

BANNERMAN PARK

Master Plan



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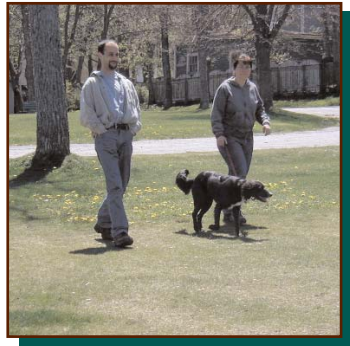
Bannerman Park Master Plan

Presented to the City of St. John's
by
the **Grand Concourse Authority**

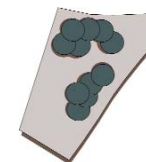
2003



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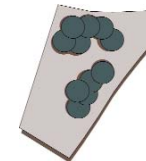


1.0	PROJECT BACKGROUND	
1.1	Overview	1
1.2	The Planning Process	1
1.3	Highlights of Park Assessment	3
1.3.1	Historic Assessment	3
1.3.2	Vegetation and Soil Assessment	4
1.3.3	Condition Assessment	5
1.3.4	Use Assessment	6
1.3.5	Visual Assessment	6
1.4	Highlights of Public Consultation	7
1.4.1	Expand Opportunities for Recreation and Public Gathering	7
1.4.2	Build Upon the Rich History of the Park.....	7
1.4.3	Link with Government House Grounds and Colonial Building.....	8
1.4.4	More Trees and Flowers in the Park	8
1.4.5	Upgrade the Condition of the Park	8
2.0	PARK MASTER PLAN	
2.1	A Vision for Bannerman Park	9
2.2	Design and Management Guidelines	9
2.2.1	A Community Park	9
2.2.2	A Quiet Place for Recreation and Culture	9
2.2.3	A Healthy Park	10
2.2.4	A Reflection of Key Historic Values	10
2.2.5	An Economically Sustainable Park	10
2.3	Restoring on the Historic Structure of Bannerman Park.....	10
2.3.1	Integrating Bannerman Park With the Community.....	11
2.3.2	Walks Define the Structure of the Park	13
2.3.3	Strengthening the Central Focus of the Park	14



2.3.4 Furnishings and Fixtures	15
2.4 Meeting the Demand for Recreation Facilities	17
2.4.1 Recreation Centre	17
2.4.2 Upgrade Pool House.....	18
2.4.3 Play Facilities	19
2.4.4 Graffiti Wall	19
2.4.5 Maintain and Better Integrate Softball Facilities	19
2.4.6 Define Open Areas for Play and Gatherings	20
2.5 Nurturing the Green Landscape	20
2.5.1 Using Trees, Shrubs, Flowers and Lawns	21
2.6 Park Programming	23
2.6.1 Cultural Programming	24
2.6.2 Recreational Programming.....	24
2.6.3 Activities Based upon the Living Landscape	24
2.7 Realizing the Planned Improvements.....	26
2.7.1 Implementation Sequence and Costs	26
2.7.2 Partners in Implementation	29
2.7.3 Funding Park Improvements	30
APPENDICES	
Appendix 1: Members of Steering Committee and Design Team	33
Appendix 2: <i>Bannerman Park Master Plan Scope of Work</i>	37
Appendix 3: Park Assessment Maps	66





Executive Summary

This document sets out the first known master plan for Bannerman Park, since its creation in 1891. The park was formed on land set aside for public use by Governor Bannerman in 1864. Bannerman Park remains a well used and attractive park, and a good example of 19th century public park design, reflecting the British parks of that time.

A committee of community and city representatives, speaking for groups with diverse interests in the park, has overseen preparation of this plan. The Grand Concourse Authority coordinated the preparation of the plan and supporting documentation, providing planning and design expertise.

The planning process began with an investigation of the cultural and physical qualities of the park, including a thorough inventory of the park's tree population, research into its historic origins and current patterns of park use. A synthesis of this background information provided the necessary basis for the consideration of design options. The steering committee explored a variety of themes and design elements for the park and created a preliminary concept plan for public comment. The committee directed refinement and elaboration of the draft plan in response to public comment, and presented the resulting draft to the public a second time in spring 2003. At that time, members of the community present endorsed the plan, and recommended it to the City Council for adoption.

The park plan suggests the rehabilitation of the historic character of the park in keeping with current uses of the community and their recreation needs. The plan recommends preservation of original fabric where it exists, and complementing the surrounding district of rich historical associations and architecture. Renewal of park vegetation, furnishings and facilities aims to preserve the historic appearance and traditional uses of the park. Recommendations for streetscape enhancements and alterations to the forecourt of the Colonial Building aim to preserve the historic context of the park.

Existing cultural and recreational uses of the park should be retained; new facilities and upgrading promote individual leisure activities and community events in keeping with the quiet historic character of the park. The existing landscape is to be reconfigured to better integrate the existing pool and ball diamond, and to allow for the expansion of the playground, including new water play equipment for children.

Recommendations for horticultural upgrading of the park focus on the maintenance and replacement of the large deciduous trees in the park, the improvement of open lawn areas for unstructured activities, and the expansion of flower displays. These initiatives aim to preserve the traditional appearance and utility of the park.

BANNERMAN PARK

Master Plan



The implementation sequence recommends the restoration of the walkway system, placement of underground electrical utilities, reconfiguration of the playground and parking area and basic horticultural work as priorities for park rehabilitation. Later improvements aim to renew the bandstand and surrounding area as the central focus of the park, along with continued upgrading of walkway surfaces, vegetation, and streetscape elements. Further improvements include renovation of the pool house, construction of a community centre, erection of light fixtures and further refinement of plantings, walk surfaces and furnishings. The cost to implement the entire plan is projected to be \$2.9 million, assuming some of the routine maintenance items are implemented by the city parks department.

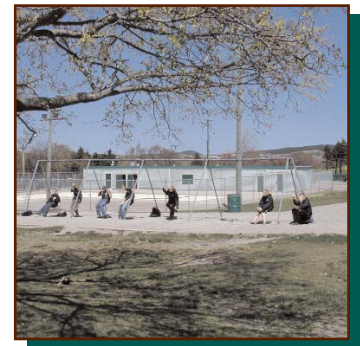
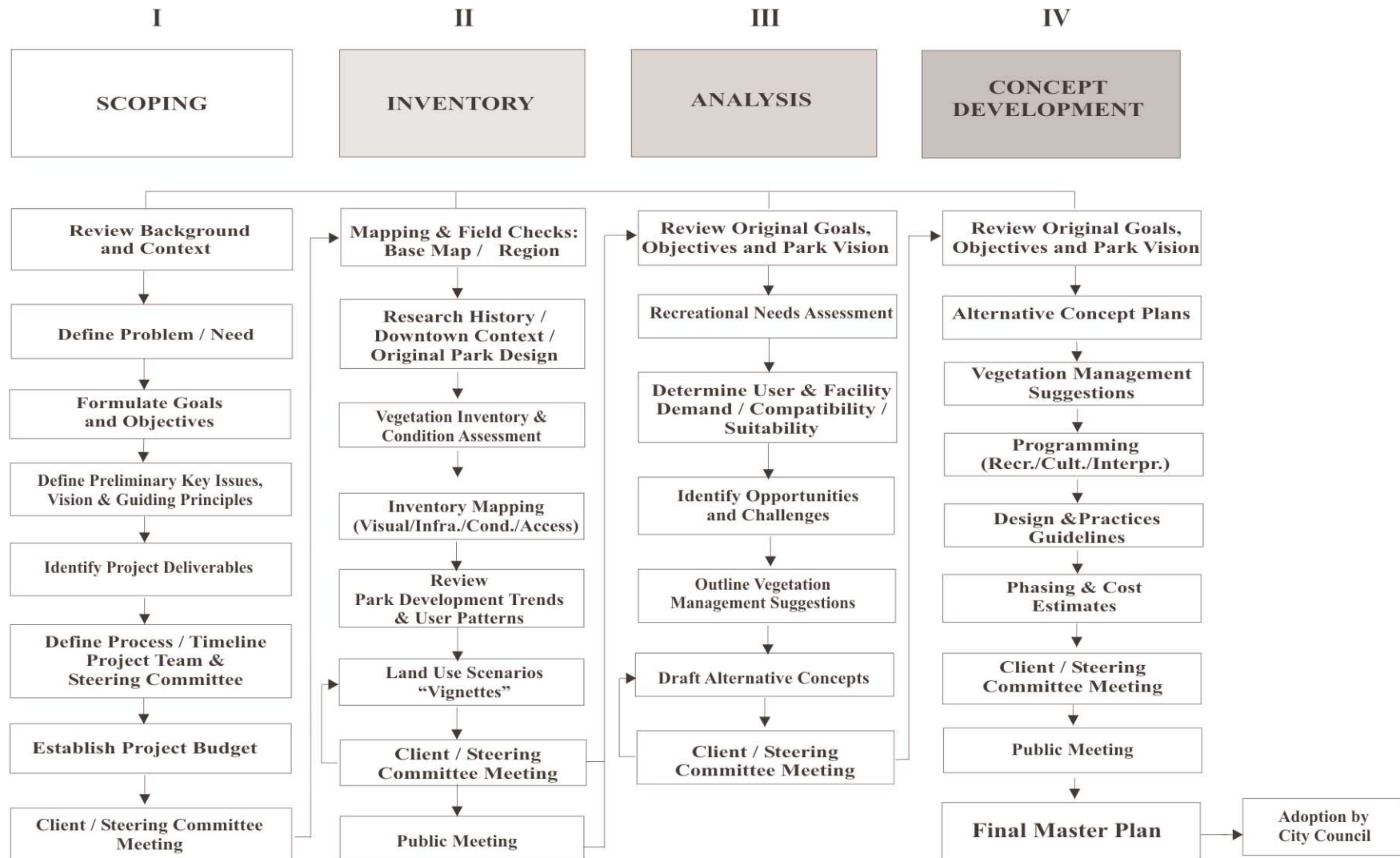


Figure I: Bannerman Park Master Plan Development Process





1.0 PROJECT BACKGROUND

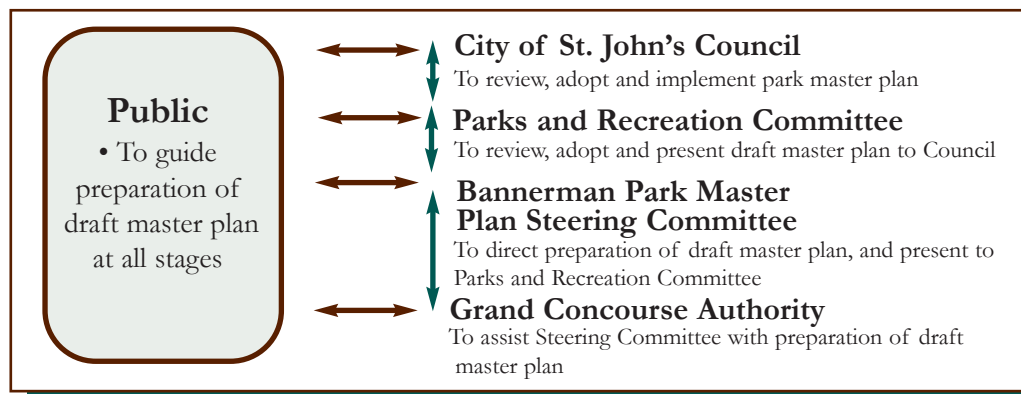
1.1 Overview

The Bannerman Park Master Plan sets out a program of recommendations for the upgrading and use of the park in keeping with its character, and the aims of the community. The first section of this document briefly describes the planning process which has led to the formulation of this plan, and highlights key findings from the site assessment and public consultation. The main body of the report details the physical improvements and program activities recommended for the park. The final section sets out the costs and suggested sequence for implementation of the recommended improvements.

1.2 The Planning Process

This document provides the first known master plan for Bannerman Park, since it was designed and constructed in 1891. The planning process was initiated by the City of St. John's and guided by a steering committee composed of government and community representatives, who represented diverse perspectives with an interest in the future development of the park. The Grand Concourse Authority provided expertise in landscape architecture and planning, and prepared background research as well as the final plan, illustrations and master plan document (see Appendix 1 for a listing of steering committee and design team members).

Master planning for Bannerman Park was initiated by the City of St. John's to set out a program and priorities for the upgrading of the park. The plan is to address the physical deterioration of the space, current park user needs, and to protect and enhance the cultural value of Bannerman Park. These requirements are more fully





detailed in Appendix 2, *Bannerman Park Master Plan Scope of Work Document*.

An understanding of the qualities of the park site and the needs and aspirations of the community are essential components underlying the new park plan. A survey of the physical and cultural characteristics of the park is summarized in a series of inventory maps found in Appendix 3. Particular emphasis was placed on understanding the historic development of the park site within the wider context of historic events, persons and processes. Tree lined walks lend the park much of its character. The importance of the park forest is reflected in the detailed tree inventory conducted, which includes an assessment of their health and growing conditions. Understanding of park use was achieved through mapping of activity within the park, consultation with key groups utilizing the park for events and recreation, and further consultation with senior city recreation staff. The steering committee and public consultation process provided further information on use and user preferences. A distillation of key findings from the park inventory is shown in the synthesis map in Appendix 3.

Beginning with an understanding of the site and the needs of the community, the concept development phase examined options for upgrading and use of the park, eventually concluding with a general plan showing major components of the park in its future state. The design team began by preparing a series of three design scenarios for the park, each emphasizing a distinct direction for design, one horticultural in focus, one recreational, and one historic. The team also articulated a preliminary vision statement for the park and guiding principles for its development. With these in mind the steering committee formulated their own concept for development of the park, selecting elements from the three scenarios, and contributing their own suggestions. They also suggested refinements to the vision and guiding principles. The design team reworked the park plan several times to reflect the elements selected by the steering committee, and their feedback on the evolving design. When the committee was comfortable with the plan draft it was presented for the first round of public comment.

A public open house and presentation of the plan was held in October 2002 to solicit comment on the draft, including further recommendations for the development of the park, and a ranking of priorities for implementation. The open house also provided a venue to communicate the planning procedure and the findings of the inventory and analysis stage. With public feedback in hand, the steering committee directed further revision and refinement of the plan, and articulated a strategy for implementation of the major plan recommendations.

The refined plan and implementation strategy were presented a second time for public comment in June 2003, and recommended to the City for adoption by those present. A key recommendation of the plan is that the



community continue to play a role in the implementation of the plan, as the steering committee guided the planning process.

1.3 Highlights of the Park Assessment

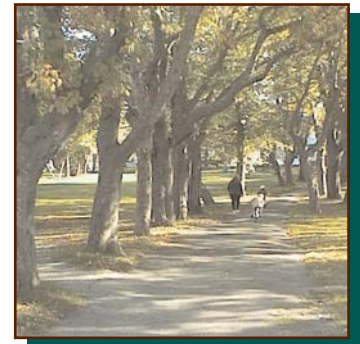
The following discussion summarizes inventory and assessment information contained in key park assessment maps contained in Appendix 3. Please refer to the full set of maps for more detailed information on all aspects of the park inventory.

1.3.1 Historic Assessment

Research of historic plans, aerial photography, photographs, illustrations and accounts along with site observation and interviews provided much of the background information collected on the development of the Bannerman Park. Literature on 19th century parks and the development of the colony helped set this information into its historic context. Bannerman Park was built in 1891, and reflects the mid 19th century design of public parks in Britain. The original network of tree lined walks, flower beds and lawns responded to the desire of nineteenth century reformers to provide city dwellers with access to clean air, green spaces, and the improving effects of social contact with their 'betters'. As sometimes happened in Britain, the creation of this early public park acted as a catalyst for upper class residential development along the adjacent streets. Locally and in North America, Bannerman Park is an uncommon example of 19th century park design, retaining much of its original structure.

The evolution of Bannerman Park resembles the experience of other Victorian parks in North America, and changing attitudes toward recreation. An increasing focus on active recreation and sport facilities through the 20th century is reflected in the creation of the playground, pool, and ball diamond. While these features are somewhat at odds with the passive green character of the park as it was originally created, they have become popular and well used facilities. The construction of the existing bandstand in 1940 is more in keeping with the original vision of the park as place for strolling and looking, rather than a place for strenuous activity. While the bandstand does not have the refined character often associated with Victorian architecture, it stands in a central location where a much more modest structure stood at one time.

The park is a focal point within a district rich in historic architecture, notable persons and events. The origin of the park site as a part of the Governor's residence grounds, and its close proximity to Government House and the Colonial Building provide a link with many important events in the development of the colony and the province. Bannerman Park also acts as a focal point for a neighbourhood with a rich architectural heritage and





associations with many persons of note. As one of the earliest public parks in the city (developed in tandem with Victoria Park) Bannerman Park has provided access to park space for generations of residents of the city core.

1.3.2 Vegetation and Soil Assessment

Inventory and assessment of vegetation focussed on the tree population of the park, which plays a defining role in the character of the park and the adjacent community. The advanced age of many trees, losses caused by blow down, and severe insect infestations in recent years all highlight the need for careful consideration of tree condition. The inventory documented the location, size, species, condition and estimated age of all trees in the park. Historic plans and aerial photographs were also reviewed to gain an understanding of tree losses and earlier park form. Soil conditions and cultural practices were also examined. This detailed inventory documents the current condition of the park tree population, and may provide a valuable bench mark for continued monitoring and management of the park forest.

Historic plans revealed that curving avenues lined with deciduous trees once defined a series of open lawn areas that covered the entire park. This pattern remains largely intact in the upper sections of the park, and grows increasingly fragmented toward the northeast. Regrading and construction of the ball diamond, pool and parking area may have contributed to the loss of trees; these certainly disrupted the original network of walks. The exposure to wind and shallow depth of soil in the northern section of the park have also contributed to the loss of trees to blow down.

The assessment of growing conditions revealed that the soil fertility and pH are well below optimal ranges for healthy tree growth, and that these may be remedied over time through routine maintenance operations. Some large trees in the park have exposed roots, which are at increased risk for damage from lawn mowing operations, and pedestrian or vehicular traffic. Exposed roots and extensive areas of walk surface deformed by roots also pose a hazard to pedestrians in the park. Close spacing of large trees in the southern section of the park may have assisted their growth in early years by reducing wind exposure, but some trees may now suffer from poor air circulation, a lack of light, or have deformed habit resulting from relative crowding. Structural concerns in trees of all ages reveal a need for regular tree pruning throughout the park. Very dense volunteer tree growth along Circular Road indicates a need for thinning to enhance conditions for growth, and to better reflect the traditional pattern of tree planting in the park.

The large number of relatively old trees in the park, the severity of recent insect infestation, and relatively low species diversity (when compared to Government House grounds) indicate a need for continuing planting of species resistant to disease and insect attack. New plantings should respond to the potential for blow down, and also conform to the historically established planting pattern of curving avenues of large deciduous trees.



Unfortunately, parks maintenance staff reported difficulty in establishing new tree plantings in the park; vandals' breakage of young deciduous trees in particular has frustrated their efforts to replace lost trees. Consequently many of the successful tree replacements and commemorative trees have been evergreens, departing from the original planting pattern, though providing improved winter interest and shelter from the wind.

There is little evidence to suggest that extensive shrub plantings ever existed in the park; a few small patches of shrubs remain. Flowers in the park are concentrated near Military Road in planting beds established by the Newfoundland Horticultural Society early in the 20th century. These beds roughly retain their original form. Deteriorated asphalt paths wind between the beds, and the grass margins appear to have encroached on the area reserved for flower plantings. As mentioned above, the soil tests of lawn areas revealed low soil fertility and pH, providing poor growing conditions for grass. Exposed bedrock, poor drainage and exposed tree roots also affect lawn growth in some areas.

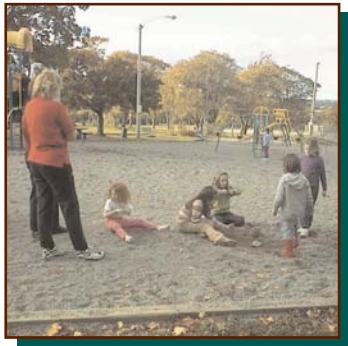
1.3.3 Condition Assessment

The physical condition of the park is degraded to the point of posing a safety hazard to the public in areas. Some historic elements have disappeared from the park, while other additions to the park do not fit well with the general character of Victorian parks. Despite the best efforts of staff to maintain the park, it has an overall run-down appearance, and potential for considerable improvement.

The path system which provides much of the structure of the park remains intact in southern sections of the park, though broken asphalt surfacing poses a hazard to pedestrians. To the north of the bandstand many paths have grown in with grass, with a pleasing effect where pedestrian use is low. Gravel paths in the northern section show signs of erosion, and areas have uneven surfacing and irregular edges. Some well used routes lack appropriate surfacing, while path surfacing in general is not consistent. Alterations to the original layout of paths, and new patterns of movement were created by the addition of the ball field, pool, playground and parking lot. A new diagonal path from the centre of the park to the intersection of Circular and Rennies Mill Roads serves a strong need, but conflicts with the overall layout of curving walks.

The addition of the playground, parking area, pool and ball field along with several buildings and extensive chain link fencing form the most drastic departure from the earlier character of the park. The contrast in materials and forms, and the lack of landscape measures to integrate these facilities into the fabric of the park cause considerable visual tension between the new and the old. The bandstand forms a solid centre element within the park, but lacks visual appeal and is currently not well used, except as a hangout. Park furnishings and lighting do not reflect the historic origins of the park. Many trees have been lost from the northern section of the park, as





well as wrought iron fencing along the sidewalk at Military Road and Rennie's Mill Road.

1.3.4 Use Assessment

Bannerman Park provides important opportunities for outdoor recreation and culture within the densely built centre of St. John's. The ball diamond is the most used un-lit field in the City of St. John's. The playground is also recognized as one of the more popular playgrounds in the city, and parents reported they travel from miles away to bring their children to play in Bannerman Park. The pool is one of two outdoor pool facilities in the city, and very well used in season.

In the course of public consultations many recalled Sunday concerts in the park under the bandstand. In recent times it is rarely used as a public performance space. The Bannerman Park Folk Festival and Peace Accord have both made use of the open lawn areas in the park to erect portable stages for performance with informal seating on the lawns. Open lawn areas are also used by small groups and individuals for a variety of purposes, and the public expressed a strong desire for unstructured open areas to be preserved within the park.

1.3.5 Visual Assessment

Together with the grounds of Government House, Bannerman Park provides a green core within a district of 19th century Victorian architecture, and plays a defining role in shaping the surrounding streetscapes. The extensive lawns and tree cover contrast sharply with the densely built residential neighbourhoods to the west and the south of the park. The similar appearance of Bannerman Park and Government House grounds provides an indication of their common origins. The park's close proximity to the Colonial Building seems to compensate for the lack of a well developed landscape at the former seat of provincial government.

The creation of Bannerman Road, fencing of Government House grounds, and later construction of recreational structures in the park have tended to reinforce the physical and visual separateness of the two spaces. Key views tend to bind the park with its surroundings. The bandstand as the focal point of the park is visible both from Military Road and the principal entrance to Government House. The Colonial Building feels a part of the park, its principal chambers overlook park spaces. The link with the current seat of government is retained with a long view of Confederation Building to the north. Adjacent streets and residences enjoy a clear view to the interior of the park.

The structure of the park as a series of rooms defined by curving tree lined walks has resulted in an introspective series of spaces, where the original fabric remains. When the entire park was laid out in this fashion, the result may have been somewhat monotonous. The northern section of the park as it stands today has assumed a



slightly different character; many trees have been lost and the terrain slopes downward to the Circular Road. The resulting landscape is more open and disorganized; a clear focal point is lacking. The pool, ball field, playground area and parking contrast with the broader pattern of treed and open lawn areas.

1.4 Highlights of Public Consultation

The project steering committee represented a variety of user groups with an interest in the park, and acted as guide throughout the planning process. Preliminary stakeholder interviews in 1999 provided the initial insight into the community's attitudes toward Bannerman park. Representatives of key park users groups were consulted to better understand how they made use of the park, and to identify recommendations for its future development. Work on the park master plan began in earnest in 2002, and during the Folk Festival that summer the public were asked to identify concerns to be addressed in the master plan. In October 2002 a preliminary draft plan was presented at a public open house as a means to obtain public comment. The community provided feedback on the facilities proposed and were also asked to indicate their priorities for upgrading of the park. Their comments were incorporated in a further revised plan, as well as the ongoing suggestions of the project steering committee. The draft plan contained in this document was presented for public comment a second time in spring 2003, and endorsed by the group attending that public meeting.

1.4.1 Expand Opportunities for Recreation and Public Gathering

Improvements to the park should support current park activities, and expand opportunities for community gathering and recreation within the park, in keeping with the historic and residential character of the neighbourhood. Improvements should extend the usefulness of the park through the day and the seasons. Many suggested new initiatives for the park could include opportunities for water play, spaces for indoor activities, lighting and snow clearing to facilitate winter use of park walks.

1.4.2 Build upon the Rich History of the Park

The form of the original park, the role it has played in community life, and the historic surrounding context are all rich assets to be highlighted in the development of the park. Bannerman Park is the best local example of the 19th century public park as they originated in Britain. Development of the park should attempt to restore that Victorian character, and thereby continue to fill the current need for green space in the centre city that provides children with a place to play, permits informal social gatherings, and space for unstructured leisure activity.

The rehabilitation of the park in keeping with its original character will complement the surrounding historic assets, and facilitate interpretation of the history of the park, the community and the colony from the 19th century onward. The forecourt of Colonial Building and the southern section of the park in particular may be





maintained to resemble their appearance during times of historic political events. Efforts to maintain historical streetscape character will enhance the setting and experience of the local architecture.

1.4.3 Link with Government House Grounds and Colonial Building

Many people suggested public access to the large 'unused' areas of Government House Grounds could be a significant complement to Bannerman Park. Future use of the Colonial Building should also reflect the use of Bannerman Park as a place for community gathering and recreation. Implementation of these suggestions would require the cooperation of the province and Lieutenant Governor as land owner and resident.

1.4.4 More Trees and Flowers in the Park

The flower displays, large trees and open green areas in the park are highly valued. Many suggested the mature trees required the best care, and replacement where necessary. People also want to see more flower beds and shrubs in the park, though not at the expense of large open areas suitable for play. Views into the park should not be obscured with extensive planting.

1.4.5 Upgrade the Condition of the Park

The public appreciates the effort of park staff to maintain the park, but recognize that significant upgrading is required. Increased care for the trees and lawns should be a priority for the city. The pool building and walk surfaces require significant upgrading; many also expressed a desire to enhance the appearance of the bandstand. Suggestions to restoration of iron fencing and furnishings in keeping with the Victorian origins of the park were popular with the public.





2.0 PARK MASTER PLAN

The following vision statement and guiding principles provide general guidance for the development of the park to be used in tandem with the physical plan for the park. These general statements reflect the values articulated by the public and the steering committee in the course of the planning process.

2.1 Vision for Bannerman Park

“Bannerman Park shall be a place for active and passive recreation throughout all seasons, serving the needs and promoting the well-being of the whole community: the neighbourhood, the city and visitors to the province. Bannerman Park shall provide opportunities to celebrate local history and tradition, providing a place where contemporary culture may flourish, while respecting the park’s rich history and that of the surrounding heritage district”.

2.2 Design and Management Guidelines

These design and management guidelines provide more specific direction for the development and use of the park. Bannerman Park will be...

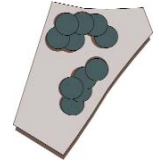
2.2.1 A Community Park

Bannerman Park should meet the needs of the neighbourhood and city residents for leisure through the provision of facilities consistent with the park vision. Development of the park should cater to the needs of all for safe, accessible and comfortable use. Existing opportunities for leisure within the park should be retained where these do not disrupt adjacent residents or properties. New leisure activities should respect the quiet character of the park, and the adjacent residents. The community should be engaged to support the development of the park, and consulted in cases where proposed activities differ significantly from the recommendations of the master plan they have endorsed.

2.2.2 A Quiet Place for Recreation and Culture

The use and development of Bannerman Park aims to provide leisure opportunity for the community in keeping with the original development of the site as a place for informal leisure and social activity. Normally the park will provide an outlet for small groups and individuals to take part in a wide variety of quiet or moderately active pursuits. The park must also continue to host larger group events when these are compatible with the surrounding residential community.





Development of the park aims to provide more multi-purpose facilities to accommodate diverse activities, and to increase opportunity for use of the park throughout the day and the seasons. Leisure facilities should fit with the historic architecture neighbourhood, in terms of their form, materials and colour. Leisure facilities must also fit with the land form and the original framework of the park as defined by tree lined avenues and open lawn areas. New facilities should respect the original fabric of the park where it remains in place.

2.2.3 A Healthy Park

Implementation of the master plan and on-going maintenance will promote Bannerman Park as a healthy place for people, plants and nature. Plant health should be promoted through organic measures and the use of integrated pest management. Soil amendments, weed, insect and disease controls with the least negative impact on human health should be given preference. Growing conditions favourable to the healthy growth of trees, flowers and grass should be established, within the context of the local climate. Maintenance of facilities and open spaces within the park should strive to maintain a safe environment for people of all ages to enjoy safe use of the park.

2.2.4 A Reflection of Key Historic Values

Development of the park should respect its original 19th century fabric and setting. Key views to Colonial Building, Government House, Confederation Building and surrounding streetscapes should be maintained. The original form of the park defined by tree lined avenues should continue to define the structure of the open lawn spaces. Design details within the park should reflect the period in which the park was originally developed, while meeting current needs. Programming within the park should provide opportunities to celebrate the history of the park and the surrounding historic district.

2.2.5 An Economically Sustainable Park

Upgrading of the park should be consistent with the ability of the City to maintain new park infrastructure. New park infrastructure should facilitate maintenance. Upgrading of the park should only occur if there is a reasonable assurance that enhancements may be properly maintained, or that upgrades will reduce the existing maintenance burden. Implementation of the master plan will require an increasing commitment of resources to park maintenance.

2.3 Restoring the Historic Structure of Bannerman Park

This section presents suggestions for renewing the structure of the park in a manner that respects its historic origins, and meets user's needs for coherent access to the park and its facilities. The park plan at the rear of the document provides further graphic description of the suggested improvements.



2.3.1 Integrating Bannerman Park with the Community

Physical links

Bannerman park is an important public space within a community surrounded by many historic sites and architecture. The Colonial Building, Government House, Military Road and the streetscapes of Rennie's Mill Road and Circular Road surround the park within a rich visual and historic context. Development of the park should address this richness through the development of physical and visual links to the community.

Pedestrian and vehicular links to the park provide promote safe and convenient access to the park. Upgrading of pedestrian walks within the park aims to provide strong links to the sidewalks surrounding the park, and existing street crossings marked by the City of St. John's. Entry points to the park should be emphasized with gate posts, fencing or planting as a device to invite users into the park, and to encourage walkers to use the paths provided.

The City has suggested that pedestrian crossings of Bannerman Road may be created in three locations, should future demand warrant (at either end of the road, and at its midpoint). Walks address these locations, promoting safe pedestrian movement between the park and Government House grounds, Military Road and Circular Road.

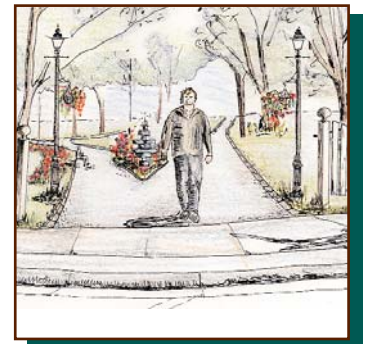
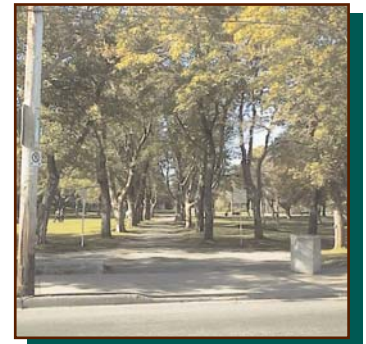
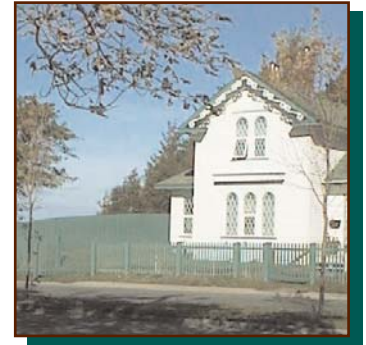
Reconfiguration of the parking area off Bannerman Road is recommended to improve access to the lot, and continue to provide limited parking for park users. The position of the lot has been adjusted to allow enlargement of the playground in its current location, and to provide convenient access to the future recreation centre. The lot should be screened with shrubs and shaded with larger trees to improve its fit within the park, while recognizing the potential for conflict with snow clearing operations.

Parking along the streets adjacent to Bannerman Park should retained where feasible, to provide convenient access to the park. The opportunity may also exist in the future for the coordination of parking areas at the Colonial Building, Government House and Bannerman Park, to better meets the needs of users of all three destinations.

Reconfiguration of the walk network to address sidewalks and cross walks, and reconfiguration of the parking area are recommended for the first phase of park upgrading.

Visual Links and Streetscape Improvements

Future upgrading of the park should aim to preserve key views from the park to important landmarks, including Military Road, Colonial Building, Government House and Confederation Building. Views into the park from adjacent streets should also be preserved for the enjoyment of passers by, and to promote casual surveillance of





the park. Streetscapes surrounding the park should reflect the historic architecture of the area while responding to current needs. More formal treatment of street edges is appropriate along Military Road and the southern section of Rennies Mill Road, while the remaining areas warrant less intensive upgrading.

Planting at the edges of the park should not obscure key views from the park, and help to define the a tree canopy over the adjacent streets. Streetscape furnishings should resemble those used inside the park: waste containers, fencing, benches, street lighting, sidewalk pavement detailing, and fencing should reflect late Victorian designs, and the known design precedents for the area. In general, furnishings should be heavy dark metal objects, with wooden seats on benches for user comfort.

In the long term, the entire periphery of the park may also be lit with fixtures sympathetic to the surrounding architecture, and which meet the appropriate standards for street lighting. It may be possible that overhead wiring on adjacent streets could be routed underground eventually.

Efforts to maintain and improve visual links will continue throughout all phases of the master plan implementation. Elements of the streetscape enhancements are included in phase II and subsequent upgrading of the park.

Colonial Building Grounds

While the landscape of the Colonial Building is not strictly a part of Bannerman Park, the two sites are closely related and should be developed harmoniously. Available historical evidence suggests the landscape at the front of the Colonial Building may not have changed significantly over the hundred years prior to confederation. Given the number of important historic associations with this century of existence, it is suggested the forecourt of the building be restored to generally reflect this time period. Future use of the building might accommodate public access and use of this valuable historic asset. Upgrading of the grounds should also address the concern for litter and vandalism at the building.

The forecourt of the building should be restored to an open gravel court, with central iron gates and fencing along Military Road. Photographic evidence provides an indication of how this area once appeared, and a guide for restoration. The existing flower bed should be removed, and seating and information panels provided to interpret the site. The former flag mast atop the portico could also be restored, if a safe and convenient way could be found to raise and lower the flag when needed.

Alterations to the exterior appearance of the building undertaken since Confederation might also be reversed, for a more accurate restoration of the site. The steps at the front of the building have been reconfigured and extended downward approximately 1 metre, reducing the level of the forecourt. Other alterations to the exterior of the



building affected the main doorway and the height of the windows on the basement level of the building front.

At the rear of the Colonial Building, it is suggested the existing fence be relocated closer to the parking area, and new walks created between the existing rows of trees, linking to the park and Bannerman Road. This adjustment provides improved links between the park and the Colonial Building, and facilitates expansion of the playground.

It would be desirable for upgrading of the Colonial Building grounds to proceed in tandem with improvements to Bannerman Park. All work at the Colonial Building would be the responsibility of the Province of Newfoundland and Labrador.

2.3.2 Walks Define the Structure of the Park Renovation of Walkway System

Restoration and expansion of the walkway system within Bannerman Park aims to provide a safe and accessible network of pedestrian ways that reflect the original form of the park. Walk surfacing, lighting and furnishings are intended to allow more people to use the walks comfortably throughout the day, and the seasons of the year. Walk surfaces are not intended to promote the use of skateboards or roller-blades within the park.

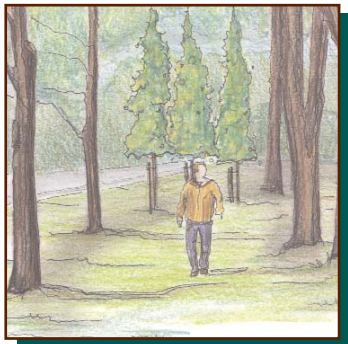
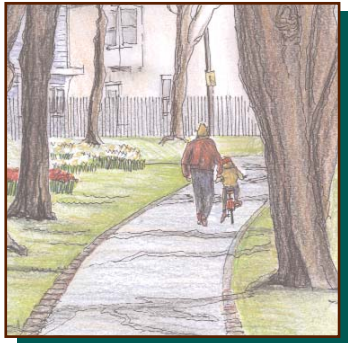
The master plan illustrates a network of looped walks intended to address user patterns and the needs of parks maintenance personnel, police and emergency vehicles. In many areas of the park this walk layout conforms to the original configuration. Near the playground, pool and ball field the original layout (as surveyed in 1925) has been reinterpreted to better integrate these later additions within the park.

Preliminary upgrading of the primary and secondary paths should aim to provide an even, well defined walking surface which sheds runoff. A base course suitable for later surface upgrading to concrete, asphalt or stone paving should be laid at the time of first upgrading. Walk surfacing should reflect the historic character of the park, possibly using fine gravel in early stages, and later incorporating stone or brick accents in hard surfacing.

Main Paths

The main path network through the park must meet the demands of heavy pedestrian traffic as well as the needs of maintenance and emergency vehicles. These walks must be built to accommodate the weight and turning radii of the various vehicles permitted in the park. Walks may range in width from three to five metres, but should not be allowed to impinge upon healthy trees adjacent to walks. The main path network should also be designed





to facilitate removal of snow and ice, to permit year round use of the park. A route suitable for the portable stage used at the Folk Festival must be maintained from Bannerman Road to the festival space.

Secondary Paths

Paths with a moderate level of use should be upgraded to sustain pedestrian traffic, as well as periodic use by parks maintenance vehicles. These walks should also accommodate the turning radii of parks maintenance vehicles. These walks may range in width from 2 to 3 metres typically, but should not be allowed to impinge upon healthy trees adjacent to the walk. If possible, these walks may be surfaced to facilitate removal of ice and snow.

Tertiary Paths

Paths with the lowest level of use may be left as grassed ways beneath avenues of deciduous trees, as is currently seen in some areas near Rennie's Mill Road. If wear increases to the point where grass cannot be successfully maintained, paths should be upgraded to fine gravel or a hard surfacing to complement the higher order paths. The avenues of trees along these paths should be maintained and replanted as necessary.

Implementation

Basic upgrading of walkway surfacing is recommended to occur in the first phase of park upgrading, in response to safety concerns arising from broken and rough surfacing which now exist. In the first phase of upgrading, primary and secondary ways should be established in the locations illustrated on the master plan, at their proper width and elevation. Surfacing of these ways should be in uniform fine gravel or to a higher standard. Subsequent upgrading should make any required refinements to layout, and enhance surface treatments as described above.

2.3.3 Strengthening the Central Focus of the Park

Bandstand

The bandstand and surrounding area provide the park with a central focus, though this space does not currently meet its potential as an attractive gathering place for the community or venue for events. Changes to the central area aim to enhance its presence as a icon for the park, and a lively gathering place for the community, while retaining the general character of the space

The community agreed that the bandstand is an important focal point within the park. Though the current structure was only built in the 1940s, some felt it has historic significance; photographs from early in the past century indicate there was a more modest structure in this generally location at one time. Some feel the current



condition and use of the bandstand to be of concern, and would like to see the structure become more appealing for use by the general public. Many had fond memories of the time when the bandstand was used as a performance space, and agreed that any adjustments made should promote its use for performance once again, and as a focal point and meeting place within the park.

No consensus emerged on the exact manner in which the bandstand should be redeveloped within the park, or if it should be changed at all. It was agreed that the community should be consulted prior to any substantial changes to the existing structure.

Plaza Surrounding the Bandstand

The landscape surrounding the bandstand is to be upgraded as a central gathering space and multi purpose activity area. A refrigerated hard surfaced loop surrounding the bandstand would provide a reliable place for skating in cool weather. Water jets embedded in this surface would help animate the central area in season, and provide an opportunity for water play in warm weather.

Seating, lawn areas and flower displays further away from the bandstand will provide a vantage point for spectators taking in a concert or simply ‘people watching’ at the centre of the park. Ample open space and lawn areas can accommodate larger groups that might gather for a concert, and allow additional benches to be placed on site for this purpose.

Detailing of the paving and planted areas should reinforce the historic character of the park, and rationalize the many walks which converge at this location. A workable path through the space must be maintained for the portable stage used for the Folk Festival.

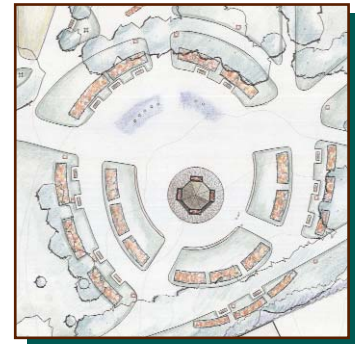
Implementation

The Bandstand and the central spaces surrounding it form the heart of the park, and are in current need of upgrading. The proposed upgrading of this area is recommended for the second phase of park upgrading.

2.3.4 Furnishings and Fixtures

Furnishings

Appropriate park furnishings should be provided throughout the park, particularly at entry points and along the path system, once reordered according to the master plan. Furnishing may include: benches, waste containers, dispensers of bags for pick up after dogs, water fountains, metal fencing and gate posts, picnic tables, flower containers and park signing. Furnishings should be a consistent character, resembling late 19th century





furnishings which might have been used in the Bannerman Park or the surrounding area. Heavy dark metal pieces resembling cast iron would be suitable. Furnishings should also resist vandalism and not require excessive upkeep to retain good appearance. Seating should be positioned to create gathering places for small groups, facilitate people watching, and provide periodic rest areas, and be complemented with appropriate planting to provide shelter and visual interest.

Basic park furnishings must be provided in the park from the outset, however upgrading these to a style reflecting the late 19th century is recommended as a later priority for implementation.

Lighting

Lighting in the park is intended to promote safe use of the path system during evening hours, while minimizing the potential for light to pollute adjacent properties. Underground wiring and the use of 'historic' light fixtures is suggested to help the lighting fit with the character of the park, and the reduce the visual impact of the system. The bandstand, park entry points and any sculpture placed within the park should be appropriately emphasized with lighting. It is not intended that the playground, grassed play areas or the ball field be lit for night time use.

To minimize future disruption of the site it is recommended that underground wiring and the bases for light standards be installed in the first phase of park upgrading, prior to walk reconstruction. It is recommended that underground wiring for light fixtures be laid beneath the walkway surfaces, to minimize disruption to tree roots. Trenches for wiring should be excavated carefully, using small equipment. Cutting of large tree roots should be avoided, instead excavate beneath them by hand when laying electrical conduit.

Signing

Signing identifying the park should be located at key entry points, in a manner that communicates effectively to pedestrians and those in passing vehicles. It is important that the park signing developed effectively relates the historic origins of the park, while meeting current standards for legibility and utility.

Sculpture and Monuments

Sculpture and monuments may be placed within the park, in locations carefully selected to complement the overall layout of walks, open spaces and views. The plan identifies potential locations in the park where additional features may be appropriate, in keeping with the public desire to preserve larger open spaces for informal play.

It is suggested that the Morris Monument be relocated to form a park entry feature, and improve the utility of



the lawn where it currently stand. Moving the statue near the main Rennies Mill Road entrance would help add emphasis to the area, and provide better exposure for the monument.

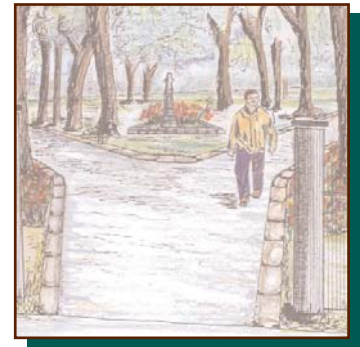
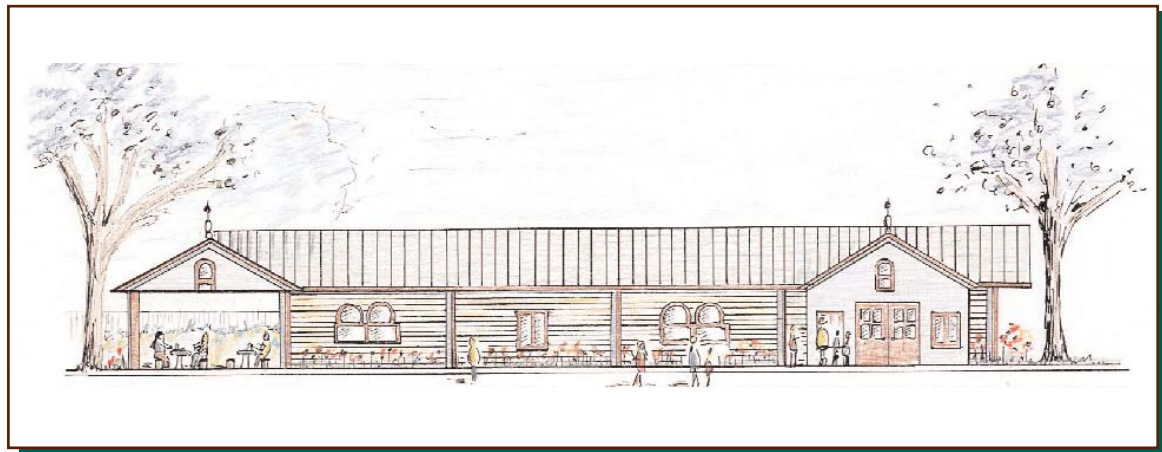
Memorial trees may also be planted in the park, but tree siting, species selection and any memorial plaques should conform to directions set out in the park planting plan.

2.4 Meeting the Demand for Recreation Facilities

Efforts to improve the recreational opportunities within Bannerman Park aim to address current leisure preferences, while respecting existing appropriate patterns of use within the park. Improved park infrastructure and new facilities will accommodate increased use of the park in 'off' times and seasons. Upgrading of the park and leisure amenities will enhance its appeal to residents and visitors alike.

2.4.1 Recreation Centre

A new recreation centre is proposed as a base to support increased recreational activity within the park, particularly summer day camp activity for children, and year round community events. To this end, the facility should provide storage for equipment, organizational space for staff, multi purpose indoor space for meetings or activity, washrooms, and accommodation for basic food service. The proposed building is located near the edge of the park, in a position similar to the gate houses of Government house grounds, with convenient access from park and street. The building's design should complement the surrounding architecture and discourage nighttime access to the pool.





In the short term it may be worth while to assess the surplus parks maintenance structure south west of the bandstand for potential as a base for day camp activities. It is likely too small to permit indoor activity, but could provide room for equipment storage and a base for recreation staff stationed in the park. In the long term it is recommended this building be removed from the park if it serves no useful purpose for the community.

2.4.2 Upgraded Pool House:

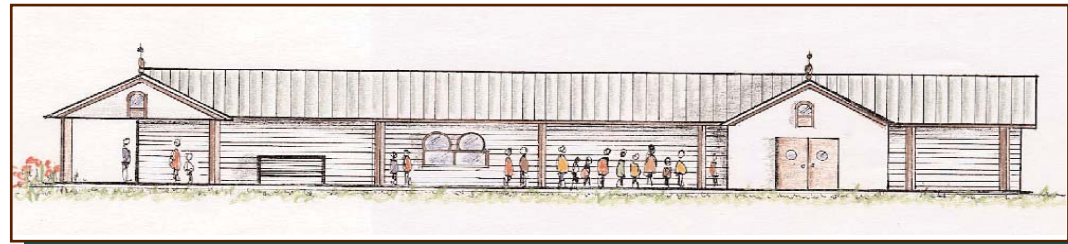
Upgrading of the pool house is recommended to preserve the integrity of the structure, to better integrate building into the park and the surrounding historic area, and to improve the available facilities for pool users.

The exterior of the building should be redesigned by an architect to fit better with the surrounding historic architecture. A pitched roof and refined exterior detailing, might also extend the usefulness of the building as well as its appeal. A sheltered area for bathers waiting for admittance to the pool could also be included. Potential design precedents for the renovation include the gate houses and barns found on the grounds of Government House, or the gate house of the Sunnyside property, Circular Road.

The interior condition of the pool building is not very appealing, though it is basically functional. The creation of family change rooms would make the facility more user friendly for parents visiting with young children. More ambitious adjustments to the interior might aim to upgrade the entire space to a more pleasing appearance, and more convenient functioning. The building should meet all applicable codes to provide barrier free access.

It may be that extensive interior and exterior upgrading of the entire structure could be more costly than the complete replacement of the building with an entirely new structure. In this case the main motivations for design would remain the same, and the structure should remain in the same location.

While the pool itself is in good condition, the surrounding deck and fencing should be enhanced with furnishings, planting and shelter.





2.4.3 Play Facilities

The playground is a primary attraction for many users of Bannerman Park. Upgrading of playground facilities within the park aims to expand opportunities for play, and upgrade supporting amenities for children at play and their care givers. The play ground is retained in its current location but reconfigured and expanded to allow for the addition of water play features. A path encircling the play area provides convenient access and seating opportunities for adults supervising children at play.

2.4.4 Graffiti Wall

The creation of a graffiti wall is recommended as one means to address the needs of youth for recreation, in keeping with the passive nature of the park. The graffiti wall will also promote artistic endeavors in the park, and shelter the pool deck from prevailing winds.

The graffiti wall should provide an appropriate surface for youth to paint on an spontaneous basis, or to collaborate on larger works or in organized events. Removable panels might be used to allow works to be relocated for display in other locations. Protocols for appropriate use should be developed prior to installation of the wall, including the requirement that painters use latex, or less hazardous paints. Design of the wall should minimize potential interference with use of the swimming pool.

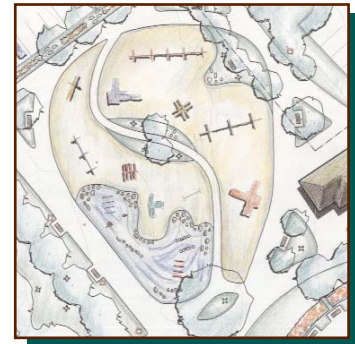
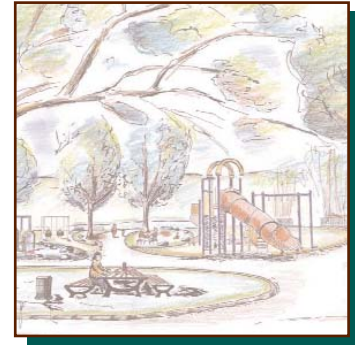
There could be an annual contest for graffiti in the park, or call for proposals for larger works. Works might also be recorded and posted to the city's web site or used in other city publications.

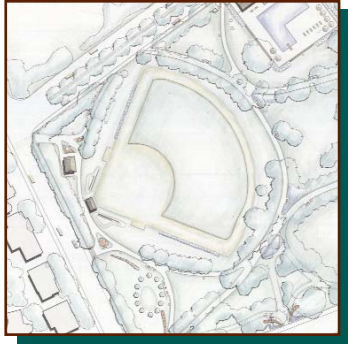
2.4.5 Maintain and Better Integrate Softball Facilities

Recommendations dealing with the softball field aim to enhance its appearance and fit within the park.

Due to the popularity of the Bannerman Park ball field, it is recommended the field and its supporting structures be retained within the park. Because the field and ball play does fit particularly well with the passive character of the park set out in the vision statement, or the historic origins of the park, it might be redeveloped for another purpose should use of the field decline in the future.

Bleachers built into a landscaped berm, planting around the perimeter of the field, and modified fencing are suggested to help integrate the field into the green landscape of the park. Any modifications to the fencing should reflect a more traditional appearance, while meeting players's safety needs.





It is suggested that the City formalize off-season use of the field as a dog run, as is currently the practice. Additional gates into the field area could make off-season access to the field more convenient. It is suggested the existing horseshoe pitch be relocated north east of the field, where there is less potential for conflict with users of adjacent open spaces.

2.4.6 Define Open Areas for Play and Gatherings

The public expressed a strong desire to preserve open lawn areas as informal play spaces and for festival use. Maintenance of open areas will also facilitate care of lawns, and the healthy growth of trees.

Large lawn areas identified on the plan should be maintained free of obstacles, with a covering of healthy grass that provides a safe play surface. Exposed bedrock, roots and wet areas should be eliminated to provide a series of suitable play areas, and reduce wear on any one lawn, and avoid potential conflict among users. Furnishings, trees and light standards should be arranged along the network of paths, to preserve open areas and provide some separation between walkers and people at play. Dog owners should be encouraged to be cleanup after their pets, and to prevent pets from entering the playground area.

Relocation of the Morris Monument is recommended, to enhance the available safe play area. Further recommendations for maintenance of lawn may be found in the following section.

Along with large open spaces, a series of smaller spaces should also be defined to create comfortable gathering places. Picnic and seating areas may be defined with vegetation in quiet areas, or with views to larger activity spaces.

2.5 Nurturing the Living Landscape

Recommendations for horticultural projects aim to protect and restore the trees of the park which play a significant role in defining the character of the open spaces and the adjacent community. Modest shrub and flower planting is proposed to increase seasonal interest in the park and as the basis for new program initiatives. Protection and upgrading of open lawn areas will support continued activity in the park and the healthy growth of trees.

All new planting in the park should be guided by a planting plan prepared by a landscape architect in consultation with a horticulturist or arborist. The plan should provide a detailed guide to the species, size, locations and timing of all planting to be done within the park. The plan along with appropriate details and specifications



should address the local growing conditions and the potential for damage caused by vandalism. The following general suggestions should be considered in the preparation of the planting plan.

2.5.1 Using Trees, Shrubs, Flowers and Lawns

Tree Care and Replanting

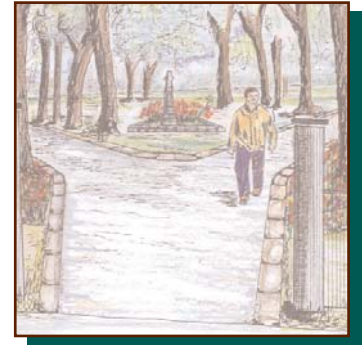
The network of tree lined walks lend character to the park, and define a series of open spaces ringed by a leafy green canopy. The public clearly articulated the need for the existing trees within the park to receive appropriate care, given the severe insect infestations they have suffered in recent years, their age and beauty. Additional tree planting should ensure the park retains its character in the coming decades.

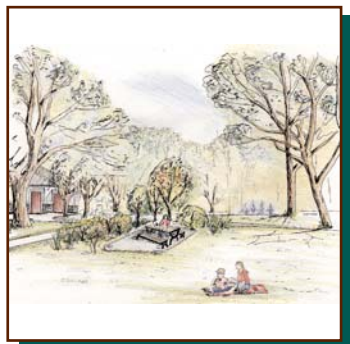
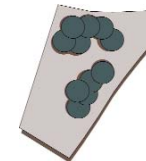
Existing trees require improved soil conditions, as revealed by soil tests and the presence of exposed tree roots in some locations. Soil pH, fertility and cover over roots should be adjusted promptly to improve the health of existing trees. Pruning or other measures necessary to promote the structural integrity of all trees should also be undertaken on a regular basis to promote the development of resilient and healthy specimens. The dense row of 'volunteer' trees along Circular Road should be thinned to reflect the more typical tree spacing evident in the remainder of the park. Thinning should also strive to preserve what species diversity exists in this row. It may be possible to relocate some smaller trees to other locations within the park.

Trees that do not conform to the proposed layout of avenues should be considered for relocation or removal. Larger trees that do not conform to the plan should remain in place so long as they do not pose a hazard or have an unattractive appearance.

New tree planting in the park must reinforce the new layout of walks set out in the plan, and the original planting design of the park. Plant selection should continue the predominance of large deciduous trees, but increase the diversity of the species and age structure of the park forest. The use of evergreen trees in the park should be limited to a small proportion of the total number, yet provide some winter interest in the park (up to 5% of the total number of trees in the park). Tree selection should also assess trees for their disease resistance and ability to remain firm in the face of strong winds and shallow soils. Assessment of the existing tree population, and the trees of Government House may provide a basis for selecting species likely to succeed in the park environment.

Planting of trees in the park should aim to create a more evenly distributed age structure among the tree population. New trees should be planted continually to increase the age distribution of the park forest. Removal of older trees in may be warranted in areas where many mature individuals may be expected to fail over a short period. Trees with longer life spans should be favoured over short lived species.





In areas where soils are shallow or poor in condition, large pits should be prepared to allow trees to make better growth. New trees must be of sufficient size, and securely staked to minimize the potential for damage due to vandalism. New tree planting along avenues should retain the current tight spacing, but stagger their placement to better distribute tree crowns and root systems.

The planting plan should also incorporate opportunities for individuals to support the planting of memorial trees within the park. Suitable sites and guidelines for unobtrusive marking should be specified. Memorial trees should conform to all the above guidelines for species and siting, and remain unobtrusive within the park.

Shrub Planting

New shrub planting is proposed to screen views into adjacent private gardens, soften the appearance of fences and structures within the park, to define open spaces and entry points and provide shelter from the wind. The public clearly expressed their wish to maintain views into the park from the surrounding streets. Shrubs should be used judiciously in these areas.

Shrubs should be selected that are consistent with late Victorian gardens and compatible with local growing conditions, and require a relatively low level of maintenance. Planting layout should be consistent with the gently curving forms of the original park design. Again the shrub planting should be part of the planting plan to be prepared by landscape architect in close consultation with a horticulturist, and city park staff.

Flower Plantings

The public has expressed a desire for more flowers within the park; they appreciate the displays near Military Road and would like to see more of the same. Flower planting should be located for optimal visibility in key park locations, and limited in size to an area that may be well maintained. Open lawn areas for free play are probably not suitable locations for flowers, given the potential for disruption caused by play.

Flowers should be selected that are consistent with late Victorian gardens and compatible with local growing conditions, and require a relatively low level of maintenance. Perennials, bulbs, and annuals should be planted to provide a long season of bloom. Small flower bulbs may be planted in selected lawn areas for an early spring flash of colour; these should be laid out in a manner that does not interfere with use of large open areas for play.

Flower planting is recommended at park entry points and around the central bandstand area. The existing beds near Military Road should be enlarged to their original size, and the edging and surfacing surrounding them upgraded.



Lawns

Lawn areas should be upgraded to provide healthy grass cover that permits safe play and resists heavy use. The exposed roots of trees should be covered with a thin layer of topsoil to protect them from physical damage. Lawn areas where water pools (west of the Colonial Building for example) should be drained or regraded appropriately to address this problem. Rough areas should be regraded to provide a smooth surface, and sodded or seeded. Areas with exposed bedrock or thin soils should be built up with soil to support healthy growth of lawns. As mentioned above, spring bulbs may be planted in lawns where they will not interfere with play.

Maintenance of Plants

The soil within the entire park must be brought up to appropriate level of fertility and pH to support healthy growth of trees, shrubs, flowers and lawns. This should be achieved through a regular program of aeration, fertilizing, liming and testing of soil conditions. Measures to improve the park should minimize the negative impacts on the environment and on park users. Integrated pest management and organically based practices are preferred.

Landscape plants should be selected for tolerance of dry conditions, to reduce the need for irrigation in the park. Cultural practices should aim to increase the capacity of the soil to absorb and retain moisture. Basic infrastructure for irrigation may be installed in phase I of park upgrading.

Programming

Flower displays in the park should be designed and implemented to promote seasonal visitation to the park, particularly during the tourist season, and to allow for development of special garden related programming. The tree, shrub and flower planting should focus on providing an exceptional display of particular species, in sync with the tourist season and to complement existing summer festivals in the city.

2.6 Park Programming

Event and activity programming for Bannerman Park aims to expand opportunities for the community to be active in the park, in a manner consistent with the park vision and guidelines. Programming of events and activities should complement the existing activities and festivals currently held within the park and other local attractions. Program events should aim to increase use of the park at times and seasons when it is currently underutilized. New events should have appeal for the community and may also contribute to the appeal of St. John's as a tourism destination. Suitable program events should not exert undue disturbance on the park, the adjacent residents, or local traffic and parking.





2.6.1 Cultural Programming

Opportunities for artistic performance, activity or display in the park and the bandstand in particular should be explored and events coordinated accordingly. Performances and need not be restricted to music, but should include a variety of the arts. A seasonal schedule of concerts in bandstand, a festival of sculpture in the park, or summer pageant relating to the history of the park and its environs might merit consideration.

Summer day camps held in the park could emphasize cultural pursuits, to set it apart from other camps offered by the city. A series of art or craft classes in the park might all be suitable responses to desire for increased cultural programming in the park.

2.6.2 Recreational Programming

Summer recreation programming in Bannerman Park could capitalize on upgraded lawn and play facilities to be developed in the park. Use of the park for lawn games could be promoted by making a variety of equipment for lawn games available for loan. A summer festival of lawn games and activities might appeal to a variety of ages and interests. Improved water play facilities could provide the basis for special summer events catering to children's appetites.

Existing events in the park provide a basis for expanded recreational programming as well. Events for all ages might be developed to complement the Folk Festival activities, as well as the conclusion of the Tely 10 Race at the park. Following the race, awards could be presented in the park along with a barbeque as a way to recognize the many participants

The recent tradition of lighting the trees in the park during the holiday season might serve as the launching point for a winter long schedule of activities in the park. The proposed skating surface would provide a reliable focus for activity which might be complemented with music, hot beverages, snow or ice sculpture, and indoor events. The lighting of the trees at Christmas and during the Folk Festival could be repeated with a mid winter festival of lights and events in the park. Bannerman Park could become a downtown centre for a city wide winter carnival event. As mentioned above, snow clearing of the main park paths would facilitate day to day use of the park by pedestrians and pets.

2.6.3 Activities based upon the living landscape

Upgrading of the park and its horticultural aspect could provide a basis for an annual park festival based upon its expanded and enhanced flora. One reliable aspect of the park's vegetation - such as the display of spring bulbs - could be expanded and promoted as the basis for a garden event. Aside from the opportunity to enjoy the



flowers, the event could provide opportunities to take in music, food, and perhaps talks on gardening technique or other related topics. An early summer event might appeal to early summer tourists and increase park visitation outside its peak season of use.

Realization of high quality gardens in the park may create the opportunity for the park to become a training ground for city gardening staff, and the public. Upkeep of Bannerman Park might thereby spill over to the maintenance of all developed park spaces to a high level.

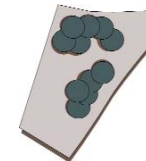
Expert city gardening staff might also complement recreation programming by providing educational sessions or demonstrations for the public. Signing in the park could alert the public to times when city staff will demonstrate various techniques - or staff could set aside a scheduled time each week or month demonstrate a topic of current interest. Topics would vary with the season, and potentially continue through the winter at a reduced frequency to address a full range of maintenance activities.

Community Tree Planting

Planting of additional required trees in the park might be supported through an invitation to the public to plant commemorative trees in the park, in accordance with the planting plan to be developed. The appropriate species must be planted in the appropriate location to harmonize with the larger vision for the park. Recognition for such trees must be unobtrusive, lasting and low maintenance.

The Master Plan also encourages the use of the garden space for special events with an historic touch, such as holding a croquet tournament or a Newfoundland flower show. A flower show would reflect the botanical history of Bannerman Park, the existence of the horticultural garden and greenhouse from 1849 - 69, and the fact that Marion Ayre (renown plant illustrator responsible for 'Wild Flowers of Newfoundland') used to live nearby. The city might consider cooperating with MUN Botanical Garden on developing such an event in the park.





2.7 Realizing the Planned Improvements

2.7.1 Implementation Sequence and Costs

The proposed implementation schedule reflects the priorities identified by various groups involved in the master plan process, the current condition of the park, and the logical sequencing of construction activities. The implementation sequence may be adjusted based on funding availability for specific project components.

The order-of-magnitude costs associated with the various initiatives provide a current dollar value estimate accurate within plus or minus 20% of the total cost to realize the various initiatives. The final cost to implement master plan initiatives will depend upon the detailed designs for the various elements and the material, equipment and labour costs current at the time of construction. The cost of detailed design and a contingency is also included in the total cost of implementing the master plan initiatives, as a further assurance that the plan may be achieved for the total cost shown.

Phase I Initiatives

Measures proposed for the first phase of master plan realization address the need to: 1) complete works currently underway, 2) address safety hazards on site, 3) enhance the growing conditions of trees in the park, and 4) tasks logically undertaken early in the construction process. Costs shown below do not include the allowance for design costs or the contingency.

Underground Services \$115,000

Installation of underground wiring to support eventual lighting of the park walk ways.

Reconfiguration of Parking Lot \$55,000

Site preparation, paving and landscape restoration for parking area off Bannerman Road.

Basic Walkway Restoration \$153,640

Removal of broken asphalt surfacing, design and construction of the network of walks shown in the concept diagram, finished with a fine gravel surface.

Basic Horticultural Care In-kind

Aerating, fertilizing and liming of lawn areas, to support improved health of the trees in the park. Basic pruning of large trees, and tree removals also included. These measures will be provided as a part of routine park maintenance by the City of St. John's.



Playground Renovation and Improvements \$68,000
 Reconfiguration of the playground as suggested in the master plan, including the placement of appropriate gravel protective surface beneath play structures.

Phase II Initiatives

The second stage of park improvement includes items identified as priorities by the community, the project steering committee and the City of St. John's. Again, costs shown below do not include the allowance for design costs or the contingency.

Splash & Skating Surface \$100,000
 Creation of a hard surface area that can be refrigerated and flooded for ice skating. This surface will include water jets for summertime use.

Central Feature / Bandstand \$125,000
 Upgrading of existing structure and surrounding landscape as agreed by the community. This value may vary depending upon the exact nature of improvements suggested.

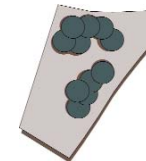
Walkway Restoration II (Hardened Surfaces, Edging, Patterns) \$268,870
 Further enhancement of the walkway system will include more sophisticated pavement treatment in high profile areas - park entrances, main walkways, and central area surrounding bandstand. Such improvements might include edge treatments and hard surface treatments in keeping with the original character of the park.

Streetscaping, Fencing and Relocation of Morris Monument \$133,600

Horticultural Program II
 (Tree, Flower, Shrub Plantings) (In-Kind) City
 (Water Network) \$20,000

Subsequent Initiatives

Improvements suggested for subsequent years include suggestions ranked as secondary priorities,
 Pool House Renovations \$272,550
 New Community Centre \$213,500
 Light Standards (Wiring, Base, Carriage Lamp) \$290,000



Walkway Restoration III	\$268,870
Horticultural Program III (Remaining Tree, Flower & Shrub Plantings) (In-Kind) City	
Park Furnishings	\$99,200

Detailed Design and Project Contingency

The costs to prepare the detailed designs and construction drawings required to realize the master plan recommendations are expected to average 15% of the total master plan cost. This cost is not included in the components costs presented above, but included in the total cost of implementing the plan.

As added security that all the master plan components may be realized for the total sum provided, contingency of 20% has been included in the total cost of implementing the plan.

Summary of Master Plan Initiatives Prioritization and Estimated Costs

Phase I Upgrades

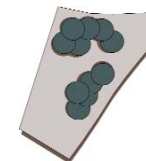
Underground Services	\$15,000
Reconfiguration of Parking Lot.....	\$55,000
Basic Walkway Restoration.....	\$153,640
Basic Horticultural Care.....	In-kind
Playground Renovation and Improvements	\$68,000
Subtotal	\$291,640

Phase II Upgrades

Splash & Skating surface	\$100,000
Central Feature / Bandstand	\$125,000
Walkway Restoration II (Hardened Surfaces, Edging, Patterns)	\$268,870
Streetscaping, Fencing and Relocation of Morris Monument	\$133,600
Horticultural Program II (Tree, Flower, Shrub Plantings)	In-kind
(Water Network)	\$20,000
Subtotal	\$647,470

Subsequent Upgrades

Pool House Renovations.....	\$272,550
New Community Centre.....	\$213,500
Light Standards (Wiring, Base, Carriage Lamp).....	\$290,000
Walkway Restoration III(Surfacing, Edging, Patterns).....	\$268,870



Horticultural Program III	In-kind
Park Furnishings	\$99,200
Subtotal of Costs for Subsequent Phases	\$1,144,120
Subtotal	\$2,183,230
Design & Contingency	\$764,131
Total Cost to Implement all Recommended Master Plan Initiatives	\$2,947, 361**
	plus value of In-kind contributions by City of St. John's

2.7.2 Partners in Implementation

The upgrading of the park may be achieved more quickly, and respond better to the needs of the community if a broad coalition of interests are able to come together to work successfully toward the restoration and development of the park. It is recommended that a group of individuals representing the interests of the community be formed to participate in the realization of the park master plan. This committee should continue to provide the city of St. John's with constructive advice on the development of the park, and may help secure needed resources to realize the plan. The group might also play a role in promoting appropriate activities and events within the park.

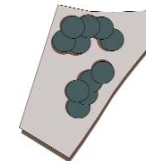
During the master plan process numerous groups have been identified as potential partners to support the development of Bannerman Park. First and foremost, development of the park should be undertaken with the needs of area residents in mind. Other groups identified during the master plan process as possibly having a role to play in supporting the development of the park include:

Community Groups which may have an interest in Bannerman Park

- Bannerman Park Neighbourhood Action Committee
- Bishop Feild Elementary School
- Georgetown Neighbourhood Association
- Local Service Clubs

Some Groups and Institutions that may have an interest in Bannerman Park

- Beothuk Institute
- Conservation Corps Newfoundland and Labrador
- Downtown Development Commission
- Grand Concourse Authority



Heritage Foundation of Newfoundland and Labrador
Landscape Newfoundland and Labrador
Memorial University of Newfoundland
Memorial University Botanical Garden
Newfoundland and Labrador Association of Landscape Architects
St. John's Board of Trade
St. John's Folk Arts Council

City of St. John's

Department of Public Works and Parks
Department of Recreation
Department of Economic Development and Tourism
Various committees of City Council

Province of Newfoundland and Labrador

Department of Tourism, Recreation and Culture
Department of Works, Services and Transportation

Government of Canada

Atlantic Canada Opportunities Agencies
Canadian Heritage
Human Resources Development Canada

2.7.3 Funding Park Improvements

In the course of the master planning process the following agencies and programs were identified as potential funding partners who could be approached to support the implementation of the master plan, and the maintenance of the of any features developed.

Charitable Foundations and Service Organizations

Local Service Clubs
Samuel and Sadie Bronfman Family Foundation

City of St. John's

The City is the primary source of funding for upgrading and routine operation of the park and recreation services.



Province of Newfoundland and Labrador Government of Canada Programs and Agencies:

Cultural Capitals of Canada

Their objective is to celebrate and promote the arts and culture in Canadian municipalities through recognition of excellence and support for activities that highlight the arts and culture and integrate arts and culture into overall sustainable community planning.

Cultural Spaces Canada

Cultural Spaces Canada seeks to improve physical conditions for artistic creativity and innovation. It is also designed to increase access for Canadians to performing arts, visual arts, media arts, and to museum collections and heritage displays. The program supports the improvement, renovation and construction of arts and heritage facilities, and the acquisition of specialized equipment as well as conducting feasibility studies.

Arts Presentation Canada

Arts Presentation Canada seeks to give Canadians more access to diverse, high-quality artistic expression through the support of presenters of arts festivals, performing arts series, and other artistic experiences.

Community Foundations of Canada

Community Foundations of Canada (CFC) can provide information on potential funding sources to support park restoration and programming.

Atlantic Canada Opportunities Agency

Their goal is to improve the economy of Atlantic Canadian communities through the successful development of business and job opportunities.

Human Resources Development Canada

Their mission is to enable Canadians to participate fully in the workplace and the community.

BANNERMAN PARK

Master Plan

Appendix 1: Members of Steering Committee and Design Team





Bannerman Park Master Plan Steering Committee

Chairperson	Norman Whalen
City of St. John's	Jim Clarke Heather Hickman
Government of Newfoundland and Labrador	Heather MacLellan
Organized Sport	Don Power
Festival Events	Bridget Noonan
Youth	Meghan King Kaya Payne
Tourism	Elizabeth Sheppard
Community	Jill Seviour Andrew Collins Eric Rendell Bridget Rossiter Sandra Dobbins
St. John's City Council	Shannie Duff Frank Galgay Paul Sears

Design Team - Grand Concourse Authority

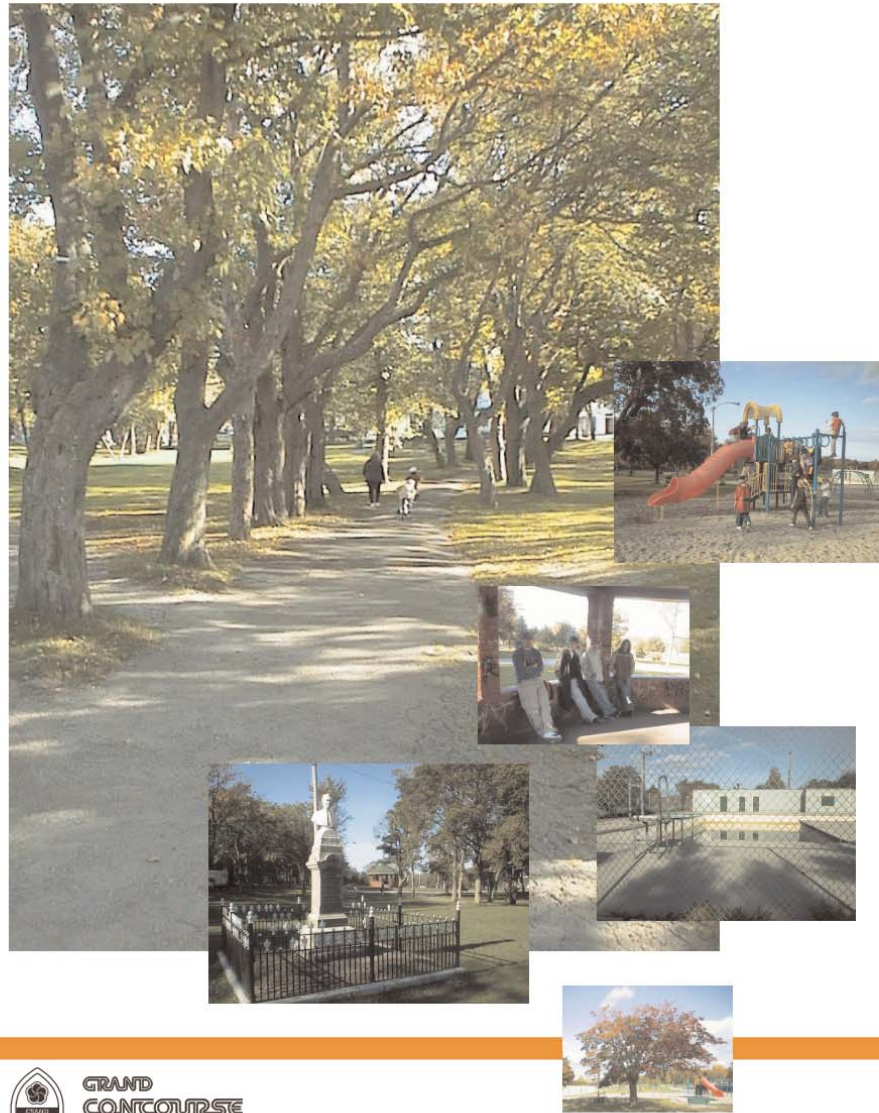
Neil Dawe, Executive Officer
Edward Versteeg, Senior Designer
Julia Schwarz, Landscape Architect (Associate)
Regina Rees, Architectural Engineering Technologist
Rosalind Spencer, Geomatics Technologist
Margaret Matchim, Graphic Designer
Charlene Haggett, Graphic Designer
Andrew Rankin, Tourism Intern
Professor James R. Taylor, University of Guelph (External Advisor)



Appendix 2: Bannerman Park Master Plan Scope of Work Document

Bannerman Park Master Plan

Scope of Work



Draft: February 26, 2002



GRAND
CONCOURSE
AUTHORITY

TABLE OF CONTENTS

PAGE

1. Introduction	1
2. Background	2
3. Need for a Plan	2
4. Key Issues	3
5. Goal & Objectives of a New Master Plan	4
6. Preliminary Vision Statement & Guiding Principles	5
7. Master Plan Development Process & Timeline	6
8. Coordination & Management of Master Plan Process	8
9. Deliverables	10
10. Project Team	11

1. Introduction

This document sets out the importance of a master plan for Bannerman Park, and the proposed procedures and products of the master planning process.

The City of St. John's approached the Grand Concourse Authority (GCA) in the fall of 2001 to formulate a terms of reference for the preparation of a master plan that will guide the future development of Bannerman Park. The GCA and the City have worked closely on many projects in recent years, and a representative of the City sits on the board of the Authority. The Grand Concourse walkway system connects many of the City's park spaces. The GCA and the City of St. John's are currently cooperating on the construction of a new service building in Bannerman Park, which will include a concession, washrooms, and park maintenance facilities.

Background work to support a master plan has been underway for some time. Between 1999 and 2001 the GCA completed some preliminary inventory work and informal public consultations to assess the scope of the project. This document provides a brief background on the park's significance to the City of St. John's and its immediate context. It identifies the need for a new concept, describes key issues currently facing the park and outlines potential benefits of a master plan. A proposed framework for the plan will be introduced, including: the definition of goals and objectives for the plan, a preliminary vision statement, guiding principles for the future development of the park, which will serve as a basis for discussion, an outline of the planning process and the intended outcomes. The document will also present the suggested timeline, planning team and cost estimate for creating the master plan.

2. Background

Bannerman Park is among the oldest and most significant open spaces in the City of St. John's. The park is a rare example of late 19th century Victorian style parks within the province. Its design is characterized by mature deciduous trees, which give form to curving paths and lawn areas within the park.

Bannerman Park is located on the hill top above downtown St. John's, and is one site in a sequence of significant landmarks along Military Road. The park is adjacent to the Colonial Building (home of Newfoundland's House of Assembly between 1850 and 1960) and Government House (residence of the Lieutenant Governor). It faces Military Road and is framed by late 19th century style English merchant housing along Rennies Mill Road and Circular Road. This setting makes the park an integral part of a larger network of heritage sites in the urban core.

The physical context of the park provides links with important political, cultural and military events that have shaped the historic development of the City of St. John's and the Province of Newfoundland and Labrador. Significant historic achievements, such as the founding of Responsible Government and the establishment of the women's right to vote, were realized at the Colonial Building, adjacent to the park. A number of influential cultural figures, politicians, entertainers and merchants were active in the area and lived near the park.

The park is well used by the public on a day to day basis for active recreation, quiet observation, leisure and entertainment. As the site for numerous cultural events and recreational activities over the past century and a half, Bannerman Park continues to play an important social role for residents of the neighbourhood and the citizens of St. John's. The St. John's Folk Festival and the Peace Accord are organized in the park on a regular basis, and the park is well used for a variety of forms of recreation.

3. Need for a Plan

The master plan is intended to set out a long-term vision for the evolution of the park, and clear direction for the development and maintenance of the park. This is particularly important in light of the physical condition of the park. Significant upgrades are required and their implementation should be guided by an overall vision reflecting the wishes of the community and addressing the strengths and weaknesses of the park.

The master plan should address current and future demands on the park, seeking to better accommodate those uses the community judges appropriate. At the same time the plan should recognize and promote the positive qualities inherent in Bannerman Park, enabling it to grow to its full potential within the historic core of downtown St. John's.

4. Key Issues

Following key issues facing Bannerman Park should be addressed by the master plan. They are based on preliminary stakeholder interviews held in 1999. It is expected that additional key issues will be identified in consultation with the Steering Committee, the City of St. John's and via the public participation component of the planning process.

Condition of Park

- The physical condition and attractiveness of existing infrastructure, such as the asphalt paths, the band stand and the pool are of concern and need to be assessed.
- Some perceive that enhancements are necessary to improve the park entrance and sidewalk along Military Road.
- Many of the trees within the park are older, and some appear to be in poor condition; maintaining the valuable contribution vegetation makes to the park is important.
- Vandalism is a significant problem for the park, the adjacent Colonial Building and Government House grounds (e.g. graffiti, broken windows, destruction of new plantings).
- Planning for the long-term will help guide the maintenance procedures, priorities and budgeting.

Use

- The park should be structured to meet the needs of the public in light of changing recreation needs and demography. Users needs from the city wide to neighbourhood scale need to be considered.
- The role of the park within the context of the City's recreation offerings must also be considered. The condition and level of use of various facilities within the park will inform the master plan.
- Safety and accessibility of the park and its existing and future facilities need to be assessed (accessibility to the handicapped, nighttime lighting for general use and during festival events, parking spaces during festival events).

Cultural Values

- Some historic landscape features have slowly been degraded or lost from the park (e.g. wrought iron fencing along Military Road, some of the historic alleyways and design layouts, visual connections with surrounding heritage sites).
- The significance of historic urban parks is gradually being acknowledged. Bannerman Park's historic elements, context and significance should be recorded and documented. Its role as a heritage landscape should be assessed and appropriately addressed. Protection, restoration or interpretation may be among the appropriate responses.
- Any future change within the park should complement the aesthetics and architecture of surrounding residences and institutions.

5. Goal & Objectives of a New Master Plan

The primary goal of the project is:

- To articulate a vision for the future development and care of Bannerman Park, which reflects the needs of the public, the City of St. John's and park custodians as expressed during public meetings and presented by key stakeholders involved in the planning process: park users, residents of the neighbourhood, citizens of St. John's, City staff and elected representatives.

Individual objectives include:

To outline the scope of work and set up a planning process

- that will find the approval of stakeholders. To engage stakeholders and the public in determining the key issues for the park, as well as involving them in the process of suggesting the future development direction for Bannerman Park.

To develop a comprehensive inventory of Bannerman Park

- that will be used as a tool in the preparation of the master plan as well as in the future planning and management of the park. This includes research into the park's historic resources and current user demands, the creation of an updated vegetation inventory and condition assessment, as well as inventory mapping documenting the regional context, visual-perceptual aspects and current condition of the park. Introductory diagrammatic land use scenarios ('vignettes') of how park development might proceed in the future will inform the community about the development potential of Bannerman Park, as well as it will provide guidance for the further planning and design process.

To assess and interpret inventory information

- which will determine the needs, compatibility and suitability of appropriate uses and facilities in Bannerman Park with consideration of the park's heritage context and adjacent amenities, and to identify resulting opportunities and challenges. To expand upon initial land use scenarios to provide alternative concepts and design options for the park, which will function as a basis for discussion and will ultimately inform the development of one final development concept.

To develop one final concept

- that provides a basis to guide and prioritize the future development and maintenance of Bannerman Park. It will include a concept plan, recommendations on appropriate programming, facilities and infrastructure, as well as it will address future vegetation management. It will contain design and practices guidelines for future park maintenance and development, as well as make suggestions that assist in alleviating problems with vandalism. The document will also provide an estimate of order of magnitude costs and propose a schedule for project implementation.

To present the concept to City Council for adoption.

6. Preliminary Vision Statement & Guiding Principles

One important aim of the planning process is to cooperatively develop a long-term strategy for Bannerman Park that reflects the wishes of the public and the City of St. John's. The following vision statement is proposed for Bannerman Park as a basis for discussion. This statement will be revised and finalized throughout the review and public participation process.

"Bannerman Park is a place for recreation and culture, catering to the residents of the neighbourhood, the city and the region, as well as visitors to the area. In this role the park acts as a repository and reflection of local history and tradition, and a place where contemporary culture may flourish. As a place of recreation, the park should strive to meet the needs of the local population first, and the broader community as it is able. Development, maintenance and use of the park will be undertaken in a manner which respects the rights of adjacent residents, the historic context, and the environment, and promotes safe use by all."

The following guiding principles regarding the composition of the master plan should be further explored and refined:

Bannerman Park is a community park:

- The plan will address Bannerman Park's continuing role as a neighbourhood and city park, and ensure that the needs of the community are addressed in the plan.

Bannerman Park provides a range of opportunity:

- The plan will recommend an appropriate mixture and balance of recreation and cultural opportunities within the park.

Bannerman Park is safe and accessible:

- The plan will promote safety and access for all in facility design and programmed activities within the park.

Bannerman Park is a significant cultural resource:

- The plan will reflect Bannerman Park's historic significance by complementing and promoting the historic character of the park, and recognize valued cultural uses of the park, both past and present.

Respect the environment:

- The plan will promote the development and maintenance of the park in a manner which enhances the health of the natural environment.

7. Master Plan Development Process & Timeline

The master plan development process, outlined in Figure 1, provides direction to the planning and design process as an effective management tool. The process is divided into four phases:

Scoping

- Preliminary planning and administrative tasks are completed: goals are established, the process is defined, timelines and budgets are set, specific project deliverables are identified and a project steering committee will be established.
- Key issues are defined, a vision statement and guiding principles are formulated.
- The 'Scope of Work Document' provides the basis for agreement between the GCA and the City of St. John's.

Inventory

- Biophysical and cultural data compiled will provide the basis for analysis and concept development, and will be supplemented by fieldwork, where necessary.
- Public participation will include public meetings, interviews with stakeholders and public presentations.
- The data collected will inform the development of preliminary land use scenarios as a basis for discussion.

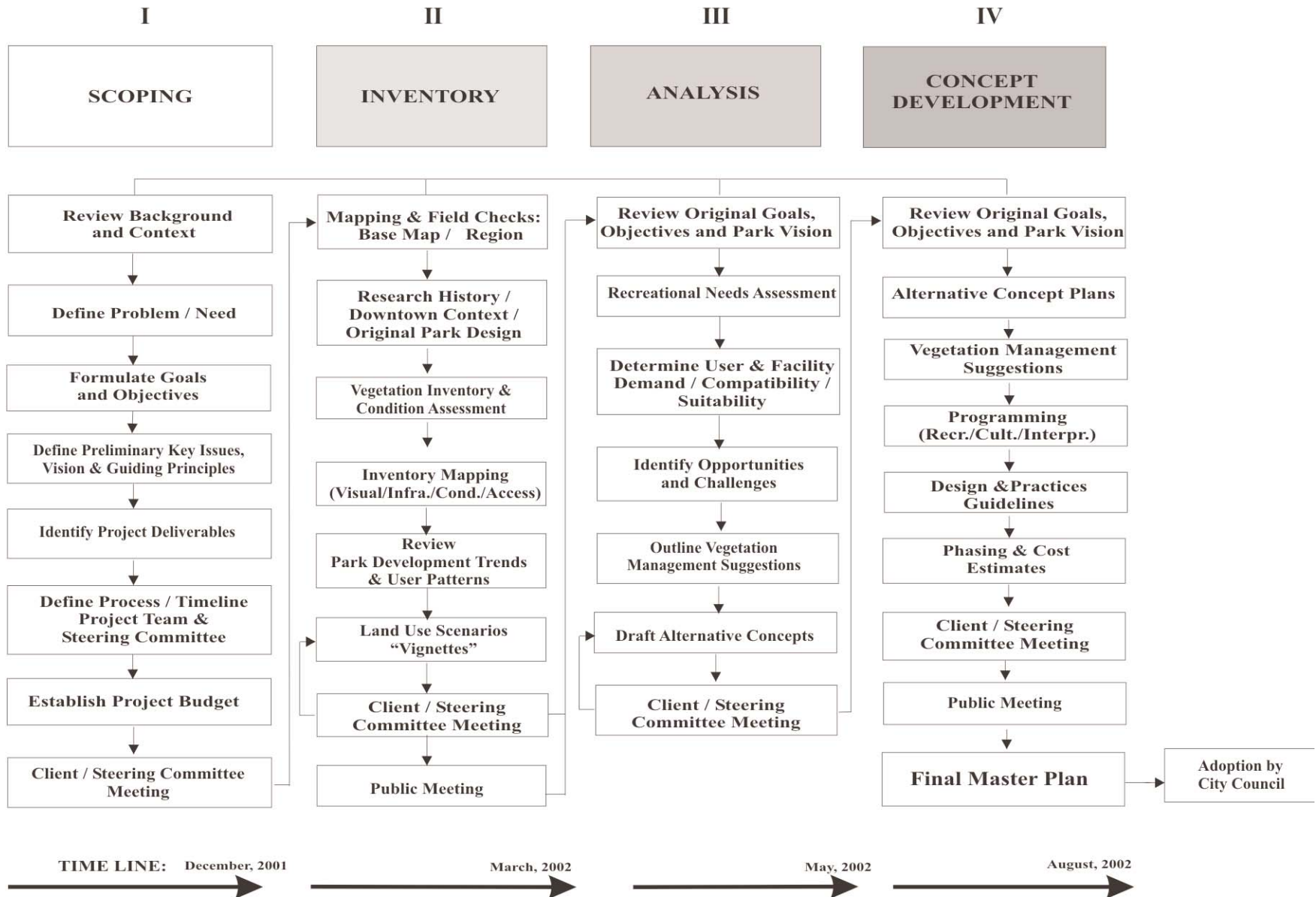
Analysis

- Data compiled in the inventory phase will be used to generate information to carry out a needs assessment and a suitability analysis.
- The needs assessment will identify, from a local as well as from a city wide perspective, what facilities, programs and infrastructure may be needed.
- The suitability analysis will analyse the data gathered in the inventory phase and suggest what types of facilities, infrastructure or activities might be suitable for particular areas of the park.
- This will lead to the identification of opportunities and challenges for the park that will be presented to the project steering committee for consideration and confirmation.

Concept Development

- Draft alternative concepts and programs will be developed. Following their review and discussion, a detailed park concept plan, vegetation management suggestions and recreational programming will be developed.
- The plan and program will be accompanied by a proposed schedule and cost estimate for the implementation of the plan.
- The plan will be made available to the project steering committee and the public for review. Comments from these various reviews will be incorporated into the final Master Plan, which will then be proposed to the public, the City Parks and Recreation Committee, and the St. John's City Council for approval.

Figure I: Bannerman Park Master Plan Development Process



8. Coordination & Management of Master Plan Process

Public Participation

- Residents of the City, particularly those living in the neighbourhood, are encouraged to participate in the master planning process.
- At the first public meeting residents will be asked to review and respond to the park inventory assembled, the proposed vision for the park, the statement of issues to be addressed by the plan, as well as preliminary design suggestions.
- In subsequent public meetings the public is invited to respond to draft plan options for the park.
- Members of the public are invited to make submissions on the future development of the park at any time. These may be directed to the City of St. John's, the Steering Committee or the Consultant.

City of St. John's

- The City of St. John's is the client. The City will eventually formally adopt the plan into official policy, and agree to implement the recommendations of the plan.
- The City of St. John's will nominate delegates to the project Steering Committee.
- City of St. John's staff will provide technical information to aid the master planning process.
- The City of St. John's will be asked to provide space for public and Steering Committee meetings.

Steering Committee:

- The Steering Committee is intended to represent the various individuals and groups with an interest in the use and future development of Bannerman Park. The following structure for a 10-member committee is proposed:

Chairperson

1 Seat on the Committee, an individual who has a role in the final adoption process, who is motivated to be an advocate for the plan upon its presentation to Council. Council will approve the nomination for chair.

Representing the City of St. John's as owner, and provider of parks and recreation services

2 Seats on the Committee, delegates may be appointed from City staff.

Representing Heritage Concerns

1 Seat on the Committee, delegate may be appointed from the City Heritage Advisory Committee.

Representing Organized Sport Users of the Park

1 Seat on the Committee, delegate may be appointed from the City Parks and Recreation Committee.

Representing Tourism Development Interests

1 Seat on the Committee.

Representing Festival Events

1 Seat on the Committee, delegate may be appointed from St. John's Folk Festival or Peace Accord.

Representing Youth

1 Seat on the Committee.

Representing the Residents of the Neighbourhood

1 Seat on the Committee.

Representing the Province=s Interest in Government House and the Colonial Building

1 Seat on the Committee.

Role of the Steering Committee:

- The Steering Committee will act as the day to day representatives of the public, the City, and all other interest groups concerned with the use and development of Bannerman Park. In this role, the Committee will provide feedback and guidance to the Consultant on the progress, content and form of the master plan.
- Members of the Steering Committee may participate in workshops to explore options for the physical design of the park.
- Elected City officials may attend meetings of the Steering Committee, but would not directly participate in the Committee's decision making.

Role of the Grand Concourse Authority:

- The GCA will be the Consultant responsible for completing the work set out in the final Scope of Work Document, adopted by the City of St. John's and the Steering Committee.
- The Consultant will carry out the work on the master plan project under the direction of the Steering Committee, and within the terms agreed set out in the 'Scope of Work Document'.
- The Consultant will meet on a scheduled basis with the Steering Committee and the public as set out in the process diagram (Figure 1), and incorporate comments from these groups into the plan in an appropriate manner.
- The Consultant will be available to meet with representatives of the City throughout the master plan process.
- The Consultant will coordinate communication with the public, under the direction of the Steering Committee, and in consultation with the City.

9. Deliverables

Scoping Document

- This document describes the scope of work, functions as a basis for discussion and defines the terms of reference for the development and completion of the master plan process to be adopted by the City of St. John's and the Project Steering Committee.

Inventory and Analysis Products

- Plan and text documentation of Bannerman Park for City of St. John's (present-day base map / regional map / inventory documentation of abiotic information, visual / perceptual considerations and aspects of park access and infrastructure).
- An up-to-date vegetation inventory and condition assessment of Bannerman Park, which will include vegetation management suggestions, addressing original design intent and current maintenance issues.
- Research and inventory information on Bannerman Park's development history, its historic context within the core of St. John's, the park's original design, former uses and landscape elements, assessing their significance and identifying valued aspects and historic resources.
- An outline of park development trends, an assessment of current and future user patterns and demands, as well as a compatibility and suitability analysis of appropriate uses and facilities for Bannerman Park.
- A series of land use scenarios or alternative concept plans for Bannerman Park serving as a basis for discussion throughout different stages of the master plan development process.

Final Master Plan (Plan & Text Document)

- The final master plan will answer to recreational, social, cultural and ecological demands on the park.
- It will refer to aspects of restoration, maintenance, improvement and development of facilities, infrastructure and vegetation within the park.
- It will reflect the agreed upon vision for the park.
- It will address key issues and findings identified throughout the master plan development process.
- It will define zones, activities and placement of facilities and infrastructure within the park. (The master plan will not provide individual site development plans).
- The plan will make recommendations on recreational, cultural and interpretive programming, as well as suggest guidelines for the future management and development of Bannerman Park.
- It will include order of magnitude cost estimates, phasing and implementation schedules for future restoration and development projects over the next 20 years.

Significance and Benefit to City of St. John's

The development of Bannerman Park Master Plan will:

- Provide a basis for coordinating future maintenance and development activities within the park, to support the attainment of the park vision.
- Allow the City of St. John's to move forward with the endorsement of a 20-year development and restoration strategy for Bannerman Park with the support of the residents of St. John's.
- Give a clear direction and create a priority for future development, restoration and planning projects and the management of the Park.
- Allow the City of St. John's to direct funding for the implementation of specific projects identified in the plan.

Project Completion Date

- Friday August 30, 2002.

10. Project Team

- | | |
|-----------------------|--|
| • Neil W. Dawe | Project Manager [GCA] |
| • Ed Versteeg | Senior Designer [GCA] |
| • Julia Schwarz | Intern Landscape Architect [GCA] |
| • Regina Rees | Architectural Engineering Technologist [GCA] |
| • Rosalind D. Spencer | Geomatics Technologist [GCA] |
| • Mark Bartlett | Civil Engineering Technologist [GCA] |
| • Steven Kearly | Graphic Designer [GCA] |
| • Jim Taylor | External Planning Consultant |

Other GCA staff will provide support as needed.

BANNERMAN PARK

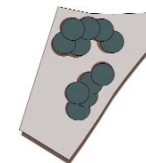
Appendix 3: Park Assessment Maps

Master Plan



BANNERMAN PARK

Master Plan



Existing Conditions

Context

- Bannerman Park faces Military Road, immediately adjacent to Colonial Building, Government House grounds and late 19th century Victorian housing along Rennies Mill and Circular Roads.
- Park size: 12.4 acres

Design Character

- Late 19th century Victorian style.
- Mature deciduous trees give form to curving avenues and lawn areas used for recreation and cultural events.
- Ornamental flower beds enhance the parks streetscape and main entrance at Military Road.

Facilities / Amenities

- Playground.
- Outdoor pool and pool house
- Concession building & washrooms
- Softball field and amenities
- Bandstand
- Parking

Major Alterations of Original Design (1891)

- Implementation of pool, softball field & parking lot, bandstand, and park service building.
- Loss of wrought iron fencing, trees in northern section, and walks near pool, ball field and parking area.

VEGETATION



Tree Canopy (Deciduous)



Coniferous Trees



Flower Beds

SURFACES



Soft Surface (Granular, Pea Gravel)



Hard Surface (Asphalt, Concrete)



Foot Path (Across Lawn)

PARK BOUNDARY



Bannerman Park (City of St John's)



Outside Park Boundary



GRAND
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AUTHORITY

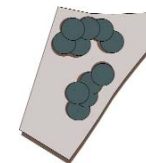
April 2003

BANNERMAN PARK

Existing Conditions

Master Plan





Historical Context

Context

- Bannerman Park is focus in community of rich history, including nationally, provincially and locally significant places, architecture, events and people.
- Surrounded by some of finest and oldest examples of architecture St. John's. Area was political, administrative, ecclesiastic and cultural centre during Newfoundland's century of independence (1830-1949).
- Much of the most important architecture is situated along Military & Rennie's Mill Roads (significant streetscape).

National Historic Significance

- Fort William, Commissariat House, Government House, Colonial Building, Rennie's Mill Road Historic District, Winterholme, Basilica of St. John the Baptist, Fort Townshend. Sir John Harvey, Shawnadithit, Demasduit, Margaret Iris Duley.





Provincial Significance

- St. Thomas Anglican Church, Commissariat House, Harn's Cottage, Colonial Building, Park Place #3, 21 Rennie's Mill Rd., Kelvin House, Winterholme, Bannerman House, Bartra, Devon Place, Sutherland Place, Benevolent Irish Society, Sisters of Mercy Convent & Chapel, Presentation Convent & Mother House, Basilica of St. John the Baptist, St. Bonaventure's College. J.G. Herder, Sir Richard & Lady Squires.



Municipal Significance

- Ethel G. Dickinson Monument, 21 Military Rd., Pall Mall House, Rendell-Shea House, Cochrane Street United Church, Emmanuel House, West Lodge, Garrison Hospital (Former), Newfoundland Status of Women Council, 112 Military Rd., Park Place #4, Clifton, Riverdale, Winterholme, Rothwell House, Feildian Grounds, Rennie's Mill, Bannerman House, Bartra, 34-36 Circular Rd., Sunnyside, 74 Circular Rd., Sir Robert Bond House, 33/35/36 King's Bridge Rd., Benevolent Irish Society. Julia Salter Earle, Agnes Marion Ayre, Edith Mary Manuel, Edward Morris, Violet Cherrington.

NATIONAL SIGNIFICANCE:

-  National Historic Site
-  Culturally Significant Person
-  Historic Event
-  Historic District

PROVINCIAL SIGNIFICANCE:

-  Provincial Historic Site
-  Registered Historic Site

MUNICIPAL SIGNIFICANCE:

-  Designated Heritage Building
-  Culturally Significant Person
-  Culturally Significant Site
-  Monument
-  Culturally Significant Area
-  Significant Streetscape

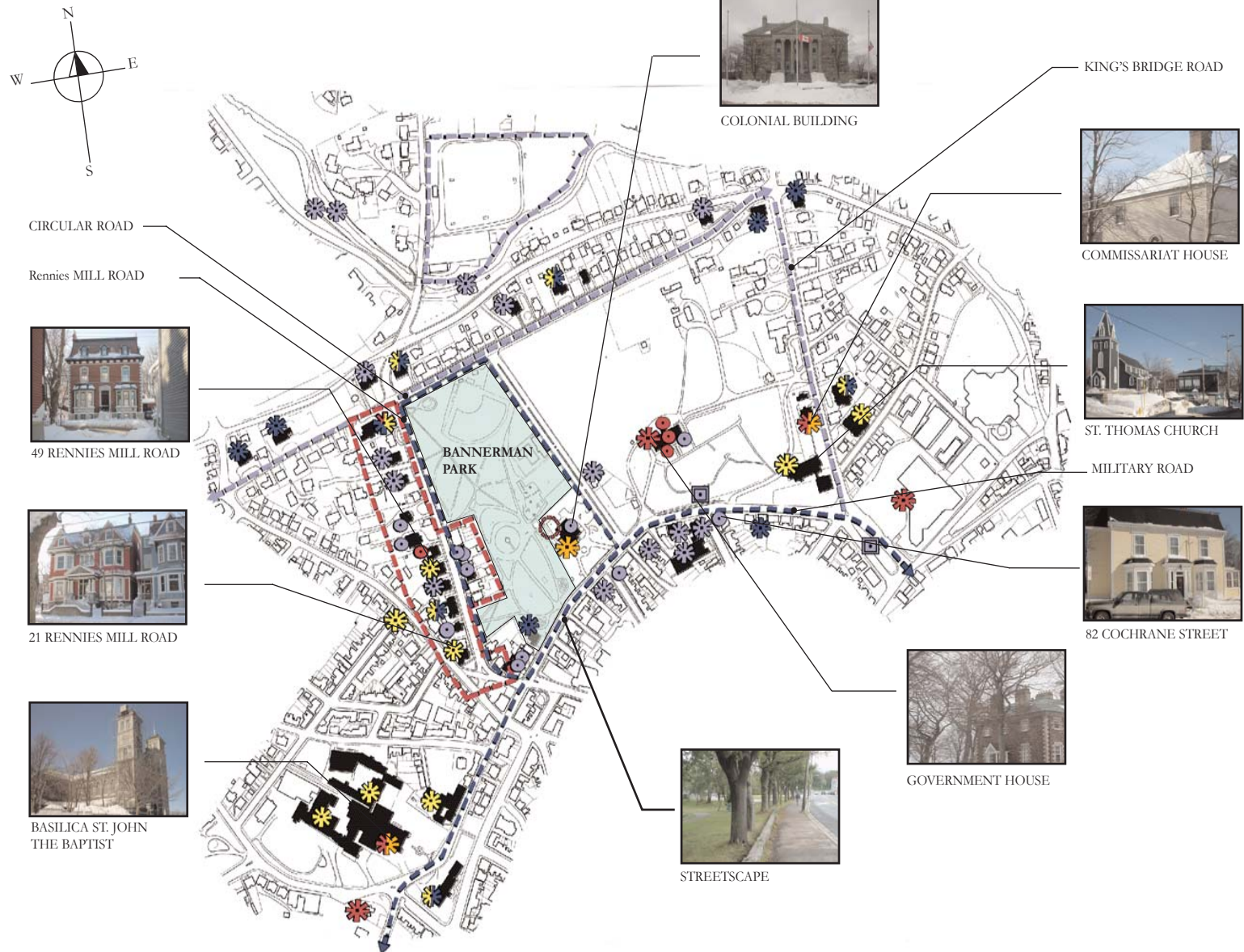


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Historical Context

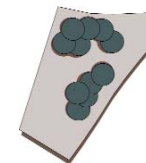
Master Plan



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Historic Integrity

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Background

- One of the first formalized green spaces within City of St. John's (1891), remains a popular open space.
- Existing & former design elements typical of 19th century Victorian style park: flower beds, mature trees, lawns, cast iron fencing and lamp posts, bandstand, rustic furnishings, wooden fencing, gravel promenades, monuments.
- Park contains typical 20th century additions: pool, ball field, parking, bandstand, washrooms and canteen.

Extant Original Design Elements (1891)

- Original walkway lay-out (Approx.. 65% ; in south-west of park)
- Most of original tree plantings
- Morris Monument (early 1900s)
- Colonial Building (1850) which lies outside of park boundary
- Wooden fencing to west & north of Colonial Building, approximate location.

Original Design Elements (Altered)

- Bandstand has been feature in park since turn of century. First bandstand: smaller, slightly different location, different use of materials. New bandstand built in 1940.
- Flower Beds in front of park integral to original design. Flower beds and surrounding walkways (then gravel) used to be better defined.

Significant Design Elements (Lost)

- Some of original walkway lay-out (Approx... 35%; as seen in 1925 plan of park) has been lost due to use of north end of park during WW II (Army Barracks), implementation of pool (1959) and construction of new softball field (1977).
- Original cast-iron fencing (Military Road, sections of Rennie's Mill Road) and wooden fencing (Bannerman Road, Circular Road) has been lost. Remnants of fencing foundations can still be seen along Military Road.
- Many trees have been lost in the northern section of the park due to blow-down and addition of new facilities.

DESIGN ELEMENTS (ORIGINAL TO 1891 DESIGN)



Monument/Building



Fencing



Original Walkway Layout



Tree Plantings (Layout)

ORIGINAL DESIGN ELEMENTS (ALTERED)



Bandstand



Flower Beds

SIGNIFICANT DESIGN ELEMENTS (LOST)



Planting Features



Original Walkway Layout



Street Interface/ Fencing

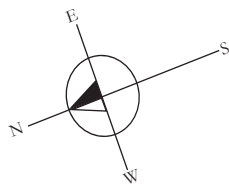
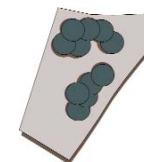


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Historic Integrity

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COLONIAL BUILDING



MORRIS MONUMENT



FLOWER BEDS



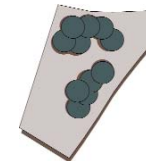
BANDSTAND



BANNERMAN PARK

Experiential Features

Master Plan



Significant Aspects

- Bannerman Park needs to be aesthetically linked with surrounding heritage district.
- Bannerman Park is characterized by network of green avenues, which define lawn areas in between as separate rooms within the park. This gives park protected quality.
- Strong perception of park topography. There is a 10-metre elevation drop from Military to Circular Road.
- Significant views into park from main entrance at Military Road, from Government House grounds, from the Colonial Building and from Rennies Mill Road. They need to be maintained and enhanced.
- Bandstand area needs to be upgraded to build upon long-range view connections with Government House and Confederation Building.
- Improvement of current features that impede views into park, of views towards the bandstand and of non-period style designs : view axis from Military Road to bandstand, some of the more recent plantings in centre of park, pool building exterior and chain link fencing.

TOPOGRAPHIC FEATURES



VIEWS & BARRIERS

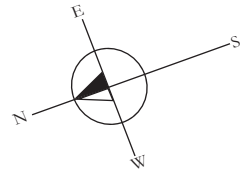


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Experiential Features

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VIEW BARRIER



VIEW OF BANDSTAND



VIEW BARRIERS



VIEW OF GOVERNMENT
HOUSE GROUNDS
FROM BANDSTAND





Vegetation & Soil Assessment






Vegetation Inventory & Assessment

- *Zone I:* Oldest Part Of Park; Mature Single Stem Deciduous Trees (80 Years +), Densely Planted, Avenue Fashion. Some Open Turf, Formal Planting Beds.
- *Zone II:* North Of Bandstand, Incl. Recreational Facilities; Open Turf, Remnants Of Historic avenues / Street Plantings: Rows Of Single-Stemmed Mature Deciduous Trees (60 Years +). Loosely Planted, Exposed.
- *Zone III:* Deciduous Trees Approx... (20 - 60 Years); Mature Single Stemmed Trees & Younger Trees (Partly Multi-Stemmed). Planted In Single Rows (Bandstand / Bannerman Rd.)
- *Zone IV:* Young Deciduous Tree & Shrub Border (Max. 40 Years) Circular Road, Incl. Remnants Older Shrubs (40+). Developed Via Natural Regeneration (Many Multi-Stemmed).
- *Zone V:* Mainly Coniferous & New Tree Plantings (Past 20 Years). Tree Groupings & Association With Commemorative Purpose. Character Units Different From Rest of Park.
- *Inventory Results:* Total of 521 Trees; Species Distribution Low: 23 Deciduous, 7 Coniferous (Total: 30); 77% of all trees in Park: Only Four Species: Sycamore Maple (33%), Norway Maple (21%), American Elm (17%), American Linden (6%); (Comp: Government House Grounds Total of 65 Species.)
- *Assessment Results* (Range G - M/G - M - M/L - L): Growth (M); Structural Integrity (M); Age (52 Years; Zone I = 89 Years, Zone II = 85 Years); Aesthetics (M/L); Immediate Attention (6%); Other Concerns: Low Light Conditions / Air Circulation; Vandalism.

Soil Assessment

- *Results:* Zone I (pH = 5.3, Fertility Level Poor); Zone II (pH = 5, Fertility Level Poor).

VEGETATION ASSESSMENT ZONES

	Zone I		Zone IV
	Zone II		Zone V
	Zone III		

SOIL ASSESSMENT ZONES



Soil Test Sites

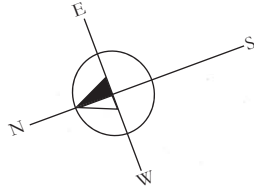


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Vegetation & Soil Assessment

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ZONE III



ZONE I



ZONE V



ZONE IV



ZONE II

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Master Plan










Infrastructure

Key Issues

- Park furnishing and above ground infrastructure do not enhance the 19th century character of the park. Furnishings have a functional character in a number of styles. More furnishings are required to better meet user needs for safe, comfortable and attractive amenity.
- Extensive chain link fencing and overhead wires detract from the visual appeal of the park.
- Limited park lighting addresses potential nighttime trouble spots, but is not sufficient to promote evening use of the park.
- Water services on or near the park site may facilitate improved watering for garden areas, and accommodate development of water play facilities.

INFRASTRUCTURE

	Fencing		Signage		Pole/Post
	Monument		Garbage Receptacle		
	Bench		Parking Meter		

WATER & SEWER

	Line		Manhole
	Hydrant/Water		Sanitary Service

UTILITY

	Line		Miscellaneous
	Pole		Light

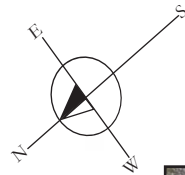


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Infrastructure

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SIGNAGE

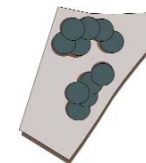


BENCH & SIGN



FENCING








Landscape Character Zones

- Zone I Characteristics: Enclosed by residences & Colonial Building. Historic value high. Vegetation: dense tree canopy (mature trees) above walkways (original route layout); includes flower displays (part of original design). Use: well used (park entrance, passive / non-formalized activities, gathering & festival space).
- Zone II Characteristics: Open. Historic value: moderate (comprises recreational facilities); loss of original park design elements. Vegetation: dominated by large areas of lawn and built infrastructure. Use: active recreation (playground, pool, softball); infrastructure appears disconnected.
- Zone III Characteristics: Partly enclosed, sloped terrain. Historic value: moderate: remnants of original tree avenues & walkways in existence. Vegetation: larger areas of lawn interspersed with mature trees (avenues; original park design elements). Use: informal, mainly unstructured, festival space.


Significant Features / Structure of Park

- Streetscape / park edge (Military, Rennies Mill, Circular & Bannerman Roads).
- Tree 'avenues' shaping spaces of different character & use.
- Landmarks: bandstand, Flower Beds, Morris Monument, Colonial Building.
- Walkways: original walkway layout towards Military & Rennies Mill Road, connection of central bandstand area with intersection Circular / Bannerman Road and intersection Circular / Rennies Mill Roads.

LANDSCAPE CHARACTER ZONES

	Zone I - Enclosed & Largely Intact
	Zone II - Open, New & Recreation
	Zone III - Unstructured & Historic Remnants

SIGNIFICANT FEATURES

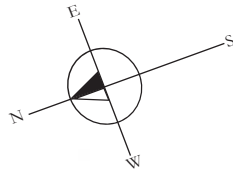
	Streetscape		Landmarks
	Tree avenues/ "Rooms"		Walkways



BANNERMAN PARK

Synthesis

Master Plan



"avenues" & "ROOMS"



STREETSCAPE



Flower Beds

