbourhood remains primarily residential and boasts a rich inventory of historic homes and properties. Blending the old with the new, The Grove offers residents today a diverse and eclectic mix of housing allowing virtually anyone to call this neighbourhood home.

The northern edge is Grove Street and North Street and the southern edge is shaped by the heavily-travelled route following Penetang / McDonald / Sophia streets.

Much of the original housing south of McDonald Street has been converted to businesses, creating a distinct change in land use from The Grove's original residential character.

Oak Street forms the eastern edge and the heavily-travelled Bayfield Street forms the western edge of The Grove neighbourhood.

Bayfield Street in particular creates a visual and physical barrier for neighbourhood pedestrians, as despite containing some of the original homes in Barrie, many along here have been converted to employment uses. This land use transition further reinforces the neighbourhood's edge, as this section of Bayfield Street is also considered a gateway to the Downtown.

Neighbourhood Characteristics

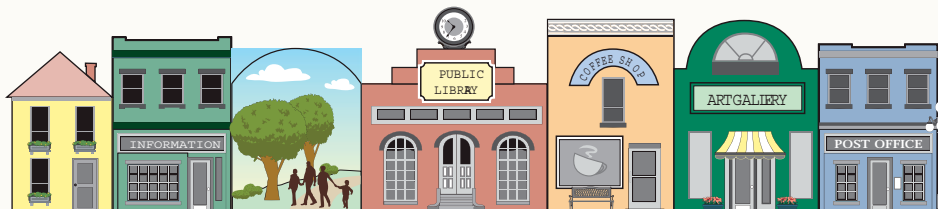
Primarily a residential neighbourhood, much of The Grove was historically a residential area in the original Town of Barrie. The Grove offers residents quiet tree-lined residential streets and a wide variety of housing for a broad range of income levels and ages.



The Grove boasts many of the original homes that date back to the mid-to-late 19th century, with many of them remaining in excellent condition, well maintained over the years by residents. During the mid-to-late 20th century, additional housing in the form of small-scale bungalows and 1½-storey homes were interspersed throughout the original late 19th and early 20th century homes, creating a diverse and accessible neighbourhood for all types of residents.

More recently, single dwellings and townhouses have been built and an increase in the number of home renovations has taken place, increasing the appeal of the neighbourhood.

Four senior and long-term care facilities and a multitude of multi-residential housing including low-rise apartment buildings are in the neighbourhood.



This residential neighbourhood provides opportunities for small-scale residential infill and more intense redevelopment along the western edge of Bayfield Street, leading to the Downtown.

Community Facilities & Services

The Grove neighbourhood has two public schools—Oakley Park Public School and Barrie North Collegiate—and is immediately adjacent to the Barrie



147 Owen Street

Public Library, City Hall, the courthouses and local convenience shopping available in the nearby downtown.

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

This neighbourhood also provides emergency shelter services and is within close proximity to other services to assist marginalized and homeless individuals.

Neighbourhood Heritage

A linear, grid street pattern is found throughout the oldest parts of The Grove, which contains some of Barrie’s original residential streets including Peel, Owen, Clapperton, Drury, Berczy and Davidson streets.



22 Peel Street (c 1870s)

This neighbourhood, however, is a blend of the old with the new as the road pattern and housing type in the eastern section of The Grove offers cul-de-sacs and more east-west routes, as well as housing that is primarily from the mid-20th century.

Among the newer housing found throughout this neighbourhood, The Grove has a rich inventory of historic homes built in the mid-to-late 19th century and early 20th century, including:

- 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)

The architecture found in many of these mid-to-late 19th and early 20th century homes in The Grove neighbourhood 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.



The Kennedy House (c 1882)

What residents say they like most about The Grove...

- Closeness to the Waterfront and the Downtown
- Friendly neighbours and the sense of community
- Quiet, tree-lined streets

What residents say they most want to change about The Grove...

- Upgrades to infrastructure including neighbourhood roads
- Greater enforcement of property standards involving absentee landlords

Two sources were invaluable in preparing these profiles —Heritage Barrie Walking Tours and Beautiful Barrie, The City and its People by Su Murdoch, et al (2005).

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