
BURIN HERITAGE SQUARE REVITALIZATION PROJECT



**DRAFT REPORT
JANUARY 2017**

PREPARED FOR THE TOWN OF BURIN



ACKNOWLEDGMENTS



The consulting team would like to thank the many community members and organizations who contributed to this process by providing written feedback and attending the public meetings, to help develop the vision for the revitalized Heritage Square.



PROJECT PARTNERS

This project was initiated by the Town of Burin, with generous financial support from the Atlantic Canada Opportunities Agency, and the Government of Newfoundland and Labrador, Department of Innovation, Business, and Rural Development.

CONSULTING TEAM

This report was prepared by Murray's Landscape Services Limited, in partnership with Gibbons + Snow Architects and Pinnacle Engineering Limited



Murray's Landscape Services Limited

Tim Murray
Rachael Fitkowski



Gibbons + Snow Architects

Sandy Gibbons
Graham Langridge



Pinnacle Engineering Limited

Trevor Moore

TABLE OF CONTENTS

Introduction	4
Project Overview	5
Study Area Description	6
Background Research	10
Brief History of the Area	12
Analysis	14
Natural Environment	15
Land Use and Circulation	18
Infrastructure	22
Built Form	24
Signage and Wayfinding	34
Recreation and Programming	36
Arts and Culture	38
Historic Connections	39
Tourism	40
Public Consultation	42
SWOT Analysis	44
Improvement Strategies	46
Vision and Mission Statements	47
Goals and Objectives	48
Programming	50
Conceptual Plan	52
Vehicular Circulation	64
Pedestrian Realm	66
Signage and Wayfinding	68
Infrastructure	70
Built Form and Guidelines	72
Implementation	80



INTRODUCTION



PROJECT OVERVIEW

The consulting team will work with the Town and other stakeholders to develop and present a concept for the Heritage Square that helps revitalize the historic area, including the redevelopment of several buildings, streets, parking, performance venues, walking trails, and attractions.

The project will focus on the following 6 key elements:

1. Municipal Branding
2. Increased Historical Visibility
3. Connection to Tourism
4. Vehicular and Pedestrian Circulation
5. Wayfinding and Signage
6. Overall Development Character

The Town of Burin has identified the need to revitalize the Heritage Square and to broaden its' scope and area of historic significance.

REPORT OUTLINE

This report will guide readers through the process that was taken by the consultants to develop the finished concept. This report is broken into three sections: Analysis, Improvement Strategies, and Implementation.

The Analysis section identifies and assesses existing characteristics relating to topics such as natural environment, land use and circulation, buildings and infrastructure, signage and wayfinding, recreation and programming, arts and culture, historical connections, and tourism. It also includes the results of a public online survey and public consultation meeting. The section is concluded with a SWOT Analysis that summarizes the key findings.

The results of the Analysis section are then used to influence the Improvement Strategies section, which lays out a vision for the future, as well as an extensive list of goals and objectives for the Heritage Square. These Improvement Strategies will be a set of recommendations, accompanied by graphics and precedents that will help to provide a visual interpretation of what the Heritage Square can become.

The report is concluded with an Implementation section that provides recommendations on phasing the project, and also includes cost estimates, funding opportunities, and a list of responsibilities for the Town moving forward.

STUDY AREA DESCRIPTION



THE BURIN PENINSULA

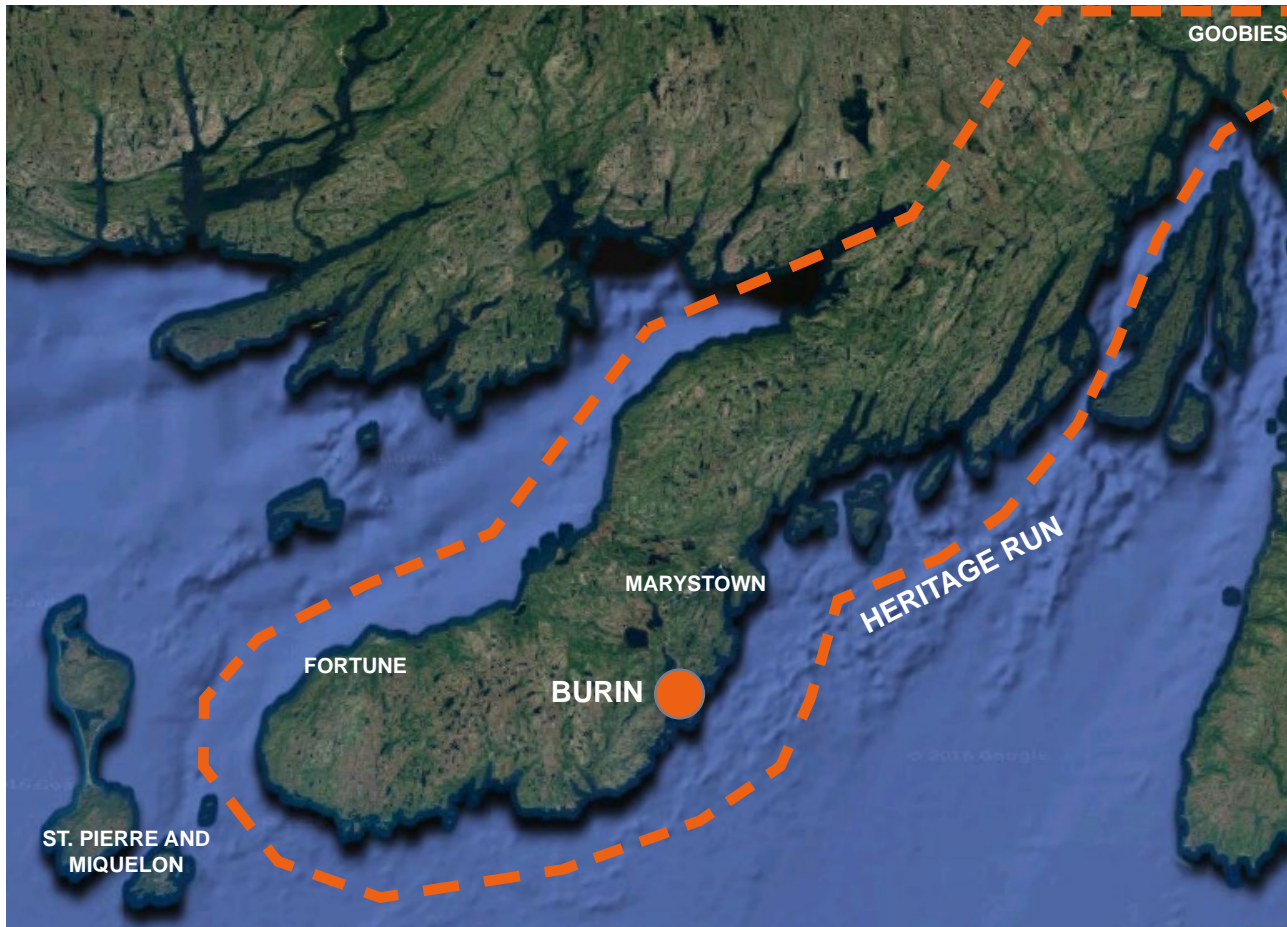
The Town of Burin exists on the Southern coast of the Island of Newfoundland, on the Burin Peninsula. The peninsula covers approximately 4,450 square kilometers, and includes all communities south of Monkstown. The population on the peninsula in 2011 was totaled at 18,646.

The major employers in the region are private sector firms involved in the fishery, metal fabrication, marine services, as well as the retail and services sectors. In Burin specifically, there are two college campuses and a hospital that provide a number of employment opportunities as well.

THE HERITAGE RUN

The Heritage Run Tourism Association was established in 1992 to begin marketing the Burin Peninsula as a tourism destination. The Heritage Run begins in Goobies near the Trans Canada Highway, and encompasses the entire Burin Peninsula. The association's mission includes:

- To promote the Burin Peninsula to both resident and non-resident markets.
- To profile the Burin Peninsula's unique character and anchor attractions, including St. Pierre and Miquelon (French islands) from a national and international perspective.
- To identify and help foster further development of anchor attractions on the Burin Peninsula.
- To encourage tourism packaging and partnerships both on and off the Burin Peninsula.



THE TOWN OF BURIN

Incorporated in 1950, the Town of Burin is located approximately 18km away from Marystown, on the Burin Peninsula. In 2011, the population of Burin was totaled at 2,424.

Since the moratorium of the early 90s stagnated the offshore fishing industry in the area, the Town has worked hard to modernize and focus it's future on education, health care, technology, and tourism.



The Town of Burin has 6 core values that include:

Heritage: “We are committed to preserving, celebrating, and sharing our past and the proud history of our people.”

Affordability: “We believe in the principles of public accountability and providing services at the most reasonable and affordable rates possible.”

Natural Resources: “We cherish our clean drinking water and other natural resources and are committed to good stewardship and sound natural resource management for the benefit of our people.”

Public Safety: “We are committed to ensuring the safety and protection of our community for the wholesome enjoyment of residents of all ages.”

Support: “We are a generous and supportive community, always there to lend a hand and come forward to assist those in need.”

Services: “We value and support the provision of excellent municipal services on behalf of our residents, and take pride in our record of service delivery.”



OLD BURIN AND THE HERITAGE SQUARE

The Town's welcome signage states: "Welcome to Burin, A Blend of the Old and New". This statement plays off the Town's respect for their special heritage, but also makes mention to the fact that locals refer to the Town in two separate geographic areas; Old Burin and New Burin.

New Burin includes the new developments north of Path End, and Old Burin includes all development south of this point. The study area of the Heritage Square falls within the limits of Old Burin.

Surrounding the Heritage Square, there are a number of outlying islands and distant coves, which have been shown on the left to provide context for the area.





BACKGROUND RESEARCH

The consulting team reviewed a number of reports and background information before beginning the analysis portion of the project. The sources included:

TOWN'S ARCHIVES AND RECORDS

- Historic photos, historic information, and discussions with the Town's employees.

ONLINE PUBLIC CONSULTATION SURVEY RESULTS

PREVIOUS REPORTS COMPLETED FOR THE TOWN OF BURIN

- "Cook's Lookout Pioneer Trail and Eagle Park" by Richard Sepka, 1988

PROVINCIAL REPORTS

- "Tourism Destination Visitor Appeal Assessment: Eastern Region", 2014

TECHNICAL INFORMATION

- "Soils of the Belleoram - St. Lawrence Area, Newfoundland. Report No. 10 Newfoundland Soil Survey" by Department of Forestry and Agriculture - Soil Management Division, 1992.
- Provincial Aerial Images of Burin, 2014

PROJECT TEAM SITE VISITS





BRIEF HISTORY OF THE AREA

1500s

Burin is a French sub-settlement.

1696

French hide in Burin while avoiding battle with the English.

1749

Burin is officially settled.

1763-
67

Captain James Cook visits Burin.

1700s

Burin becomes a British Navy Base.

1929

Tidal wave tragedy causes loss of life and damage to properties, and brings hard times to Burin.

1933

Oldest Colony Trust Building is built as an industrial freezer. It becomes an arts and culture centre in modern times.

1939

Resettlement of the islands of Step-A-Side and Great Burin begins, due to the introduction of such conveniences as electricity and telephones.

1950

Town becomes officially incorporated.

1960s

Most life in the island communities has ceased.

1988

Reddy House, the only Queen Anne style house left in Burin, becomes the Burin Heritage House Museum.





ANALYSIS

This section identifies and assesses existing characteristics relating to topics such as natural environment, land use and circulation, buildings and infrastructure, signage and wayfinding, recreation and programming, arts and culture, and historical connections. It also includes the results of a public online survey and public consultation meeting. The section is concluded with a SWOT Analysis that summarizes the key findings.



NATURAL ENVIRONMENT

CLIMATE

The Town of Burin falls within the Atlantic Pedoclimatic Zone. The climate is mainly cool and moist, but this zone does tend to have warmer summers and cooler winters than other zones on the south coast. This zone also tends to receive more hours of bright sunshine than other surrounding areas. The area has 220-250 days with a minimum temperature of less than 5 degrees, and a vegetative season of 150-160 days in which the mean temperature exceeds 6 degrees. Precipitation levels are about 1500-2000mm per year, of which 200-300mm occurs as snow.

GEOLOGY, LANDFORMS, AND SOIL

The Burin Peninsula is part of the Eastern Upland Physiographic division of Newfoundland. The landscape consists generally of a hummocky to rolling plateau with elevations ranging from 50-200m above sea level, and isolated hills rising above this level. The area was glaciated, leaving much of it covered by shallow till. The soils that developed because of this glaciation are mainly coarse textured, stony glacial till, that has been derived from volcanic bedrock. The common landforms in the Old Burin area include:

Drumlins: low, oval mounds or small hills, consisting of compacted boulder clay moulded by past glacial action.

Flutes: long ridges in the ground caused by movement of a glacier around a boulder.

Crag-and-Tail Hills: tadpole-shaped landforms developed by glacial erosion of rocks on unequal resistance. The crags are cliffs developed in near-cylindrical masses of strong rocks, and the tail is formed in softer rocks sheltered from erosion in its cover.

Where Old Burin and the Heritage Square border Placentia Bay, the combination of these different landforms with the Bay has created a variety of islands that are quite picturesque and unique.

BODIES OF WATER AND DRAINAGE

The Heritage Square is bordered on three sides by Little Burin Bay (Placentia Bay). The outlying islands create protection for the bay, leaving the small harbours and coves to be very calm.



No major drainage issues have been noted in the immediate Heritage Square area, as most water runs directly from the high points to the ocean. However, one issue to be addressed is occasional flooding of a portion of the Penney's Pond sports field during strong storm surges.



It should be noted however, that due to the Heritage Square's close proximity to the water, any future development near the water needs to consider the effects of sea level rise. The boardwalk is also an area that could be negatively affected by any rise in the water levels.

MICROCLIMATES

The areas of the Heritage Square that are south-facing should utilize this exposure, as they tend to make the most comfortable places for people to spend time outdoors. The boardwalk is in a great south-facing location, as well as the existing Town wharf behind the Heritage Cafe. If these areas are further developed, keep this exposure in mind to create successful and comfortable spaces.



VEGETATION

The vegetation found around the Heritage Square is common to the Eastern Upland Physiographic division that the area falls within. Below are some images showing the characteristics of some of the common vegetation in the area.



Sheep Laurel
Kalmia angustifolia



Rhodora
Rhododendron canadense



Blueberry
Vaccinium agustifolium



Partridgeberry
Vaccinium vitis-idaea



Feathermoss
Pleurozium scrobeberi



Black Crowberry
Empetrum nigrum



Pink Crowberry
Empetrum eamesii



Balsam Fir
Abies balsamea



Black Spruce
Picea mariana

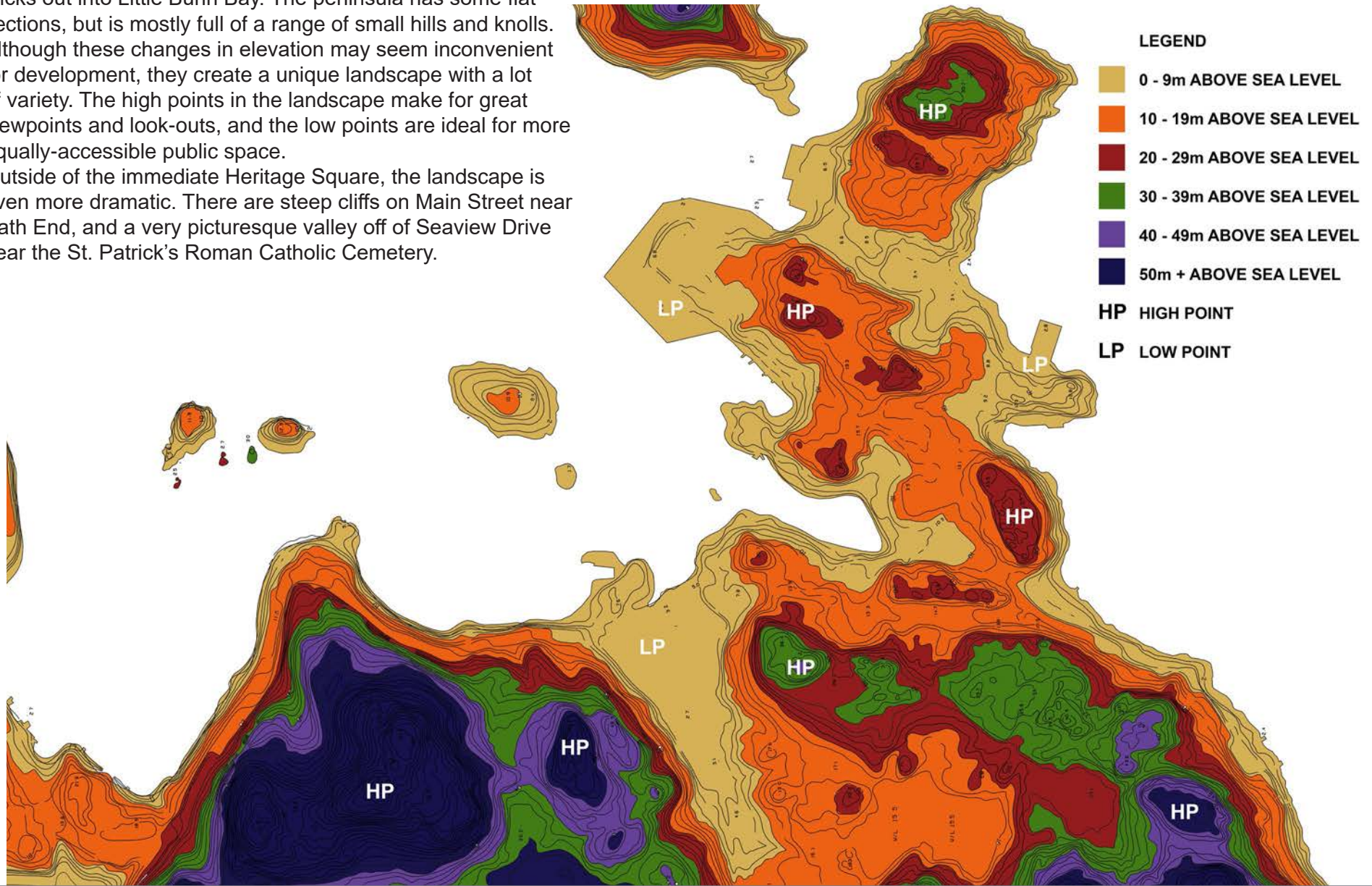


Eastern Larch
Larix laricina

ELEVATION MAP

The Heritage Square is located on a small peninsula that sticks out into Little Burin Bay. The peninsula has some flat sections, but is mostly full of a range of small hills and knolls. Although these changes in elevation may seem inconvenient for development, they create a unique landscape with a lot of variety. The high points in the landscape make for great viewpoints and look-outs, and the low points are ideal for more equally-accessible public space.

Outside of the immediate Heritage Square, the landscape is even more dramatic. There are steep cliffs on Main Street near Path End, and a very picturesque valley off of Seaview Drive near the St. Patrick's Roman Catholic Cemetery.

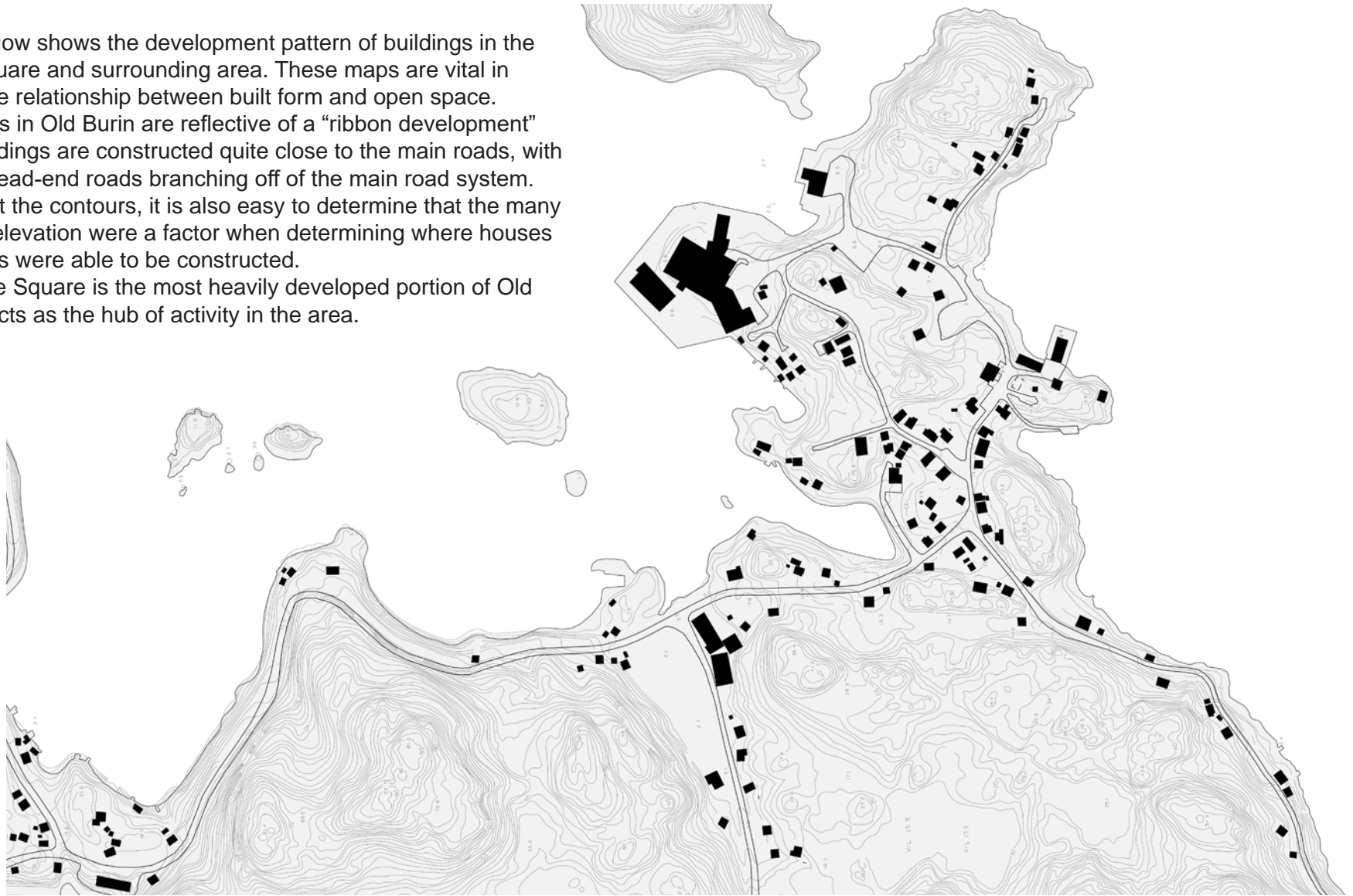




LAND USE AND CIRCULATION

FIGURE GROUND MAP

The map below shows the development pattern of buildings in the Heritage Square and surrounding area. These maps are vital in analyzing the relationship between built form and open space. The buildings in Old Burin are reflective of a “ribbon development” pattern. Buildings are constructed quite close to the main roads, with only a few dead-end roads branching off of the main road system. By looking at the contours, it is also easy to determine that the many changes in elevation were a factor when determining where houses and buildings were able to be constructed. The Heritage Square is the most heavily developed portion of Old Burin, and acts as the hub of activity in the area.



LAND USE MAP

The Heritage Square has a good mix of residential, private, commercial, and government properties that are used for a variety of different businesses and amenities. These uses are listed on the map below. It is also important to note the variety of green spaces that exist throughout the Square. This diverse mix of parks and recreation areas present a great opportunity for an improved network of dynamic green spaces in the area.





CIRCULATION MAP

Within the Heritage Square there exists a range of pedestrian and vehicular routes that people use to navigate the Square. Along with these routes, there are also viewpoints, parking, and nodes for boat / marine circulation. The map below depicts how all of these elements interact.



PEDESTRIAN CIRCULATION

Pedestrian circulation describes where and how pedestrians can travel within a space. Currently, pedestrians in the Heritage Square must share the road with vehicles, or walk on the gravel shoulder of the road.



There are two areas where pedestrians do not have to share their space with vehicles, and these are the Oldest Colony Trust Boardwalk, and the Poor Poet’s Hill Lookout. Three other spaces include the Cook’s Lookout Trail, Man O’ War Trail, and the trail between the two cemeteries, but they are not immediately in the Heritage Square.

AREAS OF CONFLICT



Due to the winding and narrow streets, the Heritage Square has a lot of potential to be an ideal space for pedestrians to explore on foot. Currently however, some parts of the Square are unsafe for pedestrians. Seaview Drive in front of the Heritage House II Museum is extremely narrow, and people exiting the building will find themselves almost directly at the edge of the road.



The winding and narrow streets also cause blind turns and hills, especially on Union Road, which can be dangerous for pedestrians that are sharing the road with vehicles. These areas of conflict should be addressed and improved to ensure the safety of pedestrians and drivers.

VEHICULAR CIRCULATION

Vehicular circulation describes where and how drivers can travel within an area. Parking areas are also addressed when studying vehicular circulation. Heritage Square currently has 6 municipal roads, two of which together create a loop around the Square, and 4 that are dead-ends.



Main Street is the main artery that brings people from New Burin to Old Burin, and in turn, to the Heritage Square. Main Street then hits a “T” intersection at Seaview Drive. This intersection provides the options to turn left or yield right, but there is a gravel road that continues straight. Even though this road is only meant for pedestrians, it is visually confusing to a driver, as they may think that they have the option to go straight. Once within the Heritage Square, the streets are narrow, and can become easily congested with any increase in traffic.

PARKING

Parking areas within the Heritage Square are mainly reserved for patrons to businesses like the Step-A-Side Art Gallery, Heritage Cafe, and the Heritage House Museums. These areas are sufficient for current visitor numbers, but any increase in visitors to the area will surely cause congestion.



During large events, only a limited number of parking spaces are available within the Square, and the Penney’s Pond sports field becomes an overflow parking lot. Visitors then walk from there to the Heritage Square. There is merit in exploring this area as a more permanent parking area, especially if visitation to the area increases in the coming years.



INFRASTRUCTURE

ROAD INFRASTRUCTURE



All of the roads within the Heritage Square are owned by the Town of Burin. The roads are winding and narrow, and most are beginning to show their age, with cracks and imperfections in the asphalt. Some parts of the road have simple gravel shoulders, while others have rough asphalt gutters. All of the parking lots are gravel lots except those in front of the Step-A-Side Art Gallery and the Post Office.

STORMWATER MANAGEMENT



There are a few catch basins located around the Heritage Square, that supposedly all divert water into the surrounding ocean. However, upon quick inspection, some did seem to be in disrepair. A few looked to be blocked or full of debris, and one even appeared to be lacking the piping to lead the water away from the basin.

WATER AND SEWER SERVICING



Buildings in the Heritage Square are hooked up to the Town water supply. There are also a number of fire hydrants in the area. Most buildings in the area are equipped with septic systems that have outfalls directly into the surrounding ocean. Not only would an upgrade to these systems be better for the environment, it would also help improve the aesthetics of the area. Currently, there are a number of outfalls visible along the shoreline, which impact the views from the boardwalk and other scenic areas. The outfalls from the public washrooms are directed into the cove behind the cafe. This area has a lot of potential to be used as a public boat launch or water access area, but the existence of this outfall hinders this potential.

RETAINING STRUCTURES



The open green space in front of the boardwalk is currently retained by gabions. Most of them seem to be in an acceptable state, but there are some areas that are in need of repair. One issue with the gabions however, is that they create an unsafe ledge along the waterfront, and should have some sort of barrier to prevent someone from falling over the edge.





BUILT FORM

HERITAGE GUIDELINES PREAMBLE:

The final report “*Tourism Destination Visitor Appeal Assessment – Eastern Region*”, identified:

“One of the key strategic directions (#4) was product development – delivering strategic and sustainable travel experiences. As the products, services and experiences the visitors enjoy, must deliver on the provincial “brand promise” and bring the brand to life, building on unique natural attractions, cultural heritage and the colourful character of the people, is essential in responding to traveler’s desire to experience the destination”.

One of the key elements for the Heritage Square from a built heritage perspective, is to maintain the “existing built heritage” in its historical character.

In the document “A Guide for Municipalities in Newfoundland and Labrador – Preserving our Past – Planning our Future” there are recommendations for making a case for heritage in particular related to the built heritage as stated.

““**Built Heritage** – A community’s built heritage includes structures of all kinds, from landmark buildings such as merchant’s house, churches, institutional/civic buildings, to common ones like fisherman’s dwellings, outbuildings, industrial and commercial structures, fishing stores and stages, and root cellars. It also includes such elements as fences, traditional roads or pathways. All of these elements contribute to a unique sense of “place” and characterize the social, cultural and economic development of a community. It is this unique sense of place that makes a community interesting to tourists and reinforces community identify.”

PRINCIPLES FOR EFFECTIVE AND SUSTAINABLE HERITAGE TOURISM:

- Focus on people
- Keep it authentic / high quality
- Stewardship of heritage resources
- Ensure local benefits
- Package (the whole is greater than the sum of its parts) – interconnect with and within the greater area
- Partnership
- Respect local values
- A holistic approach





ZONING OPTIONS

Options to consider:

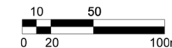
Historic Conservation District Zonings - in the broadest context this study incorporates the whole of the “Heritage Square”. This zoning may include a redevelopment plan which details how the goals and intent of the zoning can be realized, such as:

- Permitted/recommended uses in the area
- Schemes or strategies for its revitalization
- Recommendations for building treatment, design and infill including outbuildings
- Signage by-laws (generally affect commercial activity)
- Property maintenance by-laws



BURIN HERITAGE SQUARE | ENLARGED PLAN

■ TOWN PROPERTIES ■ PRIVATE ■ FEDERAL ■ OTHER ■ LANDMARK / FEATURE



ZONING RECOMMENDATION

Town establish “Heritage Square Zone” within Town of Burin Town Plan

- There may be district areas within the zone which may conform to various regulations
- Action – set boundary of zone and establish exclusion areas or non-conforming usage etc.



BURIN HERITAGE SQUARE I ENLARGED PLAN





ZONE 1 : BUILDING TYPES

Zone 1: Buildings located within Heritage Square area. Priority area.

ZONE 1 - BUILDING FEATURES AND CHARACTERISTICS

Traditional Residential:

Buildings with traditional clapboard and trims. Components with historic or traditional elements defined by:

- Exterior clapboard and corner trims.
- Older buildings with consist of more decorations.
- Sometimes have extensions or add-ons over time.
- References to Queen Anne or Victorian Styles.

Traditional Public or Business Use:

May be privately owned but intended for public activity. Same as Traditional Residential in character. Some have been formerly residential and undergone changes.



Zone 1 House:
Incorporates traditional exterior components.



Museum



Reddy House



Art Gallery



Heritage Cafe

ZONE 1 : BUILDING TYPES

Zone 1: Buildings located within Heritage Square area. Priority area.

Modern:

Post Office is the main building within Zone 1 built to conform to modern standard at the time of its development. Now is out of keeping with Heritage Square. Elements primarily not consistent with Heritage Square intent:

- Exterior corrugated steel.
- Steel columns.
- Horizontal window proportions.
- Exterior ramp - required but functional only.



Post Office

Traditional other:

Oldest Colony Trust is within the Heritage Square but built with a former functional purpose relating to the Wharf and fishery.

Features in this regard:

- Robust concrete exterior shell.
- Buttressed walls.
- Window and doors placed according to former functional interior.



Oldest Colony Trust

Traditional other - Landmark site:

Some sites have Historical significance where an historic structure was in place and now abandoned or demolished. The Old Courthouse is a primary example.



Old Courthouse Site

ZONE 2 : BUILDING TYPES

Zone 2: Buildings located within the larger context of Old Burin Town.

ZONE 2 - BUILDING FEATURES AND CHARACTERISTICS

Traditional Residential:

Similar to Zone 1. Some buildings consisting of established Heritage elements.



Zone 2 Private House:
Has applied exterior Heritage components to a high level.

Residential - Vinyl sided houses:

Buildings and Homes built with standard components. Some have Traditional Style references which can be used as examples for future modifications. Discussion relating to the extent and use of vinyl siding to be considered.

Vinyl sided house:

House adjacent to Parish Hall. Has vinyl siding with Heritage references.



Zone 2 Private Houses:
Typical vinyl sided houses.

Hollet family house



ZONE 2 : BUILDING TYPES

Zone 2: Buildings located within the larger context of Old Burin Town.

ZONE 2 - BUILDING FEATURES AND CHARACTERISTICS

Modern:

Functional buildings. These buildings were built with functional use criteria. Future integration with the Heritage Square may be considered. The Fish plant and New Coast Guard buildings are primary examples. They would display different criteria or exemption from Traditional Heritage components.

Zone 2 Other:

Buildings other than houses within Zone 2 used for Private or Public use. Individual review of the buildings is required in relation the the Heritage style.



Coast Guard Life Station and Fish Plant



RCMP Building:
Municipal Public Building



Masonic Hall:
Private meeting building



Parish Hall:
Private meeting building



Hospitality Homes:
Tourist accommodation



EXISTING BUILDING TYPES

Zone 2: Old Burin area.

Zone 2 Other:

See previous notes.



Poets Hill corner building:
Building with directional signage. Hollet owned.



Exhibition Hall and Field:
Located on the outer side of the Old Burin Centre. Hollet owned.

Zone 2 : Traditional other:

Fishing sheds on outhouses. Simplified buildings with clapboard and trims. These play an equal part in keeping the Heritage character.



Burin fishing stage sheds



SIGNAGE AND WAYFINDING

DIRECTIONAL SIGNAGE

Directional signage provides the necessary information to drivers and pedestrians that they need to navigate an area.



There is an existing directional sign at Path End that guides visitors towards the Heritage Square. However, this sign also shows the direction of the Tidal Wave Memorial (which is in an opposite direction), and the graphics on the sign may cause confusion for some drivers.



There is also a sign at the “T” intersection of Main Street and Seaview Drive, but it is quite small, and may be easy for a driver to miss.

REGULATORY SIGNAGE

Regulatory signs indicate the “rules” and protocols of a place. They include things like stop signs, yield signs, and “do not enter” signs.



The regulatory signage for the Heritage Square is sufficient for current traffic patterns, but if any circulation changes are made in the future, proper signage needs to be installed to ensure the safety of all residents and visitors.

ORIENTATION SIGNAGE

Orientation signs can be maps, directories, or kiosks that present information that help people orient themselves within an area. There are currently not many orientation signs within the Heritage Square. The Square is the heart of Old Burin, and it would be ideal to include an overall map or directory of the area that includes amenities in New Burin and surrounding areas, including points of interest such as the Tidal Wave Memorial.

IDENTIFICATION SIGNAGE

Identification signs mark the location and name of premises within an area.

There are many signs in the Heritage Square that are successful as identification signs. The signs below are all good examples of signage that is legible and easy to read, and that do a good job of letting visitors know what each building or property is.



Although there are plenty of good signage examples in the Square, there are also some areas that are either lacking descriptive signage, or that have an overwhelming amount of signs. An example is the building at the “T” intersection. There is so much signage on this building that it is distracting, especially since this is the point at which visitors enter the Square. More emphasis should be placed on capturing and enticing visitors at this point.

INTERPRETIVE SIGNAGE

Interpretive signs tell the story of a place, or explain the meaning or significance of a certain building or property. They can be storyboards, small descriptive signs, or even photographs.



The existing Town storyboards have very informative content that should be retained, but the signs themselves are in poor condition. Many of them have become illegible and faded. These stories/information should be recorded, and reinstated on new signs.



New signage that is created should follow a central theme and aesthetic. Signage should also be able to withstand weather conditions that are conducive to being next to the coast.



Many towns in Newfoundland have these interpretive signs from the Johnson Foundation. These signs have a wealth of information about the history of Burin and should be retained. This sign is located in a good central location in front of the Heritage House I Museum.



RECREATION AND PROGRAMMING

Old Burin and the Heritage Square currently have a variety of recreation facilities and programs / events that are utilized by a wide variety of residents and visitors.

EXISTING RECREATION FACILITIES / ACTIVITIES



Walking Facilities

Town roads and the Oldest Colony Trust Boardwalk



Hiking Facilities

(Cook's Lookout Trail, Man O' War Trail, Mud Pond Trail between the two cemeteries)



Penney's Pond Sports Field

Occasional field games and events



Boating

(Marina at Ship Cove)



Lookout / Picnicking

Walking up to the Poor Poet's Hill Lookout

EXISTING EVENTS / PROGRAMMING



Fireworks



Wednesday Night Concerts
Oldest Colony Trust Building



Kid's Games and Garden Party
Penney's Pond Sports Field



Events at St. Patrick's Cemetery



Kid's Day Events
Heritage Grounds



Shows and Theatre
Oldest Colony Trust Building

Other Events:

- Weddings and social events at OCT Building
- Shows and concerts at the Heritage Grounds
- Heritage Weekend Events
- Art Exhibitions
- Breakfast on the Wharf
- Come Home Year Events
- Burin Day Events
- Kid's Day Events
- Canada Day Events



ARTS AND CULTURE

Old Burin is a thriving hub for the arts that is looking to grow.

VISUAL ARTS

The Step-A-Side Art Gallery is located in the heart of the Heritage Square, and boasts an impressive collection of both Newfoundland and international artists. They have ever-changing displays and exhibitions, and also hold special events at the venue. They have expressed their interest in hosting resident artist programs, where artists would live and work in Burin for a set amount of time, and then display their work at the Art Gallery.

The Burin Exhibition Hall is another example of the community's dedication to the arts. The Hall is more of an event space, but they work collaboratively with the Step-A-Side Art Gallery to bring in different artists' work for exhibitions.

Due to the pure natural beauty of the area, Old Burin and the Heritage Square are a great destination for any photographer looking for a unique and picturesque landscape.

There are many murals within the Heritage Square that depict different stories and historical events from Old Burin and the surrounding areas. One full wall of the interior of the Oldest Colony Trust Building is filled with murals based on historic events, and some exterior ones exist throughout the Square.

MUSIC AND THEATRE

Throughout the year, the Town hosts different plays and concerts of many different genres. Venues include the outdoor stage at the Heritage Grounds, the Oldest Colony Trust Building, St. Patrick's Roman Catholic Cemetery, and the Burin Exhibition Hall.

FOLK ART

Within the Heritage Square, it is hard to miss the brightly coloured benches, outbuildings, and other site furniture that the Town and other residents have erected. It is promising to see the community so invested in improving the look of their surroundings. However, it is important to note that any elements that people choose to build in the future need to be built of the highest quality and workmanship, to ensure longevity, and the safety of the users. It is also important that these elements be built within a framework or theme that matches the overall aesthetic goals of the Heritage Square.



ARTISAN CRAFTS

Local artists and craftspeople have the opportunity to sell their goods at the Heritage House II Museum and Craft Shop. This is a great platform to sell to visitors who are looking for local crafts for which Newfoundland is so well-known. Besides creating new and exciting products, it would also be beneficial for these artists to engage with the community and visitors, possibly by holding different workshops or demonstrations to inform and educate about their respective craft or skill.

HISTORICAL CONNECTIONS

Burin has a rich history that includes a number of historical events that have helped shape the identity of the Town. The Town has identified some of the most important events, and have tried to incorporate them into the Heritage Square and surrounding area.

COOK'S LOOKOUT



Captain James Cook was said to have visited Burin between 1763 and 1767, while performing a survey of the island of Newfoundland. The highest point in Burin is named after Captain Cook, and is called Cook's Lookout. At the end of Penney's Pond Road, there exists a Town - maintained trail up to Cook's Lookout. This trail is within Old Burin, but not directly in the Heritage Square. Directional signage should be installed to guide visitors from the Heritage Square to Cook's Lookout.

FISHING HERITAGE



Burin's safe and landlocked harbour used to be a haven for European fishermen. A very lucrative fishing industry was started, and Burin became the next most important fishing region, besides Placentia. Industries such as boat building and sail making grew in popularity as well, as they were a natural result of the increased fishing. Even though Burin has such a rich fishing heritage, one of the only visible remnants of that era is the Fishery Products International (FPI) plant, which is no longer in operation. This fishing heritage should be better showcased for locals and visitors alike, in order to re-establish the connection to what was once such an important industry in the area.

TIDAL WAVE DISASTER



Burin suffered its first great tragedy due to the sea in 1929 when a great tidal wave hit the town and surrounding areas. It caused much loss of life and destruction to properties, and brought heartbreak and hardship to the town in the following years. The Town erected a Tidal Wave Memorial on Church Street, on the way to Port Au Bras. This site is in close proximity to the Heritage Square, and a connection should be made between the two locations, via directional and interpretive signage.

RESETTLEMENT



Up until 1939, a number of people lived on the island of Great Burin, which is visible from the Heritage Square. When amenities like electricity and telephones began to be installed in Burin, people began to move away from the islands, and settle on the mainland parts of Burin. By the 1960s, most life in the island communities had ceased. However, in recent years, private investors have begun creating trails on Great Burin that weave across the island and through old, left-behind communities. Any connections that can be established between the Heritage Square and these islands would be a major asset and destination for the area.

TOURISM

The *Tourism Destination Visitor Appeal Assessment: Eastern Region (TDVAA)* outlines goals and a future vision of tourism in the Eastern Region of Newfoundland, of which Burin is a part of.

The Vision Statement:

“Newfoundland and Labrador be a leading tourism destination, offering an authentic and exotic experience, through the “creativity brand pillars of **people, culture, and the natural environment.**”

(from Uncommon Potential: A Vision for Newfoundland and Labrador Tourism, Vision 2020)

PEOPLE

- The very real character of our people, their attitude, and way of life.
- Real, genuine people – warm, friendly, welcoming, uncomplicated, witty, humorous, and fun-loving.
- All the more powerfully felt because of the historical undercurrent of an unrelenting and unforgiving environment, mastered through a fierce independence, steeped in self-reliance, quiet pride, and creative ingenuity.

CULTURE

- Our history, heritage, music, art, language, architecture, folklore, traditions, values, and vitality of colour and texture in everything we touch.
- It links our past with our present and expresses our spiritual, creative, and intellectual qualities.

NATURAL ENVIRONMENT

- This place of fierce beauty that lives by the sea.
- A rugged land with 29,000kms of coastline, rich icons of whales, wildlife, and icebergs, and a sensuous magic light that pours over the landscape and into the art, culture, and hearts of our people.



In order to create a successful tourism industry that draws people in to the Burin Heritage Square, it is important that the Town and stakeholders examine the people, culture, and natural environment, and decide what they believe makes the Heritage Square unique in each category. Developing these ideas will only help to build on and further develop the “authentic and exotic” experience that the province is referring to in the TDVAA. It is important to create a vision that is in line with that of the document, as it may help avail of funding the future.

The TDVAA also makes note of different types of services / attractions that contribute to the visitor experience mix. It is important that in the end, the Heritage Square have a good mix of these types of services and attractions.

INFRASTRUCTURE BASED

- Have high fixed costs and require volume or funding base to build, maintain, or preserve their facilities
- Focus on the mass market with targeted niche markets to drive business
- Examples: hotels, historic sites, parks, attractions, theaters, restaurants, transportation, sports facilities

ACTIVITY BASED

- Much lower capital investment than Infrastructure Based Businesses
- Require steady volume and often cater to niche markets and smaller groups, as often some skills or equipment associated with the activity is required
- Examples: whale watching, kayaking outfitters

PROGRAM AND PEOPLE BASED

- Have no infrastructure costs, they rent or pay user fees to gain access to places to stage their visitor interactions
- Typically appeal to very niche markets, have a low-volume, high-yield ratio, and know their customers extremely well to earn a living with low volume
- Examples: guiding companies, storytellers, artisans, and musicians, festivals

PUBLIC CONSULTATION

Throughout November 2016, the consulting team engaged the residents of Burin to gain feedback about their visions for the future of the Heritage Square. Consultation occurred through an online survey and a public consultation meeting.

THE RESULT

Feedback covered many different areas and topics; here are the main themes, ideas, and suggestions that were recorded.

People currently visit the Heritage Square for a variety of reasons including the businesses and amenities, attending community events, and for personal leisure.

Additional programs, activities, and events that the public would like to see take place in the Heritage Square in the future:

- More outdoor entertainment
- More plays / theatre
- Softball at Penney's Pond field
- Boat tours
- Christmas events / light display in the Square
- Walking historical tours / interpretations
- Playground
- Fish festival
- More walking trails
- Educational programs
- Children's entertainment
- Art, dance, and cooking classes
- Outdoor yoga
- More shopping
- More weddings / celebrations / specialty events



Most people currently access the Heritage Square by foot, but they are open to the idea of parking outside the Square and walking in.

Most people found belonging to a community group to be very important. They also had some suggestions on how improvements to the Heritage Square could benefit said community groups:

- Include more low-cost venues / community space
- Updated technology
- Extend hours of use at existing community facilities
- Create gathering spaces with seating for community members to interact
- Incorporate space that can be used for programs that promote engagement from all age groups

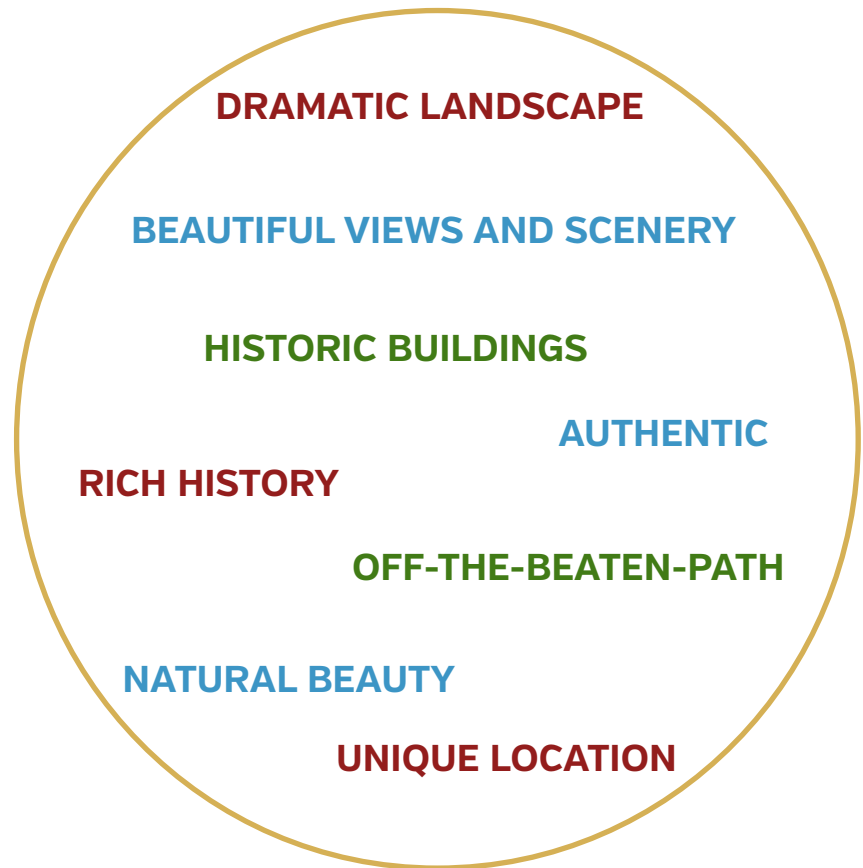
Important themes and features that people would like enhanced and / or included in the Heritage Square:

- Historic Buildings
- Fishing Heritage
- Museum Collections and Interpretation
- Parks and Landscape
- Adventure Tours
- Recreational Facilities

Features that are important to the impression of the Heritage Square:

- Trails, Walkways, and Parks
- Public Washrooms
- Architecture
- Benches and Seating
- Waste and Recycling Receptacles
- Signage
- Lighting
- Trees and Planting
- Parking

When asked about the special qualities and assets of the Heritage Square, these were some of the responses:





SWOT ANALYSIS

A Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis is a planning tool used to focus thinking around the perceived strengths, weaknesses, opportunities, and threats that may exist in the Heritage Square. Strengths and weaknesses are things over which the Town has some control, and can thus improve or change the situation. Opportunities and threats however, may include external factors that the Town may not necessarily control, and for which they will need to develop strategies to take advantage of the opportunities, and have plans to counteract the threats.

STRENGTHS

- Existing trails (Cook's Lookout Trail, Mud Pond Trail, Man O' War Trail)
- Oldest Colony Trust Boardwalk
- Existing Heritage Buildings
- Existing businesses / amenities in the Square
- Proximity to the water
- Great views and lookouts
- Unique and picturesque landscape
- Plenty of accommodations for tourists
- Lots of existing community events
- Good network of existing green spaces in a small vicinity
- Ongoing private investment in the area
- Vibrant and growing arts community (Step-A-Side Art Gallery and Exhibition Hall)
- The Town owns all roads in Old Burin, meaning they will not have to consult the Department of Highways for any proposed changes for vehicular circulation
- Penney's Pond sports field is one of the only flat recreational green spaces in the Square
- St. Patrick's Roman Catholic Cemetery is becoming a revitalized historic destination thanks to ongoing redevelopment
- The Town owns a variety of buildings and properties within the Heritage Square

WEAKNESSES

- The "T" intersection of Seaview Drive and Main Street lacks directional signage and is seen as a confusing intersection that may not successfully direct people to the Heritage Square
- Narrow streets and limited parking that cause issues and congestion during times of high traffic
- Aging road infrastructure in some areas
- Outfalls and services visible along the shoreline
- Signage and wayfinding in the area is lacking, or is not reaching its' full potential
- Storyboards are becoming illegible
- Occasional flooding of Penney's Pond sports field due to storm surges
- Some development is occurring in the Square without a cohesive aesthetic look in mind
- The Fish Plant is currently empty and unused
- Some properties lack visually-appealing landscaping
- Limited spaces in the Heritage Square for youths to interact

OPPORTUNITIES

- The “T” intersection of Seaview Drive and Main Street can be redesigned to facilitate better circulation and incorporate more informative signage
- Penney’s Pond sports field has the opportunity to accommodate increased recreational activities, as well as some parking for the Heritage Square
- Demolition of the existing Coast Guard building and gifting to the Town presents the opportunity for a new waterfront development
- Some trails and infrastructure are currently being developed on the island of Great Burin, and present an opportunity for resident and visitor exploration
- Little Burin Bay is a calm harbour and presents an opportunity for more small watercraft activity in the area
- The Oldest Colony Trust Building and Boardwalk’s waterfront location already draws in many people, and any expansion / upgrading to these areas would add to the ideal public waterfront space
- The Town discussed reopening the Fish Plant, this would add to local economy, but also presents opportunities for tourism (ie. tours and education)
- Existing deep cove, wharf, and beach behind the cafe presents opportunities for a marina and/or beach access
- Existing high points around the Square present the opportunity for a variety of lookouts
- Existing community groups have expressed a desire for increased space within the Heritage Square

THREATS

- In the future, sea level rise may threaten any development that is in close proximity to the water
- Topography in the area may be a major factor in determining where certain elements can be developed
- Possible decline in private investment could lead to unfinished projects and depleted assets
- A lack of opportunities for aging and younger populations to interact and share knowledge and skills may result in the loss of important historical and cultural information.



IMPROVEMENT STRATEGIES

Using the results from the Analysis section, this section will lay out a vision for the future, as well as goals and objectives for the Heritage Square. These Improvement Strategies will be a set of recommendations, accompanied by graphics and precedents that help to provide a visual interpretation of what the Heritage Square can become.



VISION AND MISSION STATEMENTS

VISION STATEMENT

The Heritage Square will be an active center for authentic experiences that focus on creative exploration of coastal life in Burin.

MISSION STATEMENT

The Heritage Square will be revitalized as a center for community engagement and discovery that provides programs and activities that entertain, inspire, and educate local and visiting people of all ages about the unique natural, cultural, and historic aspects of the area.



GOALS AND OBJECTIVES

Goal #1: Recognize and promote the unique built form of Burin's Heritage Square.

Documentation and analysis of the existing architecture and built form in the area will help to create a profile that describes the unique style and character that exists within the Heritage Square. It is important to reference this profile when creating new guidelines for future development in the area. Only development that is sustainable, of the highest quality, and complementary to the existing built form in Burin should be promoted.

Goal #2: Showcase the intangible cultural heritage of Burin.

Intangible cultural heritage includes local knowledge as it pertains to traditions, stories, songs, and folklore. Burin has a rich past of life on the coast and water, and many specific skills and knowledge have been derived from this past. Part of the Heritage Square's success relies on how well this local knowledge is showcased and embraced within any future programs and activities that take place in the Square. The key to this success is creating opportunities for the sharing of this knowledge between young and old, and locals and visitors alike.

Goal #3: Establish Burin as a center for arts and creativity.

Burin is home to a thriving arts community that is looking to grow. Facilitating more space for artists and craftspeople to create, display, and sell their goods will help to increase production and allow more opportunities for artists from away to participate. The love of the arts in the community should also be better showcased in the Heritage Square, with the addition of more public art and exhibitions that can be enjoyed by all.



Goal #4: Create opportunities for residents and visitors to experience the unique cultural landscapes of Burin.

Cultural landscapes include parts of the land that have been shaped or altered by human use throughout history. Burin has an array of diverse cultural landscapes that should be better connected to the Heritage Square. Providing connections to these places, and telling their stories, will provide the necessary opportunities for locals and visitors to learn about these sites and their rich history.

Goal #5: Provide more opportunities for recreation and activities in Old Burin.

In order to incorporate more recreation and activities in Old Burin, existing recreation facilities need improvement, and new facilities may need to be developed. Most of the existing facilities are in good condition, but better connections can be established between the facilities to better incorporate the whole of the Heritage Square. As for new development, Burin has strong ties to life on the water, and a facility that allows residents and visitors to focus on marine recreation activities would be an asset to the area.

Goal #6: Preserve and enhance the natural landscape of Burin.

Old Burin is surrounded by stunning natural beauty that the residents note as one of the best assets of the Heritage Square. In order to preserve this beauty for years to come, improvements to planting and servicing in the area should be considered. Native plantings should be promoted, and invasive species removed. Upgrades to servicing will not only improve the aesthetics of the area, but will also better protect the environment.





PROGRAMMING

Goals and objectives help to create the overall vision of the Heritage Square, but it is important to look at these goals more closely to develop programming, program elements, and tactics for each. Listed in this section are programming, program elements, and tactics that, if carried out by the Town, will work together to help achieve each goal.

DEFINITIONS

Programming:

The action or process of scheduling or organizing something, such as events or activities.

Program Element:

The concrete facility, infrastructure, or element that will house the proposed programming.

Tactic:

Other suggestions or actions that will help to achieve the goal, but may not be defined as programming or a program element.

Goal #1: Recognize and promote the unique built form of Burin's Heritage Square.

Proposed Tactic:

- Implement architectural guidelines that aid and influence both public and private ownership on future development decisions.

Goal #2: Showcase the intangible cultural heritage of Burin.

Proposed Programming:

- Story, song, and folklore night once a month in the Heritage Square, and record the results to further document the local stories and songs.
- Story and songwriting circles; invite local authors and musicians to teach creative writing.
- Offer classes or workshops relating to local knowledge and culture. Examples include tying fish nets and lines, or marine navigation of the surrounding islands.

Proposed Program Elements:

- Community space to facilitate the above proposed programs. Some could take place in existing facilities (OCT Building), or a new building could be erected at the site of the decommissioned Coast Guard Lifeboat Station.

Proposed Tactics:

- Collect information from community members by way of one-on-one communication, surveys, presentations and community events.
- Hire an archivist to research, digitize, and maintain historic records for the Town, and work with curators to develop themes and stories about these records that can be showcased within the Heritage Square.

Goal #3: Establish Burin as a center for arts and creativity.

Proposed Programming:

- Craft, art, and theatre workshops.
- Resident Artist Program; artists can stay in the Heritage Square, work on their art, and then exhibit it after their term.

Proposed Program Elements:

- More emphasis can be placed on sculpture and public art by creating permanent locations for sculpture, murals, etc.

Proposed Tactics:

- Restore or replace any murals in the Square that need repair.
- Work with Step-A-Side Art Gallery and Exhibition Hall to promote Burin as a destination for the arts.

Goal #4: Create opportunities for residents and visitors to experience the unique cultural landscapes of Burin.

Proposed Programming:

- Boat tours (guided or self-guided) from the Heritage Square out to the surrounding islands and coves.
- Hiking and backcountry camping on Great Burin island.

Proposed Program Elements:

- Provide signage and directions within the Heritage Square to lead visitors to the Cook's Lookout and Man O' War trails.
- Provide storyboards in the Heritage Square that describe the surrounding islands and how re-settlement helped shape Old Burin.
- Create a "jumping-off" point for visitors to explore the island. This facility can be a new building, or possibly accommodated within the OCT Building.

Proposed Action Tactics:

- Begin promoting the trails on Great Burin, and provide a link to them as soon as possible (example: ferry, or a wharf for private boats to be able to access them).

Goal #5: Provide more opportunities for recreation and activities in Old Burin.

Proposed Programming:

- Walking and hiking tours around the Heritage Square (guided or self-guided).
- Boat and sea kayak rentals for exploring the surrounding islands.
- Soccer, softball, basketball, tennis.
- Outdoor entertainment.

Proposed Program Elements:

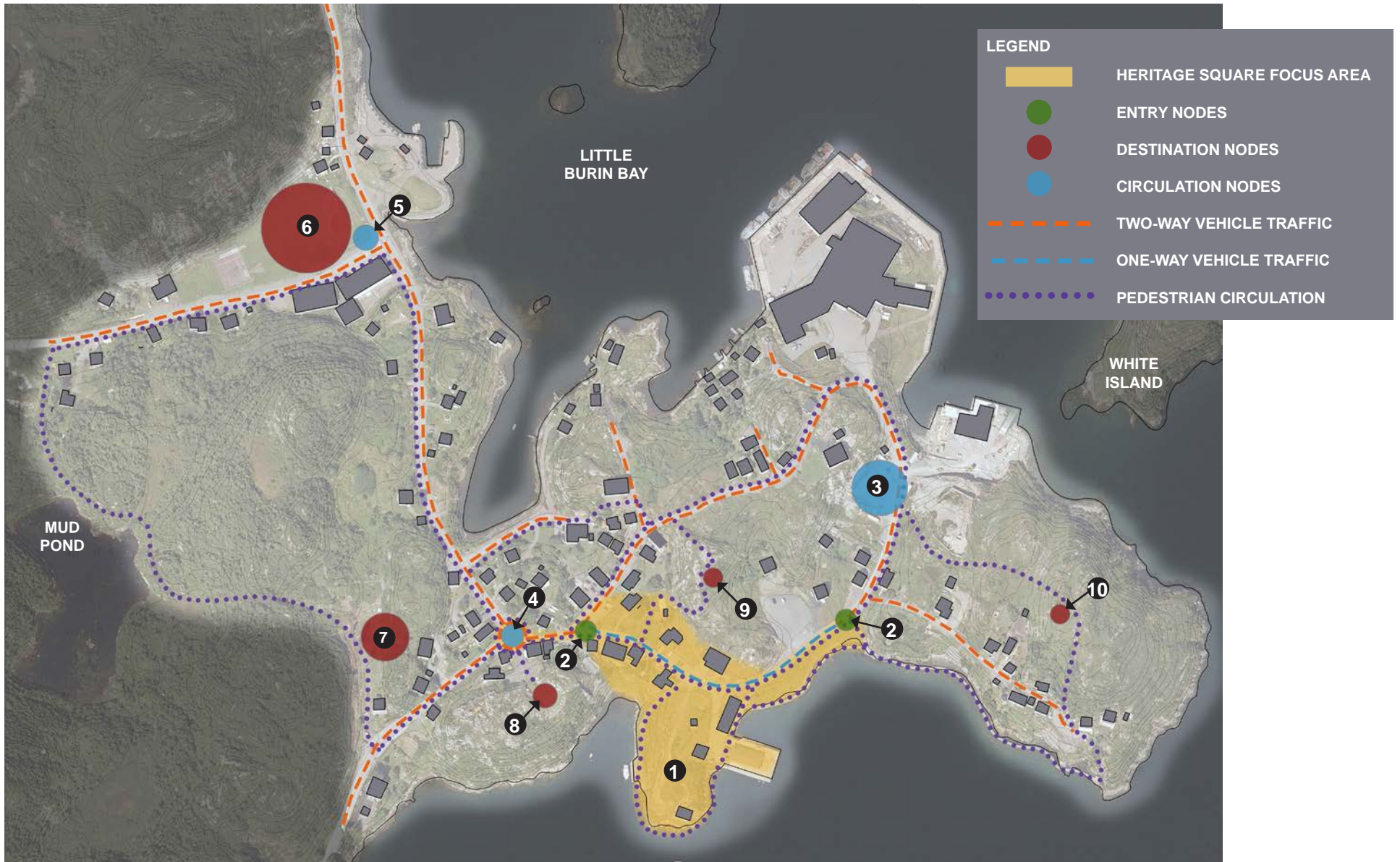
- Install two new hiking trails within the Heritage Square and create lookout points along the way.
- Create a location where visitors can rent boats and gather information about exploring the islands.
- Redevelop the Penney's Pond Sports Field and adjacent tennis courts to be more multi-purpose, allowing for a range of different sports / activities.
- Re-imagine the old Courthouse grounds as a new public gathering space.


Goal #6: Preserve and enhance the natural landscape of Burin.


Proposed Action Items:


- When planting, use native plants that improve biodiversity, help with uptake of stormwater, block winds, and screen undesirable views.
- Remove invasive plants that pose a risk to the ecosystem (example: Japanese Knotweed).


CONCEPTUAL PLAN





- 
HERITAGE SQUARE FOCUS AREA
 The Heritage Square Focus Area has been highlighted as an area of extreme importance. This stretch of Seaview Drive is the heart of Old Burin and the Heritage Square. Many businesses and important properties are located along this stretch of road, and they have the most to gain by being improved.


- 
ENTRY NODES
 The entry nodes highlight locations that act as gateways to significant or important areas.

- 
DESTINATION NODES
 Destination nodes highlight areas of activity or points of interest.

- 
CIRCULATION NODES
 The circulation nodes highlight important areas for circulation, both vehicular and pedestrian.

- 
TWO-WAY VEHICLE TRAFFIC
 All roads marked as two-way traffic will maintain their current widths and alignments.

- 
ONE-WAY VEHICLE TRAFFIC
 The main stretch of Seaview Drive will reap many benefits by implementing a one-way traffic law. The road will be narrowed to a single lane, which would help slow traffic, and also allow for the inclusion of safe walking zones on each side of the street for pedestrians.

- 
PEDESTRIAN CIRCULATION
 Areas marked as pedestrian circulation are intended for pedestrians only; no vehicles are to be allowed in these areas.

- 1 HERITAGE SQUARE FOCUS AREA**
 For more details see pages 44-46.

- 2 SEAVIEW DRIVE GATEWAYS**
 For more details see pages 44-46.

- 3 MAIN PARKING AREA**
 For more details see page 48-49.

- 4 INTERSECTION OF SEAVIEW DRIVE AND MAIN STREET**
 For more details see page 50-51.

- 5 OVERFLOW PARKING AREA**
 For more details see page 52-53.

- 6 PENNEY'S POND RECREATION AREA**
 For more details see page 52-53.

- 7 ST. PATRICK'S ROMAN CATHOLIC CEMETERY**
 For more details see page 50-51.

- 8 POOR POET'S HILL LOOKOUT**
 For more details see page 50-51.







- 9 REDDY LOOKOUT TRAIL**
 For more details see page 44-45.

- 10 PARSONS POINT LOOKOUT TRAIL**
 For more details see page 48-49.



HERITAGE SQUARE FOCUS AREA

LEGEND

-  CONIFEROUS TREES
-  DECIDUOUS TREES
-  PAVERS
-  SODDED AREAS / GREEN SPACE
-  PLANTING BEDS (SHRUBS AND PERENNIALS)
-  PARKING AREAS

CONTEXT



DETAILED ENLARGEMENT

1 INTERSECTION OF SEAVIEW DRIVE AND UNION ROAD

This intersection can be re-aligned to better direct visitors to the Heritage Square. Straightening the intersection makes it easier to create a three-way stop, which would be ideal for this intersection. A three-way stop will help create safe crossing points for pedestrians, and slow traffic. Straightening the intersection also frees up the gravel shoulder to the east of the intersection, which can then be used to create the Western Entry Node, as described below.

2 WESTERN ENTRY NODE

The Western Entry Node can be created to help orient any visitors arriving on foot from West of the Heritage Square. This space will contain seating, signage, and aesthetic plantings. The parking lot that serves the Heritage House Museums will be maintained, and can be updated to include proper boundaries and walkways. This will also be the exit point for one-way traffic leaving the Heritage Square to continue onto Seaview Drive.

3 HERITAGE GROUNDS PLAY AREA

The Heritage Grounds are a great green space and park area, and the addition of a small play area would be an asset. This is an ideal location for a play area due to a few different factors. First of all, it is in a very visible location and could be easily seen by many visitors. Secondly, it is mostly fenced on all sides, which is a plus for play areas. Lastly, the park aesthetic of the area is quite pleasing, and would make a nice place for parents to sit and enjoy the view while watching their children. The addition of a few more trees on the edge of the grounds would further add to the aesthetic, and could be strategically planted so as not to block any views to the stage.

4 REDDY LOOKOUT TRAIL

The top of this knoll is one of the highest points in the Heritage Square, and therefore has a great view of the surrounding area. Providing a short trail from the Heritage Grounds to Union Road would create an additional destination within the immediate Square.

5 POST OFFICE ENTRANCE

The four parking spots that are located right on the curve of the road in front of the Post Office will be removed to allow for a small seating and planting area. These spots are dangerous for patrons to back out of, and will serve pedestrians better. The parking spots will be accommodated in a newly-aligned lot to the East of the building.

6 COURTHOUSE PARK

The Courthouse used to be a space for townspeople to gather and hear the news of the day. This space can still serve that same purpose without the reconstruction of the building. Many people requested the desire for more public gathering space, and this is an ideal location to accommodate that. Bringing in pavers or another hard surface will create an accessible and clean space that can be used as an everyday gathering space, or for special events on holidays and Heritage Weekend. Respect for the Courthouse can be shown by maintaining the same footprint, and by incorporating the existing foundation walls into the new space. The existing walls are located at two different elevations, and an informal stage or exhibition area could be created by installing two separate levels of hardscape. The gazebo and remaining park space should be maintained; however, more plantings could be added to improve the aesthetic of the area, and help frame the fantastic views to the islands from this location.

7 CONNECTION TRAIL

The existing informal road should be converted to a pedestrian-only trail that brings people down to OCT boardwalk extension, as described below.

8 OLDEST COLONY TRUST BOARDWALK EXTENSION

The Oldest Colony Trust Boardwalk is a major recreational asset in the Square. By extending it to the cove behind the Heritage Cafe, a larger circular route can be created, unlocking more views to the islands from the currently undeveloped Southern tip.



HERITAGE SQUARE FOCUS AREA CONTINUED

9 OUTDOOR ACTIVITY CENTRE

The islands and landscapes surrounding the Heritage Square present an opportunity for unique outdoor adventure activities. The islands create shelter for the surrounding waters that make them ideal areas for small engine watercraft and sea kayaks. By creating a hub for adventurers to gather information and rent equipment, an Outdoor Activity Centre in the Heritage Square can become the “jumping-off” point for visitors wishing to experience the unique cultural landscape. A new building meeting the storage needs for such equipment rental can be erected in the location of the decommissioned Coast Guard Lifeboat Station. This building can also help meet the public’s request for more rental space for community groups and events. Proper infrastructure to facilitate boat launching will also need to be installed in the vicinity of the building. The wharf space between the new Activity Centre and the OCT Building can facilitate different outdoor events and seating areas, fulfilling the much-desired access to the water that the public has requested.

10 ISLAND INTERPRETATION POINT

Great Burin and the other islands are a part of the cultural heritage that makes up Old Burin and the Heritage Square. A hub for stories, photos, and information about the islands is best suited along Seaview Drive, where the views to the islands are most clear. Strategic planting can also help frame the views, and create a picturesque place for visitors to sit down and admire the surrounding landscape.

11 PARALLEL / BUS PARKING

Parallel parking along the southern side of Seaview Drive can double as a bus loading, unloading, and parking area if necessary in the future.

12 EASTERN ENTRY NODE






The Eastern Entry Node can be created to help orient any visitors arriving on foot from East of the Heritage Square. This space will contain seating, signage, and aesthetic plantings. The parking lot that serves the OCT Boardwalk will be maintained, and can be updated to include proper boundaries and walkways. This will also be the point where one-way traffic begins for those vehicles entering the Heritage Square.

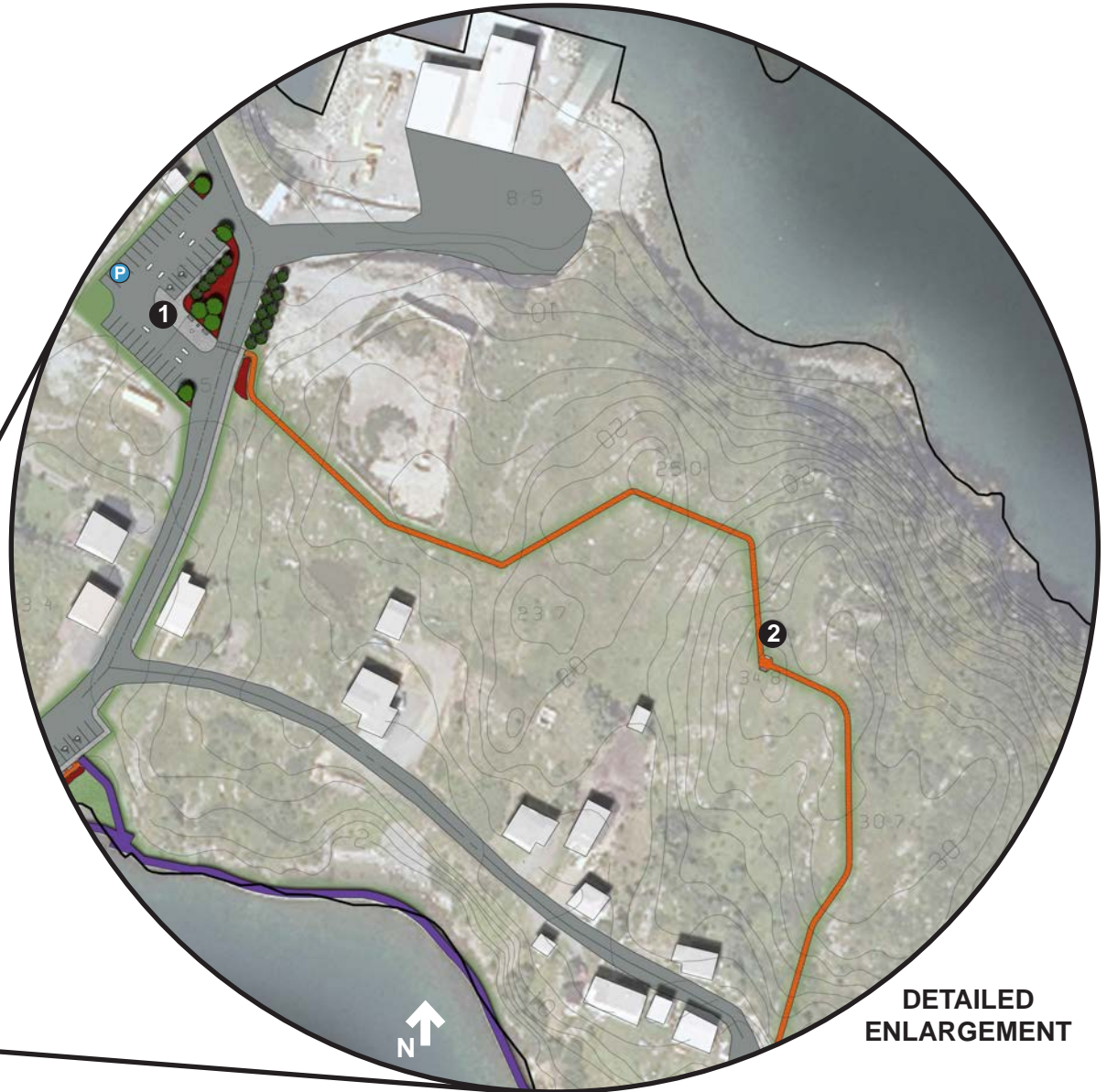




MAIN PARKING AREA AND PARSONS POINT LOOKOUT TRAIL

LEGEND

-  CONIFEROUS TREES
-  DECIDUOUS TREES
-  SODDED AREAS / GREEN SPACE
-  PLANTING BEDS (SHRUBS AND PERENNIALS)
-  PARKING AREAS



DETAILED ENLARGEMENT

CONTEXT



1 MAIN PARKING AREA

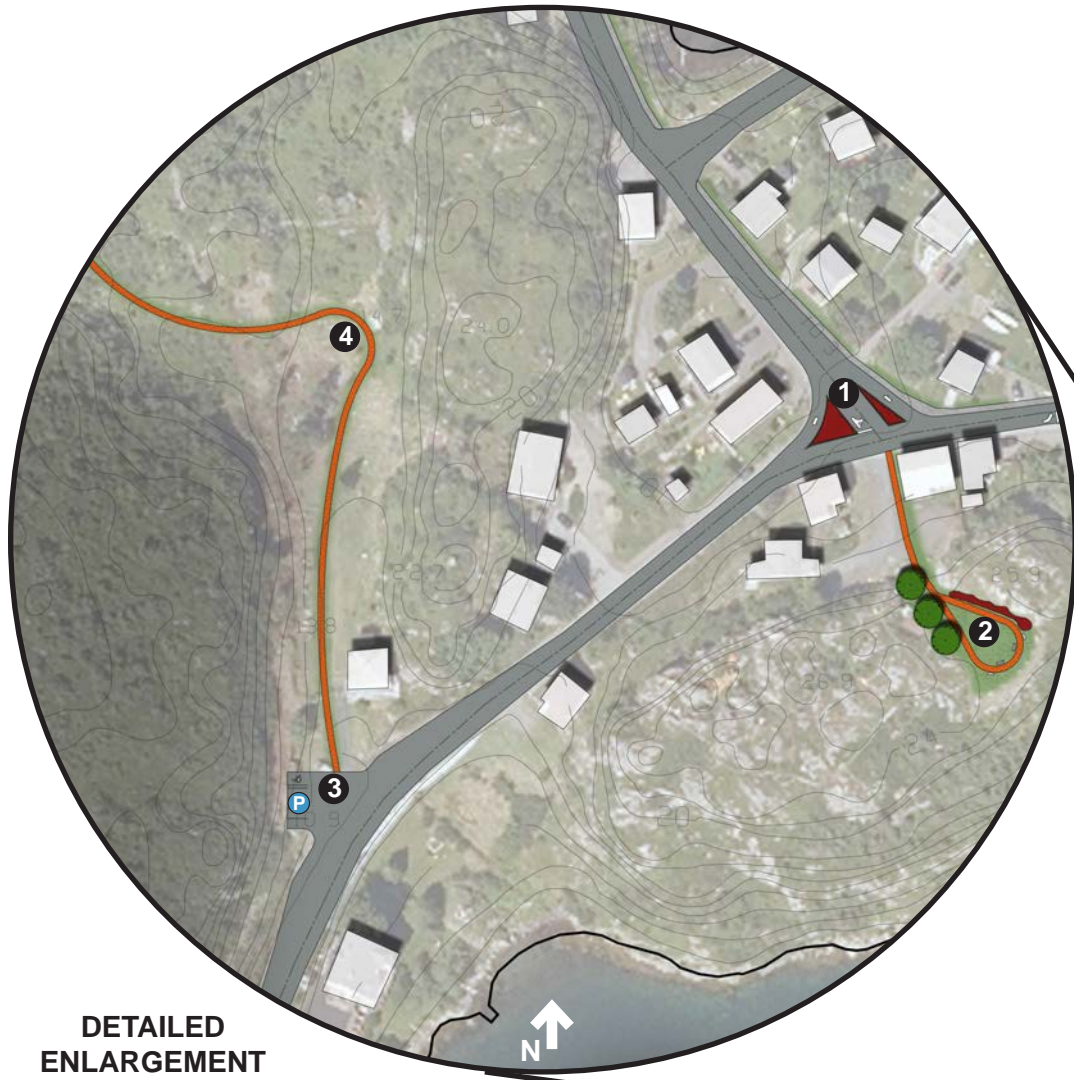
The Square is in need of a central parking area that can help serve the many different businesses and events that take place in the Square. Introducing a main parking lot that is still close to the immediate Heritage Square will cut down on the issue of limited parking. Visitors will be able to park their vehicles with ease, then travel safely on foot to the heart of the Square, while simultaneously enjoying the fantastic view along the way. The main parking area will include signage and wayfinding to direct visitors toward the Square and other destinations, and will also include plantings to help visually improve what was once a tired patch of asphalt.

2 PARSONS POINT LOOKOUT TRAIL

The Parsons Point Lookout trail can be created to connect the OCT Boardwalk to Seaview Drive, creating a circular route for those not wishing to walk in and out on the Boardwalk. Also, the highest point of the Heritage Square is along this proposed trail, so a lookout at that point would be an asset.







POOR POET'S HILL LOOKOUT AND ST. PATRICK'S CEMETERY



DETAILED ENLARGEMENT

LEGEND

-  DECIDUOUS TREES
-  SODDED AREAS / GREEN SPACE
-  PLANTING BEDS (SHRUBS AND PERENNIALS)
-  PARKING AREAS

CONTEXT



1 INTERSECTION OF SEAVIEW DRIVE AND MAIN STREET

Currently this intersection has painted islands, which are not necessarily the best visual indicators for new visitors to the area. Turning these islands into planted islands would help better direct the flow of traffic. Directional signage could also be placed in these islands to help direct drivers who may be unfamiliar with the area. It should also be noted that the entrance to Poor Poet's Hill Lookout is meant for pedestrians only, but the fact that it lines up directly with the intersection, may cause some drivers to think that they can continue straight. This entrance needs to be better developed to visually show that vehicles are not allowed up. This can be anything from a gateway, to a narrowed walkway that physically wouldn't allow a vehicle to pass through.

2 POOR POET'S HILL LOOKOUT

Poor Poet's Hill Lookout is a fantastic viewpoint within the Heritage Square that should be maintained. However, the area can be improved by adding seating, interpretive signage, and planting.

3 ST. PATRICK'S ROMAN CATHOLIC CEMETERY

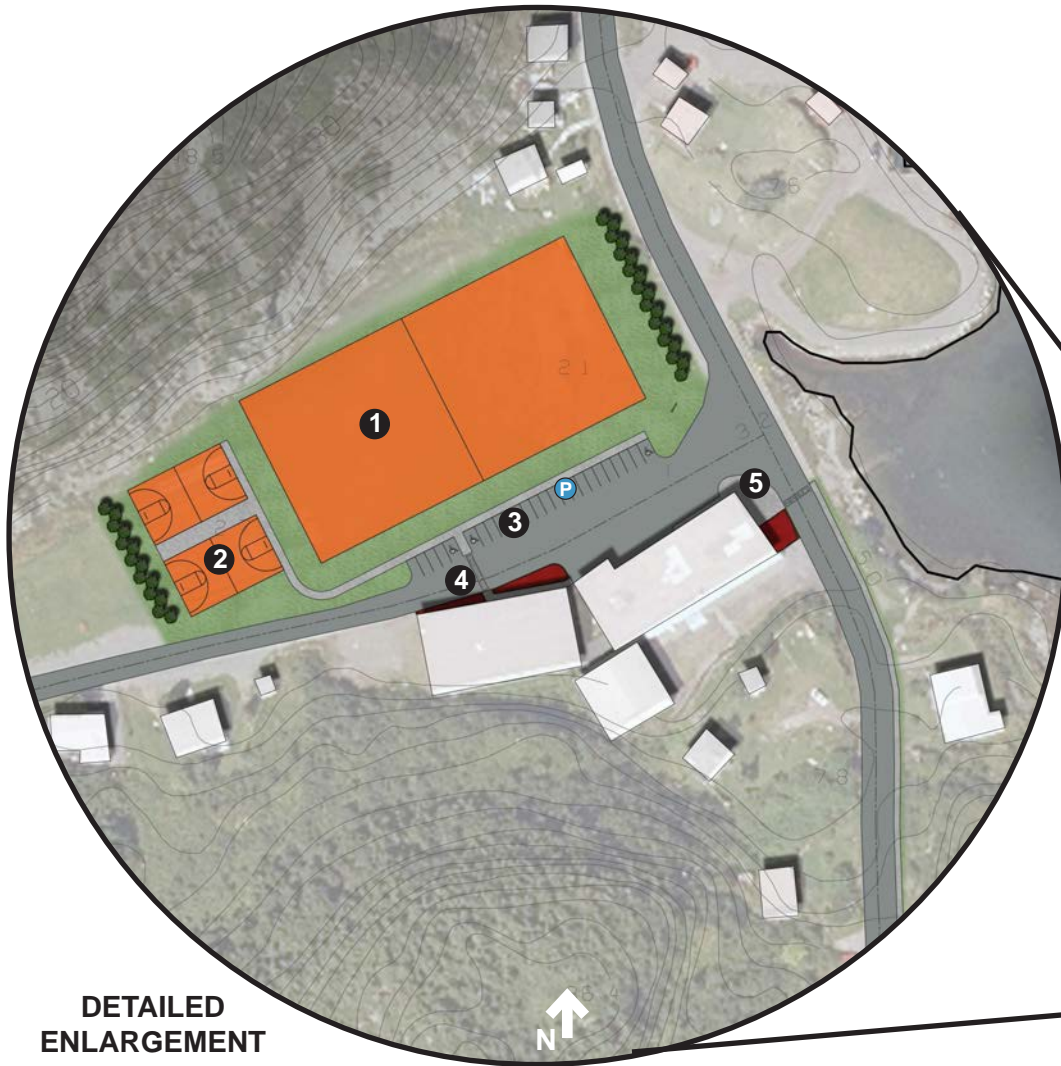
The St. Patrick's Roman Catholic Cemetery is currently undergoing detailed design work to redevelop the cemetery. The future goal is to create a space in the community that serves the Town of Burin and visitors alike as a destination for remembrance, spirituality, and public engagement. The cemetery will include walkways and trails that are open to the public, and will eventually see the installment of columbarium units, to help re-open the cemetery for burials. Emphasis should be made in the Heritage Square to advertise and direct visitors to the historic cemetery.

4 MUD POND TRAIL






The Mud Pond Trail currently exists as a footpath that connects the St. Patrick's Cemetery to the other local cemetery off of Penney's Pond Road. This trail should be formalized and can include rest areas and lookout points along the way.



PENNEY'S POND RECREATION AREA



LEGEND

-  CONIFEROUS TREES
-  DECIDUOUS TREES
-  SODDED AREAS / GREEN SPACE
-  PLANTING BEDS (SHRUBS AND PERENNIALS)
-  PARKING AREAS

CONTEXT



① MULTI-PURPOSE FIELD

The Penney's Pond Sports Field has been used for a number of different sports and activities in the past. There is value in maintaining this area as a green space, as it is one of the only flat green spaces within Old Burin. Action should be taken to fix the drainage issues, otherwise it can be left as an open field to facilitate a number of different events and activities. Tree planting on the Eastern side of the field would help screen the view of the field from Main Street.

② MULTI-PURPOSE HARD COURT

Currently in this area there is a set of hard tennis courts. This area should be re-purposed as a hard court that can be used for a number of different sports and activities such as tennis, basketball, or four-square. Having a hard surface in this area would also be beneficial during any events on the multi-purpose field, as temporary infrastructure could be set up here, instead of damaging the field.

③ OVERFLOW PARKING

This parking lot would be able to service any events at the field, Paddy's Shed, or the Exhibition Hall, but it could also act as an overflow parking area for the Heritage Square. A safe walking zone will be provided from this area all the way to the Heritage Square.

④ PADDY'S SHED ENTRANCE

Currently, the entrance to Paddy's Shed is quite inconspicuous. A proper walkway and crosswalk from the parking lot can be brought in to help better define the entrance, and planting can add a bit of curb appeal.

⑤ EXHIBITION HALL ENTRANCE

Parking in front of the Exhibition Hall should be removed and accommodated in the new overflow parking lot across the street. If this building is to become a place where many events take place, the entrance should be improved to include a proper walkway and planting for curb appeal. A drop-off zone that can accommodate a bus can also be facilitated on the side of the building, off of Penney's Pond Road.



VEHICULAR CIRCULATION

INTERSECTIONS



The re-alignment of Union Road and Seaview Drive will help to slow and better direct traffic to the entrance of the Heritage Square, and will also allow the existing large gravel shoulder to become a pedestrian entry node for the Square.



The intersection of Seaview Drive and Main Street can be improved by adding islands with 6" curbs, instead of painted islands. The paint is easy to miss, and raised islands would visually and physically alert drivers that they need to choose to yield right or turn left, and signage at this point can be used to direct them towards the Heritage Square. These islands would also allow for planting, which would reduce the current eyesore that is the large area of asphalt.

ONE-WAY TRAFFIC

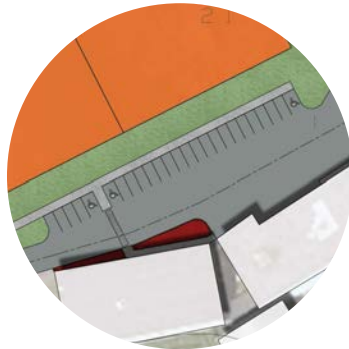
There would be many benefits of introducing a one-way traffic law on Seaview Drive from Parsons Point Road to Union Road. First, the road would be narrowed to one lane, allowing space for safe walking zones on both sides of the road throughout the Square. Secondly, it would reduce the amount of traffic within the Square, creating a safer and more pleasant atmosphere for pedestrians.



PARKING



The creation of a main parking area would allow for visitors to park just outside the Square, get oriented at a central point, and then travel safely on foot to the Square. Some parking lots can still be maintained within the Square to service the businesses located there, but visitors planning on staying for an extended period of time can park in the main lot, freeing up those spaces in the Square for patrons.



During times of high traffic in the Square, such as holidays or Heritage Weekend, the main parking area may not be able to facilitate all the parking requirements of visitors. The parking lot at the Exhibition Hall and Paddy's Shed can be used as an overflow parking area at these times. Providing a safe walking zone from this lot all the way to the Heritage Square would ensure the safety of pedestrians, especially during times when there are many vehicles in the area.



PEDESTRIAN REALM

The pedestrian realm can be defined as areas that are meant for only pedestrians to experience. This ranges from spaces as small as a sidewalk, to as large as a public square or park. There are a number of elements that help improve the feeling of the space, from seating, to lighting, and planting.

SIDEWALKS AND CROSSWALKS

The addition of safe walking zones within the Heritage Square would be a great asset to area in terms of improving safety for visitors. Instead of regular sidewalks with a 6" raised curb, the use of a 6" mountable curb would be a great solution for the sidewalks within the immediate Heritage Square.

In order to highlight the crosswalks where pedestrians can cross the road safely, pavers can be inset into the asphalt to define the crosswalk, instead of paint, which usually tends to fade.



SITE FURNITURE

Benches, garbage cans, and planters can all be classified as site furniture. These items are essential for creating comfortable and aesthetically pleasing public spaces. When selecting these items, it is important to adopt a style and stick with it. Selecting items that all complement each other and the space will not only improve the aesthetics of the area, but it will create continuity as well.



LIGHTING

Lighting is extremely important for the entire site, not only for safety, but also for extending the hours of use for certain areas of the Square. The Boardwalk, the Heritage Grounds, and the Courthouse Park are three areas that would benefit greatly from incorporated lighting. These are all areas meant for public use, and lighting would allow users to enjoy these spots after dusk. It's important to note that lighting can be applied in many different ways, from subtle bollards for wayfinding, to large street lamps for safety and security. Once the main use for the light is determined, a standard can be selected that can successfully meet that need.



BOLLARDS

Bollards should be installed in front of the Heritage House II Museum to protect visitors exiting the building. The space between the edge of road and front of building is quite narrow, and bollards can help prevent any collisions between vehicles and pedestrians.



SIGNAGE AND WAYFINDING

DIRECTIONAL SIGNAGE

Directional signage provides the necessary information to drivers and pedestrians that they need to navigate an area.

Navigation Sign

- Show direction and distance to destination

REGULATORY SIGNAGE

Regulatory signs indicate the “rules” and protocols of a place. They include things like stop signs, yield signs, and “do not enter” signs.

ORIENTATION SIGNAGE

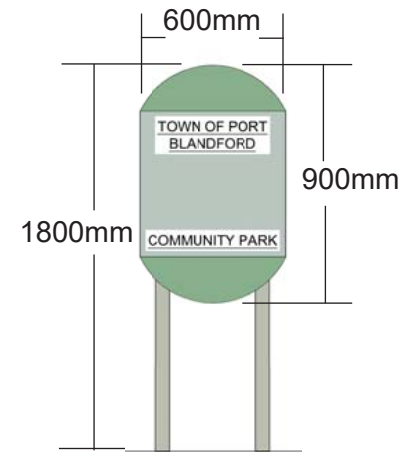
Orientation signs can be maps, directories, or kiosks that present information that help people orient themselves within an area.

Information Kiosk and Map

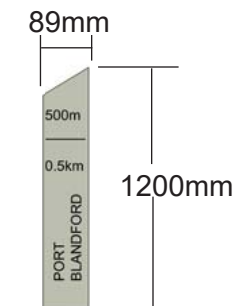
- Display rules and regulations for the area and / or each program element / feature
- Display overall site map to aid in site navigation and wayfinding
- Bottom of sign to be mounted 36” above ground

Trail Marker

- Show trail information and distances
- Marker can be a 4x4” pressure treated post installed below frost line
- Signage can be printed on aluminum plates and mounted to post with appropriate fasteners



Example of an Information Kiosk and Map



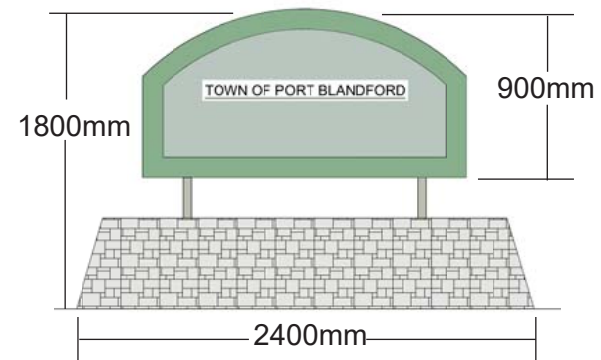
Example of a Trail Marker

IDENTIFICATION SIGNAGE

Identification signs mark the location and name of premises within an area.

Heritage Square Entry Sign

- “Welcome to the Heritage Square”
- Should have large font that is easy to read
- Sign should be lit for night time visibility
- Sign to be constructed using durable, weather resistant material (consider aluminum for its light weight and rust resistance)
- Sign should be mounted to a footing below frost line
- Footing can be visually enhanced with natural stone facing



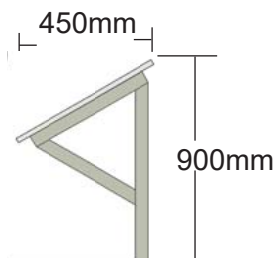
Example of a Heritage Square Entry Sign

INTERPRETIVE SIGNAGE

Interpretive signs tell the story of a place, or explain the meaning or significance of a certain building or property. They can be storyboards, small descriptive signs, or even photographs.

Storyboards

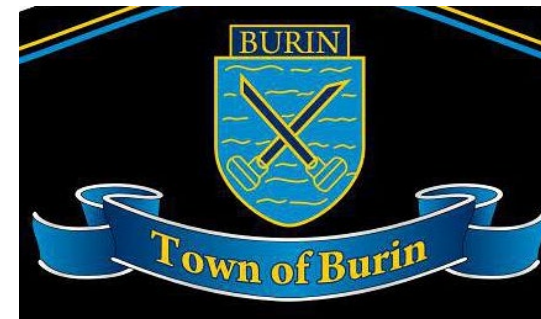
- Display information similar to existing storyboards
- Bottom of sign to be mounted 36” up from ground
- Include historical photos if they are available



Example of a Storyboard

SIGNAGE THEME

Any new signage that is incorporated into the Heritage Square should be of a similar theme and aesthetic. The Town recently underwent the process of updating their logo, so any new signs should be respectful of that design. They do not have to exactly match the Town’s existing signs, but they definitely should be relatable.





INFRASTRUCTURE

FUTURE CONSIDERATIONS

While the main focus of this report is revitalizing the historic area from a branding and tourism perspective, consideration for the civil infrastructure should also be a part of the short term and long term vision of the community as well. The consideration for civil infrastructure should consist of infrastructure record drawings, condition assessments, engineering standards, and planning.

INFRASTRUCTURE RECORD DRAWINGS

While record drawings of existing infrastructure do not exist in this area of Town, it is understood that Town staff is very familiar with the day to day operations of the water supply and sewer systems. It is recommended that the Town begin by creating their own record drawings of the existing infrastructure. This would involve surveying all municipal assets such as valves, fire hydrants, curb stops, watermain sizes and pipe materials, manholes, sanitary outfalls, culverts, retaining walls, etc. With this information in hand and discussions with Town staff, record drawings can be produced. This information will allow the Town to respond more effectively to emergency situations, allow the Town to provide information to future developers, and allow the Town to complete planning of new work or maintenance/upgrading of existing infrastructure.

CONDITION ASSESSMENT

As part of the revitalization efforts, it would be beneficial for the Town to assess the condition of all infrastructure within the historic area. In order to properly plan and carry out the condition assessment, record drawings of the existing infrastructure would be required to document the location of deficiencies noted. The condition assessment program could consist of leak detection for the watermains, CCTV inspections of sanitary and storm sewers, water flow testing, and retaining wall and drainage system reviews.

ENGINEERING STANDARDS

The Town's engineering standards for construction should be reviewed to see if methods and materials used are giving the Town the most for their investment. As with many towns in Newfoundland, the Municipal Affairs and / or Transportation & Works specifications are used, however, there are areas of improvement to those standards that may reduce the short term and long term cost for the Town. As a minimum, the review of engineering standards should focus on the materials used for underground infrastructure. For example, changing the material used for watermain from ductile iron to PVC or changing the material used for culverts from CMP to HDPE would extend the service life and thereby reduce the yearly maintenance cost to the Town.

PLANNING

With record drawings, a condition assessment, and a review of engineering standards, the Town will be able to effectively prioritize capital projects, complete short term and long term planning and be proactive rather than reactive.

The short term plan should concentrate on repairs that can be done now to prevent more costly repairs in the future. The long term plan would deal with routine maintenance at scheduled times and look at what upgrades or improvements are required to accommodate future developments and revitalizing the historic area.

As a start the Town could consider the following maintenance work:

- Inspect roadside ditches / gutters so as to avoid expensive damages that can be caused by overflows and blockages. It would be prudent to look at alternative ditch / gutter construction methods with stabilized bottom and side slopes in order to minimize the amount of maintenance required in the future.
- Have existing catch basins and storm sewer leads cleaned to allow these systems to function better.
- Inspect all culverts to determine if they require replacement now or if some economical remedial work could substantially increase the effective life of the structure.
- Assess pavement and granular structure presently used by the Town to determine if increasing the granular and asphalt thickness would provide the Town with some long term cost savings.
- Complete water flow tests, flushing, and valve manipulation.
- At a minimum, where there are sanitary sewer outfalls directly going to the Ocean, their entry points should be concealed with hydraulic rip rap.
- All retaining walls should be reviewed for stability. Tripping hazards as noted with the gabions should be corrected along with any other deficiencies that are noted in the review.
- From a Tourism and Environmental point of view, the development of secondary sewage treatment facilities would be a major improvement for the Town if practical and if funding is available.



BUILT FORM AND GUIDELINES

GUIDELINE RECOMMENDATIONS:

Incentive Programs

There may be incentives developed to encourage heritage conservation, such as:

- o Grants for preserving the use or façade of a building – exterior restoration may be included with energy retrofits.
- o Tax incentives (i.e. historic places initiative through Department of Heritage Canada).

NOTES FOR RECOMMENDATIONS:

Refer to the Table on the page following.

One set to be established for each zone. Zone 1 would have stricter higher priority guides.

Zone 2 would be based on Zone 1 but allow for individual adaptations and materials depending on circumstances. Buildings which are exempt may be reviewed individually as circumstances arise.

Guidelines would be agreed with owners and stakeholders.

ZONE 1 & 2: GUIDELINE RECOMMENDATIONS

COMPONENTS	DISCUSSION OF COMPONENTS
SCALE/FORM	
Building Size	
Height	- Typically 1-2 storeys
Proportion	- 1/2, 2/3 (height over width)
Ground Floor Area / Total Area	- Varies
Building Form	
Footprint Shape	- Typically rectangular, with projections
Vertical Shape	- Square
Projections	
Bays for windows	- Exist but uncommon - Burin Heritage House Theatre (second level)
Porch/Veranda	- Overhead projections are common at main entrances - Verandas on some larger houses
Canopies	- N/A
Balconies/Decks	- Small decks on some houses - Heritage Café
Roof Decks	- N/A
STYLE/MATERIAL	
Roof Form	
Typical Shapes	- Gable, hipped
Material	- Asphalt shingles
Wall Texture	
Siding Style/Material	- Clapboard, vinyl
Trim Style/Material	- At corners and around openings. 6" Wide trims
Details/Decorations	- Limited to more elaborate Victorian Style
Railings	- Limited
Foundation	- Some exposure, especially along slopes, but not prominent otherwise - Concrete
Store Front	- See Commercial Buildings
Fishing Stage Sheds	- Gable shingles roof. Wood clapboard and 6" trims.

COMPONENTS	DISCUSSION OF COMPONENTS
Openings/Fenestration	
Window Style	- Typically double hung
Window Material	
Window Pattern	
Door Style	
Door Material	
Colour Scheme	- Varies from white to bright colours (Heritage Square) - Light trim colour
SITE & MISCELLANEOUS	
Landscape & Site Work	
Trees & Shrubs	- Trees and shrubs scattered throughout area - Fur trees common
Fences & Rails	- Boardwalk, wooden
Retaining Walls	

PROGRAM PROPOSAL : NEW WHARF BUILDING

INTENT

Develop a multi-use visitors centre located at the wharf for indoor and outdoor use.

- Locate to allow wharf area to be developed for public use.
- Promote visitor attractions and facilitate a potential boating tour operation.

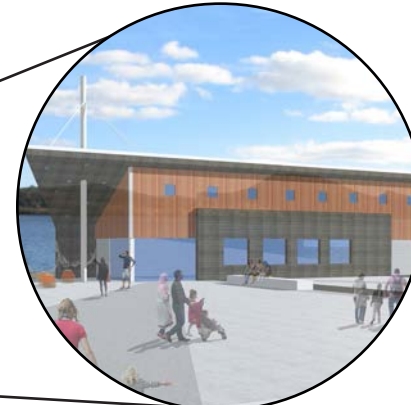


PROGRAM

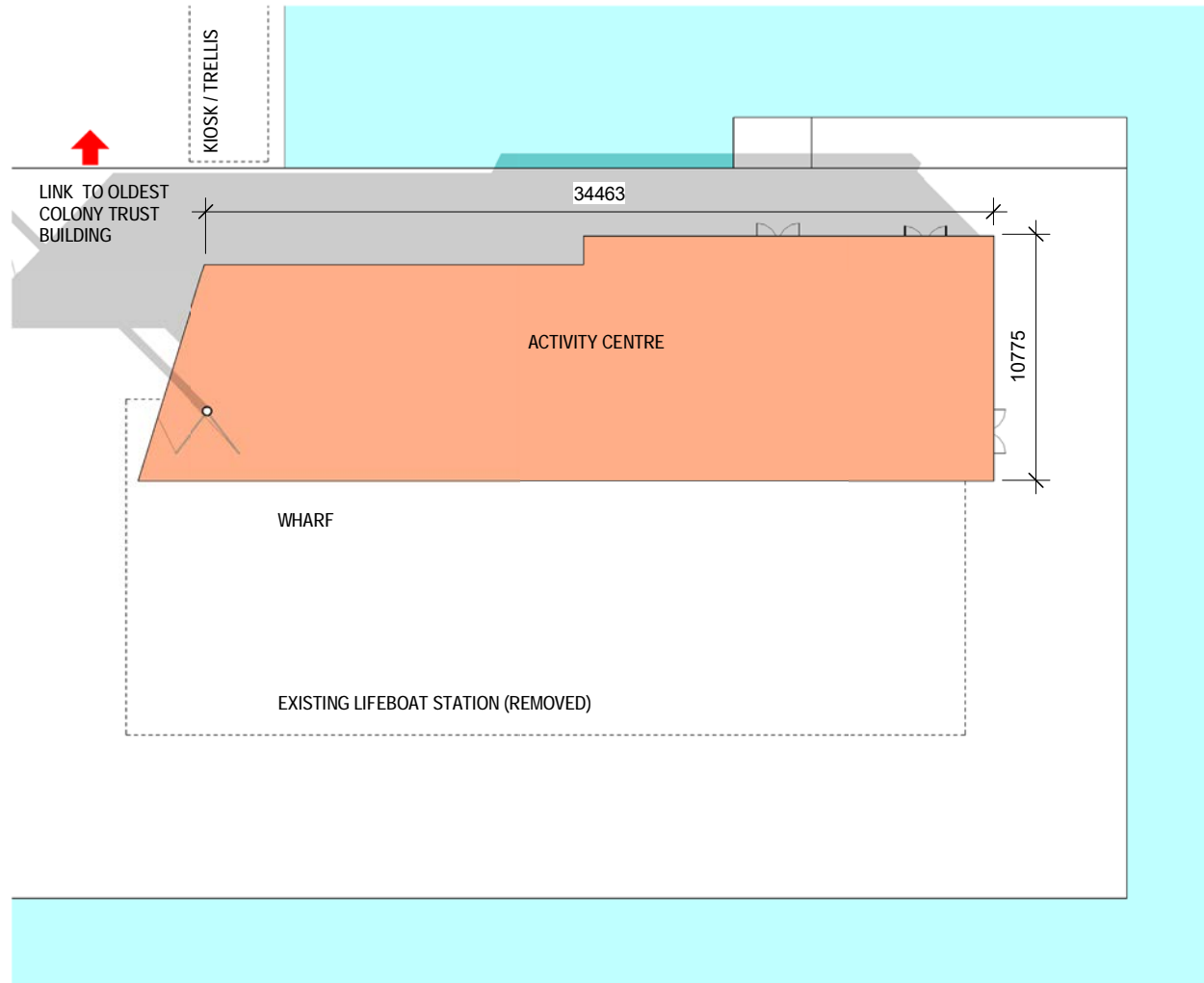
- Tourist reception area and interpretive area.
- Space for local Sea Cadets to store equipment and train
- Space for a classroom / activity centre
- Space for rental equipment such as kayaks, paddle boards, etc. camping gear, GPS,
- Orientation and Sign in centre for back country camping on the Islands
- Space for a seasonal boat tour company to operate from.
- Bathroom Facilities
- A warming facility, such as a Sauna.
- Space for Music Bands (outside).
- Spaces for shopping kiosks both inside and out.
- Community event space.

DESIGN ALTERNATIVES

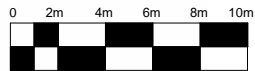
- o Retrofit the Oldest Colony Trust Building for adaptive reuse to meet proposed programming.
- o Retrofit the Abandoned Life safety Facility for adaptive reuse to meet proposed programming.



NEW BUILDING PROPOSAL



1 Site
1 : 200



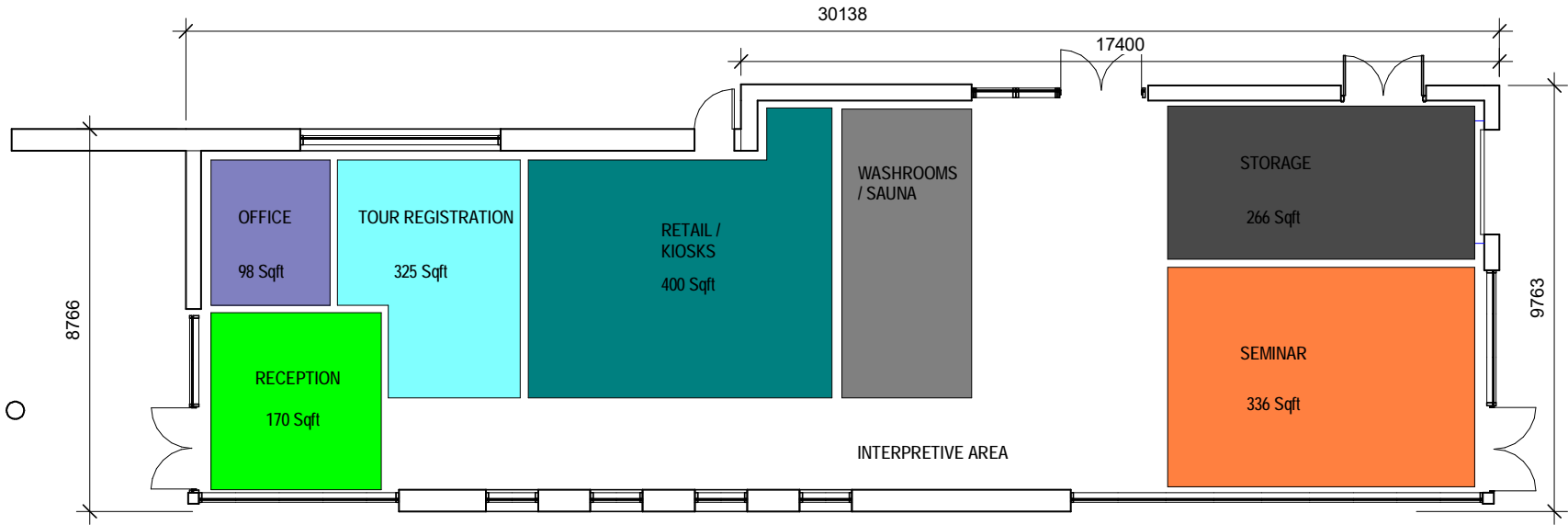
Suite 201
Caledonia Place
40 Quidi Vidi Road
St. John's, NL
A1A 1C1
Tel: 709.738.4422
Fax: 709.738.4455

Site

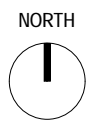
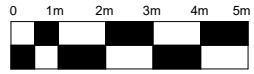
Burin Wharf Building Concept

A001 scale: 1 : 200

22 JAN 2016



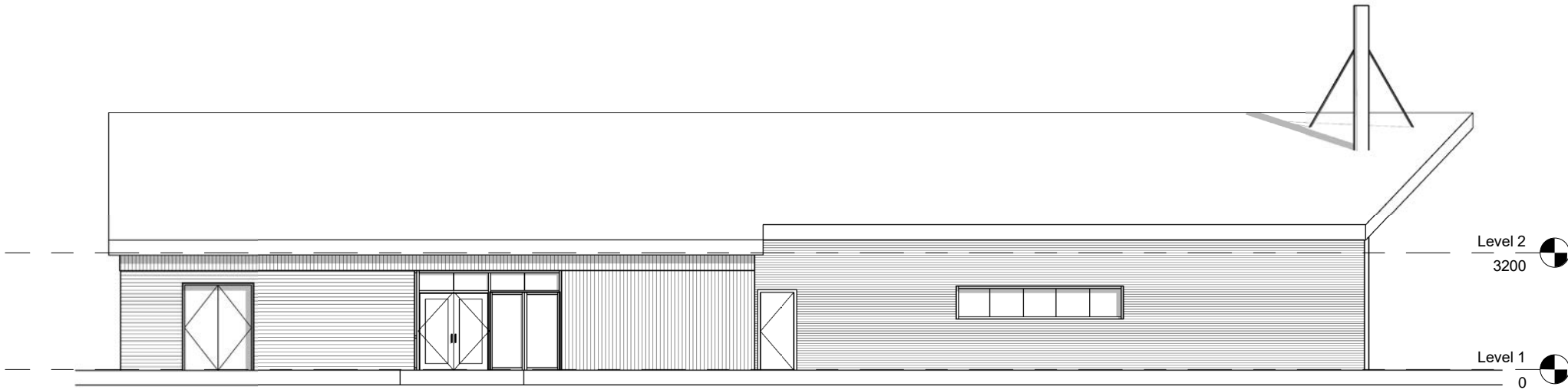
① Level 1
1 : 100



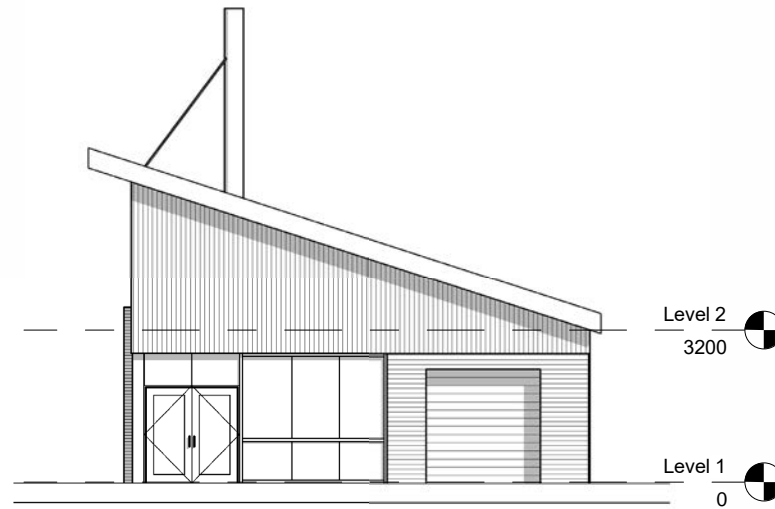
Suite 201
Caledonia Place
40 Quidi Vidi Road
St. John's, NL
A1A 1C1
Tel: 709.738.4422
Fax: 709.738.4455

Level 1
Burin Wharf Building Concept

A101 scale: 1 : 100
22 JAN 2016



1 North
1 : 100



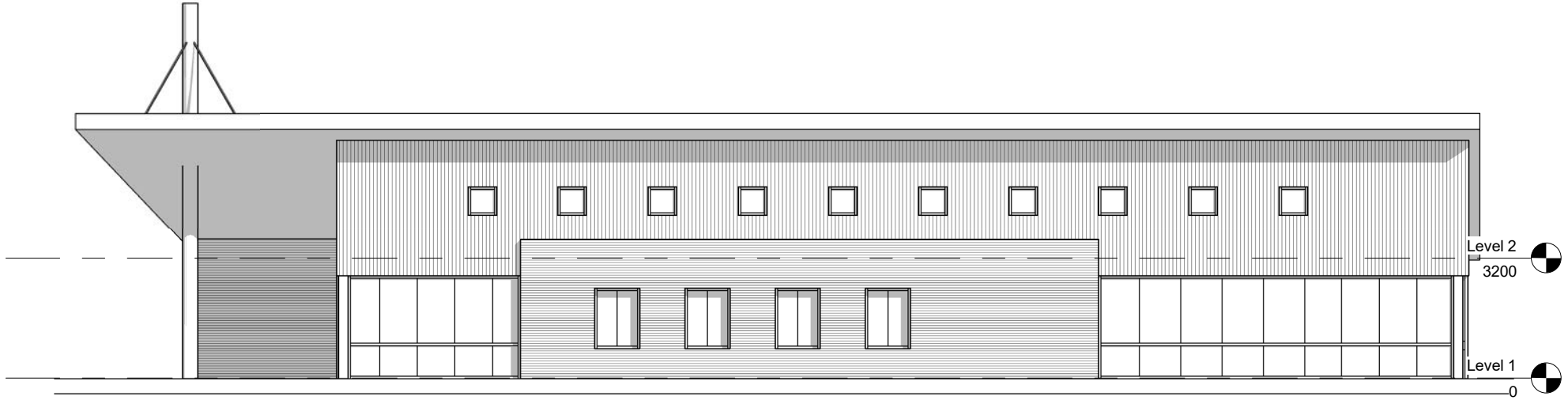
2 East
1 : 100



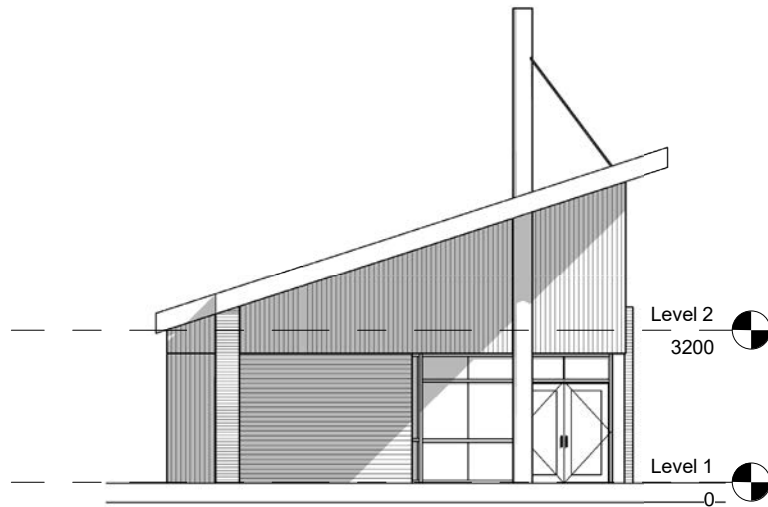
Suite 201
Caledonia Place
40 Quidi Vidi Road
St. John's, NL
A1A 1C1
Tel: 709.738.4422
Fax: 709.738.4455

Elevations
Burin Wharf Building Concept

A102 scale: 1 : 100
22 JAN 2016



① South
1 : 100



② West
1 : 100



Suite 201
Caledonia Place
40 Quidi Vidi Road
St. John's, NL
A1A 1C1
Tel: 709.738.4422
Fax: 709.738.4455

Elevations
Burin Wharf Building Concept

A103 scale: 1 : 100
22 JAN 2016





IMPLEMENTATION

Once a preferred concept has been determined, this section will be completed, and will provide recommendations on phasing the project, as well as cost estimates, funding opportunities, and a list of responsibilities for the Town moving forward.



