

BOWRING PARK MASTER PLAN

MAIN REPORT

NOVEMBER 2005



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PREPARED BY THE GRAND CONCOURSE AUTHORITY

for the

BOWRING PARK FOUNDATION AND THE CITY OF ST. JOHN'S

under direction of

BOWRING PARK MASTER PLAN STEERING COMMITTEE

COUNCILLOR KEITH COOMBS, CHAIR

with the support of

HUMAN RESOURCES AND SKILLS DEVELOPMENT CANADA



**BOWRING
PARK
FOUNDATION**



**City of
St. John's**

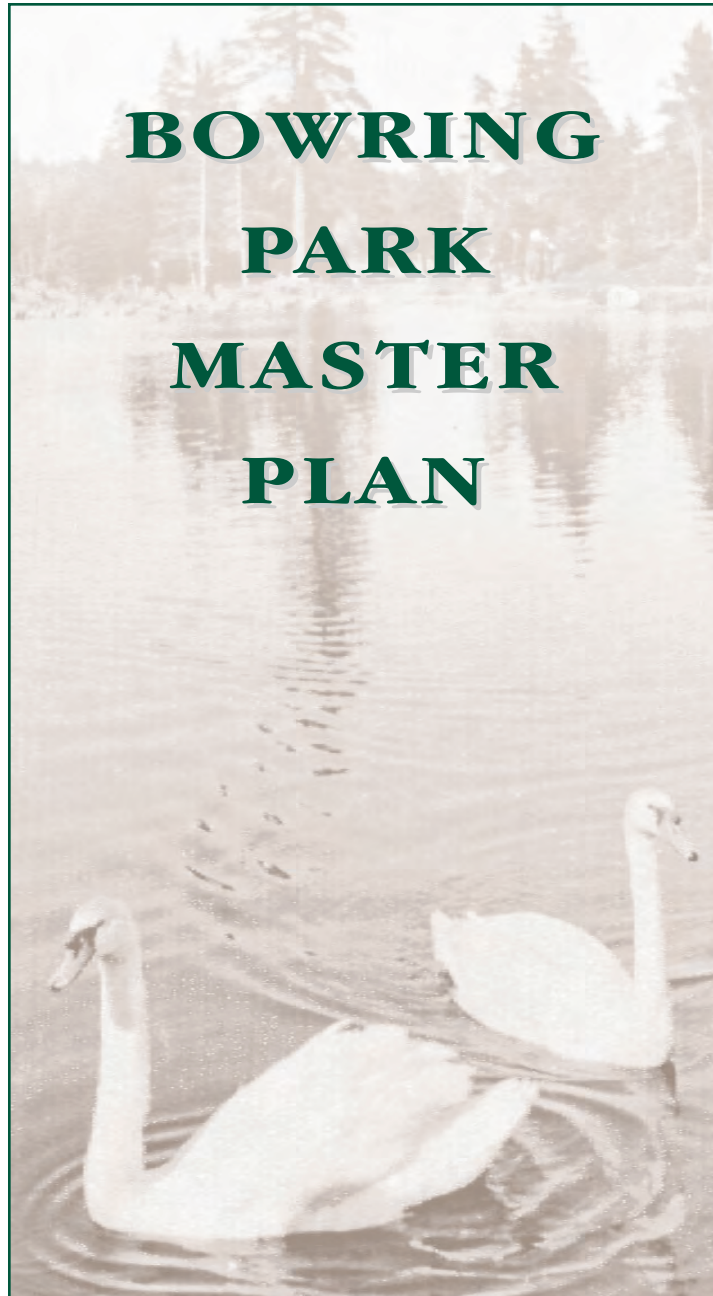


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	PAGE
1.0 INTRODUCTION	1
1.1 The Development History of Bowering Park	1
1.2 Purpose of the Park Master Plan	4
1.3 Rationale for the Plan Update	4
1.4 Project Administration	6
2.0 PLANNING PROCESS	8
2.1 Methodology	9
2.2 Park Assessment	11
3.0 PARK VISION	16
3.1 Vision Statement and Goals	18
3.2 Guiding Principles	19
4.0 PARK-WIDE INITIATIVES	22
4.1 Park Circulation Concepts	22
4.2 Landscape Character and Vegetative Management	25
4.3 Park Design Language	27
4.4 Park Maintenance Planning	28
4.5 Interpretation and Promotion	29
5.0 PARK ZONES AND DEVELOPMENT INITIATIVES	32
5.1 Upgrading of Old Bowering Park	33
5.2 Upgrading of Midstream	41
5.3 Upgrading of O'Brien's Hill	52

BOWRING PARK MASTER PLAN



	PAGE
5.4 Upgrading of South Brook Valley	56
5.5 Integrating the Park into the Wider Landscape	59
6.0 PARK PROGRAMMING	62
6.1 Historical Programming	63
6.2 Art and Craft Programming	63
6.3 Horticultural Programming	64
6.4 Environmental Programming	65
6.5 Play and Sport	65
6.6 Social Activities	66
6.7 Programming to Enhance Access to the Park	66
6.8 Special Events	67
7.0 IMPLEMENTING THE MASTER PLAN	68
7.1 Rationale for the Implementation Strategy	68
7.2 Costing of Park Initiatives	69
7.3 Financing Park Improvements	69
REFERENCES	72
APPENDIX	
1. Terms of Reference for Bowring Park Master Plan	73
2. Results of Meetings with Stakeholders	84
3. Resource Inventory	91
4. Master Plan Cost Estimate	96
MASTER PLAN SITE MAP	105

1.0 INTRODUCTION

This section of the report provides a brief overview of the development history of the Park, sets out the purpose and process used to update the Bowring Park Master Plan, and summarizes the actual outcomes generated by the Project Terms of Reference (please refer to Appendix 1).

1.1 THE DEVELOPMENT HISTORY OF BOWRING PARK

Bowring Park was created to mark the centenary of the Bowring Family business, established by Benjamin Bowring in St. John's, in 1811. Branches of the Bowring Family resided in Birkenhead, England, where Paxton's Birkenhead Park was developed in the mid 19th century. That park became a model for the public parks movement, which sought to offset the crowded urban conditions under which many industrial workers existed, and to provide an outlet for recreation. Birkenhead provided an opportunity to take in fresh air and romantic scenery, and for the classes to mix in a controlled way. Just a few years after the first Bowring Park was created in Liverpool, England, Bowring Park in St. John's was developed.

Frederick Todd was engaged to create the design for the original 50 acre park. The choice of Todd is significant because he came to Canada from the U.S.A. to work on Mount Royal Park for the Olmsteads. Frederick Law Olmstead and his successors in the family firm were leaders in developing the public park in North America, and the creators of a number of outstanding urban parks. Todd engaged Rudolph Cochius to assist with the work on Bowring Park; Cochius had arrived in Montreal from Holland in 1911.

Todd and Cochius came to St. John's in 1912 to begin planning work for the park. In the fall of the year Cochius toured the park site with the Bowrings and City officials, who commented that the park would measure up well against other newly developed public parks in North America. It seems clear that those initiating and designing the park set out to create a quality park consistent with the aims of the public parks movement. The selection of the



Courtesy Bowring Park Foundation.

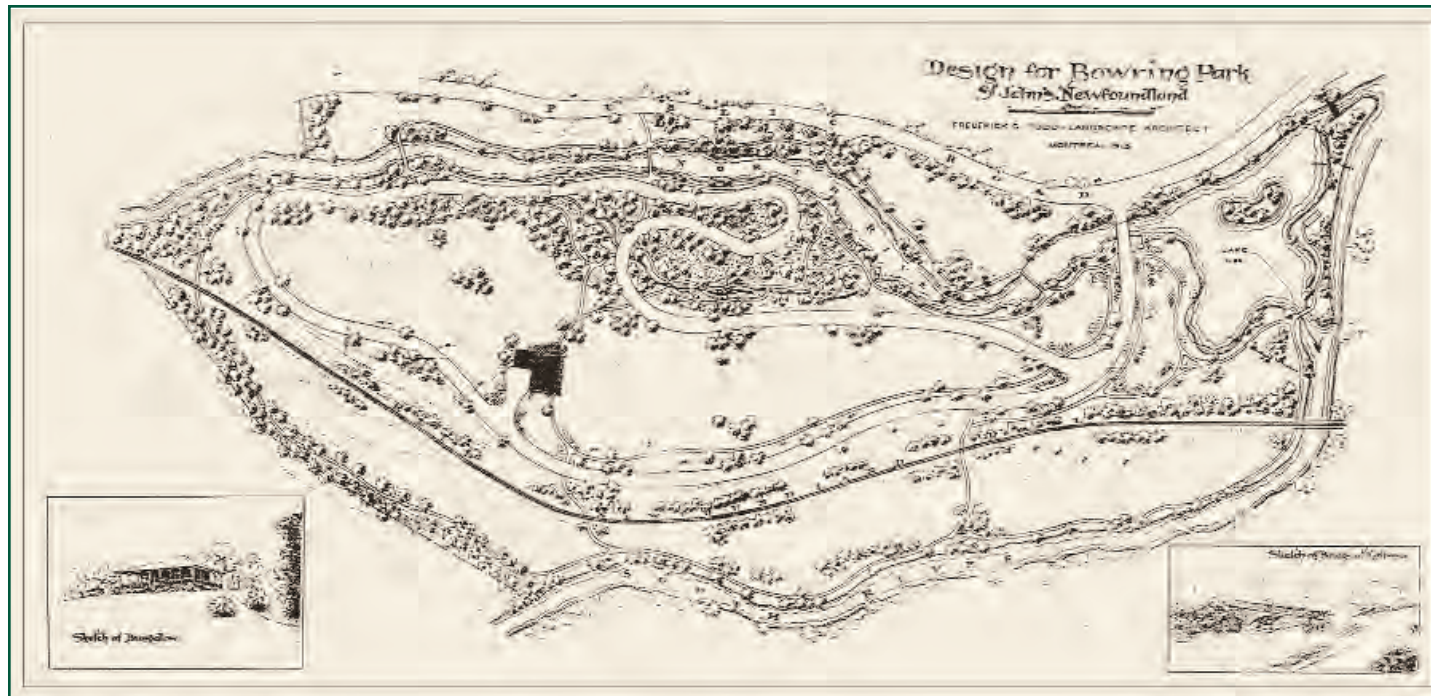
BOWRING PARK MASTER PLAN

park site was one of the most significant contributions to the success of the park.

Todd's plan for the park is dated 1913, and by the spring of that year work was underway, with Cochius as superintendent of works. Cochius oversaw implementation of the plan, and likely exercised considerable influence over the final form of the park, interpreting and refining the design as it was built. In 1914 the park was opened to the public, though Cochius continued as supervisor until 1917, when presumably work was substantially complete. In 1924 the park was handed over to the City. From 1926 to 1981 a dedicated Commission oversaw the management of Bowering Park.

Over the years the park gained many of the special features people have come to value. In the years following the First World War, Peter Pan, the Fighting Newfoundlander and the Caribou statues were erected. In 1931 the stone bridge over South Brook was created with rock from Kelligrews. In 1947 the conservatory was built with a bequest from Sir Edgar Bowering, the man most directly involved with the creation of the park.

By the mid 1950s public use of the park had grown to an intense level, and the tranquility of the original vision was not to be experienced on fine summer Sundays. Expansion of the park was recommended in 1956, and by the fall of 1959 a second park plan was in place, with recommendations for development



Original Bowering Park Site Plan, 1913.

BOWRING PARK MASTER PLAN

of the new western sections. Farms belonging to Gaze, LeMessurier, O'Brien, and MacNab were added to the park, along with Midstream, the former estate of Sir Richard Squires. At this time overcoming the railway which cut through the park was one of the main challenges for the design. Pitts Memorial Drive had yet to be built, and Waterford Bridge Road still retained its old alignment. The Park plan prepared by VanGinkel and Associates set out an extensive system of roads in the park and dispersed an ambitious array of facilities within the existing setting of natural and open spaces. The more basic program elements were realized, and general structure of the design was adopted in a limited fashion. The two concrete bridges and new swimming pool are conspicuous contributions from this plan.

The third master plan for Bowring Park was created in 1982 by Richard Seypka and Associates. The Seypka plan achieved a more practical system of drives and dispersed parking areas to be located at centres of activity. As before, the plan called for a number of fairly ambitious developments within the park, some of which have been realized in the past two decades.

These two major follow up plans for the park retained the original park, but adopted a more contemporary design language for the western sections. Both plans proposed an internal road system to provide access to a rich array of facilities. In retrospect, neither the facilities nor the roads have developed to the extent allowed for in the plans. The South Brook ravine has been a formidable barrier to development along the southern edge of the park. The challenge of intense use in the original 50 acre park remains a concern to this day, though the cessation of rail traffic has opened new opportunities for access and use of the park.

In the 1990's the park saw a burst of activity, with the upgrading of the Newfoundland T'Railway and the South Brook Trail, construction of the bridge at Captain's Falls, the Cabot 500 Theatre, and soccer pitch, restoration of the Conservatory, and the rehabilitation of the Duck Pond. The Bowring Park Foundation was established in 1995 with the gift of a substantial endowment fund by Mr. Derrick Bowring. This plan document will be the fourth comprehensive plan for Bowring Park, following more than 90 years of use by the people of the St. John's region.



Courtesy Grand Concourse Authority.

1.2 PURPOSE OF THE PARK MASTER PLAN

This master plan for Bowring Park articulates a concrete vision for the management and use of the park over the next several decades. The plan aims to provide a clear but flexible guide for park managers and the public to oversee the ongoing care, upgrading, management and use of the park. By adhering to the key elements of the master plan, park providers may be assured they are addressing the concerns of the community - and the community may see how the actions of park managers will contribute to the satisfying development of Bowring Park.

Successful implementation of the plan will require ongoing guidance from design professionals and should be supported by continued public consultation. The general suggestions made in the plan have a greater chance for success if they are skillfully tailored to site and park users' needs, as these evolve over time.

This master plan contains recommendations that may be implemented over the next ten to twenty years or more. For the park master plan to act as a relevant and effective guide to the development of the park, it should be updated when warranted by significant changes in the site or user needs, or within ten years.

1.3 RATIONALE FOR THE PLAN UPDATE

The most recent comprehensive master plan for Bowring was prepared by Richard Seypka and Associates in 1982. While that plan did provide an ambitious guide for the development of the park - elements of which have been implemented - it could not anticipate many of the difficulties the park was to face two decades later.

The decline with age of some original park features and plants, the impact of intense human use, and declining resources for park maintenance have created a widespread public concern over the declining condition of the park. Park managers echoed this concern over the current shortage of



Fountain Jet in restored Duck Pond.

BOWRING PARK MASTER PLAN

resources needed to address the significant maintenance challenges. Some questioned the wisdom of continued capital development in light of the extensive enhanced maintenance. Related to this maintenance concern was the fear that the distinct character of the original 50 acre park is being gradually eroded as original furnishings and plantings are replaced with more generic contemporary designs. Stakeholder interviews revealed a spectrum of ideas about the authenticity and value of elements in the park. The large western section of the park also contains places with valued aesthetic and historical associations.

Bowring Park is the largest City park in St. John's, with 168 acres of land. Few other sites in the City offer the potential for the development of new recreational facilities for under-served segments of the population - youth in particular. The desire for some to find an appropriate fit for new facilities within the park highlighted the need to examine the park plan.

A large part of the urban growth within the St. John's region takes place upstream of the park, within the Waterford Valley. Upstream and local impacts on the park environment threaten stream health and the stability of stream channels and the numerous park amenities developed in close proximity. The recent reconstruction of the Duck Pond highlights the irreversible impacts and expense of addressing changing river conditions. Altered environmental conditions may also preclude the restoration of original park elements now unable to sustain the forces of nature.

The themes of insufficient funding, authenticity and appropriateness of design, and priorities for new park amenities provided much of the motivation for the plan update. Other concerns articulated in the course of interviews and surveys will be discussed in the Inventory section dealing with public comment.



Original fencing remnants.



Enhanced maintenance poses a safety issue in areas.

1.4 PROJECT ADMINISTRATION

This comprehensive updating of the Bowring Park Master Plan was initiated by the Bowring Park Foundation, with the financial support of Human Resources and Skills Development Canada.

Preparation of the plan was directed by a project steering committee struck by the City of St. John's, and chaired by Ward Councillor Keith Coombs. The committee included members of the community, representatives of the Bowring Park Foundation and senior City staff from departments responsible for the park. Planning and design work for the project was undertaken by the Grand Concourse Authority, under the supervision of the steering committee. Members of the project steering committee and members of the Bowring Park Foundation have also contributed considerable volunteer effort in the form of suggestions, critiques and oversight of the planning work.

Throughout the planning process the Grand Concourse Authority consulted with groups and individuals with an interest in the park, and presented work in progress to the steering committee periodically for review. The steering committee held two public consultations on the plan, the first to solicit comment on an early draft, and the second to gain further input on the revised plan. Following final revisions directed by the committee, the draft plan was presented to City of St. John's Parks and Recreation Committee for review, and following their adoption of the plan, to City Council for final adoption of the plan. Implementation of the plan is the responsibility of the City of St. John's.



Public Open House, spring 2005.



Public Open House, summer 2005.

BOWRING PARK MASTER PLAN

A. STEERING COMMITTEE

Councillor Keith Coombs, Chair

Dr. Murray Colbo, Area resident,
Professor of Biology, Memorial University

Jennifer Deon, Artistic Director, Shakespeare by the Sea

Dr. Philip Hiscock, Area resident,
Professor of Folklore, Memorial University

Rex Parsons, Area resident -
Long time neighbour of Bowring Park

Bill Thistle, Area resident with an interest in recreation

John Downton, Chairperson,
Bowring Park Foundation,
Trustee, Bowring Park Endowment Fund

Mike Power, CA, Power Boland Chartered Accountants
Treasurer, Bowring Park Foundation
Trustee, Bowring Park Endowment Fund

Glen Roebothan, LLB, Roebothan, MacKay & Marshall,
Bowring Park Foundation, Honorary Legal Counsel

Murray Smith, Member, Bowring Park Foundation

Jill Brewer, Director, Department of Recreation, City of St. John's

Jim Clarke, Manager, Streets and Parks, City of St. John's

Paul Mackey, Director, Public Works and Parks, City of St. John's

Ron Penney, Chief Commissioner and City Solicitor,
City of St. John's

B. GRAND CONCOURSE AUTHORITY PLANNING AND DESIGN TEAM:

Neil W. Dawe, Project Manager, Planner/Landscape Architect

Edward Versteeg, Senior Landscape Architect

Cynthia Hildebrand, Landscape Architect

Charlene Haggett, Graphic Designer

Beth Stewart Batten, Graphic Designer

Ashley Mahoney, Architectural Engineering Technologist

The Planning and Design Team was supported in the preparation of the master plan by members and staff of the Bowring Park Foundation and by staff from the City of St. John's.

An initial plan review took place with landscape architects Richard Seypka and Phillip Hicks. Landscape architect and Professor Jim Taylor, University of Guelph, provided ongoing reviews and input throughout the development of the master plan.

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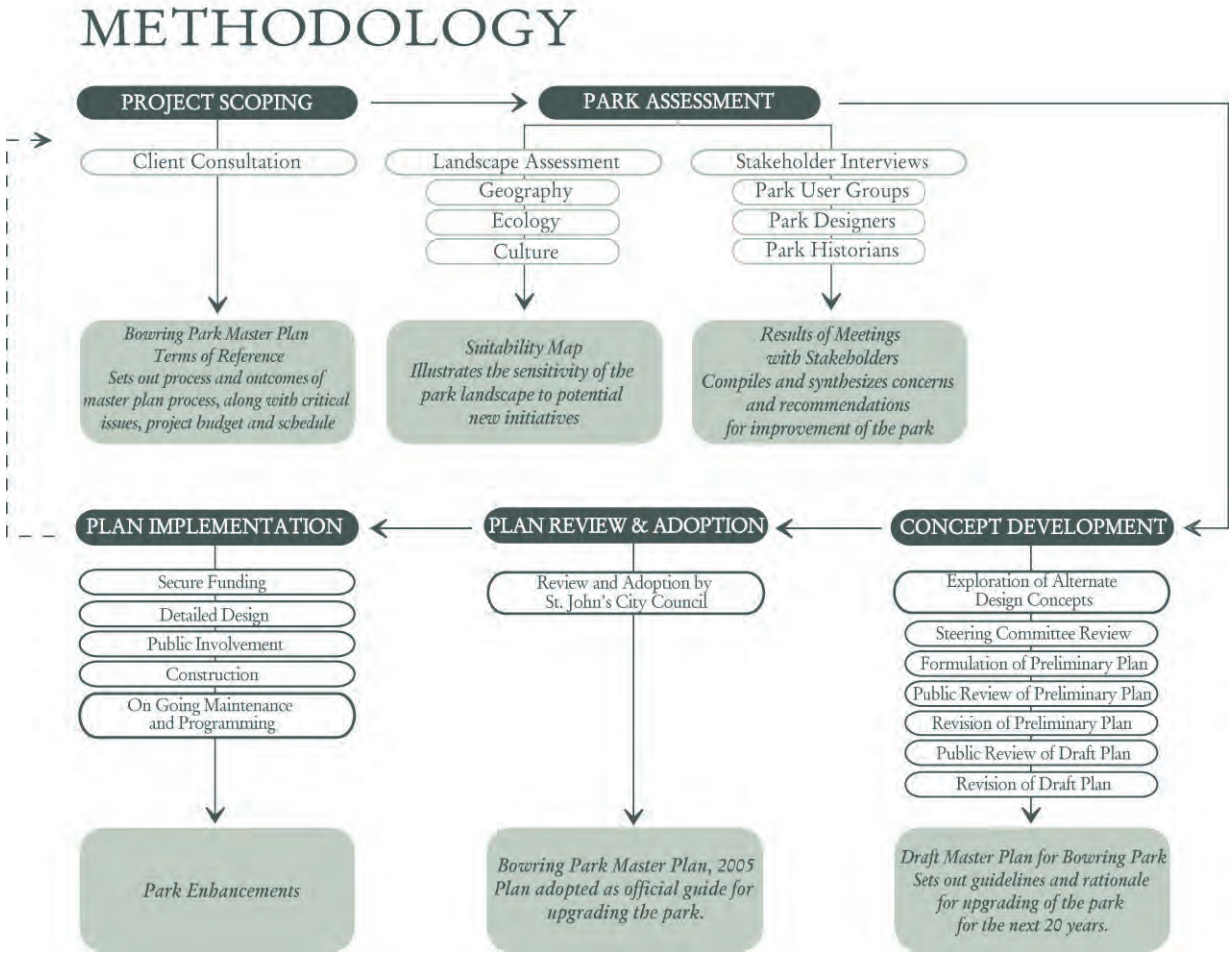
2.0 PLANNING PROCESS

Planning for the park generally followed a standard methodology for park planning, with particular emphasis placed on gathering and incorporating meaningful and

constructive public feedback throughout the planning process.

PROJECT SCOPING

The Terms of Reference (Appendix 1) contain the results of the



Planning Process Chart.

first step in creating the park master plan. The planning team prepared the Terms of Reference in consultation with the Bowring Park Foundation and City Commissioner's Office, for the approval of City Council. The document sets out the motivation and methods for creation of the plan, members of the planning team, schedule, budget and strategy for public participation and comment on the plan.

2.1 METHODOLOGY

Stakeholder Interviews

An extensive series of interviews was held with current and former senior park staff, representatives of park user groups,

and experts with specialized knowledge about the history, design, geography or other aspects of the park. A wealth of information was collected in the Results of Meetings with the Stakeholders of Bowring Park (see Appendix 2). The key findings from these interviews are summarized in Section 3.1.

Landscape Assessment

The inventory of physical landscape features focused on understanding the design character of the original park, and the strengths and sensitivities of the entire park to continued use and development. Key aspects considered included stream habitats, slopes, vegetation, views and physical accessibility. A distillation of this information was illustrated on a single plan of the park, illustrating suitability to sustain intensive new park developments.



Bowring Park Proposed Plan-Draft, 2004.

Concept Development

The revised park plan followed from a series of design studies which were critiqued by the steering committee. Following preparation of the suitability map, three divergent concept plans were put forward as a way to explore possible directions for the future development of the park; all three plans embraced the aim of rehabilitating the original 50 acre park. An ecological plan suggested minimal future development in the park, and emphasized restoring the landscape and providing basic facilities to allow enjoyment of the natural environment, with relatively low future operating costs. A second model emphasized the cultural aspects of the park, recommending facilities that would build upon the historic attributes of the park, and promote future creative activities. The third emphasized opportunities to provide for community recreation within the park, involving fairly intensive development.

The steering committee reviewed these three concept plans, and immediately eliminated some elements from discussion, and suggested the remaining elements be combined on a single plan. After some fine tuning, this plan was presented for public comment on June 23, 2004. This plan contained many suggestions for the public to consider, with the aim of obtaining feedback on a broad range of possible initiatives for the future of the park. Public response was captured through meeting notes, a survey administered to all who attended the presentation, and a follow up survey of a more diverse cross-section of the public, completed at the park.

Following public comment, several more elements were eliminated from the plan, and the physical layout of the remaining elements was further refined. Costing and suggested prioritization of the plan improvements were also prepared for public review. A plan document was drafted, outlining the intended purpose and nature of the various suggestions illustrated on the plan. Following review by the steering committee, these materials were presented for a second public review, in January 2005.

This plan document contains the plan recommendations approved by the public and the steering committee following final modifications resulting from the last public consultation.



Courtesy Bowering Park Foundation.

2.2 PARK ASSESSMENT

A. Key Findings - Stakeholder Interviews

The first aspect of research undertaken to support the master plan was a series of interviews with individuals with expert knowledge about the park, from a variety of perspectives: historical, ecological, aesthetic, operational and recreational. The results of these discussions were compiled in a summary document (see Appendix 2). The comments have been distilled into theme areas which are briefly discussed below:

Park Vision

People expressed a variety of views about the broader purpose of Bowring Park, which might reflect the heterogeneous character of the park today. There was not a consistent view on a number of issues, including the appropriate approach to maintaining the historic quality of the park, the appropriate place of recreation within the park, or the place of commercial enterprise. Related comments addressed the condition of the park, the design language employed in recent upgrades and repairs, and the opportunity for winter activity in the park. Though there was consistency in the concerns people identified, there was less agreement on the best way to address these.

Heritage

Many expressed a sense that the historic character of the park is fading with time and intense use. Individuals placed high value on the historic character of the original park, and the historic landscapes and park features throughout the entire site. Some expressed interest in the original park designers and efforts to better understand the original design intent, how the site was created and how it has evolved over the years. Differing opinions on the importance and necessity of maintaining historic features were uncovered. All agreed that guidelines for the future management and maintenance of the historic character and special features are required.



Pastoral Landscape within Bowring Park.



Erosion is a concern raised by Stakeholders.

Environment

The combination of steep slopes, intense human use and fragile stream habitats along South Brook and Waterford River contribute to concerns for the quality of the park environment. Human impacts may speed erosion, which can cause valued fish habitats to be damaged or destroyed. The quality and concentration of runoff from the storm drainage system, lawn bowling green, and hard landscapes also pose a concern for the potential impact on slope stability and stream life. Upstream activities outside the park also have a significant impact on stream health. Intense human use has led to soil compaction which impairs the growing environment for trees and smaller plants. Park wildlife habitat is an important ecological feature of the park to be protected.

Vegetation

The cultivated and natural landscapes of Bowring Park owe much of their appeal to the diverse vegetation of all types. Trees and shrubs were a key device used to create the varied landscape experiences of the original park, and with over 132 species, have made Bowring Park one of the most diverse tree collections in Newfoundland. Maturation and death of older plants and the spread of more aggressive species bring change. Intense human use compacts soils which impedes healthy growth. Replacement of plant material and establishment of seasonal flowers is frustrated by theft and vandalism of young plants, and budget constraints. The lack of an overall plan for replacement planting has allowed the design of the original park to change slowly, while the 'new' sections of the park lack visual consistency with the original. Growing conditions for trees and landscape plants should be improved to mitigate the decline of plants due to age and other forces.

Maintenance

Currently the park does not receive the care required to allow 'catch-up' on the accumulated maintenance required. Resource constraints, heavy public use, vandalism and the aging of



Bowring Park Lodge.



Fountain Pond, 2004.

temporary structures frustrate efforts to achieve a high quality landscape. Introduction of new facilities increases the maintenance burden, without necessarily contributing to the budget for ongoing maintenance. Several large scale works in the past decade have made considerable investment and improvement to the park, but much more work is needed. Enhanced maintenance increases the eventual cost to achieve quality landscape conditions. Skillful design is needed to achieve satisfying restoration of deteriorated landscape features.

Management

Many of those interviewed highlighted the need to clarify the roles of the Bowring Park Foundation, and various City departments involved in operation of the park. While both organizations have important roles to play, and shared concerns, a clear distinction of responsibilities would help to foster a strong working relationship, and more effective management. More effective public

involvement could also be fostered.

Funding of park maintenance was often identified as a constraint to enhancing the condition of the park. Many agreed that increased effort is needed to enhance the park, but the lack of available resources frustrates action on this matter.

Funding for future park projects and the identification of priorities for upgrading or new projects also requires a coordinated plan for action. The addition of new park facilities funded by the Foundation or others increases the maintenance load. Some feel funds raised independently for park improvement should not be used to make up for the shortfall in the maintenance budget.

Park rules and a policy on the sale of park land were also raised as management concerns, as were the policy statements on seasonal uses, as they no longer reflect current practices.



Bowring Park Bungalow.

BOWRING PARK MASTER PLAN

Circulation and Access

Concerns were articulated about access to the park and circulation within it. While Pitts Memorial Drive limits access opportunities from the southern side of the park, a safe pedestrian link to Kilbride would be desirable. The quantity and appearance of vehicular parking were identified as wanting, particularly on days of peak use. Improved public

transportation could also help offset the need for increased parking.

The extent and complexity of the internal park spaces warrant an improved wayfinding system to allow pedestrians to better navigate the park. The presence of cars in the park was repeatedly mentioned as a serious safety issue which should be



Circulation Diagram, 2004.

addressed in the plan. The landscape of the park will not permit all areas to be barrier-free for the handicapped, but improvements to access could be made in the core of the park where landscape does not pose an absolute barrier. Lighting and measures to ensure safety of park users could also be explored as means of making the park more accessible to all.

Business Opportunities

Guidelines for commercial enterprise within the park are needed. The shortage of funding for maintenance and capital works heightens interest in alternate revenue sources that in-park enterprises might provide. User fees for park services might also be considered as a revenue source. Guidelines should establish the nature of business activities which may operate in the park, the required revenue returned to the park, and how this increased revenue should be used.

Bowring Park is an important local attraction with appeal to tourists. With upgrading and increased promotion the park may help build a strong tourism industry. Upgrading and promotion of the park should capitalize on this potential.

B. Key Findings - Development Suitability

As a first step toward updating the park master plan, information from the resource inventory of the park was brought together to identify general areas where suggested new developments could be located in the park, without undue harm to the landscape. Results of the resource inventory are set out in Appendix 3.

The Suitability Map (p.8) illustrates how appropriate intensive development would be in areas of the park. Suitability refers to the potential of an area to support development based upon physical and cultural criteria. To rate as highly suitable for development, areas would have to have the physical capacity to support development (slope, servicing, drainage) and an appropriate context where the historic or aesthetic values would not be negatively affected by a new intensive facility.

Physical factors considered in the determination of suitability included the slope of the land, availability of utility services, vegetation, wildlife habitat value, and the current use of the area. Cultural factors considered in the assessment of suitability included historic associations, visual and acoustic quality.

Areas of the park were rated in one of four categories. The plan outlines the general character of these four zones, and the nature of development which is suitable in each.

3.0 PARK VISION

Articulating a park vision provides a 'big idea' to guide the development of the park, which should reflect the priorities of the park users, park managers and the general public. The vision should build upon the best qualities of the park, provide an inspiration for design of the park, and a guide for resolving future design challenges. Generally, all future development in the park should support the realization of the park vision. Guiding principles are articulated to round out the vision, and provide more specific direction on a range of issues.

Current Views on the Park

Consultations with the public undertaken as part of the planning process have generally indicated that the public values many aspects of the park, but would like for it to be 'more'. The park might provide more opportunities for recreation; the park might do more to enhance a variety of historic resources and historic qualities; the park might do more to protect scenic and environmental qualities.

These comments from the public support the notion that Bowring Park has three outstanding strengths which set it apart from other urban parks in the area:

Bowring Park Enjoys an Outstanding Setting

The park provides attractive and diverse scenery, both man-made and natural. The high quality of the natural environment within the park provides clean water that supports swimming and a healthy fish population; land within the park is home to a variety of nesting birds. The managed landscape is the choice destination for many citizens seeking fresh air, mental relaxation and a place for exercise; and is a preferred location for special events and numerous monuments collected over the years. Much of the surrounding urban environment complements the character of the park; hills within the park offer great views of the surrounding landscape.

Many Value Bowring Park for Its Historic Links

Given the age and popularity of the park, most of the community has fond



Courtesy Bowring Park Foundation.

memories of personal events associated with the park. The park also provides important links with the history of the community and the province. Remnants of farm landscapes stand out in the western sections of the park, less obvious clues to local history are found throughout. Sir Richard Squires' Midstream occupies the core of the new park, and provides a link to the political and cultural conditions in pre-confederation Newfoundland. For those with an interest in the designed landscape, the involvement of Frederick Todd and Rudolph Cochius with the creation of the original park is an important historical consideration.

Bowring Park Is a Choice Destination for Leisure

For people of all ages, Bowring Park provides the opportunity to take part in many of life's simple pleasures, and on warm summer days people take to Bowring Park in large numbers. The mixture of open meadows and natural spaces provides the flexibility for many informal activities to take place - from family picnics or a solitary stroll through the woods. A number of more developed facilities provide good opportunities for child's play, outdoor performance and the sports of tennis and lawn bowling. Strolling through the park with family and friends, taking in the wildlife and plant life in its seasonal variety may be the most popular activity of park users.

These valued characteristics of the park reflect the intentions of the park's creators. Bowring Park was modeled on early public parks that sought to provide a counterbalance to crowded urban conditions by exposing the public to pastoral and natural scenery. The park also provided an environment where the public could pursue wholesome recreational activities and social interaction. Over time, the historical significance of the park has increased. The attractiveness of the park, the reflection of our past which it allows, and the opportunity for pleasurable recreation remain highly relevant qualities for an urban park.



The park offers many opportunities for walking through natural spaces.



Bowring Park is utilized by all age groups.

3.1 VISION STATEMENT AND GOALS

"Bowring Park will be designed to provide all ages with opportunities for leisure and social contact within an environment of outstanding scenery, and in a context which embraces and celebrates its historic development."

The Vision Statement is supported by three key goals that the master plan should embrace:

Goal #1: Recreation and Leisure

From its origins the park was intended as a resort for relaxed leisure pursuits. Enhancement of the park should provide opportunities for recreation that appeal to the broadest spectrum of potential park users: people of all ages, abilities and interests. Recreational pursuits should provide a means to enhance the physical, mental and social well-being of the community.

The focus on playful and enjoyable activities suggests that the park should not be routinely used for competitive team sport. Facilities should provide choice and flexibility in use and promote participation in leisure throughout the year. People with differing abilities should enjoy a substantially similar level of amenity and opportunity in the park.

Goal #2: Attractive Surroundings

Bowring Park should be upgraded to create a landscape of high aesthetic quality. The character of both man-made and natural spaces in the park should reflect the original park design, and result in a varied but unified overall appearance. While the visual character of the park maybe the most obvious concern for aesthetic quality, the impact of sound and microclimate on the comfort of park users also merits attention.

Goal #3: Historically Aware

Upgrading of the original park should reinforce the design intent of the original founders and designers, and seek to preserve original elements



Courtesy Bowring Park Foundation.

where they continue to meet current needs. Upgrading of the remainder of the park should be shaped by the design language of the original park, blended with significant remnant landscapes and natural areas on-site.

Design, interpretation and programming should promote public appreciation for the historic origins of the park, and their significance. Historic values should be highlighted in promotional materials developed for the park.

3.2 GUIDING PRINCIPLES

Design Integrity

Upgrading of Bowring Park should build on the vision and design hallmarks established when the original park was created.

Park improvements should be designed by landscape architects and allied design professionals, working in harmony with the park master plan.

Rationale

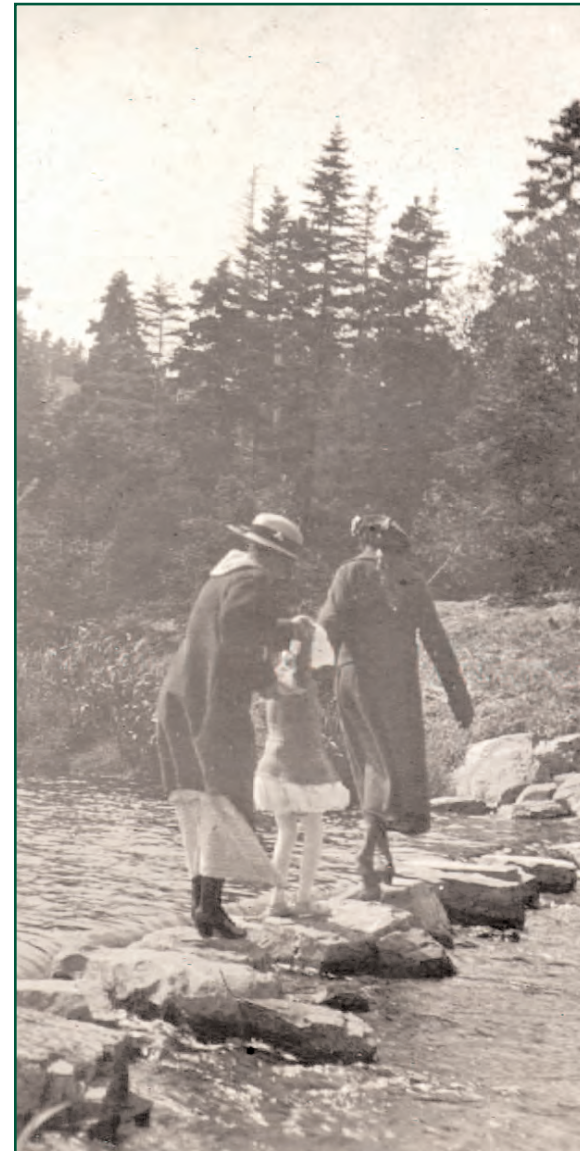
Rehabilitation of the original 50 acre park should preserve original elements of the park where they continue to meet standards for safety, function and appearance. Park upgrading should extend the key design characteristics of the original park to the western sections, to create a more visually consistent park landscape. Continuing research of the original park form, and interpretation of the design should be undertaken to support perpetuation of the original park character. Commercial enterprises that may provide a return to park operators should only be implemented if they are consistent with the park vision.

Community Involvement

Future planning and upgrading of Bowring Park should incorporate an ongoing and meaningful program of community involvement.

Rationale

The public should be involved in the planning and implementation of the



Courtesy Bowring Park Foundation.

master plan, and all major alterations to the physical structure of the park and its operations. Programmed activities within the park should provide an outlet for community volunteers to become involved in upgrading, as a way to increase public ownership and understanding of the park. Historical research and hands-on work provide two potential avenues for increasing public involvement.

Effective Maintenance

Development and operation of the park should facilitate the timely and economical execution of maintenance, to achieve a high standard of public amenity, safety and appearance.

Rationale

Outstanding maintenance concerns should be made a priority for action. New development should facilitate future maintenance, and should not be undertaken without some commitment to provide timely and effective maintenance. Care of the park must achieve high standards of workmanship, as well as respect for the history and visual quality of the park.

Provide Recreation for the Community

Upgrading and programming in Bowring Park should promote access and participation of all members of the community regardless of age, sex or ability.

Rationale

The park should provide the public with opportunities for recreation consistent with the park vision of promoting the natural, cultural, scenic and playful potentials of the park. Opportunities for recreation should enhance the emotional, social and physical well being of the community. Facilities, programs, incentives or subsidies should be used to promote participation by a broad segment of the local population, and to help people overcome the variety of potential barriers to accessing programs.



Public consultation provided excellent guidance for the development of the Master Plan.



Public Open House, 2005.

Protect the Environment

Upgrading and operation of Bowring Park should contribute to the aesthetic and ecological quality of the park and the surrounding community.

Rationale

Natural features and the aesthetic quality of the landscape all play an important role in the human experience and enjoyment of the park. The impacts of park development on storm water run-off, trampling of vegetation, compaction of soils, destabilization of slopes, wildlife and plant habitats, scenery and sound levels should all be managed to protect visitors' experience of the park. Equally importantly, development and use of the park should promote healthy natural systems in the broader community.

Promote Learning

The upgrading and use of Bowring Park should encourage members of the community to seek greater understanding of the park and their surroundings, and support the continuing development of the park.

Rationale

Many qualities of the park merit further inquiry and investigation as a means to enhance the public's understanding and concern for the environment, in its broadest sense. The ecology, geography, development of the designed landscape and the history of those associated with the park all provide fertile ground for inquiry. Investigation and communication should contribute to the preservation, understanding and appeal of Bowring Park.



Stone Bridge in Original park section.



Bridge over the new fish ladder at the Duck Pond.

4.0 PARK-WIDE INITIATIVES

This chapter of the report follows from the vision and guiding principles to rationalize upgrading of the park, articulating specific aims to be achieved through the implementation of the master plan, and the measures recommended to achieve those ends. The discussion begins with suggestions for the entire park, and then focuses on each of the four zones that have been delineated within the park, and finally makes recommendations for external areas adjacent to the park.

The planning and design for Bowring Park divides the park into four zones based upon the varied history and landscape character of the site:

- Zone 1 - Old Bowring Park
- Zone 2 - Midstream
- Zone 3 - O'Brien's Hill
- Zone 4 - South Brook Valley



Aerial photograph of Bowring Park , 2001.

Development of each zone focuses on realizing specific facets of the park vision; together they form a complementary and complete strategy for park development.

Initiatives specific to integrating the park into the wider landscape are also suggested. The aims of the zones and the specific developments proposed for each zone are detailed in section 4.2 Park Zoning and Development.

4.1 PARK CIRCULATION CONCEPTS

A. Pedestrian and Vehicular Circulation

The new scheme for park circulation focuses on preserving historic ways and enhancing pedestrian safety and improving public access throughout the park. Walks in the park should provide walkers with exposure to a variety of experiences. The main lane through the core of the park should accommodate pedestrians and cyclists alike.

Improved access requires providing clear guides to the extensive system of walks and features, creating ways that do not unnecessarily impede access, and providing suitable paths where they are needed, without damaging sensitive environments. Where landform does not permit universal access, views should be managed to allow those with a mobility challenge a sense of the inaccessible landscapes.

The Newfoundland T'Railway that dissects the park is an important gateway for bikes and walkers that should be promoted. The circulation concept aims to enhance pedestrian safety by separating pedestrian and vehicular traffic wherever possible. Public parking is kept to the northern edge of the park to reduce the need for cars and pedestrians to cross paths. Inside the park, only emergency, delivery, maintenance vehicles and bungalow guests will be permitted. To prevent other traffic from entering the park, automated gates should be erected at vehicle access points, and equipped with card lock or key pad controls. Delivery and large maintenance vehicles should not operate within the park during times of peak visitation. Park maintenance facilities will be relocated to conform with this circulation scheme. In the original park area, bungalow guests will be restricted to the southern side of the main loop.

Eliminating public traffic from the park may prevent some people from visiting the park. Future initiatives could explore the feasibility of operating a small electric bus within the park for those unable to stroll through the park. This small bus might also take guests to the bungalow, allowing traffic in the park to be restricted even further, and also provide a business opportunity and a new park attraction. Public drive-through traffic could also be considered on a scheduled basis, during times of low park use. Cars might drive slowly from the entrance near the Duck Pond to the West Gate of the park.

B. Parking

The provision of vehicle parking at Bowring Park aims to facilitate community enjoyment of the park, and meet the day-to-day demand for parking space. New and upgraded parking areas are located in reasonable proximity to the facilities that are likely to generate the greatest demand for parking. Providing sufficient parking to meet extreme high demands may not



Existing parking lot on Waterford Bridge Road.

be practical or desirable, in light of the potential impact on the park landscape, and the desire to promote walking, cycling and transit as ways to reach the park.

The design of new and upgraded parking areas aims to reduce negative visual impacts by creating a series of smaller parking pods separated by green areas which provide space for snow piling and trees to shade and screen lots. The position of parking and driveways on the northern edge of the park is calculated to reduce the potential for conflict between pedestrian and car traffic. The series of smaller lots also permits phased expansion of parking as warranted by demand. Runoff from lots should be managed as surface flow to enhance the quality and rates of runoff that will eventually make its way to rivers. Detailing of lots must meet standards for the provision of parking spaces for the handicapped in close proximity to park entrance points.

Management of parking areas should aim to minimize the potential for misuse or nuisance behavior. The two new parking areas proposed for the western section of the park should be closed to traffic and have lighting extinguished when park facilities close for the day. Snow clearing and ice control operations in the park should not disturb residents.

The large parking area at Waterford Bridge Road should be landscaped to better reflect the landscape character of the park. Two new parking areas may be developed as needed to meet demand for parking. It is recommended that a small amount of parking in the western part of the park be provided in the early phases of plan implementation. The small parking area between the conservatory and the Waterford River has been removed to allow stabilization of the stream bank and enhancement of the landscape at this prominent location.

The potential demand and supply of parking is laid out in the accompanying table. There may also be potential for shared development of additional parking on the grounds of the Waterford

Hospital (in partnership with the Province) and opposite Corpus Christi Church (in partnership with the church). Both organizations have expressed a willingness to consider proposals for shared parking at these sites.

C. Pedestrians and Cyclists

Conditions for pedestrians to move through the park will be improved by making routes safe, user friendly, legible and attractive.

The reduction in vehicular traffic in the park provides an opportunity to create a broad path from the concrete entrance bridge in the east to new lookout in the northwest. The broad lane will permit a separate bicycle lane, providing the public with a limited but designated place to cycle in the park. The City would also have to modify their parks by-laws to permit cycling in Bowring Park. This broad lane also provides an organizing spine for smaller paths and features in the core of the park.

The system of secondary paths in the park will be rationalized and upgraded to provide a more coherent system of walks, retain historic routes wherever possible, and enhance accessibility. New walks may be created to recognize informal pedestrian paths, and to provide access to scenic areas of the park. A new hiking trail may be extended further upstream along South Brook to Kilbride, passing beneath Pitts Memorial Drive adjacent to the stream.

D. Wayfinding and Signage

Park information kiosks and signing will also assist park users to explore the full extent of the park, and make use of the available amenities. At major entry points large maps will provide an overview of the entire park. Information on park activities and facilities will promote public involvement in the array of activities currently offered in the park, and support the establishment of new programs. Within the park (discreet) directional signing and naming of places will further help people to explore and comprehend all that the park has to offer.

Naming places and paths within the park will also help people to find their way, and to relate their experiences in the park to others. Research on the history of the park should seek to uncover traditional names for locales, and may also provide inspiration for naming those spaces not yet 'claimed'. Place names should be chosen for their historical meaning as well as their ability to reinforce the character of the park spaces.

In-depth guides to the natural and cultural qualities of the park will also be developed to encourage the public to develop a deeper understanding of Bowring Park. Activity programming in the park should be used to engage the community in exploration and understanding of the park.

4.2 LANDSCAPE CHARACTER AND VEGETATIVE MANAGEMENT

Todd and Cochius used trees, shrubs and herbaceous plants as a primary means to shape the character of the park. Future development of the park should build upon the approach the original creators used in moulding Bowring Park, and extend this treatment throughout the entire site to create a unified park landscape blended with the natural environment. Remnants of farm landscapes in the western part of the park should be preserved and incorporated into this treatment.

A cursory examination of the site today, the original park plan, early photographs and aerial photographs permit some general observations on the original planting style. Todd and Cochius



Midstream 1948.

used mass planting of trees in informal groupings to define spaces and manage views. While much of the older planting on-site today appears natural, early photographs show it to be deliberately planted for effect. Denser planting was often used in lower areas to create 'wild' and intimate areas and obscure views of man-made elements such as the railway and Gaze farm. Higher elevations were more sparsely planted, resulting in a more pastoral landscape with good views to the surrounding hills. Early photographs show very limited use of formal bedding elements, primarily at the higher elevations, near the bungalow.

To accurately recreate and perpetuate the character of the original park will require further exploration of the plant palette and key design language used by Todd and Cochius. Investigation of the early landscape should not only identify what was, but also what original material remains. In many areas of the park, cultivated plants continue to grow in what may now seem to be unlikely locations. Identifying these plants will inform efforts to understand, preserve and reconstruct the early landscape.

Restoration and development of the planted landscape should be an on-going effort, aiming to maintain an even rate of mortality and replacement of large plants, and thereby maintain a consistent and natural visual character. Introduction of any new plant material should be guided by a comprehensive planting plan, prepared by a landscape architect, supported by other specialists as necessary. Planting of special trees in memory of persons or events must also conform to the larger planting plan.

Planting in natural areas of the park should aim to perpetuate populations of native species within their natural habitats, and address the risks of slope and stream bank erosion and fire, and enhance wildlife habitat. Naturally occurring woodlands in particular should be managed to reduce the risk of forest fires.



Restoration of the landscape needs to be an on-going effort within the park.



Maintenance should address slope and stream bank erosion.

4.3 PARK DESIGN LANGUAGE

A. Furnishings

Park furnishings should reflect and reinforce the larger landscape character being created throughout the park. Where comfort, function and safety permit the use of traditional rustic furnishings, they should be used. Experimentation with rustic designs should be explored to uncover more durable and serviceable versions which may be a lesser burden to maintain. Rustic furnishings should be sited strategically, to allow optimal public enjoyment of those features provided. Fewer features in high profile locations may have greater impact than extensive fencing in an out-of-the way location.

It is recognized that in some locations rustic structures may prove troublesome to maintain, or not meet expectations for comfort or safety. Rustic seats may be more pleasant to observe than to rest upon; bridge railings must be sturdy and safe. In cases where rustic elements are judged inappropriate, alternate designs should incorporate the characteristics of the rustic - the simplicity in material, quirky designs, and lightness of structure. Urban designs intended for more formal settings should be avoided.

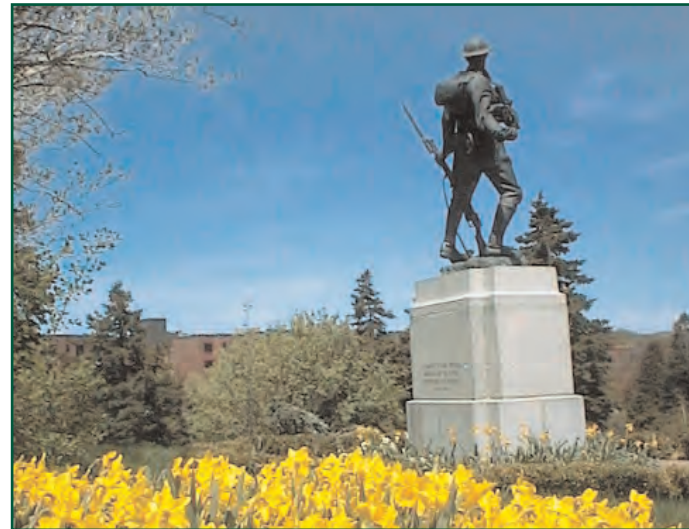
Lighting of walks should be restricted to the main lane through the park, entrance paths, and walks to indoor facilities intended for evening use. In the west, lighting need not extend beyond the proposed field house. Lighting of play facilities is not recommended. As with the park furnishings, light fixtures should reflect the rugged natural character of the park.

B. Sculpture

Sculpture plays an important role in the original park, providing considerable interest for people of all ages and recalling important personalities and events from our past. The collection of sculpture within Bowring Park may be the best outdoor



Courtesy Bowring Park Foundation.



The Fighting Newfoundlander.

collection in the province. Peter Pan, the Fighting Newfoundlander and the Caribou are important icons for the park and our Province, which have been sensitively integrated with their surroundings.

Upgrading of the newer sections of the park should aim to expand the use of sculpture. New sculptures should be appropriately sited to reinforce the character of the work. Peter Pan belongs within a leafy clearing, where fairy and woodland creatures would dare to show themselves. Other works will best be served by well considered site design.

C. Bridges

With the two rivers and the former railway passing through Bowring Park, numerous dramatic pedestrian bridges have been built over the decades. Maintenance of the existing and additional bridges will play an important part in the continued development of the park. The many bridges now in the park demonstrate a variety of approaches to construction - from the very modern to the deliberately quaint. This diversity of forms and materials should be continued. Future development of the park should continue to create notable and well-designed bridge structures.

4.4 PARK MAINTENANCE PLANNING

Heavy public use, and the age of the park landscape place a substantial burden on park managers to maintain this park to an acceptable standard. Vandalism and heavy stream flows stress the park landscape in ways not experienced decades ago. The special design character of the park requires added effort to ensure that maintenance practices reinforce the park vision.

In the past decade significant strides to upgrade the park have been made. The Bowring Park Foundation, City, Province and the Grand Concourse have invested millions in rehabilitation of the Duck Pond, Conservatory, South Brook Trail and major new facilities including the Cabot 500 Amphitheatre, Royal Bank Bridge and Jamie Morry soccer pitch. These projects demonstrate that the will and the resources needed to bring the park into good shape can be mustered.



The design character in the Duck Pond rehabilitation project was carefully considered.

None the less, as the park assessment has showed, considerable effort is needed to bring the existing infrastructure to good condition, and to enhance the landscape as a more consistent and attractive matrix that binds the elements of the park together. Built works and the planted landscape need more than routine maintenance. The backlog of upgrading to be addressed requires the investment of considerable capital resources.

As a first step to grapple with the outstanding maintenance challenge, a thorough assessment of work to be done should be assembled, costed and prioritized. The maintenance assessment should be based upon the new park vision which stresses design consistency with the character of the original park. The maintenance assessment will provide the basis for developing an action plan, including budget, schedule and designs for upgrading.

Special attention is needed to address the health of trees and the green landscape of the park. Optimal growing conditions for plants should be established to slow future decline of plants, which will also help to ease the immediate maintenance burden. Soil fertility, pH, and soil cover over tree roots are immediate concerns. A vegetative management strategy should be developed that include recommendations for pruning, removal and replanting of landscape plants. Additional detail on planting strategies is provided in the discussion of individual park zones in Section 5.

4.5 INTERPRETATION AND PROMOTION

Discovering, Recording and Sharing Information about the Park

Bowring Park owes much of its attractiveness to its age: mature woodlands and trees, attractive natural scenery, sculptures, stories and memories remembered, and artifacts collected over decades. The cultural and natural history of the park should be researched, documented and communicated to support the renewal and interpretation of the park, and to promote understanding and appreciation of the park, and our broader surroundings. Research already completed provides a basis for continued exploration.

Research of the original design and the designers' other works should be



Peter Pan sculpture, 2004.

undertaken to assist in understanding and assessing the original design. Hallmarks of the design should be articulated as guides for the future restoration and management of the park. With an improved understanding of what has come before, design for upgrading may be more effective in perpetuating the original intent.

Recording the history of the park will also help to promote the park as a visitor destination. The link with the Bowring Family and Frederick Todd may prove valuable associations to attract visitors. Ongoing exhibits, interpretation and special events to celebrate the park should be used as an impetus for increased visitation and broadened opportunities for recreation.

Activity Programming

To facilitate increased programming within the park, permanently locating recreation staff in the park should be considered. Recommendations for new recreation buildings, described below, would facilitate this. Specific suggestions for park programming are contained within the discussion of the four park zones below.

Group activities in the park should be promoted. There should be coordination of wedding parties using the park as a setting for ceremonies or photography, and the number and location of photo parties should be controlled and coordinated. A small fee for use of the park could be charged, as a means to fund future upgrading of the park.

Use of the park during all seasons and throughout daylight hours should be promoted through programming. The official season of operation for the park should be extended to the entire year. Washroom facilities should be open for use when park users are on-site.



Courtesy Bowring Park Foundation.



Courtesy Bowring Park Foundation.

Park Promotion

Bowring Park has a historic past, quality scenery and diverse amenities, which together form the core of a valuable attraction for city residents and visitors. As these qualities of the park are enhanced, promotional efforts should aim to increase park visitation and provide diverse quality visitor experiences. Development of the Lodge at the east entrance as a park information and interpretation centre should be complemented with a marketing and communication strategy to reach potential visitors.

Centenary Celebration for the Park

The Bowrings and Bowring Park will begin to mark a number of important anniversaries beginning in 2012. First the hundred year anniversary of the start of the park project (2012), the preparation of the design (2013), the opening of

the park (2014), the completion of the original park (2017), and the hand over to the City of St. John's (2021). These anniversaries provide an ideal opportunity for special events to celebrate the park, and an impetus for restoration of the original park, and implementing the new master plan. Special events should be planned to mark some or all of these anniversaries.

Conformity with City By-laws

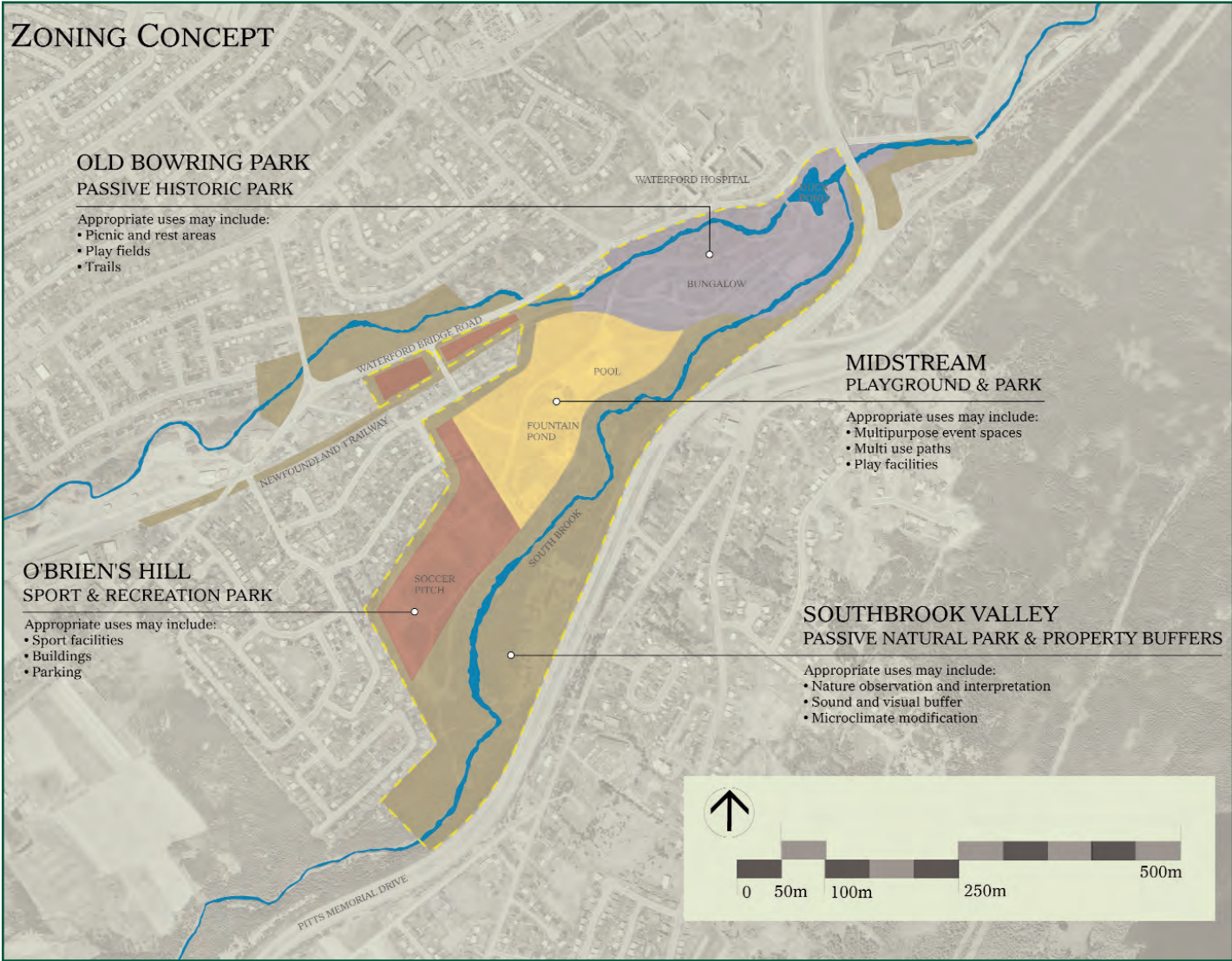
The Bowring Park Regulations and other municipal by-laws which affect park users should be updated and harmonized with the master plan. The regulations should, for example, permit wintertime use of the park, and allow free use by skateboards, scooters and bicycles within designated areas. Fishing within the park should be specifically forbidden.



Courtesy Bowring Park Foundation.

BOWRING PARK MASTER PLAN

5.0 PARK ZONES AND DEVELOPMENT



This is the caption text.

BOWRING PARK MASTER PLAN

5.1 UPGRADING OF OLD BOWRING PARK

A. Aims

Upgrading of the original 50 acre Bowring Park aims to perpetuate the original vision of the park's creators to meet user demands. While it is important to retain the best elements

of the original park, the park must also meet the expectations of current day users for amenity, safety, convenience, and economical maintenance.

The maturation and change of landscapes over time cannot be arrested. Increased park visitation, altered expectations for



Bowring Park Master Plan, 2005.

amenity, changed environmental conditions and the popularity of the family car all place pressure on the park to change from its original form. Vegetation will mature, decline and need to be replaced; structures will age and eventually deteriorate. It may not always be feasible to recreate what existed early on, but the improvements to the park should always reflect the design and form of the original where feasible.

The emphasis for upgrading should be on preserving the original form and the primary attractions of the park. The character of the old section has evolved over time; as a series of park managers made improvements, the park has taken on new elements which sometimes strayed from the early park vision and form. The vision of the original park creators, and evidence of the early park form should be used as the guide for future restoration efforts. The western section of the park that was acquired in the 1950's should be developed to better reflect the character of the original park, to create a park more visually unified and a coherent whole.

B. Research and Rehabilitation Plan

Upgrading of the original park should be follow from detailed plans for authentic restoration where possible, based upon evidence on-site, early plans and photographs of the park. Where literal reconstruction is not possible or appropriate, upgrading should remain consistent with the character of the original park as established by Todd, Cochius and the Bowrings. The detailed design of small spaces in the park should be consciously protected in the course of restoration.

C. Horticultural Assessment, Planting Plan and Plant Maintenance

The growth and maturation of natural vegetation and the extensive plantations of trees and shrubs contributes much to the current appeal of the park. Many of the trees first planted in the park are now declining or have died. Some of the tree, shrub and flower planting done since the creation of the park appears to depart from the early manner in which plants were used. Many shrub beds either appear to lack vitality or have

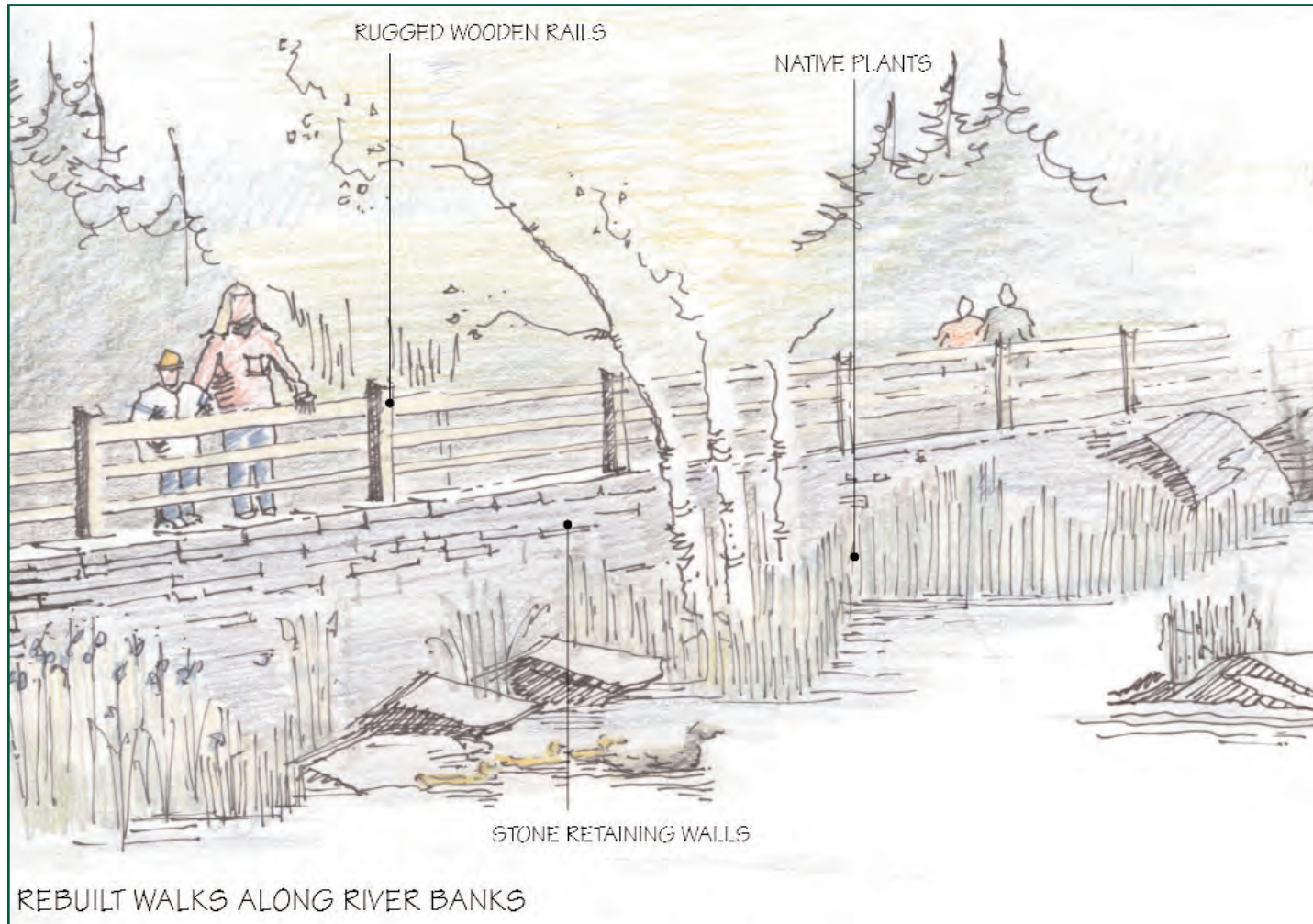


Courtesy Bowring Park Foundation.

BOWRING PARK MASTER PLAN

become overgrown with more aggressive plants. Flower bedding which seems to have been very limited in the early park was expanded considerably, though it seems to be somewhat reduced in recent years.

As a first step in rehabilitation of the planting in the old park, detailed plans influenced by the early horticultural design should be created by a landscape architect and horticulturist to provide for ongoing renewal of the trees, shrubs, flowers and lawns in keeping with the original design intent. Where



Old Bowring Park – Rebuilt Walks Along River Banks.

possible the original layout and species selection should be promoted through plant culture, replacement and removal.

D. Upgrading the System of Park Walks

Upgrading of the network of walks in the original park is intended to enhance public accessibility and safety, preserve the original character and layout of walks, and to respond effectively to the nature and volume of pedestrian traffic in the park.

Vehicular traffic in the park should be restricted to an absolute minimum (not withstanding the potential for scheduled times where the public may drive through the park). Service vehicles accessing the catering facility at the bungalow or used for park maintenance are the only vehicles which should be permitted on a routine basis; limits may be placed on the times during which these may move through the park. Guests should be allowed to drive to the bungalow for special events. Two-way public access to the park should be kept to the south of the main lane, to provide a vehicle free walk north of the bungalow. Strict control of vehicles in the park may not be possible without controlled access gates at entry points. Automated gates with key pad or card access control may be used to ensure only those vehicles with permission to enter the park do so. Unauthorized vehicles inside the park could be ticketed.

Upgrading of the system of walks should restore the original layout, and reconstruct those on eroding embankments or with damaged surfaces, and set out a hierarchy of walk widths and consistent surfacing materials. The original hairpin turn in the main lane north of the bungalow should be restored, and the site of the current roadway restored to remove any traces of its existence. The layout of walks on the north side of the Waterford River should be reconsidered - there may be extensive additions to the original layout that could be removed.



Horticultural design should be created in keeping with original design intent.



Selection of durable materials that preserve the original design intent should be carried throughout the park.

E. Promoting Public Enjoyment of the Lodge and Conservatory

The Bowring Park Lodge is a prominent entrance feature at the Park's east gate. It provides an opportunity to improve visitor orientation, and to promote use of the conservatory and grounds behind it.

The Lodge should become a tourist information centre with gift shop and interpretive displays on the park. Staffing of the Lodge would provide a means to promote public access to the Conservatory. Together the Lodge and Conservatory could also act as a small venue for meeting and social events, helping to generate revenue.

Programming garden-related activities in the Conservatory would provide another means of increasing public use of the recently restored facility, and enhancing recreation opportunities for young and old in the park. Seasonal flower displays, indoor and outdoor gardening activities, and lectures and classes could all happen at the Conservatory on a regular basis.

Upgrading of the Lodge should aim to restore its earlier appearance, and to enhance the surrounding landscape to a much more garden-like form. The parking area close to the river should be removed, and the river bank stabilized. Restoration of the landscape might concentrate floral displays in this area, as a way to continue a tradition of bedding out, but restricting it to a contained part of the park, since it seems that it did not play a large part in the original park design. This area close to the street and the river might also provide a convenient and attractive setting for wedding and other group photography.

F. Creating a Swan Barn

The successful reintroduction of swans to the park highlights the need for improved winter accommodations for the birds, including access to open water. The existing barn might be modified to a more picturesque appearance. Year-round open water for swimming and bathing might be provided in an enclosed yard adjacent to the barn, with the water circulated or heated to prevent freezing. The public should also be provided with the opportunity to observe the birds indoors, in a manner that does not disrupt their normal activity. A new bell tower could be erected near the Conservatory, incorporating the park bell.

Restoration of the Duck Pond and more appropriate public feeding of the ducks (duck feed versus bread) has done much to relieve the unsanitary conditions created by large numbers of birds gathering in one place. It may be necessary to further restrict inappropriate feeding to maintain conditions at the Duck Pond which are conducive to increased public visitation, and to allow natural vegetation to thrive at the pond edge.

G. Enhancing the Park Bungalow

Future upgrading of the bungalow should contribute toward restoration of the character of the original structure, particularly the exterior appearance. The large shed dormer on the east side should be removed, and the original roof form and windows be put back in place.

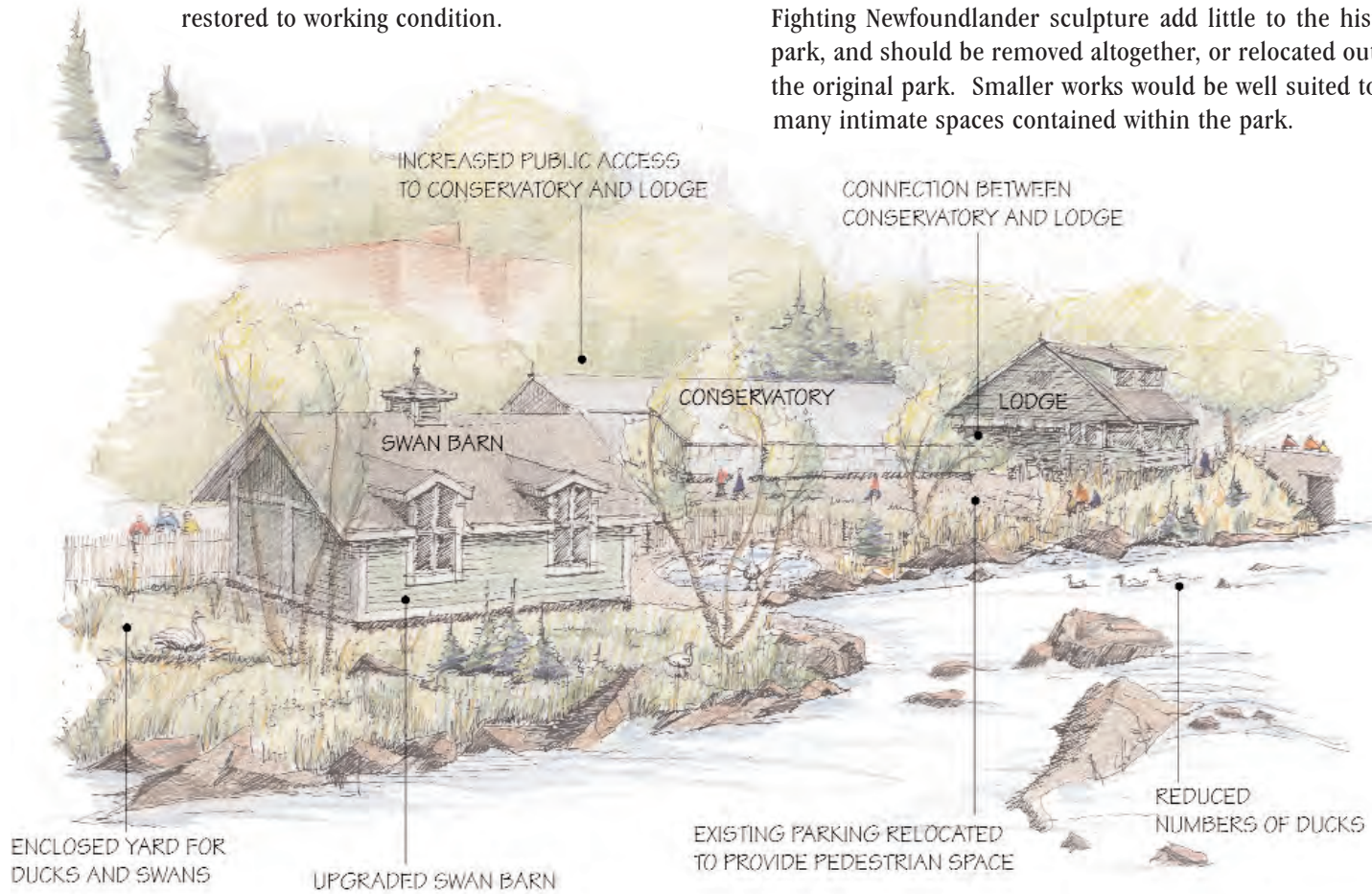
H. Refining Settings for Sculpture

Sculpture plays an important role within the original park, providing points of interest that lead visitors through the series of park spaces, and making metaphorical connections with landmarks in the history of Newfoundland and Labrador. The settings for sculpture require a resilient surface that can meet the wear imposed by numerous visitors. Settings should also

BOWRING PARK MASTER PLAN

provide an uncluttered site and sufficient space for viewers to appreciate the works. The setting for the Fighting Newfoundlander should be surrounded with a larger pedestrian surface, and excess ornamental planting should be relocated. The horse trough should be restored to working condition.

New sculpture introduced to the park should be carefully sited. It could be that the best place for large new works is in the western section, where there is little sculpture now. The furnishings (light standards and plaque) from the Confederation Boulevard which are now located by the Fighting Newfoundlander sculpture add little to the historic park, and should be removed altogether, or relocated outside the original park. Smaller works would be well suited to the many intimate spaces contained within the park.



ENHANCED PUBLIC ACCESS TO LODGE AND CONSERVATORY

Concept for Proposed Swan Barn, Grand Concourse Authority 2005.

I. Maintenance of Historic Bridges

The concrete bridge at the east entrance to the park, reportedly the first concrete bridge in the province, requires replacement for structural and aesthetic reasons. The bridge should be reconstructed to the exact appearance of the original.

Assessment of the stability of the stone bridge over South Brook is a high priority, with appropriate follow-up measures to be taken. It appears that at least the abutments may require additional shoring, and that the parapet requires replacement of missing stones and removal of excess mortar. Whatever the assessment, efforts should be made to preserve the bridge in its original form.

The high concrete pedestrian bridge spanning the T'Railway has recently been repaired and reopened to the public. Trees growing beneath the bridge should be completely removed,

and high hedges at the upper end of the bridge should be cut back hard or relocated. This vegetation now obscures views of the bridge and creates a forbidding and potentially dangerous entry point.

The wide vehicular bridge near the pool, which links the original park with western sections, should be modified to relate better to the pedestrian. Given the strength and breadth of the structure it may even be possible to lay down a thick bed of soil to accommodate landscape planting along the walk.

J. Guidelines for New Architecture in the Old Park

In the original 50 acre park new buildings should adhere closely to the architectural precedents set at the time the park was established. The original bungalow is a good example of the style of architecture appropriate for this section of the park. The rustic fences, benches and outdoor



Concrete bridge at the east entrance to the park, 2004.

rest areas originally incorporated into the landscape should be copied in style, albeit modified in materials to increase their durability and longevity.

K. Railway Artifacts

The history of the Newfoundland Railway, and the tradition of traveling to the park by train are interesting aspects of the park history which should be kept alive. Good condition surplus railway carriages in the park may be reused in the park to reflect this history. Potential uses could include a

refreshment stand along the T'Railway, or to provide some sheltered play areas within the playground. An open gazebo structure based on the form of old railway cars could also be created. These suggestions would be best implemented near the railbed. In the case that there are not cars in suitable condition, new structures recalling the cars or the shelter which was built for waiting passengers could be created for these purposes.



Bowring Park Bungalow, courtesy Bowring Park Foundation.

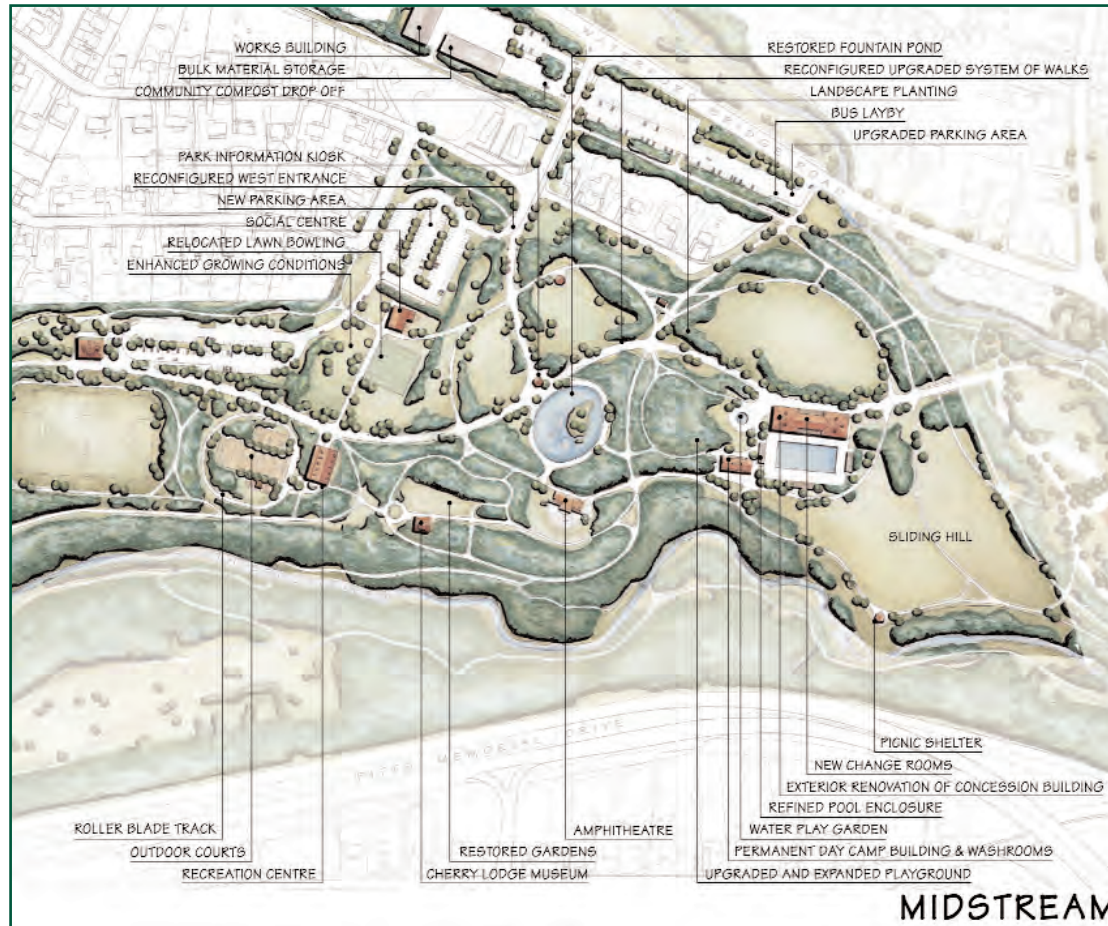
5.2 UPGRADING OF MIDSTREAM

A. Aims

Midstream will continue as a place for family recreation within a pastoral environment, reflecting the history of the site as the Squires family country retreat, and capitalizing on the many

recreation facilities already at this site, the heart of the park. Enhancement efforts will focus on providing opportunities for play and social gatherings within the historic landscape of Midstream and neighbouring farms.

The landscape will be enhanced to create a scenic resort for play, and to restore and perpetuate the landscape of the



Bowering Park Master Plan, 2005.

working estate Squires and Cochius created. By rehabilitating, protecting, and adapting the landscape of the original estate, the setting of the old Bowring Park will be enhanced with improved views and shelter in the west.

B. Landscape Planting

The main purpose of future landscape planting in the central section of the park will be to better reflect the character of the original park, preserve elements of historic farm landscapes and promote the renewal of natural vegetation.

Squires and Cochius created an elaborate landscape at Midstream, using large sweeping curves and naturalistic planting groups, in marked contrast to the rectilinear landscape forms of nearby farms. Much of the structure of this landscape remains, as well as many well formed mature trees and shrubs. Future development in this part of the park should work with the structure they established, and reinterpreting it to meet future needs. If this is done successfully, the former Midstream property will retain a feeling similar to that of Old Bowring Park.

Tree planting that has been done in the last 50 years within this section of the park bears a formality that contrasts with the old park. Evenly spaced rows of trees should be avoided, unless the intention is to preserve or replicate a historic planting pattern. Large informal groupings of trees should be used to define larger meadows with sparsely scattered trees. Early aerial photographs of the park clearly illustrate the pattern of planting that should be continued. The species mixture should also remain consistent with that in early park planting.

The street edges of the park should reflect the character of the interior park spaces, and help to screen views of traffic and other external features incongruent with the natural character being promoted. In many areas along the street edges of the park, heavy planting is needed to create a forest edge that accomplishes these aims.

Finally, park spaces which do not serve any particular function, even as a space for informal activities, may be considered for naturalization. Excess



Bowring Park playground.

mown areas may be allowed to regenerate naturally, or be planted with native plants in an effort to reinforce the natural setting which the early park creators fostered.

C. Central Avenue

Improvements to the network of walks at the core of the park aim to provide safe, convenient access for all park users, a coherent and legible system of walks, and a unified system of walk detailing.

The main drive through the core of the park will be converted to a shared way for pedestrians, cyclists, as well as maintenance and emergency vehicles. The existing vehicle access at MacNab's Lane and Park Road will be closed to all but pedestrians. The reconstructed Fountain Pond will form a hub for walks in the area, and provide an overall map of the systems of walks in the park, showing the location of key park features (park maps should be provided at all major access points).

The main road through this section of the park will become a broad path for park users, with a dedicated lane for bicycles, non-motorized scooters and the like. The curving layout of the lane has been exaggerated in the western sections of the park, to be more consistent with the informal design, and pedestrian scale movement.

This path is wide enough that one half may be cleared in winter time to provide a safe walking surface and the other half groomed for skiing and snow shoeing. Clear delineation of the bicycle and pedestrian environments should be maintained in a manner consistent with the character of the park. Subtle surface marking in paint, or a change in surface texture could be used to indicate the distinct zones; any signing used should be discreet and in keeping with the character of other site improvements.



Concept development for the proposed broad lane running through the park, Grand Concourse Authority 2005.

The main path through the park should have relatively consistent detailing from the concrete bridge at the Duck Pond to the lookout in the west, though the width may vary to suit site conditions and the level of use. The existing asphalt surface may work well for the path, but future upgrading should provide refined surface treatment and edge detailing appropriate to a pedestrian environment. Curbing at the edges of the main path should be flush with the walking surface to facilitate access to adjacent green spaces. Planting along the main way should aim to decrease the apparent scale of the walk, and provide variety and visual interest and shelter along the way.

Future lighting of walks within the park should be restricted to the main path. Lighting fixtures should be simple and discreet to reinforce the natural character of the park, rather than creating a 'street' through the core of the park. Benches, waste containers, and the like should be located along the main path for the convenience of park users.

D. Secondary Paths

Secondary paths in the core of the park should be rationalized to provide well defined access to major attractions, incorporating or reinterpreting historic routes wherever practical. The way to the Amphitheatre must be made particularly clear. Historic paths in the vicinity of Cherry Lodge should be reconstructed as a working part of the larger system and for their own historic value. Detailing of secondary paths should be kept relatively simple, with fine gravel surfaces and grass edging in most locations. Walk widths will typically vary between two and three meters.

E. Upgrading the Sliding Hill

The sliding hill will be maintained and used as an informal amphitheatre and play space. The two trails near the top of the hill will be rationalized into a single route. Planting along the

upper edge of the hill will help define the amphitheatre, reduce wind, screen views of the pool, and enhance snow capture on the hillside. Planting at the foot of the hill may be used to create a separation from the T'Railway, in areas where it does not pose a hazard to winter users. Utilities and an informal performance space could also be provided at the foot of the hill.

F. Lookout at Gaze Farm

The picnic shelter and lookout below the sliding hill are sited in the general location of the house and barns of the Gaze farm. The structure and space around here should be designed to reflect the history of the site, and to take advantage of the views of the valley below. As with other picnic shelters in the park, this space should provide room for a small group picnics, with water supply and barbeque facilities.

G. Renewing Poolside Facilities

The Bowring Park swimming pool is a popular summer attraction, but upgrading of the supporting buildings and landscape surrounding the pool should be a high priority. The pool and surrounding facilities should all provide universal access.

New change rooms and public toilets should be constructed in a form that relates to the architecture of the original park in scale, form and material. Pitched roofs with wide overhangs, painted wooden siding and restrained ornamentation may all be appropriate qualities. The change rooms should address the needs of pool users as well as children using the proposed water play garden nearby. The exterior appearance of the existing canteen structure should also be upgraded to complement the change rooms, and to help create a sheltered enclosure about the pool, screening views of the water slide and electrical utilities. Attractive furnishings should be provided for canteen patrons.

Views of the pool and water slide should be enhanced. A new pool enclosure might incorporate planting and trellis work to create comfortable seating areas for spectators, while maintaining a secure perimeter about the pool. Trees and shrubs should also be employed to help enhance the microclimate near the pool, and enhance its external appearance.

H. Relocated Fountain and Water Play Garden

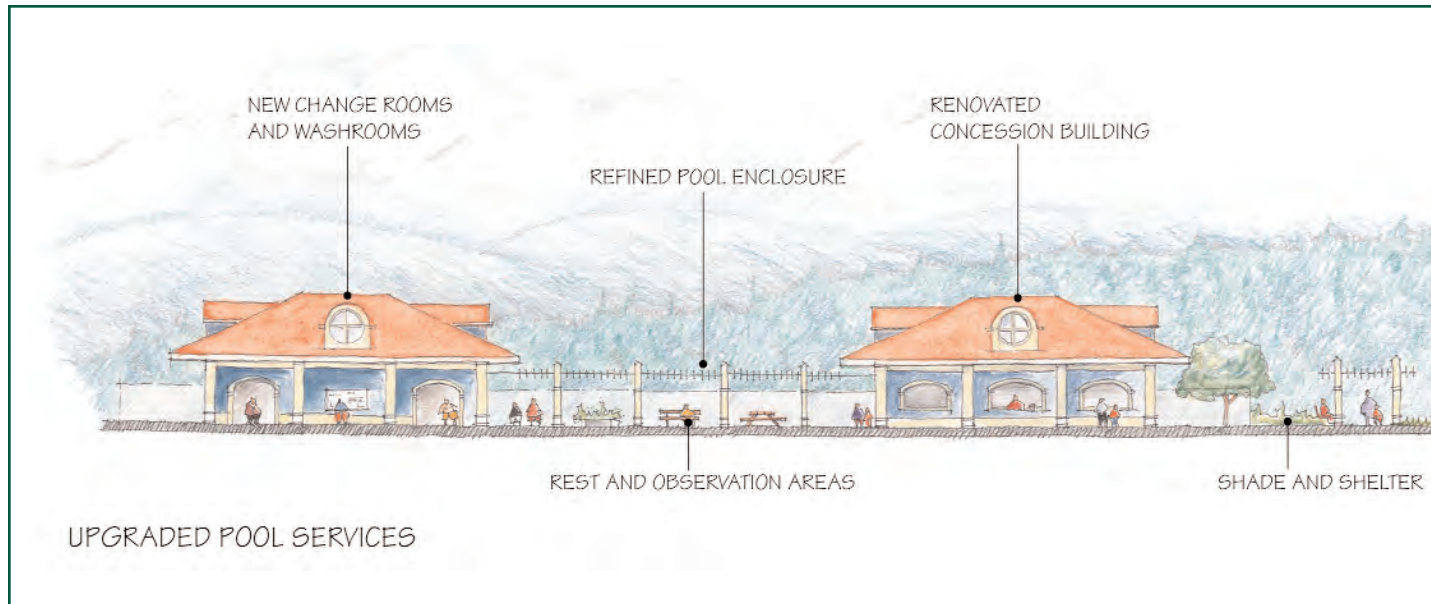
A new water play garden is proposed for the space between the pool and the playground, near the main walkway. The small fountain jet currently in the fountain pond should be relocated to a smaller basin that will act as a focal point for the space. The basin and central jet will provide visual interest and a space for play (toy boats) during the spring, summer and fall months. Low hedging and fencing encloses an area surrounding the basin, which contains a variety of water play features that will have

appeal in the warmer months. The nearby asphalt parking area will be removed and grassed to provide additional play space.

I. Permanent Structure for Children's Day Camp

The existing portable building located between the pool and amphitheatre should be replaced with a permanent structure to provide space for indoor children's activities throughout the year. This structure might also serve as a base for equipment rentals, affordable community rental, playground washrooms, and venue for seasonal refreshments.

A barn stood in this general location in the past, and it might serve as inspiration for the design of the proposed building. Good views of the South Brook Valley from this point could be taken advantage of with an outdoor gathering space.



Proposed concept of the Pool Facilities, Grand Concourse Authority 2005.

BOWRING PARK MASTER PLAN

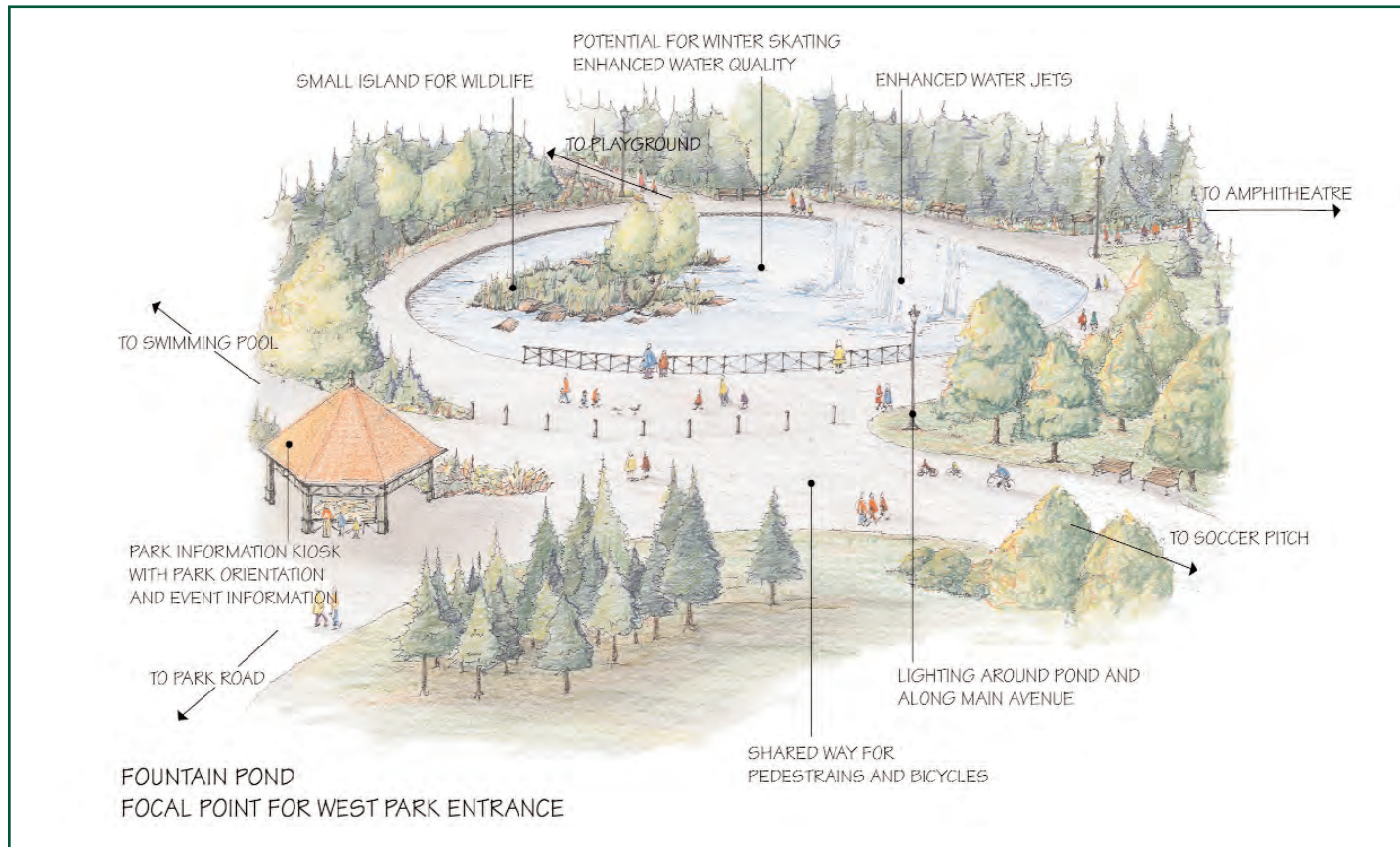
J. Upgraded Playground

The playground is to be retained in its current location; removal of the asphalt parking area provides additional room for free play, or the future expansion of equipment. Routine replacement of play equipment provides the opportunity to create a consistent play theme more closely related to the character of Midstream and the entire park. Robust elements in natural materials or colours, structures related to the retreat theme for this area of the park should be adopted over time. In

the short term, shelters and site furnishings could be added in support of the theme.

K. High Meadow (former softball field)

The high field opposite the pool will remain an open green space to accommodate a variety of individual and large group activities. The centre of the field should be maintained as an even grass surface, free of obstacles. Access to the field from the main pedestrian spine should be enhanced. The main walk



Proposed concept for Fountain Pond, Grand Concourse Authority 2005.

in this areas has been shifted toward the pool to allow for a more gentle slope up to the field.

The walk and planting north of the field should be configured to resemble the historic form of the space. The walk should be widened to a broad width. Tree planting should be restricted to the edges of the field, outside the walkway, where it will provide shelter and shade for picnic spaces, the walk and edge of the lawn. Benches, picnic tables, barbeque pits and waste containers should be provided at the perimeter of the field.

L. Amphitheatre

Upgrading of the Amphitheatre area should focus on maintaining quiet surroundings for the performance space, helping patrons find their way to the facility, and reducing the potential for vandalism in the area. The upgrading and expansion of other park facilities, particularly the adjacent play areas, should not detract from the quiet surroundings of the theatre. Upgrading of the path system and wayfinding aids should provide a clear route to the space.

M. Creating a Park Museum

Where the Squires' summer home Cherry Lodge once stood a new building could be constructed to reflect the original structure, with the purpose of relating the story of the former prime minister. The facility could also act as a park museum - relating a variety of park-related storylines, and providing a venue for community activities with a historical, horticultural, artistic or social aspect. The gardens which surrounded the original home should be recreated to resemble the original, and to complement a variety of programmed museum activities and general park use. Detailed exploration of the Squires property should be undertaken to support redevelopment of the site.

N. Fountain Pond Reconstruction

Reconstruction of the Fountain Pond and the surrounding landscape is intended to create a dramatic entrance feature and

meeting place at the west end of the park. Upgrading of the pond should complement the rivers, Duck Pond and water play garden by taking a different approach to using water. Water plants, wildlife and winter time skating could all be used to create new experiences within the park.

An information kiosk will provide a map of trails and amenities within the park, notices of programmed events in the park, a public telephone and shelter. Upgrading of the walkway system will reinforce the Fountain Pond as a hub in the western section of the park.

The quality of water in the pond itself must be addressed, which may require disconnecting the storm water inflow, or designing the pond to enhance the quality of the drainage which passes through it. The small jet at the centre of the pond should be replaced; a series of much larger jets would create a visual accent and help to mask noise pollution. The pond edge and surrounding walk will be reconstructed to create a broad promenade with seating, waste containers, and lighting.

O. MacNab Farm Social and Recreation Centres

Relocation of the park's maintenance from the MacNab property provides a site with relatively convenient pedestrian access, wide separation from area homes, along with two buildings and associated works yards for reuse. These sites should be redeveloped to provide additional recreation opportunities in the park for groups not currently well served. Reuse of these sites also provides the opportunity to enhance their visual appeal. The structures on site should be assessed for reuse as recreational facilities.

P. Social Centre

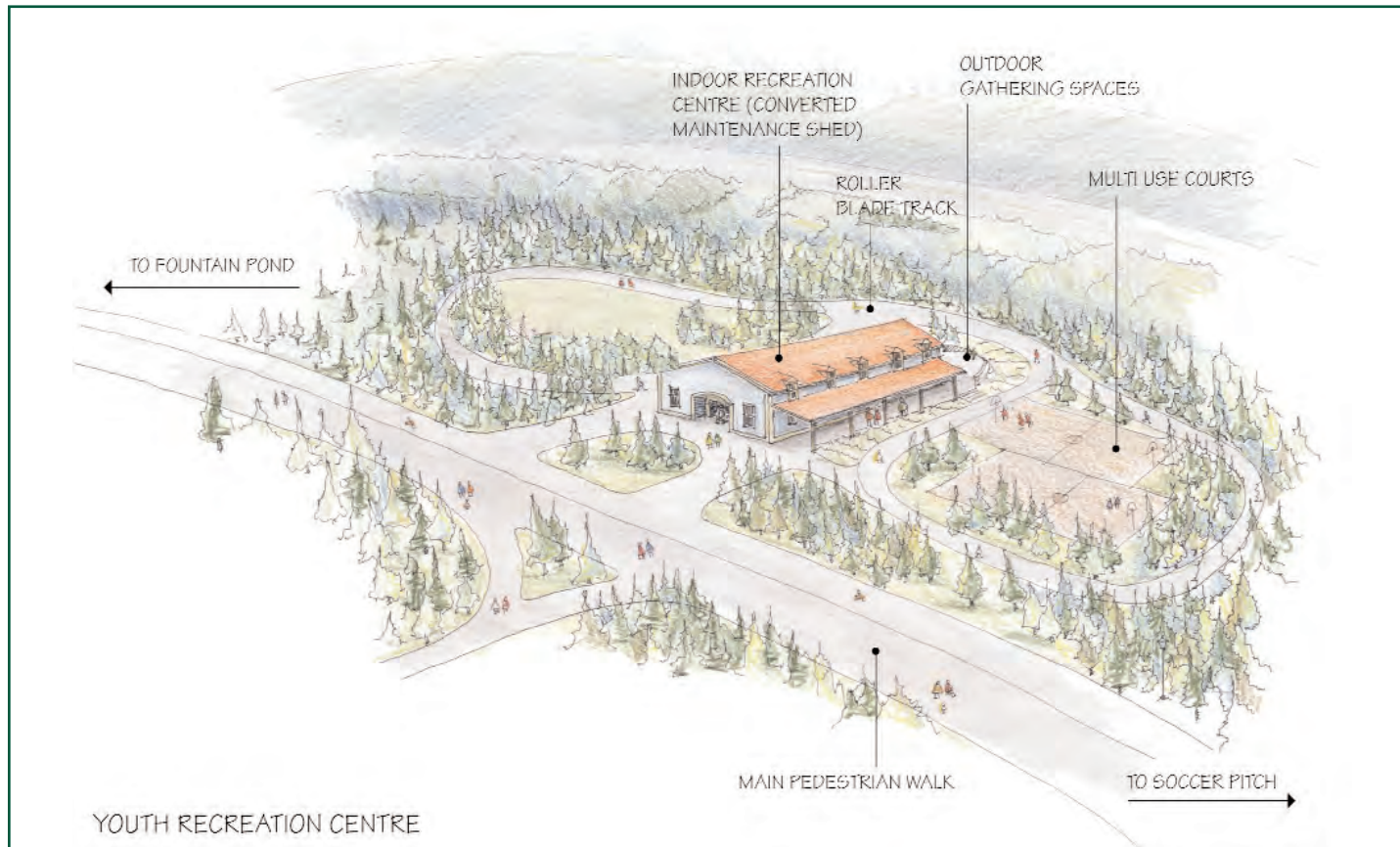
The MacNab home and gardens once occupied much of the site on the north side of the walkway. Since this area has potential for particularly convenient parking, it is proposed for reuse as a

BOWRING PARK MASTER PLAN

community social centre, incorporating some light leisure facilities. The existing structure may be suitable for conversion to a gathering place with multi-purpose facilities for meetings, exercise classes, art instruction, food service, and social events. Outdoor spaces should include a relocated lawn bowling green, and garden spaces and lawns suitable for a variety of games and social activities. Redevelopment of the site should incorporate references to the earlier farm landscape as opportunities allow.

Q. Recreation Centre

The southern part of the former MacNab farm site is recommended for the development of more active recreation facilities for youth and adults. The relatively new works building may be suitable for reuse as an indoor recreation centre, with its exterior and surrounding landscape modified to more appropriately reflect the character and history of the park.



Proposed Concept for Recreation Centre

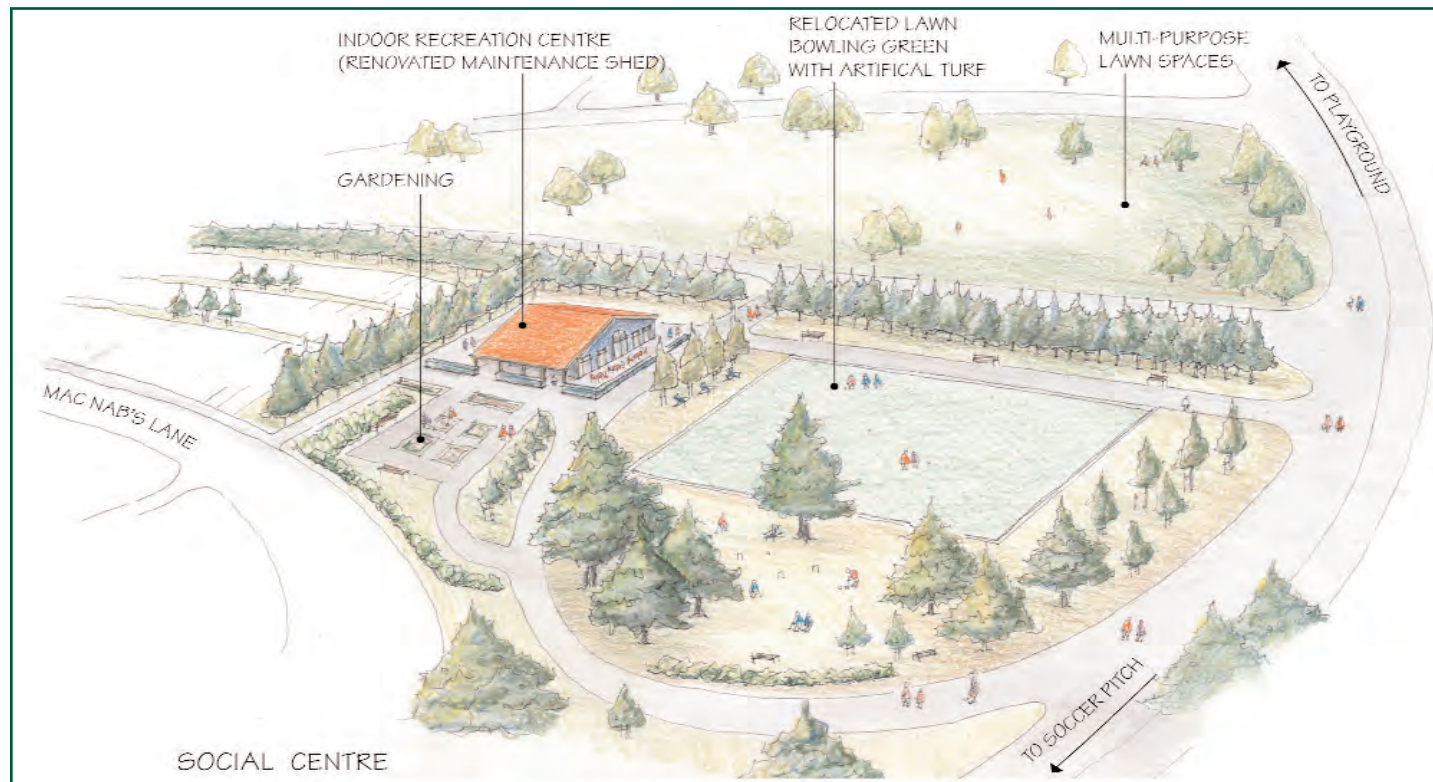
BOWRING PARK MASTER PLAN

Existing yard spaces should be used to provide new outdoor recreation facilities while restoring the landscape to soften any visual impact these may have. Facilities developed should meet the needs of youth in particular. A loop for roller blading, outdoor multi-use courts, a small skatepark, social spaces, a small performance area, and a lookout over the South Brook Valley might all be suitable amenities to develop in this area over time. These must be carefully integrated into the landscape to retain the natural character and provide pleasant outdoor spaces. Land forming may be used to reduce the level of sound from the site. Permitted times for use of the outdoor

recreation facilities should be enforced to prevent any disturbance to neighbouring properties.

R. Upgrading Parking area at Waterford Bridge Road

The existing large lot should be landscaped, paved and lined to provide more clearly defined circulation and parking, and to enhance its appearance. Provision should be made for a bus drop off area within the lot, with a large bus shelter along Waterford Bridge Road. Safe pedestrian access to the park should be improved by providing broad walks into the park along Park Road and the east end of Squires Avenue. Upgrading of the



Proposed concept for Social Centre adapting existing building, Grand Concourse Authority 2005.

lot should not decrease its parking capacity greatly, or over-complicate snow removal operations. Runoff from the lot should be slowed and filtered before being introduced to the Waterford River.

S. New Parking

An access lane and space for parking up to 123 cars is proposed for the hill now occupied by the lawn bowling green and railcars. Parking in this location will provide convenient access to the senior's recreation facilities and the remainder of the park. Future parking near the soccer pitch will be accessed by the lane leading through this area. Parking may be developed incrementally in this area as demand warrants. The parking lot

must be well landscaped to ensure it maintains the character of the larger park, and as minimal negative impact on the surrounding landscape.

T. Relocating Park Maintenance Facilities

The relocation of park maintenance facilities aims to enhance the safety of park users, improve visual and acoustic quality within the park, and facilitate maintenance operations. All major park maintenance facilities will be removed from the interior of the park and located in a compound between the Newfoundland T'Railway and Waterford Bridge Road, west of Park Road. Maintenance operations should be screened from view by a dense buffer of native vegetation along all edges of the site. Vehicles will



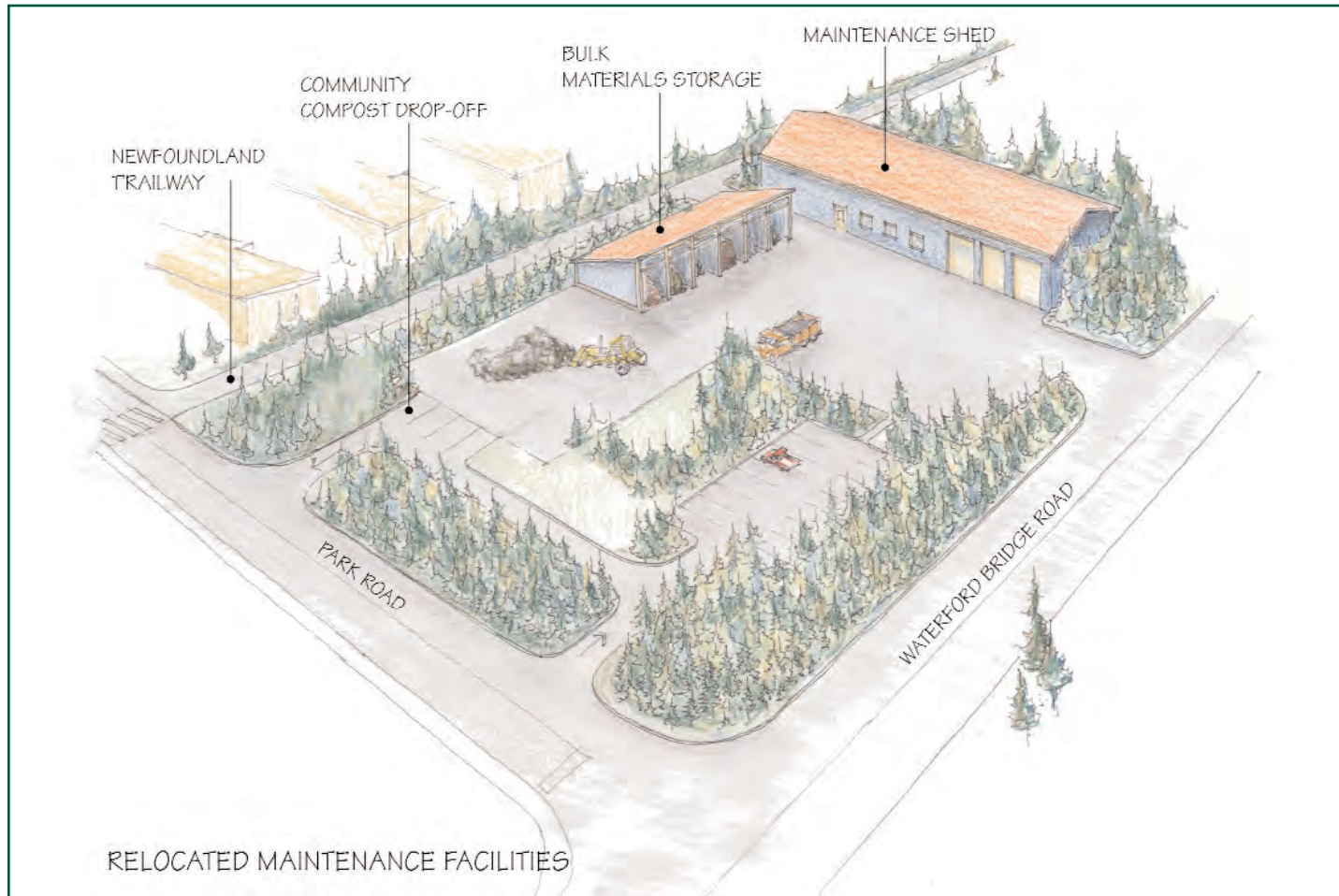
Bowering Park Master Plan, 2005.

BOWRING PARK MASTER PLAN

access the yard from Waterford Bridge Road; small maintenance vehicles may access the park via the Newfoundland T^railway. Staff parking will be provided nearby.

The new maintenance building is oriented with its back to adjacent residential properties to minimize the potential for interference

from sound or views. Covered storage bins provide storage for materials currently stockpiled in the park. A drop-off for yard waste and compostables can be included at the edge of the works yard, eliminating the need for the seasonal leaf drop area in the parking lot.



Proposed concept for Maintenance Facilities, Grand Concourse Authority 2005.

5.3 UPGRADING OF O'BRIEN'S HILL

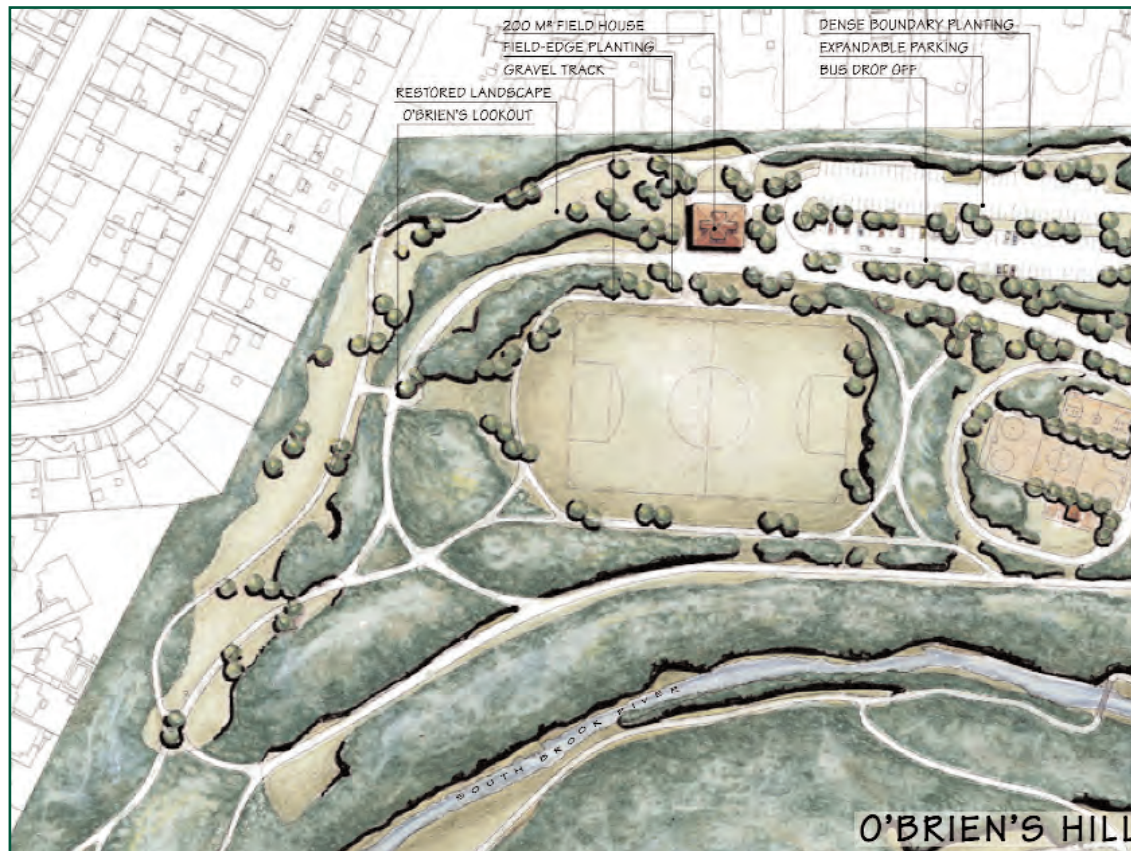
A. Aims

The O'Brien Hill will act as a transitional space between the active core of the park and the mostly natural South Brook Valley. Planning for the northwest corner of the park recommends robust landscape planting and the promotion of native vegetation to create a quiet refined setting for existing park activities, and to provide separation from adjacent homes. The soft landscape at the O'Brien

Hill should be developed in imitation of the original park landscape, and act as something of a western bookend to the original park. Basic facility upgrades will support use of the soccer pitch, and enjoyment of the scenery at the highest point in the park.

B. Landscape Planting

Though the higher ground in this section of the park was once almost entirely cleared for agriculture, the plan recommends reforesting much of the site to create a visual buffer next to area



Bowring Park Master Plan, 2005.

homes, to improve the microclimate of the area, and to integrate the proposed facilities into an attractive whole. The soccer pitch should be surrounded with vegetation to mask the side slopes which resulted from the construction of the field, and which lend it an artificial look. Enclosed, the field might resemble a farm field from days gone by. This planting should not obliterate views to Signal Hill from the field. The line of spruces which defines the southern edge of the field is the best remnant of the O'Brien farm landscape and should be maintained.

The landscape between the soccer pitch and the planted buffer along property lines to the north and west should be formed into a series of open spaces and planted areas resembling the treatment used in Old Bowring Park. Particular care should be placed on the restoration of the man-made valley, west of the crest of the hill. Filling, re-grading and planting should transform this into a pleasing space. Together these informal wooded and grassed areas will provide opportunities for a variety of informal activities within a relatively secluded environment.

Many large cultivated trees grow to the east end of the soccer pitch; these are remnants of a tree nursery. With careful handling, these trees can still be successfully replanted in the park, and will make a significant contribution to the landscape. New locations for these trees should be identified as part of the larger landscape planting plan for the entire park. Trees not suited to the park may be moved elsewhere. Native plants to be displaced in the upgrading of this area should also be considered for relocation within the park.

C. Upgrading of Walks

Upgrading of the northwestern section of the park will create a system of well defined walks in place of the numerous informal paths which exist now. The main pedestrian walk extends through the core of the area, terminating at the lookout on the crest of the hill, west of the soccer pitch. Secondary walks continue from the lookout through the South Brook Valley, with a side extension to Beacon Hill Crescent. A variety of smaller walks will weave through the restored landscape, allowing more intimate experiences of the park.

D. O'Brien's Lookout

The key attraction in the western end of the park will be the lookout created at the edge of the woodland at the height of land west of the soccer pitch. This feature will provide the terminus for the main pedestrian spine which extends through the park, as was characteristic of Frederick Todd's designs. From this point narrower walks will provide a return route to the east, along the two sides of the South Brook Valley.

The lookout itself will provide spectacular views of the landscape to the east, including Signal Hill and the Narrows. The form of the lookout should reflect the materials and construction techniques used in the creation of the original park, and complement the relatively natural conditions that will eventually prevail at this end of the park. This lookout and other features and spaces to be developed in the park should be named to reflect the history of the site.

E. Field Upgrades

While Jamie Morry Field is popular with the soccer crowd, some basic upgrading could enhance its look and function. More substantial spectator seating and player benches are needed; these might be built into grade to ensure they do not detract from the natural setting to be created. At the east end of the field a small amount of fencing and larger extent of shrubbery is needed to catch balls which go out of play and roll down the long slope into the bush. It is important to avoid industrial fencing which might tend to make the field look more like a sport facility, which is not in keeping with the vision for the park. For similar reasons, there should be no field lighting installed. A path encircling the field provides an informal running track.

F. Field House

A small building near the soccer pitch is recommended to meet the general needs of park users and provide public washrooms and change facilities for the field. The building could also be used as a base for equipment rentals to park users and for selling snack food. Washrooms should be open during the daylight and early evening hours.

BOWRING PARK MASTER PLAN

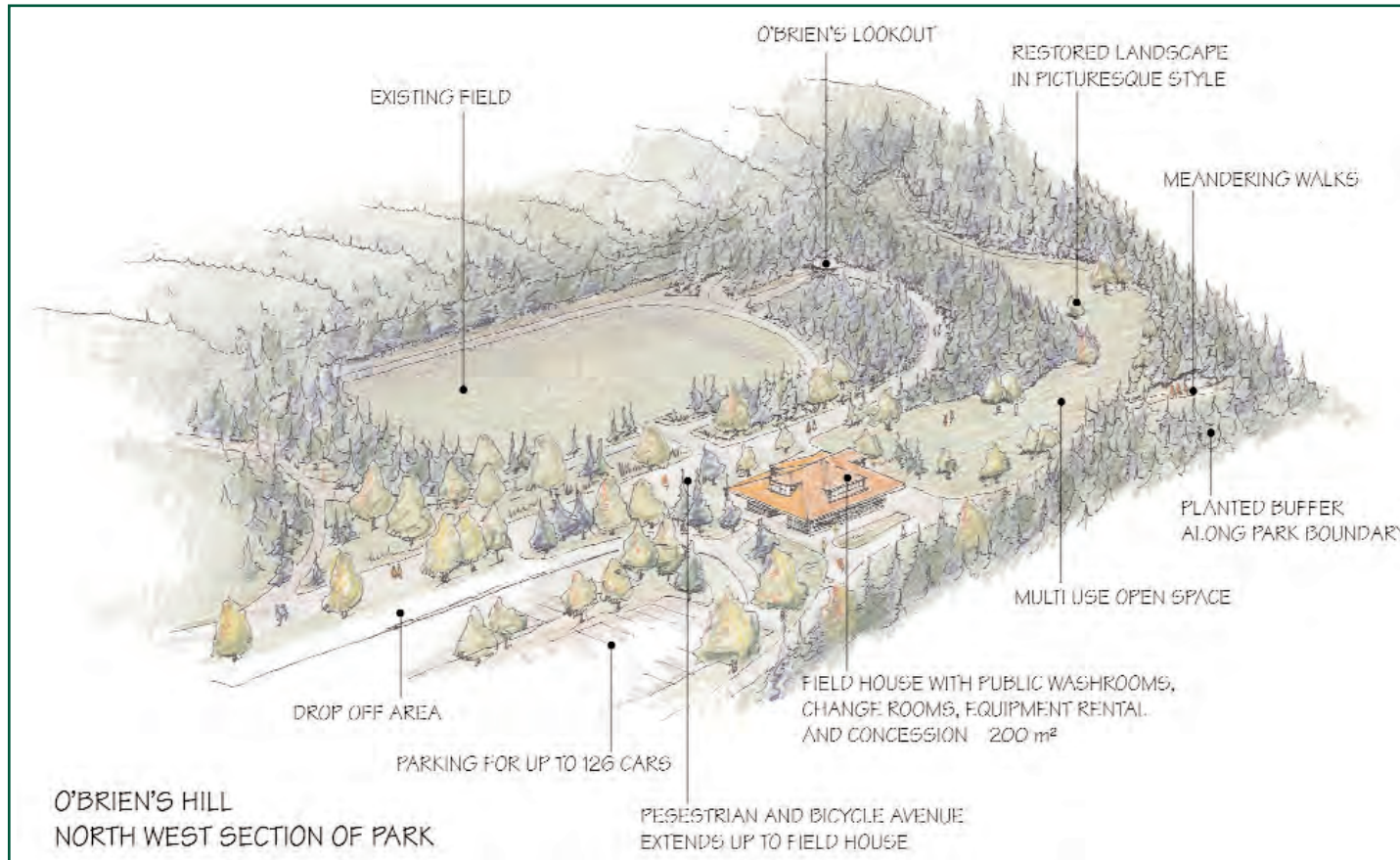
G. Increased parking

A space for parking in the western end of the park has been identified, with capacity for 140 cars and 3 buses. The current need for parking at the west end of the park is much less than this; 20 to 40 parking spaces in this area should meet the need for players or spectators to park near the soccer pitch. Once the loop drive has been created, the amount of parking may be gradually increased as required. If large volumes of cars need to park in the area on an infrequent basis, it may be feasible to leave many of the

stalls unpaved, and have parking on a reinforced grass surface. There should be no access to this lot after the park has closed in the evening, to reduce the potential for nuisance to neighbouring homeowners.

H. Potential Site for the Newfoundland Science Centre

The Newfoundland Science Centre is examining five local sites in an effort to identify the location for a new 2800 square meter facility. Two park sites are under consideration, one lies

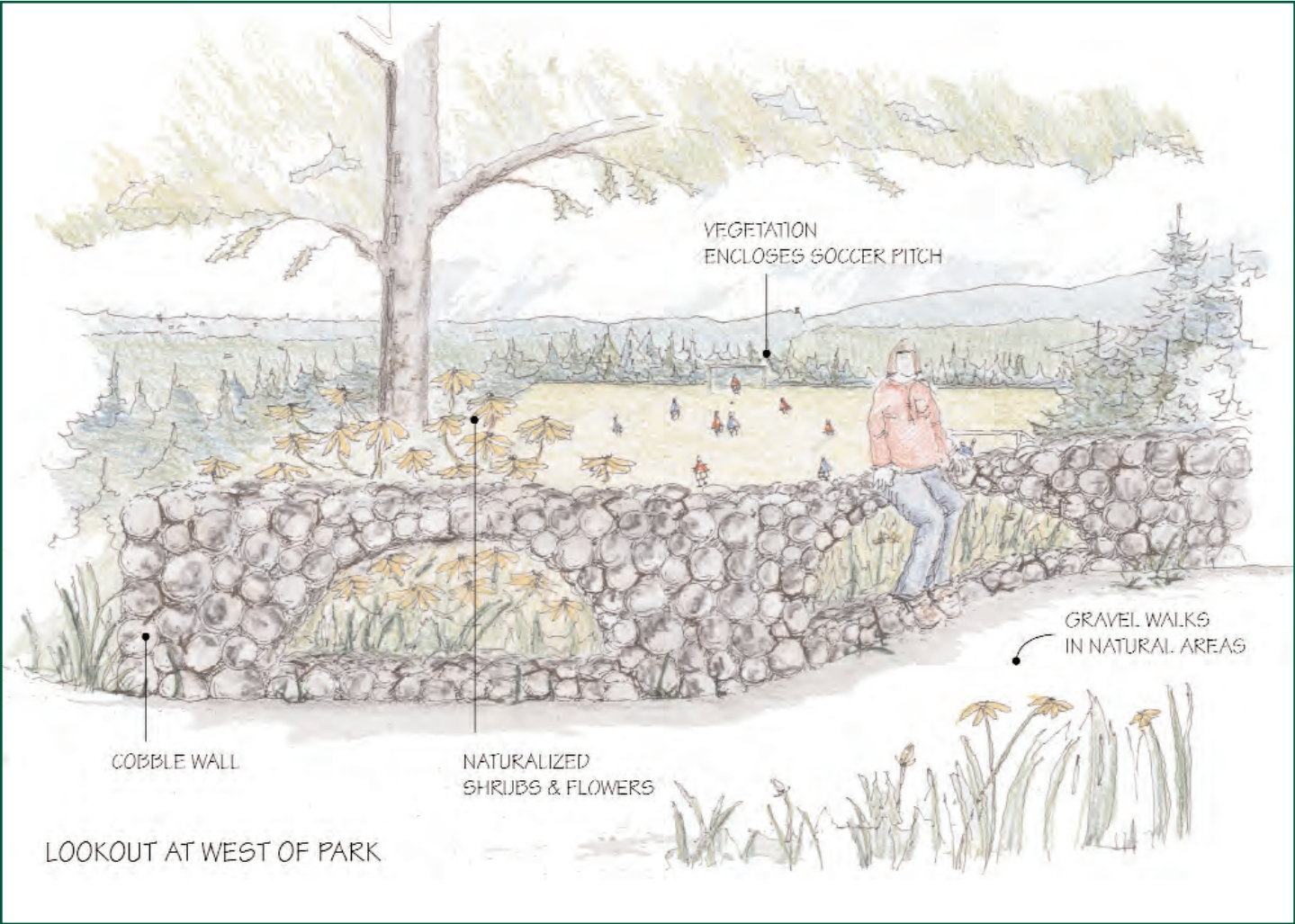


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BOWRING PARK MASTER PLAN

immediately east of the soccer pitch overlooking the South Brook Valley, the other would be in the location of the proposed indoor recreation centre. Depending upon the final design, the centre may be too large a facility for the available space, and an awkward

fit with the more natural character of the park being proposed. Therefore, the plan recommends against Bowring Park becoming a future location for any facility of such size.



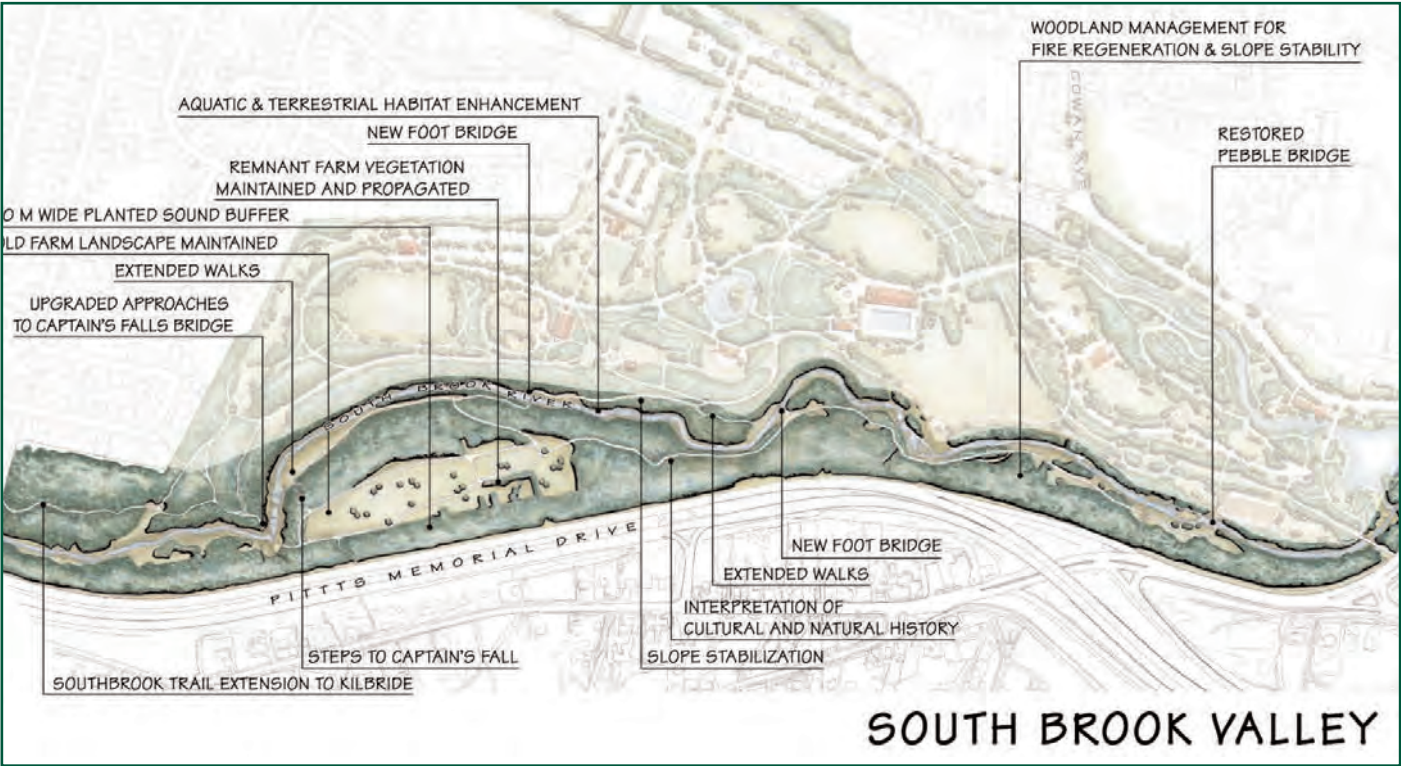
Proposed concept illustrating proposed Field House, Grand Concourse Authority 2005.

5.4 UPGRADING OF SOUTH BROOK VALLEY

A. Aims

Design for this area of the park seeks to promote enjoyment and access to natural environments and former agricultural landscapes in a way that is sensitive to their environmental and cultural significance. Upgrading will provide high quality opportunities for nature observation and appreciation, while respecting the character of the landscape, and preventing over-development of the area. Improvements should focus on

providing basic visitor amenities, measures to reduce visitor impacts on the environment, and efforts to enhance environmental quality. The stability of slopes and stream banks in the stream valleys, the health of streams, and the impact of noise from Pitts Memorial Drive are priority environmental concerns for action. This section of the park will be maintained to promote the natural flora and fauna in sensitive areas, and in areas which have traditionally been in a natural state. Old farm landscapes will be maintained to preserve their structure of fields, hedgerows, gardens and building sites.



Bowring Park Master Plan, 2005.

B. Extending and Upgrading Trails

Trails in this part of the park will provide pedestrians with access to quality natural and cultural landscapes, but to also help ensure the protection of these resources by providing suitable walking surfaces and limiting access to the most sensitive areas. The upgrading and extension of walking trails will provide walkers with exposure to more diverse experiences, and help to reduce the intensity of use on any one route.

New steps should be constructed to link Captain's Falls with the South Brook Trail. These steps will allow the restoration of the eroded slope which has developed from use of the path on the steep embankment near the falls. The approaches to the bridge at Captain's Falls should be upgraded to be more comfortable for walkers, and complement the design of the weathered steel bridge structure and the natural environment. New walking routes may be developed along traditional farm lanes and

informal paths that have developed in this area of the park. A new hiking route should be extended upstream along South Brook to link beneath Pitts Memorial Drive to Kilbride and beyond. The Waterford Valley Linear Park Study (Grand Concourse Authority, 2000) provides a description of the opportunities and the challenges associated with this work, and rates this trail as a feasible initiative.

C. Protecting and Restoring the Environment

Summer bush fires are a common occurrence in 'the flats' (a secluded area along South Brook) and pose a considerable hazard to the adjacent woodland. Efforts to mitigate this threat might include increased surveillance of the area to deter people, and forest management to reduce the amount of fuel available for starting fires, and the potential for fires to spread rapidly.



Courtesy Bowring Park Foundation.

The steep slopes of the South Brook Valley are naturally prone to erosion, which has been accelerated by the impact of walkers, concentrated runoff, and high stream flows. Visually unobtrusive measures to stabilize rapidly eroding banks are required in a number of areas. More proactive approaches to preventing excessive erosion could include controlling pedestrian movement, construction of suitable walking surfaces, and the dispersed release of storm water into the valley. Monitoring of slopes should aim to deal with erosion problems while they are small, and less expensive to redress. New initiatives in the park must be sensitively planned to prevent new erosion problems from developing.

The sound of traffic on Pitts Memorial Drive affects the serenity of the entire park. Efforts to reduce the acoustic and visual impact of the highway should include earth berming and dense planting along the highway edge. There may be a time where surplus fill could be obtained at low cost to allow the creation of a continuous berm along the park edge. To have any significant impact as a sound barrier, planting must be at least 30 meters wide with a dense understory, and form a continuous buffer along the park edge. Efforts to limit the impact of sound pollution should be implemented throughout the park.

The traces of the LeMessurier farm landscape should be uncovered, managed and interpreted to perpetuate and highlight the history of the site. Efforts might include clearing and periodic mowing of old farm fields to their original extent, retaining and nurturing of original trees, and marking the sites of buildings, gardens and other farm features. Characteristic plants from the old farm landscape might be propagated and planted to continue their presence here, or elsewhere in the park that is appropriate. Interpretation of the site could explore the agricultural history and social history of the site and those who inhabited spaces now contained within the park.

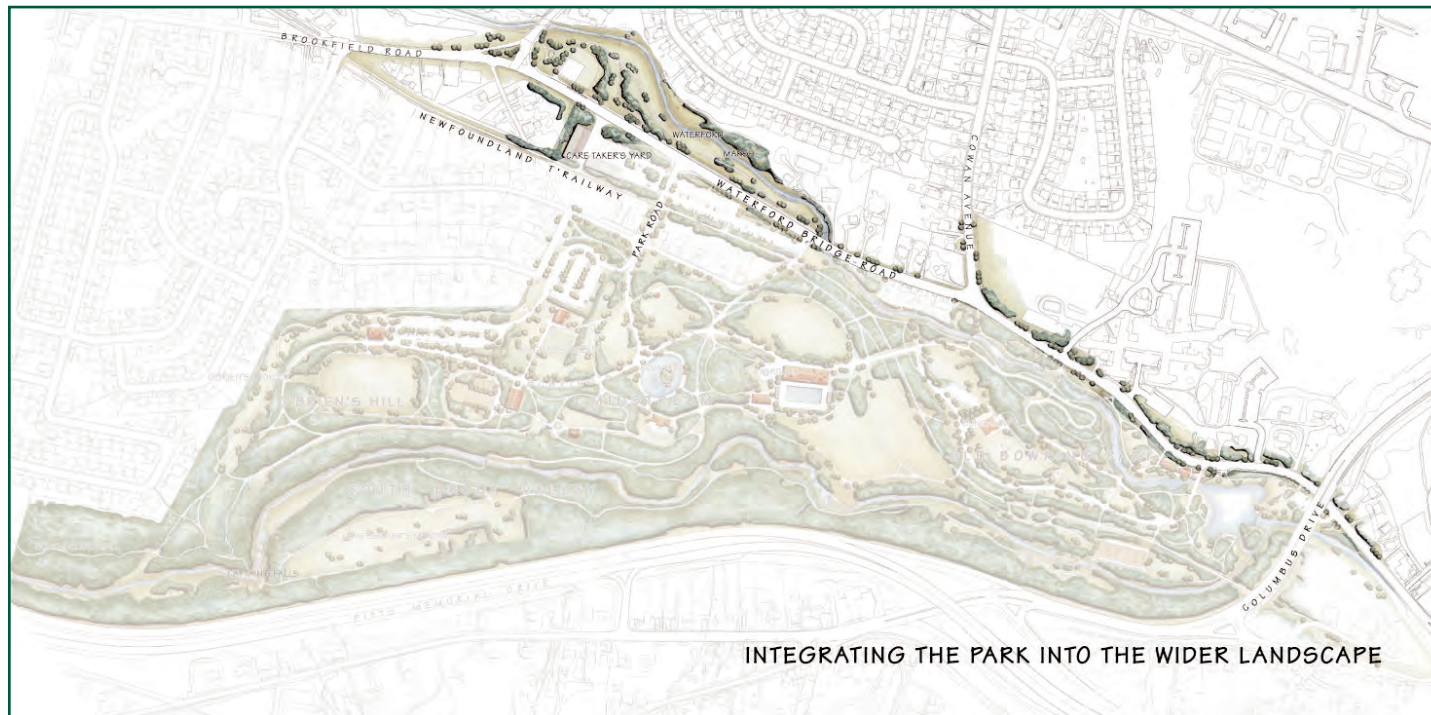
The subtle richness of the landscape along South Brook and to the south provides many opportunities to interpret the cultural and natural history of the area. Interpretation efforts in the valley should mesh with a broader scheme to interpret the entire park. To protect the scenic quality of the area and reduce potential for vandalism, signing on the ground should be simple, robust and sparingly used. Theme events, guided walks, pamphlets or audio guides may also be used to communicate the interpretive themes. Organized activities might include guided nature walks, harvest activities (making hay, growing vegetables, picking apples), story telling by a campfire, or organized swimming outings to Captain's Falls.

5.5 INTEGRATING THE PARK INTO THE WIDER LANDSCAPE

A. Aims

The character of the landscape at the interior of Bowring Park should be extended to spaces surrounding the park, and outward along the main approach routes leading to the park. The extension of the park landscape into the broader context

will help maintain the visual quality of the park by providing attractive external views, and approaches that allow visitors to anticipate the experience of the park itself. Some of the surrounding landscape already resembles the park, having been developed during a similar time frame. Enhancing access to the park, including parking, for park users and the general public should be a second emphasis for improvements at the periphery of Bowring Park.



Bowring Park Master Plan, 2005.

B. Landscape Improvements

Landscape enhancements outside the park should include street tree planting where needed, and forestation of open spaces adjacent to Pitts Memorial Drive and Columbus Drive. Views toward newer construction in Kilbride from the pool area might also be softened by large scale planting in that neighbourhood.

Visual links between area streets and the Waterford River could also be upgraded in some areas. Immediately east of the park the railings along Waterford Bridge Road could be upgraded in a manner that suits the park, and the parking area opposite Corpus Christi Church landscaped to create a more pleasing foreground for views of the river.

C. Park Gate at Mackey Place

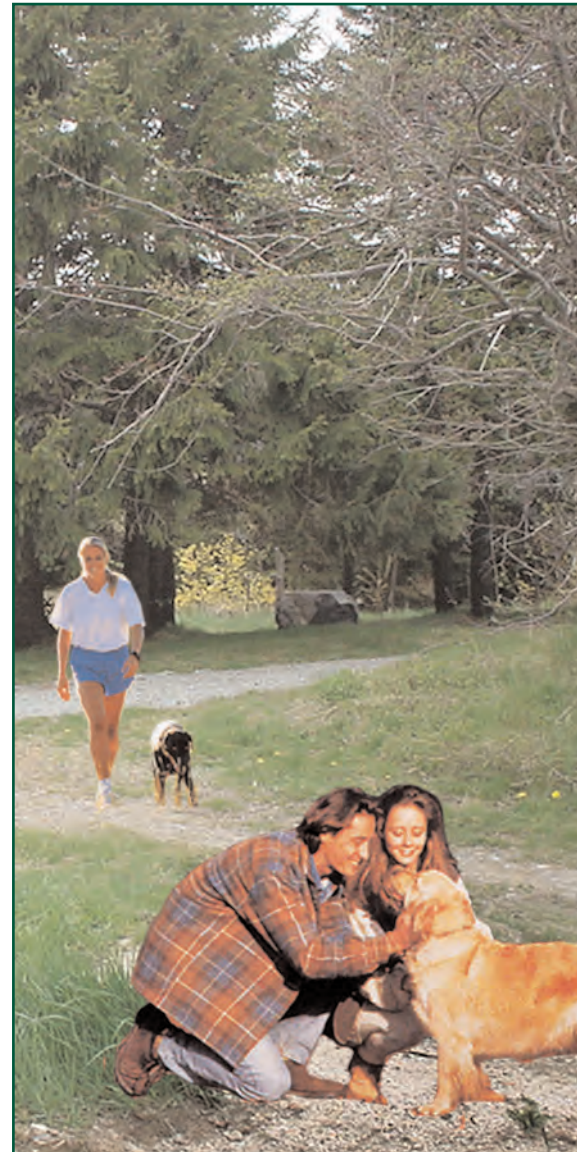
With the upgrading of the Newfoundland T'Railway, the walk from Mackey Place has become a well used entrance to the park. Landscaping of the park should extend out to the street at this location, and an appropriate gateway treatment with signing should be created.

D. Incorporate ParticiPark into Bowring Park

The ParticiPark north of Waterford Bridge Road and east of Cowan Avenue should be developed to reflect the character of Bowring Park, and possibly even incorporated as a part of the park. The generally natural character of this thin wedge of land between the street and the river already effectively complements the park.

E. Off-Leash Dog Park

An enclosed space where city dog owners might allow their dogs to run off-leash was one facility suggested for inclusion in Bowring Park that was not able to be suitably integrated into the plan. A large natural area within the ParticiPark should be enclosed with attractive fencing to provide a second off-leash space for the city. This space could be maintained in a relatively natural condition as one way to minimize the potential negative visual impact. Use of this area for dogs needs to be controlled to prevent harm to river life; it may be appropriate to prevent dogs from accessing the river and worrying wildlife. Wear and tear on the landscape should not be permitted to reach the level where natural vegetation is threatened, or erosion problems arise.



An off-leash dog park was identified as a desired amenity during public consultation.

Restricted hours of operation or periodic resting of the landscape may help to prevent these negative impacts.

F. Parking External to the Park

While the master plan has identified opportunities to increase parking close to the centres of activity within Bowring Park, it is preferable that new opportunities for parking outside the park be pursued, to minimize the need for converting green space to parking. On street parking is currently permitted along Waterford Bridge Road. A large vacant field on the Waterford Hospital grounds, at the corner of Cowan Avenue and Waterford Bridge Road might be jointly developed by the City and the hospital, providing parking close to Old Bowring Park. Similarly, the lot opposite Corpus Christi Church might be cooperatively upgraded to meet the needs of the church and park users.

G. Newfoundland T'Railway

City walks, the Grand Concourse network of walks and the Newfoundland T'Railway all provide excellent opportunities to promote walking and cycling to the park as an alternative to driving. This would fit well with efforts to reduce resource consumption, promote activity and reduce demand for parking at Bowring Park.

The Bowring Park Foundation, in partnership with the Grand Concourse Authority and the City of St. John's might investigate developing this important link into the park as a component of a larger sustainable transportation initiative. The Newfoundland T'Railway connection into the park from the Downtown and Mount Pearl could become an initial sustainable transportation demonstration project that could be integrated into a larger regional project.



The Newfoundland T'Railway through Bowring Park.

6.0 PARK PROGRAMMING

The events initiated by the City's Recreation Department and other groups active in Bowering Park make an important contribution to the public use and enjoyment of the park. A good deal of programming is currently offered in the park; this section provides some suggestions for additional programming that could be pursued as staffing and facilities in the park permit. In time the park may be an appropriate base for permanent recreation staff, to assist in the development and operation of recreational programming.

Park programming should aim to promote healthy lifestyles in the community. Specific activities and events could be tailored to draw non-traditional park users into enjoyable social and physical pursuits which may lead to healthier lifestyles. Similarly, provision of diverse leisure opportunities in keeping with the character of the park may help to involve a larger part

of the population in active living. Programming for children and youth should promote lifelong fitness habits.

Park programming should aim to distribute activity through the park to prevent excessive strain on the physical environment. Promoting use of the park and park facilities during 'off-peak' times will permit full use of the facilities developed and may help alleviate congestion and parking shortages. Enhancing park activities in the shoulder seasons of park use may also contribute to the development of a lengthened local tourism season.

Park programming might also be developed in conjunction with the various public institutions located near the park. The Waterford Hospital, Newfoundland School for the Deaf, St. Luke's Home, Agnes Pratt Home and area schools might all be engaged in developing future programming tailored to the needs of their constituents.



Programming should promote use of the park through the year.

6.1 HISTORICAL PROGRAMMING

As the centennial of the park's opening approaches, programming which builds on the history of the park may be of particular interest to the community. The history of the park could be further researched, documented and communicated, to help guide the future development of the park, and to provide an accurate record for future generations. As well as the development of physical aspects of the park, historical research could collect the stories of park users, revealing the role the park has played in the community over the decades.

A historical tour of the park could be developed in a guide format that would meet the needs of organized tours, and also work for self guided explorations. The guide might explore the history of the site prior to the creation of Bowring Park, as well as the development and use of the park over the years. The character of historic park users as well as the Bowrings, Todd, Cochius, Squires and other residents of the farms which were incorporated into the park might all be explored.

Themed events to celebrate the history of the park could be developed as part of centennial celebrations for the park; some might become more enduring features in the park calendar of activities. A new event such as a spring cross-country race might be established within the park, as a lighthearted reference to Sir Richard Squires' dash from the Colonial Building in the 'Riot of '32'.

6.2 ART AND CRAFT PROGRAMMING

Bowring Park is already a common subject for painters and photographers, but further programming could be developed to provide instruction to would be creators, and to broaden the scope of art and craft activities available to the public. The natural and man-made landscape might provide an appealing basis for art classes in the representation of landscape and nature subjects. The historic side of the park could provide a starting point for a variety of programs of instruction for traditional Newfoundland handcrafts.



Maria and Rudolf Cochius, courtesy of Bowring Park Foundation.

The existing Amphitheatre and theatrical programming in the park could be expanded with summer theatre schools for all ages. Artistic creation in the park might logically lead to exhibitions or competitions of works with a link to Bowring Park.

6.3 HORTICULTURAL PROGRAMMING

Horticultural programming could be provided effectively at Bowring Park, which has ample space, extensive natural and horticultural vegetation, and a small conservatory to further facilitate year-round programming. Gardening workshops could focus on indoor plant care and propagation, flower arranging and other related activities. Outdoor park vegetation might also provide an opportunity for instruction and hands-on experience in a wider variety of landscape maintenance practices: cultivation, pruning, planting techniques, plant protection.

A volunteer coordinator on Parks' staff could manage community gardeners who might lack a garden of their own, but still wish to experience the exercise and pleasure to be found in gardening. The purpose of such a program would not be to displace Parks staff, but to allow the public to contribute to the care of the park, and help build public understanding for the care and skill required to maintain Bowring Park.

A variety of park guides could be produced to allow for interpreted walks in the park, or to support self-guided outings. A horticultural guide might highlight the design and the evolving form of the park, as well as the variety of horticultural plants collected within Bowring Park - creating a sort of arboretum guide. A spring festival could also be initiated, perhaps in celebration of the diverse spring blooms found in the park, both in nature and horticultural planting.



Winterscape in Bowring Park..

6.4 ENVIRONMENTAL PROGRAMMING

The rivers, woodlands and meadows in the park provide excellent opportunities for programming built on the natural history and geography of the park. Workshops and outings in the park could focus on plant and wildlife identification, as a starting point for more in-depth study of park life. School or community groups could undertake habitat enhancement or environmental monitoring projects in the park.

Guides could be developed to highlight the geography and natural history of the park, possibly relating how the landscape of the area was formed through geological processes, or pointing out the flowering plants found in natural areas of the park, and their season of bloom. Themed events relating to the natural environment could celebrate the native plants and animals of the park, or mark the summer solstice or the change of seasons.

6.5 PLAY AND SPORT

Keeping the fun in the visit to Bowring Park is an important aim of the master plan. Programming for physical activity in the park should emphasize less structured forms of activity, and aim to include a broad segment of the population in active living. Special purpose facilities for competitive sport might be better placed in other locations.

New recreation oriented buildings in the park could support placement of permanent recreation staff, and provision of sporting and game equipment for rental or loan. Programming and equipment rentals should promote year-round use of the park, and diverse opportunities for activity. Special themed events could be used to promote new opportunities for activities created as the park is improved.



Tobogganing on sliding bill in Midstream.

6.6 SOCIAL ACTIVITIES

Programming of social events might take advantage of the opportunity to use park facilities in the evening and 'off season'. The improved indoor meeting and recreation spaces proposed for the park could facilitate evening activities for youth, social gatherings for seniors, and gatherings of people with special interests related to the park: bird watchers, craft clubs or runners. Community groups might also be utilized to support the operation and development of the park by undertaking historical research, patrolling the park, fundraising, or organizing special events.

6.7 PROGRAMMING TO ENHANCE ACCESS TO THE PARK

With an aging population and increased awareness of the rights of the physically challenged, opening the park to use by those with limited mobility should remain an active part of park programming. Special efforts to enhance accessibility should be undertaken to compensate for master plan recommendations that might tend to reduce access, such as recommendations to limit vehicular access through the park.

Special times could be set aside to permit the mobility impaired to drive through the park in cars or buses. Organized outings to the park might be coordinated to encourage non-park users to visit the park. A park buddy system could be developed to pair able-bodied helpers with those requiring assistance to enjoy the park facilities. Continued refinement of park infrastructure should aim to provide a high degree of accessibility for all. With appropriate developments, the park could also be promoted as a destination for the handicapped, to increase activity.



Courtesy of Grand Concourse Authority, 2003.



Courtesy of Grand Concourse Authority, 2004.

6.8 SPECIAL EVENTS

Bowring Park is well used during the summer months, and has three major established festivals: the Peter Pan Festival in mid summer, the Christmas Holiday Celebration of Music and Light, and Aliant Winterlude in February. Future special events could exploit times when the park is underutilized - the shoulder seasons and winter time. Special events could also be used to draw non-traditional park users or other target groups to Bowring Park.

A festival event to celebrate the natural and cultivated spring blooms in the park could make a worthwhile addition to the program of park activities. The long cool springs in Newfoundland create an extended period of spring blossoming, relative to warmer climates, providing a natural advantage. A festival of bloom might also provide additional activities for

people visiting Newfoundland early in the year, complementing itineraries focused on icebergs or whales.

Later in the season, special events could build on the autumn colours of Bowring Park and the Waterford Valley. Our coastal environment often results in pleasant warm weather through early fall, creating conditions conducive to outdoor programming. Increased emphasis on the park landscape will result in enhanced forests and an improved display of fall foliage over time. Events might celebrate the diverse tree population in the park; the agricultural history of the site could be tied to harvest-related themes.



Fall colours in Bowring Park.

7.0 IMPLEMENTING THE PARK MASTER PLAN

7.1 RATIONALE FOR THE IMPLEMENTATION STRATEGY

The purpose of the park master plan is to guide the future maintenance and upgrading of Bowring Park. This section suggests some of the follow-up actions required to move the plan from a vision toward reality. A general strategy for implementing the plan is followed by estimates of the costs involved. A final section explores means to mobilize the resources needed to implement the plan.

The phasing of master plan initiatives does not provide an exact time line for implementation, but strives to identify priorities for upgrading of the park. It may be that the master plan will once again be updated before later stages of implementation are realized, at which time new priorities may be set out. The sequence in which master plan initiatives should be implemented follows from a series of common sense priorities for action.

High priority actions will address:

- *safety*: the need to protect the well-being of visitors and workers in Bowring Park;
- *infrastructure enhancements*: the upgrading of basic park structure (e.g., walks, pool facilities and landscape planting), opportunities to restore structures in danger of rapid decline, as a cost saving measure;
- *priorities for recreation*: shortages of recreation amenities for specific groups; and,
- *logical construction sequence*: tasks best accomplished during early stages of construction (eg., placement of underground utilities, etc.).

Phase one: Reconstruction Priorities

Following from these priorities, first actions in the park should include reconstruction of walkway structures which may be in imminent danger of failure, such as some of the walks near the edge of the Waterford River, and the stone bridge spanning South Brook and the concrete bridge at the East Gate; dealing with both will protect park users and may prevent more costly replacement in the future. In many areas, the installation of underground utilities for walkway lighting, fountains or planned buildings may be more economically done sooner rather than later, when the expense of site restoration of the enhanced landscape would likely be greater. Constructing or rehabilitating some outdoor recreation facilities, such as the swimming pool will help to enhance leisure opportunities for youth where few exist. Redoubled maintenance efforts will help to restore the basic structure of the park to good condition.

Phase two: Secondary Priorities

Secondary priorities for the enhancement of the park will address less urgent needs for restoration, and begin to expand the basic services and amenities:

- (landscape restoration:) continues through all three phases, and
- (expanded infrastructure:) priority needs for new facilities addressed.

Planting trees and shrubs, and naturalizing of wild spaces is distributed through all three phases as a means to create a broader age distribution among the plant community, and to distribute implementation costs over time. For the most part, major new facilities should not be introduced to the park until needed infrastructure enhancements have been addressed, in Phase 1. The extension of walks in more remote areas of the park, and the construction of the a field house near the Jamie Morry soccer pitch are proposed for Phase 2. It has been assumed that by the time major improvements to the park have been completed, it will be necessary to also provide expanded parking; the costs associated with this are included in Phase 2.

Phase 3: Specialized Facilities

Lower level priorities include several 'big ticket' items, and projects which will meet more specialized needs. By leaving expensive capital projects to the later stage, more of the work's broad public appeal may be addressed in the short term. Focusing on basic park enhancements items early on, and delaying large capital works will also help to minimize pressure on maintenance budgets in the early phases of implementation.

7.2 COSTING PARK INITIATIVES

A. Capital Costs

Cost estimates for the measures outlined in the master plan provide an indication of the order-of-magnitude costs to implement the measures described, at costs current in 2005. The costs shown are comprehensive, in that they include all labour, materials and equipment costs along with detailed design fees and a contingency to cover unforeseen charges. The final designs prepared at the time of implementation will determine the actual cost of realizing the improvements outlined. Table 1 provides a summary of costs to implement the master plan. Appendix 6 provides a more detailed breakdown of these costs.

B. Maintenance Costs

The current expenditure on maintenance for the Park is approximately \$500,000 per year. Following the implementation of the Phase I development recommendations as laid out within the master plan, it is estimated that the yearly expenditure on maintenance will be in the range of \$624,746 to \$918,744. Once the master plan recommendations have been implemented, the estimated yearly maintenance expenditure will be in the range of \$1,124,746 to \$1,418,744.

C. Recreation Costs

It is not possible at this time to determine the costs associated

with increased staffing to run the proposed recreation programs in the park, as the costs will depend on the implementation sequencing that is followed, and the programs that are run through the City Recreation Department.

7.3 FINANCING PARK IMPROVEMENTS

Funding the capital cost of the master plan proposals, and strengthening support for park programming and maintenance will require dedicated effort. Just as there is a plan for upgrading the park, so should there be a strategy in place to fund capital expenditures and to ensure that the required resources for maintenance are available. The Bowring Park Foundation which was created to support the development of the park might be tasked with the coordination of the fundraising activity. Their continuing link with the Bowring Family might inspire other groups and families to make a contribution to the park.

While the City of St. John's is the owner and manager, Bowring Park serves a broader community of residents of the northeast Avalon, and beyond. It may be possible to obtain support from adjacent communities or the Province to assist with the rejuvenation of the park. Park users may be encouraged to support implementation of the master plan through special fundraising events held in the park, or donor recognition programs. The broad aims of the plan, addressing culture, environment and community health, may help to draw funds from a variety of supporting government and private agencies.

Many discrete projects from the master plan could be championed by community groups with an interest in assisting the park. Individuals or groups could sponsor a broad range of improvements, from tree planting or purchase of a bench, to creation of a larger park feature, sculpture or building. Gifts

BOWRING PARK MASTER PLAN

Bowring Park Master Plan Breakdown of Costs to Implement Master Plan	Total Cost	Phase 1	Phase 2	Phase 3
Park-wide Initiatives	\$153,000	\$80,500	\$40,000	\$32,500
Upgrading of Old Bowring Park	\$2,823,070	\$1,497,770	\$1,232,800	\$92,500
Renovation of Lodge to Park Reception Centre	107,200	0	107,200	0
Conversion of Parking Lot to Garden	75,400	75,400	0	0
Landscape Restoration	387,640	387,640	0	0
Landscape Planting	130,000	43,750	33,750	52,500
Upgrading of Walks	726,730	591,730	135,000	0
Restoring Walkway Structures	1,105,000	207,000	898,000	0
Furnishings	243,100	177,850	25,250	40,000
Upgrades to Settings for Sculpture	48,000	14,400	33,600	0
Upgrading Midstream	\$7,626,670	\$4,296,010	\$1,413,605	\$1,917,055
Landscape Planting (18.2 ha)	125,000	48,750	38,750	37,500
Upgrading of Walks	1,151,210	577,090	574,120	0
Upgrading Walkway Structures	42,700	18,900	10,200	13,600
Renew Poolside Facilities	800,340	800,340	0	0
Relocated Fountain and Water Play Garden	205,790	205,790	0	0
Permanent Structure for Children's Day camp	458,500	458,500	0	0
Enhanced Playground	320,000	60,000	260,000	0
Squires Property Upgrades	355,200	44,000	44,000	267,200
Fountain Pond Reconstruction	262,900	209,140	35,840	17,920
Social Centre	337,000	0	0	337,000
Recreation Centre	425,625	0	0	425,625
Outdoor Recreational Facilities	883,040	296,015	67,275	519,750
Furnishings	234,200	109,160	125,040	0
Upgraded Parking at Waterford Bridge Road Lot (169 stalls)	258,380	0	258,380	0
Increased Parking Lots near MacNab's Lane (up to 136 stalls)	298,460	0	0	298,460
Relocated Park Maintenance Depot	1,468,325	1,468,325	0	0
Upgrading O'Brien's Hill	\$1,493,745	\$836,605	\$615,890	\$41,250
General Site Works (7.5 ha)	159,000	159,000	0	0
Landscape Planting	142,500	80,625	20,625	41,250
Upgrading of Walks	456,650	419,050	37,600	0
O'Brien's Lookout	42,000	0	42,000	0
Furnishings	34,700	34,700	0	0
Upgrades to Soccer Pitch	103,500	15,600	87,900	0
Field House (200 m2)	301,000	0	301,000	0
Increased Parking Near Field House (up to 123 stalls)	254,395	127,630	126,765	0
Upgrading South Brook Valley	\$530,170	\$170,250	\$359,920	\$0
Extending and Upgrading Trails	367,570	56,650	310,920	0
Landscape Restoration (28.6 ha)	66,600	66,600	0	0
Interpretation	49,000	0	49,000	0
Furnishings	47,000	47,000	0	0
INTEGRATING THE PARK IN THE WIDER LANDSCAPE	\$180,050	\$60,050	\$120,000	\$0
Improvements to Participark	60,050	60,050	0	0
Other External Park Improvements	\$120,000	\$0	\$120,000	\$0
Subtotal	\$12,806,705	\$6,941,185	\$3,782,215	\$2,083,305
Contingency and project administration (20%)	2,561,341	1,388,237	756,443	416,661
Design (15%)	2,305,207	1,249,413	680,799	374,995
GRAND TOTAL	\$17,673,253	\$9,578,835	\$5,219,457	\$2,874,961

BOWRING PARK MASTER PLAN

which do not fit with the vision for the park should be declined, or located elsewhere. A program for recognizing community gifts to Bowring Park should be developed, to encourage donations and provide appropriate recognition. Further, promotional literature should be specifically designed to support fundraising and the implementation of the Master Plan recommendations.

While not everyone may be willing or able to contribute cash toward park redevelopment, volunteer effort should not be overlooked as a means to help achieve the master plan objectives. Building community involvement in the park may help to

address labour intensive projects, and also help to strengthen long term community commitment to responsible use and support of the park.

While fundraising for capital improvements is required, the park maintenance budget should be increased to meet current needs. As park improvements are made, the maintenance budget must keep pace with the requirement for timely and professional care of landscape and buildings. Park improvements which cannot be maintained properly, should not be implemented.



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**APPENDIX 1 :
TERMS OF REFERENCE FOR
BOWRING PARK MASTER PLAN**

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1. INTRODUCTION

This document provides a brief background on the planning history of Bowring Park. It identifies the need for a new concept, discusses a possible vision statement, defines goals and objectives of the Bowring Park master plan, and highlights some key issues to be addressed. The proposed framework for the 2003 master plan process will be introduced. This includes a methodology for the planning process, and proposed outcomes. The document also outlines the suggested timeline, planning team and cost estimate for creating the master plan.

2. BACKGROUND AND FORMER PLANNING ACTIVITIES

2.1 BACKGROUND

Bowring Park lies in the Waterford Valley, approximately 4.5 km west of downtown St. John's, framed by the Waterford River and South Brook. When Sir Humphrey Gilbert visited St. John's in 1583, he explored an area which was referred to by local inhabitants as "the garden" and which appears to have been in the vicinity of the future park. When Gilbert reached the area he did not find a cultivated garden, but as his narrator Parminius Stephanus expressed it, "nothing appeared more than nature itself without art, who confusedly had brought forth roses abundantly wild but odoriferous and to sense very comfortable". In 1911, 50 acres of land, then known as Rae Island Farm, were purchased by Bowring Brothers Ltd. to develop a park and recreational ground for the public in the Waterford Valley. This

was to commemorate the company's 100th anniversary of business and to leave a lasting legacy for the people of Newfoundland.

2.2 1913 MASTER PLAN BY FREDERICK G. TODD

In 1913 Bowring Park was designed by the renowned landscape architect Frederick G. Todd of Montreal. Being a scholar and former employee of Frederick Law Olmsted (designer of Central Park, New York), Todd is well known for the design of the Plains of Abraham and assisting Olmsted in the design of Mont Royal Park in Montreal. Rudolf H.K. Cochius was contracted to develop and lay out Todd's plan for Bowring Park. Cochius is also known for various town and highway planning projects in Montreal, Newfoundland and Europe, as well as for the design of the war memorial site at Beaumont Hamel in France.

The original part of Bowring Park has an individual character. Some would describe the park as an English landscape park in tradition of Olmstead. Others see it designed in the tradition of English romanticism, typical for the early part of the 20th century, or are reminded of similar style European urban parks of the late 19th century. It provides natural places for relaxation and spaces of active leisure, uses an abundance of unusual trees and flora, meandering walks and gardens set among the rapid streams and rocky terrain of the park. It features a cottage style bungalow, a boat pond, a rustic bridges and furniture, as well as a variety of monuments, amongst them the charming sculpture of Peter Pan.

2.3 OFFICIAL OPENING IN 1914

Although not yet finished, Bowring Park was officially opened in 1914 and donated to the City of St. John's in 1921 for future maintenance and development. In 1946 tennis courts were

opened to the public, and King George VI donated white swans for the lake, which have become an integral part of the park's image. The park served the community well up to the 1950's, by which time population growth and automobile travel had greatly increased visitation to the park, with as many as 10,000 people visiting on summer days.

2.4 1959 MASTER PLAN BY VAN GINKEL ASSOCIATES

In 1956 the City purchased 150 acres of land west of the original park to accommodate increased use. Van Ginkel Associates of Montreal developed a new park plan in 1959 to address this new area. The plan was partly implemented over the years: two major bridges, roadway extensions, an outdoor swimming pool, softball diamond, playground and a fountain pond were constructed.

2.5 1982 MASTER PLAN BY RICHARD SEYPKA

The newer facilities permitted increased recreational use of the park, but still left a great portion of the added 150 acres undeveloped. Perceived changes in user needs, cost considerations, and external developments (construction of Pitts Memorial Drive, decommissioning of Newfoundland Railway) provided the impetus for a further revision of the park master plan in 1982, by Richard Seypka, Landscape Architect. The Seypka plan allowed for considerable expansion of development and activity within the park. During the 80's and 90's a new working greenhouse complex, a maintenance facility and a lawn bowling area were established.

2.6 1995 CONCEPT DEVELOPMENT PLAN BY BOWRING PARK FOUNDATION

In 1995 the Bowring Park Foundation was formed as a charitable organization to assist the City of St. John's in financing the restoration and future development of Bowring Park. It created its own concept development plan, based on former planning work and contemporary user needs. Since that time a number of further developments have occurred in the park:

- Construction of Captain's Falls bridge and trail extension.
- Reconstruction of the conservatory.
- Accessibility improvements to playground.
- Preliminary planning for redevelopment of fountain pond.
- Construction of Confederation Heritage Monument.
- Construction of Cabot 500 Amphitheatre (with City of St. John's & St. John's Cabot 500 Committee).
- Reconstruction of the South Brook Trail (with Grand Concourse Authority & City of St. John's).
- Restoration of Duck Pond (with Grand Concourse Authority & City of St. John's).
- Restoration and reopening of cantilever bridge (with Grand Concourse Authority & City of St. John's support).
- Establishment of Bowring Park Foundation Endowment Fund.
- Management of catering, canteen and concession facilities.
- Promotion of artistic and cultural events, hosting a multitude of special events within the Park - Family Fun Days, Queen's Visit, Peter Pan Festival.
- In 2002-3 a soccer pitch was constructed in the western section of the park.

3. NEED FOR NEW CONCEPT

Renewal of the park master plan is now merited for a number of reasons:

3.1 DEVELOPMENT PRESSURE AND DATED DEVELOPMENT PLAN

- Suggestions for restoration and new facilities within the park arise periodically; several significant new facilities have been built within the park in recent years. The current plan should be updated to reflect these new facilities, and the interest in further new development.
- Seemingly divergent opinions exist on the most appropriate direction for future development of the park. Further development in the park should reflect a broad base of public opinion, and an understanding of current recreation needs and the park's capability to meet these.
- A large segment of the western section of the park provides opportunity for further development.
- A renewed vision for the park may help to stimulate fund raising efforts, and further upgrading.

3.2 INCREASED VISITATION AND NEW RECREATIONAL PATTERNS

- Numerous new roads were built and upgraded in the region within the last 30 years. One third of the entire population of Newfoundland lives within an hour's drive of Bowring Park. The City Department of Recreation stated in 1995 that the park receives approximately one million visits per year. Areas designed for quiet family enjoyment are now already overcrowded. Many

facilities and features such as the Cabot 500 Amphitheatre, the duck pond, the Newfoundland T'Railway, the playground and the South Brook trail, were recently constructed or upgraded within the park and will attract an even higher number of visitors to the park.

- Trends in tourism and recreation are changing. There has been a renewed interest in outdoor recreation activities such as walking, hiking, bicycling and cross-country skiing within the St. John's region. The City of St. John's and the Province of Newfoundland and Labrador are increasingly becoming a popular tourism destination for people with an interest in sport tourism, nature observation, outdoor recreation and historic places. Being a historic park, situated within City limits and in a natural river valley, Bowring Park is presented with the wonderful opportunity to serve as a prime destination.
- It has yet to be determined how the park may best address the social needs of the community. How can the focus on passive leisure within the historic section and the idea of active recreation within the new section be combined in one overall concept for the park? Is the current and proposed park infrastructure adequate for expected growth? Is the general layout of proposed facilities appropriate for anticipated use? How can the park best accommodate a variety of users and changing demographics?

3.3 MAINTENANCE CHALLENGES

- As a result of high visitation numbers, some areas of the park experience heavy use, far beyond that envisioned in the original design. Maintaining the park, and historic aspects in particular, has become a challenge with this increased use. The impact of heavy use should be addressed before further development proposals are implemented, which could exacerbate these problems.

- Maintenance of the historic structures, rustic furnishings and aging vegetation within the park has become an increasing challenge. The plan must articulate goals for management of the historic aspects of the park, and prescribe manageable measures for maintenance.
- Changing environmental conditions also affect the health of the rivers bordering the park. Erosion of riverbanks is a particular concern, which may be caused by influences both internal and external to the park. The master plan should address these environmental challenges.

3.4 ECONOMIC PRESSURES

- Both routine park maintenance and enhanced maintenance items present a substantial cost.
- Further development of the park presents further challenges to capital and operating budgets.
- The creation of the Bowring Park Foundation, and its desire to build its endowment fund is currently not reflected in the master plan.

4. GOAL AND OBJECTIVES

4.1 GOAL

The goal of the project is:

- To produce a master plan for Bowring Park that will guide the restoration and development of the park over the next five to ten years in a manner that reflects the vision and guiding principles established.

4.2 OBJECTIVES

The proposed objectives include:

- To develop in a Geographic Information System (GIS) framework a comprehensive inventory of Bowring 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.
- To assess current and future user patterns of Bowring Park and compare the park to similar style parks and their developments within Canada and internationally.
- To develop alternative concept plans as a basis for discussion during the master plan process. Their emphasis will be on restoration projects in the original 50 acres, and new recreational and related developments in the 150 acres west of the rail bed.
- To prepare a final concept plan that reflects the park vision, guiding principles and its history. The final concept will address the key issues identified by the City of St. John's, the Bowring Park Foundation, interest groups and the community. Cost estimates and phasing for future restoration and development projects will be included in the plan document, as well as potential revenues sources to aid implementation.

5. VISION STATEMENT & GUIDING PRINCIPLES

5.1 GENERAL

A result of the Bowring Park master planning process will be a vision statement and the creation of an overall image for the park.

The vision for Bowring Park should:

- Define an identity for the park,
- Provide a general direction for future planning, development and management of the park,
- Be pragmatic, but expansive, and
- Reflect what is special about Bowring Park.

Its contents should:

- Reflect the park's combined role as a busy urban park, a culturally significant site and protected space,
- Highlight the significance of the park within the urban, provincial and national context, and
- Indicate what the park should represent to its users, the City and the province over the next century.

For further detail, guiding principles should be developed to:

- Reflect the main ideas embodied in the vision,
- Provide more specific guidance for the planning and management of the park.

The process of developing a vision and guiding principles will be a joint effort of the City of St. John's, the Bowring Park Foundation and with input from the general public, stakeholders and current park users. The Grand Concourse Authority will manage the planning process under direction of the Steering Committee.

- Proposed Vision Statement and Guiding Principles for Bowring Park Master Plan Process

Based on:

- the 1995 goal of the Bowring Park Foundation to ensure "the development of a public garden for quiet family enjoyment", as envisioned by Derrick

Bowring, Honorary Patron of the Bowring Park Foundation, living descendant of one of the Bowring Brothers, and

- the 2000 Mission Statement drafted by the Bowring Park Foundation, which reads as follows: "The mission of the Bowring Park Foundation is to develop a natural, family oriented park which reflects the traditions and current values of citizens".

The following vision statement is proposed for Bowring Park Master Plan as a starting point and basis for discussion:

"The Bowring Park master plan will provide a means to protect and develop Bowring Park as a natural, family oriented park which reflects the traditions and current values of citizens. This requires the preservation and upkeep of the historic sections of the park as a public garden for quiet family enjoyment and as a lasting legacy for the people of Newfoundland and Labrador. At the same time, the park shall provide for the current and future recreational needs of residents and visitors to the City and the Province. Maintenance of existing facilities and development of future initiatives shall occur in a manner that reflects Bowring Park's natural and cultural heritage. Its diverse landscape and recreational zones mirror different stages in the historic land use of the area, from

- pristine wilderness, roaring river rapids and woodlands to
- settlement and development of gardens and pasture lands to make active use of the landscape, to the
- creation of a designed landscape and garden as a refuge for leisurely observation, art and memory, and
- transitional use of landscape for active recreation and movement.

Bowring Park will offer a tremendous variety of diverse spaces, facilities and activities to satisfy different demands of mind, body and soul."

As part of the Master Plan Development Process the following guiding principles should be further explored and discussed in more detail:

- To preserve cultural heritage.
- Reserve natural heritage.
- Provide recreational opportunities for a multitude of users.
- Ensure public participation and partnering.
- Minimize environmental impacts.
- Support self-sustaining developments and initiatives.
- Provide accessibility for multitude of users.
- Create opportunities for the arts, education and interpretation.

6. KEY ISSUES

The following is a preliminary list of key issues to be considered in the master planning process.

Key issues as identified by Bowring Park Foundation:

- Maintain the original design intent of F.G. Todd and R.H.K. Cochius as best as possible.
- Ensure that the general public and all stakeholders have meaningful input during all stages of the master

plan development process.

- Minimize environmental impacts on the park throughout all maintenance and development activities.

Key issues as identified by Bowring Park Foundation-commissioned public survey (Vision Research Study):

- Address lighting, night time and overall security for park users.
- Increase number of flowerbeds, shrubs and trees.
- Create and enforce park rules and a standard in park cleanliness.
- Improve walking trails.
- Create more opportunities and activities for children.
- Address unpaved parking lot on north end of park.
- Address promotion of and information on park.
- Address issue of number and maintenance of washroom facilities.

Other key issues arising from preliminary discussions:

- Ensure that park management and maintenance can be sustained over the long term.
- Preserve and restore existing vegetation, planting schemes, historic structures and monuments throughout the original 50 acres of the park.
- Investigate the feasibility of heritage status for the historic section of park.
- Provide sufficient public access to, and safe pedestrian circulation within park, with particular reference to the road network in the historic part of the park.
- Address increased visitation trends and change in visitation patterns.
- Address placement of existing and proposed facilities and initiatives within park, including outdoor concerts.
- Develop guidelines for future restoration projects and developments concerning the use of material and plants.

It is expected that additional key issues will be identified through consultations with the City of St. John's, and via the public participation component of the process.

7. MASTER PLAN DEVELOPMENT PROCESS & TIMELINE

The master plan development process, outlined in Figure 1, provides direction to the planning process, is a tool for effective management, and further clarifies the approach taken by the Grand Concourse Authority. The process is divided into four phases, which are described briefly below.

7.1 SCOPING

In this phase, preliminary planning and administrative tasks are completed: general goals are established, the process is defined, timelines and budgets are set, and specific project deliverables are identified. As well, a preliminary vision statement and preliminary guiding principles are formulated. The Terms of Reference provides the basis for agreement between the City of St. John's, the Steering Committee and the Grand Concourse Authority.

7.2 INVENTORY

The data that will be used in the development of the master plan will be compiled in the inventory phase. This data will provide the basis for analysis and concept development. Biophysical and cultural data will be gathered from existing sources, and will be supplemented by fieldwork, where necessary. Information on attitudes and desires of the general public and stakeholder groups will be recorded in stakeholder meetings and the public

meeting.

7.3 ANALYSIS

The analysis phase will use the information compiled in the inventory phase to carry out a needs assessment, and suitability analysis. The needs assessment will identify, from a regional or city-wide perspective, as well as from a park perspective, what facilities, programs, and infrastructure may be needed. The suitability analysis will analyze the data gathered in the inventory phase and suggest what types of activities might be suitable for particular areas of the park. Following these analyses, a number of alternative park use scenarios will be developed and presented to the Steering Committee for consideration.

7.4 CONCEPT DEVELOPMENT

Following review and discussion of the various park use scenarios, a refined park concept plan will be developed. It will be presented to the Steering Committee, and the City of St. John's, and will be the subject of a public meeting. The plan will be made available to the general public through an open house. Comments from these various reviews will be incorporated into the final master plan.

8. COORDINATION & MANAGEMENT OF MASTER PLAN PROCESS

8.1 ROLE OF STEERING COMMITTEE

The Steering Committee will be composed as follows:

Councillor Keith Coombs, Chair
Ron Penney, City of St. John's
Jennifer Deon, Shakespeare by the Sea
John Downton, Bowring Park Foundation

Mike Power, Bowring Park Foundation
Glen Roebothan, Bowring Park Foundation
Rex Parsons
Bill Thistle
Dr. Murray Colbo
Dr. Philip Hiscock
Paul Mackey, City of St. John's
Jill Brewer, City of St. John's
Jim Clarke, City of St. John's

- The Steering Committee will guide the overall planning process, direct the planning team, and approve the draft plan. It will review the Terms of Reference and interim and final products, and identify required changes where necessary. It will endeavour to reach consensus on key decisions.
- The Chairperson will call Steering Committee meetings at key points in the planning process, prepare agendas, facilitate discussions, and call and chair public meetings.

8.2 ROLE OF GRAND CONCOURSE AUTHORITY

- The Grand Concourse Authority will manage the Master Plan Development Process, under the direction of the Steering Committee.
- Grand Concourse Authority staff will carry out and oversee all of the data gathering, analysis and development work.
- Professor Jim Taylor, a University of Guelph Landscape Architect and Planning Consultant, will provide advice and feedback on process development, interim and final products. The Grand Concourse Authority will meet with Professor Taylor at critical stages throughout the planning process.

- The Grand Concourse Authority will seek advice from an external consultant on cultural heritage and historic parks to determine successful preservation strategies and current development trends related to other colonial style parks within Canada and other countries. A contact list for referenced parks will be created.

8.3 COMMUNICATIONS:

- The Steering Committee will provide direction to the Grand Concourse planning team, primarily through their regular meetings.
- The Planning team will advise the Council and the Bowring Park Foundation of project progress periodically, as directed by the Steering Committee.
- The Grand Concourse Authority will direct any routine queries to the Bowring Park Foundation to Evelyn Bennett, Foundation Secretary.
- The Grand Concourse will prepare materials for Steering Committee meetings and public meetings as required.
- Day to day communications with the public on the master plan project will be handled by the Grand Concourse planning team.

8.4 PUBLIC PARTICIPATION

- The Grand Concourse Authority will consult with stakeholders throughout the Bowring Park Master Plan Process.
- The Grand Concourse planning team will prepare for public meetings as directed by the Steering Committee. Meetings may be

held to solicit comment on a preliminary draft master plan, and then a revised plan.

- Key issues and user patterns determined by the 2001 Vision Research Public Survey will be addressed and incorporated as background information for potential development options and initiatives.

9. DELIVERABLES

9.1 PRIMARY PRODUCTS

Bowring Park Master Plan will include:

- A comprehensive resource inventory describing the of abiotic, biotic, cultural, visual / perceptual and regional aspects of Bowring Park.
- A comparison of Bowring Park with other colonial style parks on successful preservation strategies and current development trends; a contact list for referenced parks will be created.
- An assessment of current and future user patterns for Bowring Park.
- The assessment and creation of development and preservation guidelines and strategies for the Park. The Master Plan will include a maintenance impact assessment or maintenance management plan.
- The development of alternative concept plans as a basis for discussion throughout the Master Plan Development Process.
- A final concept that will reflect the Park's long term vision, guidelines and planning history. It will:
- Address and analyze key issues and findings identified throughout the Master Plan Development Process.

- Define zones, activities and placement of facilities within the Park. (The Master Plan will not provide individual site development plans).
- Define concepts of initiatives, development strategies and future roles of stakeholders.
- Include cost estimates and phasing for future restoration and development projects for the next five to ten years.

9.2 SECONDARY PRODUCTS

GIS Database for City of St. John's.

- Resource Inventory & Base Map.

9.3 SIGNIFICANCE AND BENEFITS

The development of Bowring Park Master Plan will:

- Allow the City of St. John's to move forward with the endorsement of a five to ten year development strategy for Bowring Park by the City and people of St. John's.
- Give a clear direction for future restoration and planning projects and the management of the Park.
- Create a priority for future development projects.
- Assist the Bowring Park Foundation to acquire financing and funding for the implementation of specific projects.

9.4 PROJECT COMPLETION DATE

A draft master plan endorsed the Steering Committee will be submitted to the City's Parks and recreation committee by November 2005.

10. PROJECT TEAM

- Neil W. Dawe
Project Manager (Grand Concourse Authority)
- Karl Keough
Senior Planner (Grand Concourse Authority)
- Ed Versteeg
Senior Designer (Grand Concourse Authority)
- Julia Schwarz
Landscape Architect (Grand Concourse Authority)
- Regina Rees
Architectural Engineering Technologist
(Grand Concourse Authority)
- Jim Taylor
External Planning Consultant

An external consultant will be asked to provide advice on cultural heritage and historic parks to determine successful preservation strategies and current development trends of other colonial style parks.

Other Grand Concourse Authority staff will provide support as needed

An initial plan review took place with landscape architects Richard Seypka and Phillip Hicks. Landscape architect and Professor Jim Taylor, University of Guelph, provided ongoing reviews and input throughout the development of the master plan.

**APPENDIX 2:
RESULTS OF MEETINGS WITH
STAKEHOLDERS OF BOWRING PARK**

APPENDIX 2

RESULTS OF MEETINGS WITH STAKEHOLDERS OF BOWRING PARK

2. EXECUTIVE SUMMARY

The key issues and suggestions for Bowring Park (the Park) as expressed by the stakeholders can be condensed into 7 fundamental themes:

1. Heritage
2. Environment
3. Overall Design & Use
4. Vegetation & Maintenance
5. Management
6. Access & Infrastructure
7. Revenue Generators & Capital Projects.

The findings of the stakeholder interviews may be categorized into seven theme areas:

Recognition and

The Master Plan must articulate a vision for the development of Bowring Park which

2.1 HERITAGE

- A discussion about the degree and manner by which Bowring Park's heritage features should and can be protected, maintained and/or restored is essential. This should lead to the definition of design guidelines for future heritage preservation, restoration, maintenance and development projects in the Park. Following three issues need to be addressed: (i) Bowring Park's original design intent by

Frederick Todd and Rudolf Cochius, (ii) Bowring Park's heritage buildings and structures, as well as (iii) all heritage landscape features. A discussion about the extent of Bowring Park's preservation and/or restoration needs to reflect a debate on long-term maintenance and safety issues, as well as an awareness of the changing nature of urban parks.

2.2 ENVIRONMENT

- The three main issues to be reviewed and addressed are: (i) erosion, (ii) habitat protection and (iii) water quality. Erosion and siltation are the key environmental concerns for Bowring Park due to the high number of water bodies, banks and sloping hillsides, user impact and natural forces. Erosion and siltation lead to deterioration of vegetation, and to the deterioration of fish habitat and destabilization of banks and flooding issues. The protection of the ground and tree cover, as well as fish and bird habitat along the Waterford River and South Brook are of great importance. Critical issues concerning the water quality within the Park are: the quality of drinking water, the use of pesticides at the Lawn Bowling facility and external pollution sources into the Waterford River and South Brook.

2.3 OVERALL DESIGN & USE

- Five issues need to be examined: (i) overall design and conceptual balance of Bowring Park, (ii) overall themes, (iii) condition of facilities and sites, (iv) seasonality and (v) the communal use of the Park. There is currently little direction regarding the appropriate balance between active and passive use, and with respect to an overall design language and identification of appropriate themes for the whole Park. Concerns about site planning, condition and feasibility of a

number of facilities within the Park have also been brought up. Many stakeholders have identified the lack of fall, winter and spring activities. Others specified the need to balance public use and enjoyment within the Park with commercial development.

2.4 VEGETATION & MAINTENANCE

- Maintenance of vegetation, (ii) maintenance vs. future development and (ii) vandalism are topics of high priority for Bowring Park. There are many challenges with maintaining the historic vegetation of Bowring Park. They include over mature and/or ailing trees and shrubs. Replanting programs are currently limited by vandalism, theft and budget constraints. Large sections of the Park are overgrown. The distribution of Park funds between upgrade/restoration of existing sites and future developments was identified as a key issue. Some articulated that the Park as it exists right now should be well maintained and managed, before any new projects are being carried out. Vandalism to facilities and plantings is a major problem for the Park, and the implementation of a park patrol was identified as one means to address it.

2.5 MANAGEMENT

- Following are five key issues concerning the management of the Park: (i) management structure and mandates, (ii) budget and staffing, (iii) public participation, (iv) land and (v) park rules. Most often mentioned by stakeholders was the need to clarify the roles of the Bowring Park Foundation and the City of St. John's with respect to planning and decision-making. To assist the City in alleviating maintenance and staffing challenges and leading the Bowring Park Foundation

towards self-sufficiency, the need for increased funds provided by the City of St. John's and the need for new funds from revenue generating projects within the Park was identified as a key issue. Many expressed a need for the public and all stakeholders to have more meaningful input and involvement in all decisions and especially big development projects concerning the Park. Other issues identified included a review of the Park's Rules & Regulations, and addressing the concern about increased urbanization and pressure on the Park boundary.

2.6 ACCESS & INFRASTRUCTURE

- Key concerns with the access and infrastructure of Bowring Park can be summarized as follows: (i) access to the Park, (ii) access within the Park, (iii) infrastructure within the Park. Possible improvements to public transportation, access to the Park from the Kilbride side, providing sufficient parking facilities and a walkway connection towards Mount Pearl need to be addressed. Regulations for traffic, particularly car traffic within the Park, the lack of barrier-free accessibility to some facilities and environments, and the condition and linkages of existing walkways and trails were all identified as issues. Addressing orientation within the Park by developing better signage, increasing nighttime lighting and enhancing Park safety particularly for women have to be explored.

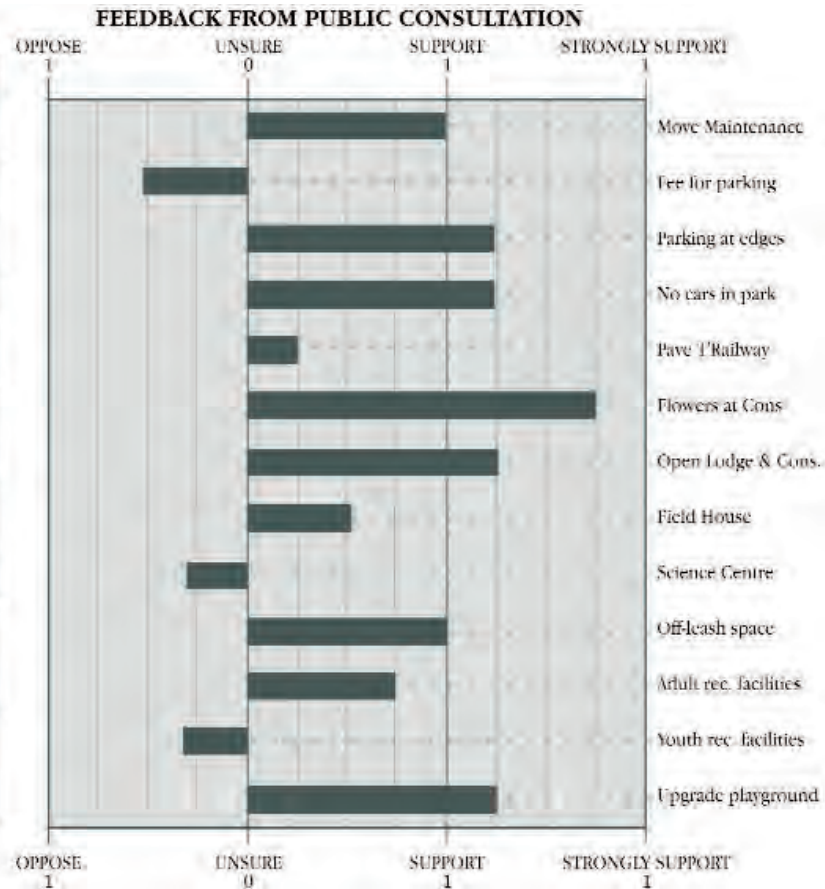
2.7 REVENUE GENERATORS & CAPITAL PROJECTS

- The following three issues need to be considered for all revenue generators and capital projects: (i) development of guidelines, (ii) assessing all options and (iii) promotion.

Clear design and financial guidelines as well as appropriate organizational structures need to be developed for all revenue generating initiatives within Bowring Park. A large variety of valuable development initiatives, options and site improvements was suggested and needs to be reviewed. It was expressed that the City of St. John's, the Bowring Park Foundation and the Province should take a more active role in promoting the Park as a destination and as an important piece of design beyond a municipal, but on a provincial, national and international level.

BOWRING PARK MASTER PLAN

#	FULL QUESTION	SHORT TITLE	SCORE
1	Relocating park maintenances facilities to edge of park	Move Maintenance	0.99
2	Charging a small fee for parking with proceeds to park upgrading fee for parking	Fee for parking	-0.57
3	Parking on the edges of the park, within walking distance of major features	Parking at edges	1.25
4	Limiting the interior of the park to emergency and maintenance vehicles	No cars in park	1.21
5	Paving the Newfoundland T-Railway to promote greater use	Pave T-Railway	0.23
6	Emphasizing flower bedding in area near the conservatory	Flowers at Cons	1.15
7	Opening Lodge and Conservatory for greater public enjoyment	Open Lodge & Cons.	1.28
8	Field house at soccer pitch with change rooms and public washrooms	Field House	0.58
9	Relocation of Newfoundland Science Centre to Bowring Park Science Centre	Science Centre	-0.27
10	Large fenced park area permitting off-leash dogs	Off-leash space	0.1
11	Adult recreation facilities relocated lawn bowling, gardens, indoor spaces	Adult rec. facilities	0.77
12	Indoor and outdoor recreation facilities for youth: courts, skateboard park, BMX area	Youth rec. facilities	-0.3
13	Upgraded playground, water play and new day camp building	Upgrade playground	1.21



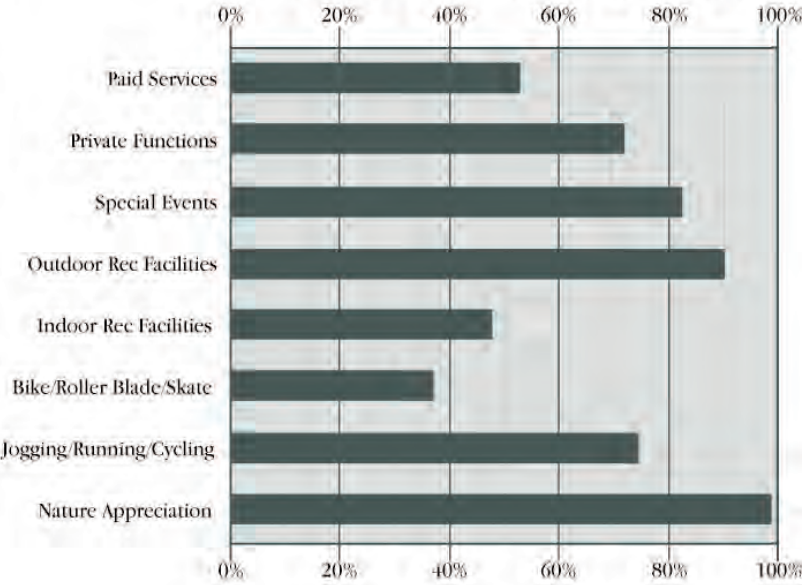
Results of Public Consultation feedback forms, 2004.

BOWRING PARK MASTER PLAN

FEEDBACK FROM PUBLIC CONSULTATION

Category	Suggested Park Uses	% Approval
1	Paid Services	53%
2	Private Functions	72%
3	Special Events	82%
4	Outdoor Rec Facilities	90%
5	Indoor Rec Facilities	47%
6	Bike/Roller Blade/Skate	37%
7	Jogging/Running/Cycling	74%
8	Nature Appreciation	99%

RESPONDENTS APPROVAL OF SUGGESTIONS



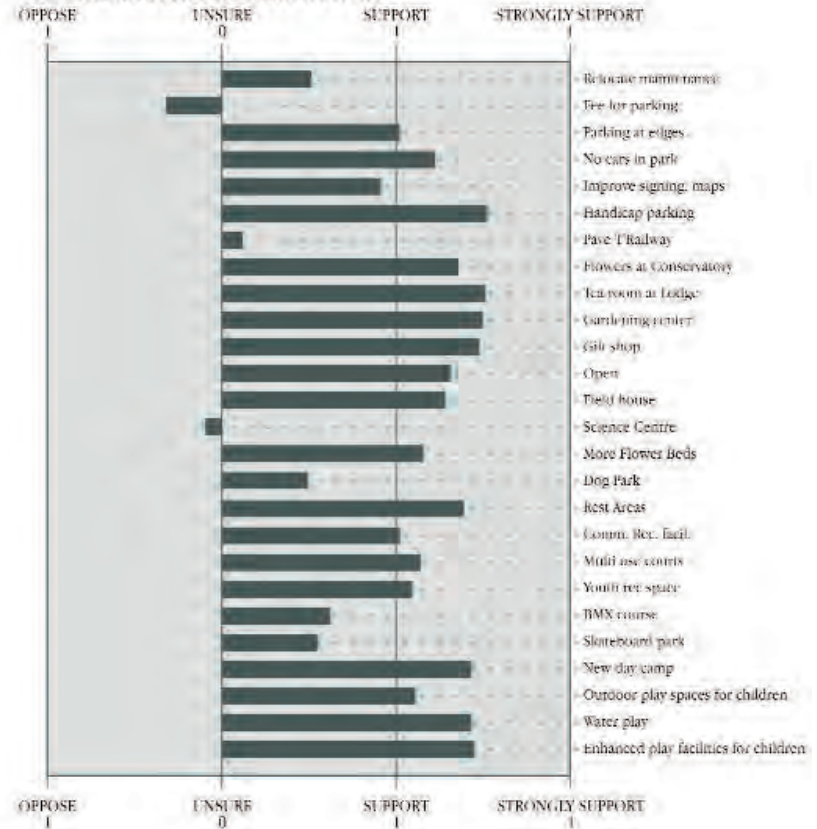
Results of Public Consultation feedback forms, 2005.

BOWRING PARK MASTER PLAN

FEEDBACK FROM IN-PARK SURVEY

#	SUGGESTION	SHORT TITLE	SCORE
1	Relocate park maintenance facilities	Relocate maintenance	0.51
2	Small fee for parking to support upgrading of park	Fee for parking	-0.33
3	Parking on the edge of the park within walking distance	Parking at edges	1.01
4	Limit interior of park to emergency and maintenance vehicles	No cars in park	1.20
5	Improved signing and park maps	Improve signing, maps	0.89
6	Specific handicap parking area	Handicap parking	1.56
7	Paving Newfoundland T Railway	Pave T Railway	1.28
8	Further flower bedding at Conservatory	Flowers at Conservatory	1.37
9	Tea Room at Lodge or Conservatory	Tea room at Lodge	3.55
10	Gardening Centre at Conservatory	Gardening center	1.5
11	Gift shop at Lodge or Conservatory	Gift shop	1.08
12	Open Conservatory and Lodge to increased public use	Open	1.36
13	Change rooms and public washrooms at soccer	Field house	1.28
14	Newfoundland Science Centre relocated to park	Science Centre	-0.10
15	Expansion of flower beds	More Flower Beds	1.15
16	Large fenced off leash dog park	Dog Park	0.80
17	Family leisure rest areas	Rest Areas	1.46
18	Community recreation facility	Comm. Rec. facil.	1.04
19	Multi purpose courts	Multi use courts	1.76
20	Youth recreation area	Youth rec space	1.08
21	BMX biking area	BMX course	0.63
22	Permanent skateboard facility	Skateboard park	0.55
23	New day camp building	New day camp	1.17
24	Outdoor play spaces for children		1.40
25	Water play facilities for children	Water play	1.40
26	Enhanced play facilities for children		1.43

FEEDBACK FROM IN-PARK SURVEY



Results from in Park survey, 2004.

**APPENDIX 3:
RESOURCE INVENTORY**

APPENDIX 3: RESOURCE INVENTORY

INTRODUCTION

The assessment of the park landscape is organized in three broad categories: 1) the geography of the site, 2) the ecology of the site and 3) the cultural attributes of the site. Sub-topics within these categories are discussed below.

Landform

Much of the dramatic quality of Bowring Park is due to the land form of the site; the high plateau of the park cut by the valleys of the Waterford River and South Brook creates a landscape of strong contrasts. The gently sloping high ground within the park has been most intensively developed for recreational and maintenance facilities. Where tree cover permits, these areas provide spectacular views to the east.

Steep sided river valleys have been shaped into fairly rugged yet intimate park spaces. These valleys are prone to erosion where the bedrock is not already exposed, and make access for the handicapped a severe challenge in some areas. Similarly, vehicular access and underground services for water, electricity and sewer are not feasible in the South Brook Valley and the land south of it. The streams required the construction of numerous footbridges in the park to provide pedestrian access, which has resulted in a series of opportunities to enjoy the changing character of the flows through the seasons.

Hydrology

The Waterford River and South Brook provide the park with a broad array of natural water features which may be the park's greatest attraction. From the normally placid Duck Pond to the steep plunge of Captain's Falls, walkers can experience a long series of subtly different effects, which alter their character through the seasons.

Urbanization upstream of the park tends to speed up the run off of rain water as pavement replaces natural landscapes. As a result, storm events tend to cause higher peak flows than in the past, which are balanced by decreased flows in dry times. This regime challenges the rivers by increasing the rate of erosion in the channel and along banks. Fine sediment generated by excess erosion may accumulate in the river, destroying spawning habitat. Low summer flows contribute to the increased water temperatures that also threaten the survival of fish, which depend on cool waters.

Climate

The variation in land form and tree cover is largely responsible for the variations in local climate throughout the park. High ground through the centre of the park is swept by the predominant northwesterly winds, broken by clumps of native vegetation and scattered landscape trees. While the playground situated among tall spruces is relatively sheltered, the swimming pool area requires additional enclosure to make conditions comfortable for bathers. Increased mass planting of evergreens and shade trees could help to make the old park and the new section more consistent visually, and help to reduce the wind, while retaining sun pockets.

Park Boundary

Local homes, Waterford Bridge Road and Pitts Memorial Drive enclose most of the park's edges, leaving little opportunity for growth in the areas contiguous to the park. Green areas along South Brook and the Waterford could permit limited expansion of the park in the future, and more importantly, they provide an opportunity to develop new trail connections as outlined in the Waterford Valley Linear Park Study. The City's ParticiPark at the corner of Waterford Bridge Road and Brookfield Road might logically be incorporated into Bowring Park.

Pitts Memorial Drive creates a considerable barrier along the southern edge of the park, providing only one potential safe

access point for pedestrians, who may cross beneath the highway at the bridges over South Brook. Currently only an informal path exists in this area. Private homes which back onto the park demand sensitive planning for the north western section of the park. Principal park access points from Waterford Bridge Road could be enhanced to provide more parking, and refined appearance.

Wildlife Habitat

The Waterford River and South Brook provide the most valued wildlife habitat in the park, with established populations of brook and brown trout, and efforts underway to reestablish Atlantic salmon in these streams. These fish populations provide a good indicator of the health of the larger watershed, sensitive as they are to changes in river conditions that may be caused by human development. The park provides an opportunity for the public to see the streams and fish up close, and to see first hand the impacts people may have on stream health - for better or worse.

Opportunities to observe a variety of wildlife in the park make a valuable contribution to the public enjoyment of natural park spaces, and provide good opportunity for environmental education within the urban environment. Mink, otters, moose, rabbits and a diversity of birds may be seen in the park.

Vegetation

The park vegetation is key to the character of the diverse park spaces, and a valuable attraction in its own right. Natural woodlands and stream edge vegetation, remnant farm landscapes and garden plants, and the planted landscape which has been built up in the park over the past ninety years all contribute something special to the character of the park. While there are 22 native tree species in Newfoundland, over 132 species are found in the park.

Natural woodlands are key to maintaining the stability of steep slopes and provide valuable cover for wildlife. Aesthetically, the long ribbon of evergreen forest along South Brook provides an important visual screen for Pitts Memorial Drive, and also dampens noise pollution from the highway. The potential for open fires to spread is a tremendous threat to the woodland vegetation along South Brook, and merits efforts to mitigate this risk. Natural succession has begun to recover some of the former farm fields in the west of the park; this process should be managed to preserve some of these open spaces.

Land clearing and planting by humans has created the landscape character of the park spaces above the South Brook valley extending to Waterford Bridge Road. Despite the different patterns of planting, all trees, shrubs, flowers and lawns are heavily affected by their growing conditions. Much of the planting original to the fifty acre park and farm landscapes has reached maturity, and there is significant annual mortality. Heavy public trampling of the landscape in busy areas of the park compromises growing conditions and results in the destruction of smaller plants. Vandalism impedes the establishment of replacement plants. Park maintenance operations also affect growing conditions - grass trimming can be harmful to the trunks and shallow roots of trees. Liming and fertilizing of the soil are necessary to maintain optimal growing conditions, but also increase the labour required to keep lawns well mowed.

To protect and enhance the landscape character of the park will require dedicated attention to maintenance and replacement of vegetation, by natural means or by people. Ineffective or haphazard management of the park vegetation will eventually lead to the alteration or loss of visual quality in the park, and loss of the opportunity to bring western sections of the park into closer congruence with the character of the original fifty acre park. A vegetation management strategy may be an effective means to address this need.

The Historic Landscape

Bowring Park will soon celebrate its centenary, a time to reflect on the development of the park, and anticipate its future role in the community. The park is already highly valued in the community for its attractive landscapes and historic associations.

Prior to becoming public parkland, the 68 hectare site was farmland, situated in context where fields and forests predominated. City life remained some distance away, though it seems likely that the creation of Bowring Park hastened the development of suburban homes long Waterford Bridge Road, linking the city and the park.

Any remnants of farm landscapes in the original fifty acre park appear to have been erased in the course of design and construction. The form of the original park, with dense woodlands near the streams and more open fields on higher ground probably echoes the look of Rae Island farm, where farming would likely have been concentrated on higher ground and flatter terrain. The curving form of the park contrasts with the normal pattern of farm landscapes in the area, which were usually strongly rectilinear in form.

Upgrading of the western sections of the park, those added to Bowring Park in the 1950s, has not resulted in the same erasure of the preexisting landscape patterns. Midstream was the estate of Sir Richard Squires, which was a both a working farm and a rural retreat. Midstream combined a more formal organization of the house and gardens with a broadly sweeping lanes and more irregular patches of woodland and field. It seems likely that Rudolph Cochius would have worked with Squires to remake the estate in the form of a more romantic ideal. Though the buildings are now gone, a good deal of plant material and landscape form of the original estate has been incorporated into the modern park landscape. Through the link with Squires, Midstream provides an important link to the social and political history of Newfoundland prior to confederation.

MacNab, Gaze, O'Brien and LeMessurier farms were also incorporated into the park in the mid 50s. Though all buildings are now gone, a pattern of fields, hedgerows, lanes and landscape plants remains clearly visible in many areas. Later park upgrades were layered over the farm landscapes, though natural succession has done as much to change to look of these areas as actual development of the park. Pre-confederation farm landscapes are now somewhat uncommon in the western part of St. John's, with the expansion of the suburbs, changes in agricultural practices and the natural succession of areas no longer actively farmed. These former farms and the people who worked them provide an opportunity for the public to explore rural life and farm practices at the edge city, from a time when a high proportion of our food was locally grown.

However the park site developed over the years, it is the original park created by Bowring Brothers, with Frederick Todd and Rudolph Cochius that represents the most significant aspect of the park history for many. Bowring Park is probably the best known and most appreciated designed public landscape in Newfoundland. It is locally unique as an example of the public park tradition which may be traced back to Birkenhead Park in England, where the Bowring Family was also established. The park has accumulated important memorials which reflect the history of Newfoundland, aside from the many personal memories of generations who have enjoyed the park. The excellent natural setting of the park, and the romantic park landscape have endeared themselves to many.

The creators of the park are also of some interest, particularly for those with an interest in the development of landscape architecture in Canada. Frederick Todd, who was commissioned by Bowrings with the design of the park, was a protégé of the Olmstead Brothers; their father Frederick Law Olmstead was the father of the public parks movement in North America and the profession of landscape architecture. Todd completed numerous commissions in Canada including major park and community planning projects.

Cochius oversaw the creation of Bowring Park, and a variety of other significant projects in Newfoundland and abroad. He is well known for his work on the battlefield monument at Beaumont Hamel, and less well known for his work on four smaller European monument sites, work with the Newfoundland Highroads Commission, the land settlement project at Markland.

Visual Character

The original area of Bowring Park is characterized by relatively natural, enclosed, mystical spaces at low elevations, and more open pastoral landscapes on high ground near the Bungalow. Many exotic broad leaf trees were used along with mass planting of native spruces to define curvilinear landscape spaces and paths. This strategy on the part of Todd and Cochius made good use of the natural topography, vegetation and the long distance views to be enjoyed from the park. Within a relatively small area they managed to create a broad pond of still water, opportunity to come close to spectacular natural cascades, and mysterious woodland spaces and more open meadows on high ground.

The central part of the park is composed of several old farm landscapes unified by a broad central path created when the park was expanded in the 1950s. The visual character here is more disjointed, rectilinear forms of some farm landscapes contrast with the broad sweeping forms of the Midstream property. The park landscape subsequently layered over these added another sort of design language, with very large open lawn areas, and more formal tree planting dominated by deciduous species. None of the characteristic landscape treatments here exactly matches the approach used in the original park. The historic landscape fragments provide a valuable basis for continued upgrading of the park.

The northwestern section of the park is somewhat more visually diverse, with broad rough road extending through the centre, regenerating landscapes, remnant trees from a former nursery,

bulk material stockpiles, and remnant farm landscape elements all surrounding the new soccer pitch. The large soccer field recalls the former farm fields which would have dominated much of the park, provides an internal focus for the area, and allows long views over the landscape to the east. With further work to integrate the field with the surrounding landscape, it should become a highly valued space in its own right. On clear days the distant views of the Southside Hills and the narrows provide a reward for the trek to the west end of the park.

The long narrow section of the park along South Brook is largely in the form of a ravine, with a plateau of regenerating farmland to the southwest. The ravine echoes the feeling of the original park along the Waterford River, with dense woodland, exposed rock and rushing water. The scenery along the rivers within the park is one of the outstanding qualities of the park, reflecting the wisdom of those who selected the site for Bowring Park.

Acoustic Quality

Traffic on Pitts Memorial Drive and Columbus Drive generates considerable sound pollution that affects a large part of the park at times. The impact varies with traffic and weather conditions. This sound conflicts with the sense of the park being a natural and pastoral landscape, and may even make conversation difficult at times. The steep valley along South Brook, and the sound of rushing water help to mask the impact of traffic noise. The amphitheatre is equipped with a heavy wooden wall to keep highway sound out and contain the sound of performances inside the space. Generally it is difficult and costly to reduce the impact of highway sound on the landscape, but berming, extensive planting and sensitive siting of walks and facilities may help to reduce the impact of noise pollution on park users.

**APPENDIX 4:
MASTER PLAN COST ESTIMATE**

BOWRING PARK MASTER PLAN

APPENDIX 4: MASTER PLAN COST ESTIMATE

Bowring Park Master Plan Summary of Capital Costs to Implement Master Plan	Total Cost	Phase 1	Phase 2	Phase 3
Park-wide Initiatives	\$153,000	\$80,500	\$40,000	\$32,500
Upgrading Old Bowring Park	2,823,070	1,497,770	1,232,800	92,500
Upgrading Midstream	7,626,670	4,296,010	1,413,605	1,917,055
Upgrading O'Brien's Hill	1,493,745	836,605	615,890	41,250
Upgrading South Brook Valley	530,170	170,250	359,920	0
Integrating the Park in the Wider Landscape	180,050	60,050	120,000	0
Subtotal	\$12,806,705	\$6,941,185	\$3,782,215	\$2,083,305
Contingency and Project Administration (20%)	2,561,341	1,388,237	756,443	416,661
Design (15%)	2,305,207	1,249,413	680,799	374,995
GRAND TOTAL	\$17,673,253	\$9,578,835	\$5,219,457	\$2,874,961

BOWRING PARK MASTER PLAN

Bowring Park Master Plan Breakdown of Costs to Implement Master Plan	Total Cost	Phase 1	Phase 2	Phase 3
Park-wide Initiatives	\$153,000	\$80,500	\$40,000	\$32,500
Upgrading of Old Bowring Park	\$2,823,070	\$1,497,770	\$1,232,800	\$92,500
Renovation of Lodge to Park Reception Centre	107,200	0	107,200	0
Conversion of Parking Lot to Garden	75,400	75,400	0	0
Landscape Restoration	387,640	387,640	0	0
Landscape Planting	130,000	43,750	33,750	52,500
Upgrading of Walks	726,730	591,730	135,000	0
Restoring Walkway Structures	1,105,000	207,000	898,000	0
Furnishings	243,100	177,850	25,250	40,000
Upgrades to Settings for Sculpture	48,000	14,400	33,600	0
Upgrading Midstream	\$7,626,670	\$4,296,010	\$1,413,605	\$1,917,055
Landscape Planting (18.2 ha)	125,000	48,750	38,750	37,500
Upgrading of Walks	1,151,210	577,090	574,120	0
Upgrading Walkway Structures	42,700	18,900	10,200	13,600
Renew Poolside Facilities	800,340	800,340	0	0
Relocated Fountain and Water Play Garden	205,790	205,790	0	0
Permanent Structure for Children's Day camp	458,500	458,500	0	0
Enhanced Playground	320,000	60,000	260,000	0
Squires Property Upgrades	355,200	44,000	44,000	267,200
Fountain Pond Reconstruction	262,900	209,140	35,840	17,920
Social Centre	337,000	0	0	337,000
Recreation Centre	425,625	0	0	425,625
Outdoor Recreational Facilities	883,040	296,015	67,275	519,750
Furnishings	234,200	109,160	125,040	0
Upgraded Parking at Waterford Bridge Road Lot (169 stalls)	258,380	0	258,380	0
Increased Parking Lots near MacNab's Lane (up to 136 stalls)	298,460	0	0	298,460
Relocated Park Maintenance Depot	1,468,325	1,468,325	0	0
Upgrading O'Brien's Hill	\$1,493,745	\$836,605	\$615,890	\$41,250
General Site Works (7.5 ha)	159,000	159,000	0	0
Landscape Planting	142,500	80,625	20,625	41,250
Upgrading of Walks	456,650	419,050	37,600	0
O'Brien's Lookout	42,000	0	42,000	0
Furnishings	34,700	34,700	0	0
Upgrades to Soccer Pitch	103,500	15,600	87,900	0
Field House (200 m2)	301,000	0	301,000	0
Increased Parking Near Field House (up to 123 stalls)	254,395	127,630	126,765	0
Upgrading South Brook Valley	\$530,170	\$170,250	\$359,920	\$0
Extending and Upgrading Trails	367,570	56,650	310,920	0
Landscape Restoration (28.6 ha)	66,600	66,600	0	0
Interpretation	49,000	0	49,000	0
Furnishings	47,000	47,000	0	0
INTEGRATING THE PARK IN THE WIDER LANDSCAPE	\$180,050	\$60,050	\$120,000	\$0
Improvements to Participark	60,050	60,050	0	0
Other External Park Improvements	\$120,000	\$0	\$120,000	\$0
Subtotal	\$12,806,705	\$6,941,185	\$3,782,215	\$2,083,305
Contingency and project administration (20%)	2,561,341	1,388,237	756,443	416,661
Design (15%)	2,305,207	1,249,413	680,799	374,995
GRAND TOTAL	\$17,673,253	\$9,578,835	\$5,219,457	\$2,874,961

BOWRING PARK MASTER PLAN

Bowring Park Master Plan
Detailed Breakdown of Costs to Implement Master Plan

				Total Cost	Phase 1	Phase 2	Phase 3
				\$153,000	\$80,500	\$40,000	\$32,500
	Quantity	Units	Unit Cost	Total Cost	Phase 1	Phase 2	Phase 3
Park-wide Initiatives							
Signing, wayfinding and interpretation strategy	1	lump sum	\$36,000	\$36,000	\$36,000	\$0	\$0
Implement signing strategy	1			40,000	0	40,000	0
Vegetative management strategy	1			23,500	23,500	0	0
Typical construction details	1			12,500	12,500	0	0
Promotional brochure and fundraising kit (printing costs not included)	1			8,500	8,500	0	0
Integrated sustainable transportation strategy				32,500	0	0	32,500
List and prioritize enhancements and park landscape (by Grand Concourse Authority)		Inkind					
				\$153,000	\$80,500	\$40,000	\$32,500

BOWRING PARK MASTER PLAN

Bowring Park Master Plan Detailed Breakdown of Costs to Implement Master Plan

				Total Cost	Phase 1	Phase 2	Phase 3
Upgrading of Old Bowring Park				\$2,823,070	\$1,497,770	\$1,232,800	\$92,500
Quantity	Units	Unit Cost	Total Cost	Phase 1	Phase 2	Phase 3	
Renovation of Lodge to Park Reception Centre							
Renovation of Lodge	180	m2	\$400	\$72,000	\$0	\$72,000	\$0
Link to conservatory	24	m2	300	7,200	0	7,200	0
Displays of park information	1	lump sum	12,000	12,000	0	12,000	0
Furnishings	1	lump sum	8,000	8,000	0	8,000	0
Tools and equipment for conservatory	1	lump sum	8,000	8,000	0	8,000	0
			\$107,200	\$0	\$107,200	\$0	\$0
Conversion of Parking Lot to Garden							
Renovation of swan barn	36	m2	\$400	\$14,400	\$14,400	\$0	\$0
Reconstruction of landscape	1	lump sum	53,000	53,000	53,000	0	0
Furnishings	1	lump sum	8,000	8,000	8,000	0	0
			\$75,400	\$75,400	\$0	\$0	\$0
Landscape Restoration (13.7 ha)							
Historical research of original park	1	lump sum	\$12,400	\$12,400	\$12,400	\$0	\$0
Horticultural assessment	1	lump sum	12,400	12,400	12,400	0	0
Restoring slope north of Bungalow	1	lump sum	56,000	56,000	56,000	0	0
Covering tree roots with topsoil and seed	44,100	m2	3.60	158,760	158,760	0	0
Pruning	1	lump sum	17,700	17,700	17,700	0	0
Removal of weedy species	1	lump sum	4,700	4,700	4,700	0	0
Reconstructing the shadow pools	1	lump sum	125,680	125,680	125,680	0	0
			\$387,640	\$387,640	\$0	\$0	\$0
Landscape Planting							
Tree relocation	20	each	\$500	\$10,000	\$10,000	\$0	\$0
Caliper trees	250	each	300	75,000	18,750	18,750	37,500
Ornamental shrubs	1,200	each	25	30,000	7,500	7,500	15,000
Small stock for naturalizing	1	lump sum	15,000	15,000	7,500	7,500	0
			\$130,000	\$43,750	\$33,750	\$52,500	\$0
Upgrading of Walks							
New walks	333	m2	\$40	\$13,320	\$13,320	\$0	\$0
Upgrading existing walks	15,947	m2	30	478,410	478,410	0	0
Removal and restoration of redundant walks	1,000	m2	10	10,000	10,000	0	0
Lighting	75	each	3,000	225,000	90,000	135,000	0
			\$726,730	\$591,730	\$135,000	\$0	\$0
Restoring Walkway Structures							
Vehicle gate at main entrance	1	lump sum	\$8,700	\$8,700	\$8,700	\$0	\$0
Traffic bollards within park	1	lump sum	2,400	2,400	2,400	0	0
Park entrance at Mackey Place	1	lump sum	34,000	34,000	8,500	17,000	0
Restore horse fountain	1	lump sum	12,000	12,000	12,000	0	0
Restore concrete entrance bridge	1	lump sum	725,000	725,000	0	725,000	0
Restore pebble bridge	1	lump sum	150,000	150,000	75,000	75,000	0
Reconstruct retaining for riverside walks	120	m	1,000	120,000	120,000	0	0
Replace 12m footbridges	2	each	40,000	80,000	0	80,000	0
Replace Rustic Gazebo	1	each	18,000	18,000	0	18,000	0
			\$1,105,000	\$207,000	\$898,000	\$0	\$0
Furnishings							
Drinking Fountains	3	each	\$2,500	\$7,500	\$2,250	\$5,250	\$0
Benches	48	each	1,200	57,600	57,600	0	0
Picnic tables	16	each	2,000	32,000	32,000	0	0
Waste containers	24	each	1,600	38,400	38,400	0	0
Dog bag dispensers	4	each	900	3,600	3,600	0	0
Rustic fencing, furnishings and other details	1	lump sum	80,000	80,000	20,000	20,000	40,000
Upgrades to Settings for Sculpture							
Caribou	1	lump sum	\$16,000	\$16,000	\$4,800	\$11,200	\$0
Setting for field gun	1	lump sum	16,000	16,000	4,800	11,200	0
Plaza at Fighting Newfoundland	1	lump sum	16,000	16,000	4,800	11,200	0
			\$48,000	\$14,400	\$33,600	\$0	\$0

BOWRING PARK MASTER PLAN

Bowring Park Master Plan Detailed Breakdown of Costs to Implement Master Plan

				Total Cost	Phase 1	Phase 2	Phase 3
Upgrading of Midstream				\$7,626,670	\$4,296,010	\$1,413,605	\$1,917,055
	Quantity	Units	Unit Cost	Total Cost	Phase 1	Phase 2	Phase 3
Landscape Planting (18.2 ha)							
Tree relocation	20	each	\$500	\$10,000	\$10,000	\$0	\$0
Caliper trees	250	each	300	75,000	18,750	18,750	37,500
Ornamental shrubs	1,200	each	25	30,000	15,000	15,000	0
Small stock for naturalizing	1	lump sum	10,000	10,000	5,000	5,000	0
				\$125,000	\$48,750	\$38,750	\$37,500
Upgrading of Walks							
New walks	23,306	m2	\$40	\$932,240	\$466,120	\$466,120	\$0
Upgrading	1,299	m2	30	38,970	38970	0	0
Lighting	60	each	3,000	180,000	72000	108000	0
				\$1,151,210	\$577,090	\$574,120	\$0
Upgrading Walkway Structures							
Vehicle gate at Park Road	1	lump sum	\$8,700	\$8,700	\$8,700	\$0	\$0
Gate at Mackey Place	1	lump sum	34,000	34,000	10,200	10,200	13,600
				\$42,700	\$18,900	\$10,200	\$13,600
Renew Poolside Facilities							
New change facilities	456	m2	\$1,345	\$613,320	\$613,320	\$0	\$0
Refit concession building	204	m2	675	137,700	137,700	0	0
New pool enclosure	183	m	40	7,320	7,320	0	0
Handicap access to pool	1	lump sum	12,000	12,000	12,000	0	0
Furnishings	1	lump sum	24,000	24,000	24,000	0	0
Remove wading pool and restore site	1	lump sum	6,000	6,000	6,000	0	0
				\$800,340	\$800,340	\$0	\$0
Relocated Fountain and Water Play Garden							
Water play equipment and paving	1	lump sum	\$142,000	\$142,000	\$142,000	\$0	\$0
Relocated fountain with basin	79	m2		46,710	46710	0	0
Surrounding fence	72	m2	140	10,080	10080	0	0
Surrounding landscape	1	lump sum	7,000	7,000	7000	0	0
				\$205,790	\$205,790	\$0	\$0
Permanent Structure for Children's Day camp							
Building	300	m2	\$1,345	\$403,500	\$403,500	\$0	\$0
Furnishings	1	lump sum	12,000	12,000	12,000	0	0
Recreational equipment	1	lump sum	22,000	22,000	22,000	0	0
Landscape restoration	1	lump sum	16,000	16,000	16,000	0	0
Removal of existing structure	1	lump sum	5,000	5,000	5,000	0	0
				\$458,500	\$458,500	\$0	\$0
Enhanced Playground							
Landscape upgrades	1	lump sum	\$120,000	\$120,000	\$60,000	\$60,000	\$0
Additional play structures	1	lump sum	200,000	200,000	0	200,000	0
				\$320,000	\$60,000	\$260,000	\$0
Squires Property Upgrades							
Museum building and furnishings	160	m2	\$1,345	\$215,200	\$0	\$0	\$215,200
Research and develop interpretive story	80	m2	500.0	40,000.0	10,000.0	10,000.0	20,000.0
Indoor and outdoor exhibits and interpretation	80	m2	500.0	40,000.0	10,000.0	10,000.0	20,000.0
Garden restoration and site landscaping	1	lump sum	60,000.0	60,000.0	24,000.0	24,000.0	12,000.0
				\$355,200	\$44,000	\$44,000	\$267,200
Fountain Pond Reconstruction							
Reconstruct basin	1	lump sum	\$132,300	\$132,300	\$132,300	\$0	\$0
Water jets	1	lump sum	17,000	17,000	17,000	0	0
Enhance surrounding landscape	1	lump sum	89,600	89,600	35,840	35,840	17,920
Park information kiosk	1	each	24,000	24,000	24,000	0	0
				\$262,900	\$209,140	\$35,840	\$17,920

BOWRING PARK MASTER PLAN

	Quantity	Units	Unit Cost	Total Cost	Phase 1	Phase 2	Phase 3
Social Centre							
Building renovation	280	m2	\$675	\$189,000	\$0	\$0	\$189,000
Furnishings	1	lump sum	12,000	12,000	0	0	12,000
Recreation equipment	1	lump sum	84,000	84,000	0	0	84,000
Site landscaping	1	lump sum	42,000	42,000	0	0	42,000
Removal and relocation of rail cars	1	lump sum	10,000	10,000	0	0	10,000
				\$337,000	\$0	\$0	\$337,000
Recreation Centre							
Building renovation	435	m2	\$675	\$293,625	\$0	\$0	\$293,625
Furnishings	1	lump sum	22,000	22,000	0	0	22,000
Recreation equipment	1	lump sum	84,000	84,000	0	0	84,000
Site landscaping	1	lump sum	26,000	26,000	0	0	26,000
				\$425,625	\$0	\$0	\$425,625
Outdoor Recreational Facilities							
Multi-use asphalt courts	699	m2	\$35	\$24,465	\$24,465	\$0	\$0
Equipment for courts	1	lump sum	95,000	95,000	95,000	0	0
Refrigerated hockey rink	1	lump sum	489,000	489,000	122,250	0	366,750
Boards for hockey	1	lump sum	153,000	153,000	0	0	153,000
Rollerblade track	780	m2	35	27,300	27,300	0	0
Relocated lawn bowling greens	1	lump sum	40,275	40,275	0	40,275	0
Lighting	18	each	3,000	54,000	27,000	27,000	0
				\$883,040	\$296,015	\$67,275	\$519,750
Furnishings							
Drinking Fountain	2	each	\$2,500	\$5,000	\$5,000	\$0	\$0
Bench	40	each	1,200	48,000	24,000	24,000	0
Picnic tables	24	each	2,000	48,000	24,000	24,000	0
Waste container	36	each	1,600	57,600	28,800	28,800	0
Dog bag dispenser	4	each	900	3,600	3,600	0	0
Gazebo	3	each	24,000	72,000	23,760	48,240	0
				\$234,200	\$109,160	\$125,040	\$0
Upgraded Parking at Waterford Bridge Road Lot (169 stalls)							
Site preparation	1	lump sum	\$3,200	\$3,200	\$0	\$3,200	\$0
Base prep	5,700	m2	10	57,570	0	57,570	0
Concrete curb and gutter	506	m	60	30,360	0	30,360	0
Asphalt	5,570	m2	25	139,250	0	139,250	0
Area lighting	1	lump sum	18,000	18,000	0	18,000	0
Lining and signing	1	lump sum	10,000	10,000	0	10,000	0
				\$258,380	\$0	\$258,380	\$0
Increased Parking Lots near MacNab's Lane (up to 136 stalls)							
Site preparation	1	lump sum	\$3,200	\$3,200	\$0	\$0	\$3,200
Base prep	6,000	m2	10	60,600	0	0	60,600
Concrete curb and gutter	1,046	m	60	62,760	0	0	62,760
Asphalt	5,876	m2	25	146,900	0	0	146,900
Area lighting	1	lump sum	15,000	15,000	0	0	15,000
Lining and signing	1	lump sum	10,000	10,000	0	0	10,000
				\$298,460	\$0	\$0	\$298,460
Relocated Park Maintenance Depot							
Shop	1,000	m2	\$1,025	\$1,025,000	\$1,025,000	\$0	\$0
Covered bulk materials storage	625	m2	475	296,875	296,875	0	0
Asphalt yard, parking, compost drop	4,524	m2	25	113,100	113,100	0	0
Fenced and gated enclosure	210	m	85	17,850	17,850	0	0
Exterior lighting	1	lump sum	7,500	7,500	7,500	0	0
Landscaping	1	lump sum	8,000	8,000	8,000	0	0
				\$1,468,325	\$1,468,325	\$0	\$0

BOWRING PARK MASTER PLAN

	Quantity	Units	Unit Cost	Total Cost	Phase 1	Phase 2	Phase 3
Social Centre							
Building renovation	280	m2	\$675	\$189,000	\$0	\$0	\$189,000
Furnishings	1	lump sum	12,000	12,000	0	0	12,000
Recreation equipment	1	lump sum	84,000	84,000	0	0	84,000
Site landscaping	1	lump sum	42,000	42,000	0	0	42,000
Removal and relocation of rail cars	1	lump sum	10,000	10,000	0	0	10,000
				\$337,000	\$0	\$0	\$337,000
Recreation Centre							
Building renovation	435	m2	\$675	\$293,625	\$0	\$0	\$293,625
Furnishings	1	lump sum	22,000	22,000	0	0	22,000
Recreation equipment	1	lump sum	84,000	84,000	0	0	84,000
Site landscaping	1	lump sum	26,000	26,000	0	0	26,000
				\$425,625	\$0	\$0	\$425,625
Outdoor Recreational Facilities							
Multi-use asphalt courts	699	m2	\$35	\$24,465	\$24,465	\$0	\$0
Equipment for courts	1	lump sum	95,000	95,000	95,000	0	0
Refrigerated hockey rink	1	lump sum	489,000	489,000	122,250	0	366,750
Boards for hockey	1	lump sum	153,000	153,000	0	0	153,000
Rollerblade track	780	m2	35	27,300	27,300	0	0
Relocated lawn bowling greens	1	lump sum	40,275	40,275	0	40,275	0
Lighting	18	each	3,000	54,000	27,000	27,000	0
				\$883,040	\$296,015	\$67,275	\$519,750
Furnishings							
Drinking Fountain	2	each	\$2,500	\$5,000	\$5,000	\$0	\$0
Bench	40	each	1,200	48,000	24,000	24,000	0
Picnic tables	24	each	2,000	48,000	24,000	24,000	0
Waste container	36	each	1,600	57,600	28,800	28,800	0
Dog bag dispenser	4	each	900	3,600	3,600	0	0
Gazebo	3	each	24,000	72,000	23,760	48,240	0
				\$234,200	\$109,160	\$125,040	\$0
Upgraded Parking at Waterford Bridge Road Lot (169 stalls)							
Site preparation	1	lump sum	\$3,200	\$3,200	\$0	\$3,200	\$0
Base prep	5,700	m2	10	57,570	0	57,570	0
Concrete curb and gutter	506	m	60	30,360	0	30,360	0
Asphalt	5,570	m2	25	139,250	0	139,250	0
Area lighting	1	lump sum	18,000	18,000	0	18,000	0
Lining and signing	1	lump sum	10,000	10,000	0	10,000	0
				\$258,380	\$0	\$258,380	\$0
Increased Parking Lots near MacNab's Lane (up to 136 stalls)							
Site preparation	1	lump sum	\$3,200	\$3,200	\$0	\$0	\$3,200
Base prep	6,000	m2	10	60,600	0	0	60,600
Concrete curb and gutter	1,046	m	60	62,760	0	0	62,760
Asphalt	5,876	m2	25	146,900	0	0	146,900
Area lighting	1	lump sum	15,000	15,000	0	0	15,000
Lining and signing	1	lump sum	10,000	10,000	0	0	10,000
				\$298,460	\$0	\$0	\$298,460
Relocated Park Maintenance Depot							
Shop	1,000	m2	\$1,025	\$1,025,000	\$1,025,000	\$0	\$0
Covered bulk materials storage	625	m2	475	296,875	296,875	0	0
Asphalt yard, parking, compost drop	4,524	m2	25	113,100	113,100	0	0
Fenced and gated enclosure	210	m	85	17,850	17,850	0	0
Exterior lighting	1	lump sum	7,500	7,500	7,500	0	0
Landscaping	1	lump sum	8,000	8,000	8,000	0	0
				\$1,468,325	\$1,468,325	\$0	\$0

BOWRING PARK MASTER PLAN

Bowring Park Master Plan

Detailed Breakdown of Costs to Implement Master Plan

				Total Cost	Phase 1	Phase 2	Phase 3
Upgrading of O'Brien's Hill				\$1,493,745	\$836,605	\$615,890	\$41,250
	Quantity	Units	Unit Cost	Total Cost	Phase 1	Phase 2	Phase 3
General Site Works (7.5 ha)							
Rough grading	15,000	m2	\$3	\$43,200	\$43,200	\$0	\$0
6" Topsoil	15,000	m2	5	73,500	73,500	0	0
Seeding	15,000	m2	3	42,300	42,300	0	0
				\$159,000	\$159,000	\$0	\$0
Landscape Planting							
Tree relocation	100	each	\$500	\$50,000	\$50,000	\$0	\$0
Caliper trees	200	each	300	60,000	15,000	15,000	30,000
Ornamental shrubs	500	each	25	12,500	3,125	3,125	6,250
Small stock for naturalizing	1	lump sum	10,000	10,000	2,500	2,500	5,000
Maintenance of trees on site	1	lump sum	10,000	10,000	10,000	0	0
				\$142,500	\$80,625	\$20,625	\$41,250
Upgrading of Walks							
New walks	9,142	m2	\$40	\$365,680	\$365,680	\$0	\$0
Upgrading	1,299	m2	30	38,970	38,970	0	0
Lighting	12	each	3,000	36,000	14,400	21,600	0
Park gate at Beacon Hill Crescent	1	lump sum	16,000	16,000	0	16,000	0
				\$456,650	\$419,050	\$37,600	\$0
O'Brien's Lookout							
Lookout		lump sum		\$42,000	\$0	\$42,000	\$0
				\$42,000	\$0	\$42,000	\$0
Furnishings							
Drinking fountain	1	each	\$2,500	\$2,500	\$2,500	\$0	\$0
Bench	12	each	1,200	14,400	14,400	0	0
Picnic tables	4	each	2,000	8,000	8,000	0	0
Waste container	5	each	1,600	8,000	8,000	0	0
Dog bag dispenser	2	each	900	1,800	1,800	0	0
				\$34,700	\$34,700	\$0	\$0
Upgrades to Soccer Pitch							
Drinking fountain	1	each	\$2,500	\$2,500	\$2,500	\$0	\$0
Fences at east end	80	m	100	8,000	8,000	0	0
Irrigation for Field	1	lump sum	17,000	17,000	5,100	11,900	0
Bleachers for 60 people	1	lump sum	12,000	12,000	0	12,000	0
Team benches	1	lump sum	4,000	4,000	0	4,000	0
Small playground	1	lump sum	60,000	60,000	0	60,000	0
				\$103,500	\$15,600	\$87,900	\$0
Field House (200 m2)							
Building	200	m2	\$1,345	\$269,000	\$0	\$269,000	\$0
Furnishings	1	lump sum	32,000	32,000	0	32,000	0
				\$301,000	\$0	\$301,000	\$0
Increased Parking Near Field House (up to 123 stalls)							
Site preparation	1	lump sum	\$3,200	\$3,200	\$3,200	\$0	\$0
Base prep	5,200	m2	10	52,520	52,520	0	0
Concrete curb and gutter	840	m	60	50,400	12,600	37,800	0
Asphalt	4,931	m2	25	123,275	49,310	73,965	0
Area lighting	1	lump sum	15,000	15,000	6,000	9,000	0
Lining and signing	1	lump sum	10,000	10,000	4,000	6,000	0
				\$254,395	\$127,630	\$126,765	\$0

BOWRING PARK MASTER PLAN

Bowring Park Master Plan Detailed Breakdown of Costs to Implement Master Plan

				Total Cost	Phase 1	Phase 2	Phase 3
Upgrading of South Brook				\$530,170	\$170,250	\$359,920	\$0
	Quantity	Units	Unit Cost	Total Cost	Phase 1	Phase 2	Phase 3
Extending and Upgrading Trails							
New trails	2,773	m2	\$40	\$110,920	\$0	\$110,920	\$0
Trail upgrading	555	m2	30	16,650	16,650	0	0
New footbridges	68m2	lump sum	100	37,500	0	37,500	0
Steps to Captain's Falls	1	lump sum	42,500	42,500	0	42,500	0
Enhanced Approaches to Captain's Falls bridge	1	lump sum	160,000	160,000	40,000	120,000	0
				\$367,570	\$56,650	\$310,920	\$0
Landscape Restoration (28.6 ha)							
Slope stabilization	1	lump sum	\$14,000	\$14,000	\$14,000	\$0	\$0
Clearing of old fields	1	lump sum	4,600	4,600	4,600	0	0
Planting of sound buffer	1	lump sum	18,000	18,000	18,000	0	0
Fish and wildlife habitat enhancement	1	lump sum	16,000	16,000	16,000	0	0
Maintenance and propagation of heritage plants	1	lump sum	6,000	6,000	6,000	0	0
Clean up old pool area	1	lump sum	8,000	8,000	8,000	0	0
				\$66,600	\$66,600	\$0	\$0
Interpretation							
Interpreting natural and cultural history	10	sites	\$3,700	\$37,000	\$0	\$37,000	\$0
Artifacts	1	lump sum	12,000	12,000	0	12,000	0
				\$49,000	\$0	\$49,000	\$0
Furnishings							
Benches	14	each	\$1,200	\$16,800	\$16,800	\$0	\$0
Picnic tables	6	each	2,000	12,000	12,000	0	0
Waste containers	8	each	1,600	12,800	12,800	0	0
Dog bag dispensers	2	each	900	1,800	1,800	0	0
Camp fireplaces	6	each	600	3,600	3,600	0	0
				\$47,000	\$47,000	\$0	\$0