



Town of Lunenburg

Civic Square Compatibility & Accessibility



Concept Design Presentation
For the Re-Development of
The Lunenburg Civic Square

Prepared by:
Vigilant Atlantic and Mills&Wright



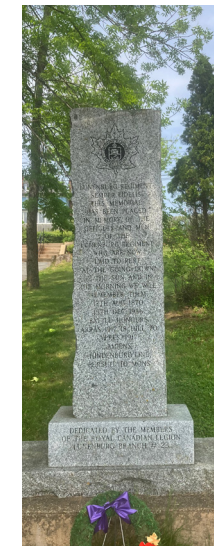
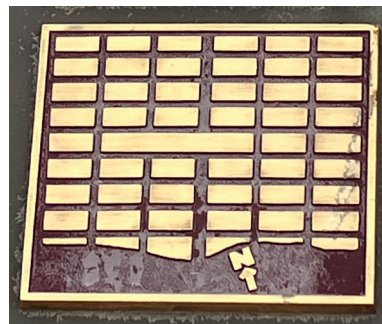
Atlantic Canada's
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November 30, 2023

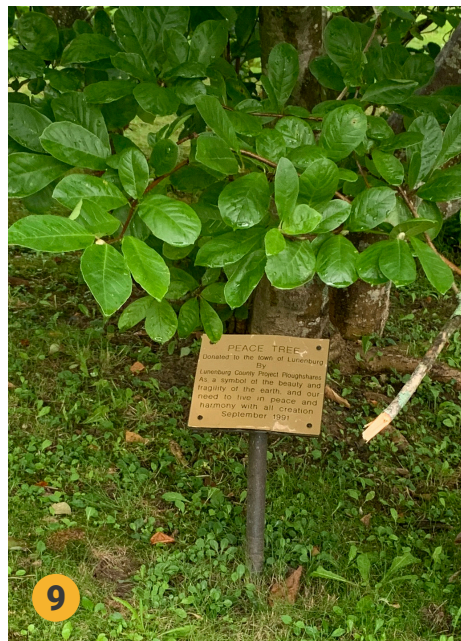


- Existing Site: Lunenburg Civic Square
- Walking Access to Site from Harbour Front via King St.
- Vertical Axis via King St. through the Civic Square

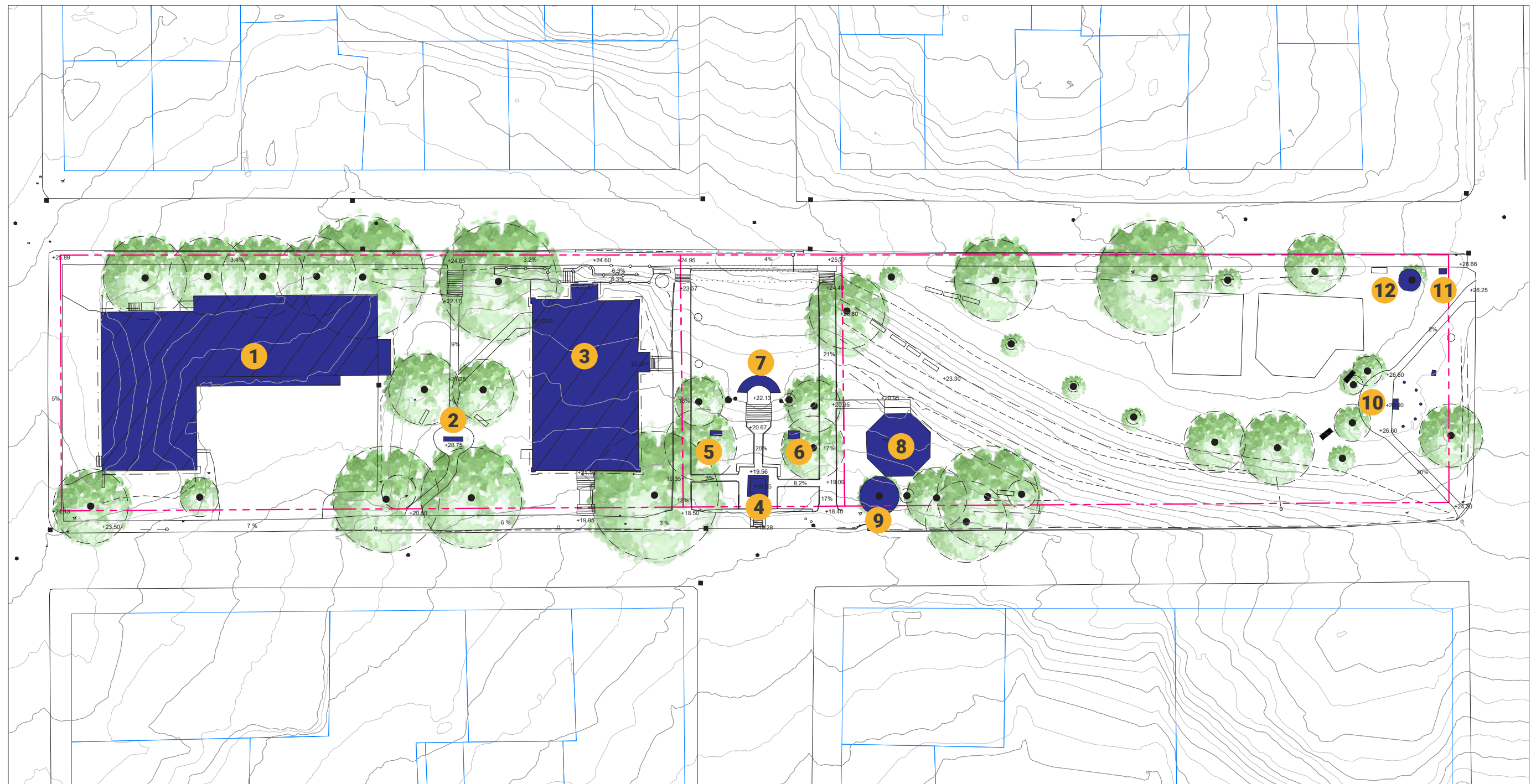




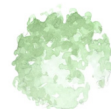
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|---|---|--|--|
| 1 Old Fire Station | 4 World War I Monument: 1914-1918 | 8 Bandstand: 1987 Replica of 1889 | 11 Town Architecture Interpretive Panel |
| 2 Lunenburg Volunteer Fire Department Monument | 5 Lunenburg Regiment Memorial | 9 Peace Tree: September 1991 | 12 Alexandra Rebakah Lodge: June 2001 |
| 3 Town Hall | 6 Norwegian Memorial: 1940-1945 | 10 Old Town Lunenburg – UNESCO World Heritage Site Monument | |
| | 7 World War II: 1939-1945 + Korea: 1950-1953 | | |



- 1 Old Fire Station
- 2 Lunenburg Volunteer Fire Department Monument
- 3 Town Hall
- 4 World War I Monument: 1914-1918
- 5 Lunenburg Regiment Memorial
- 6 Norwegian Memorial: 1940-1945
- 7 World War II: 1939-1945 + Korea: 1950-1953
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- 11 Town Architecture Interpretive Panel
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Existing Important Monuments + Structures



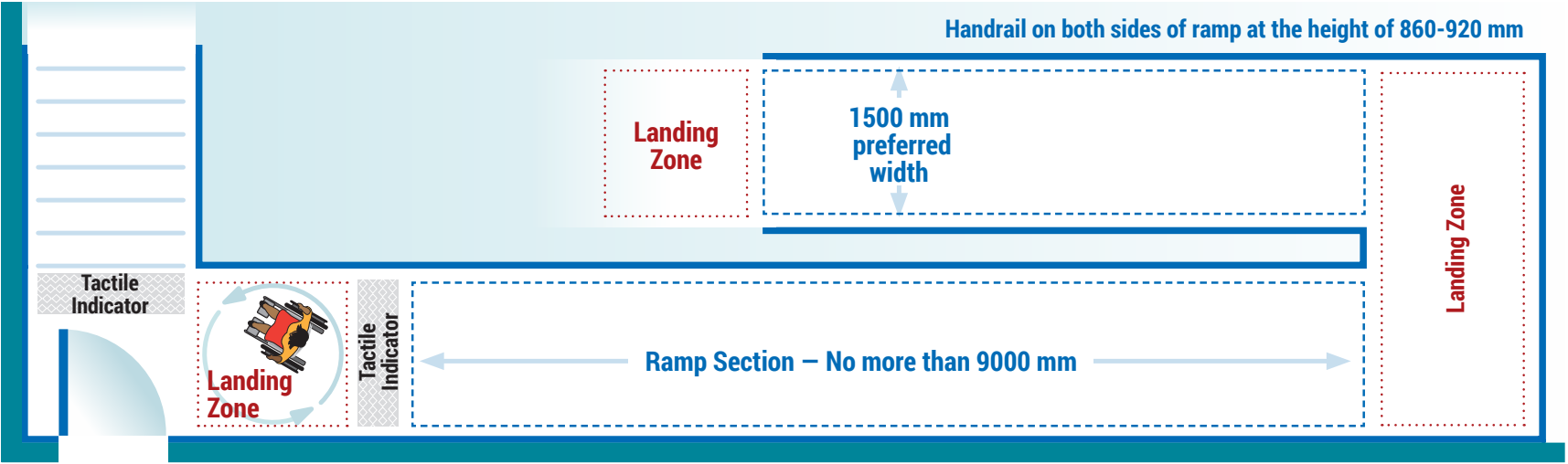
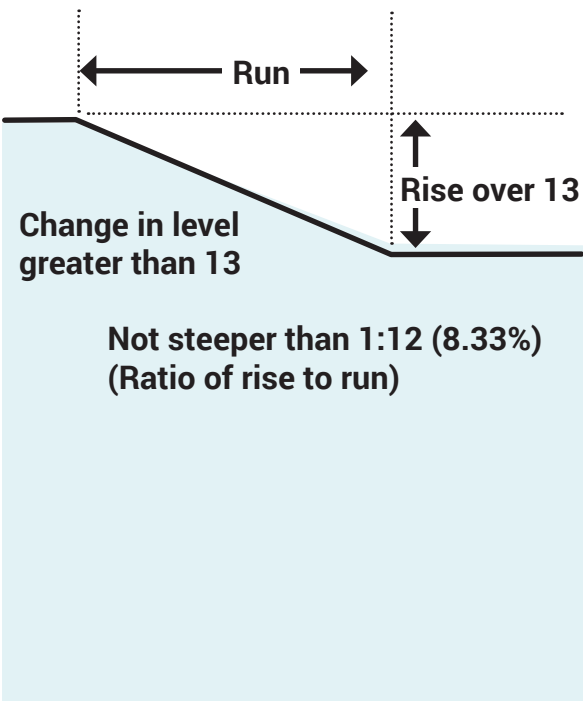
Existing Trees

SLOPE

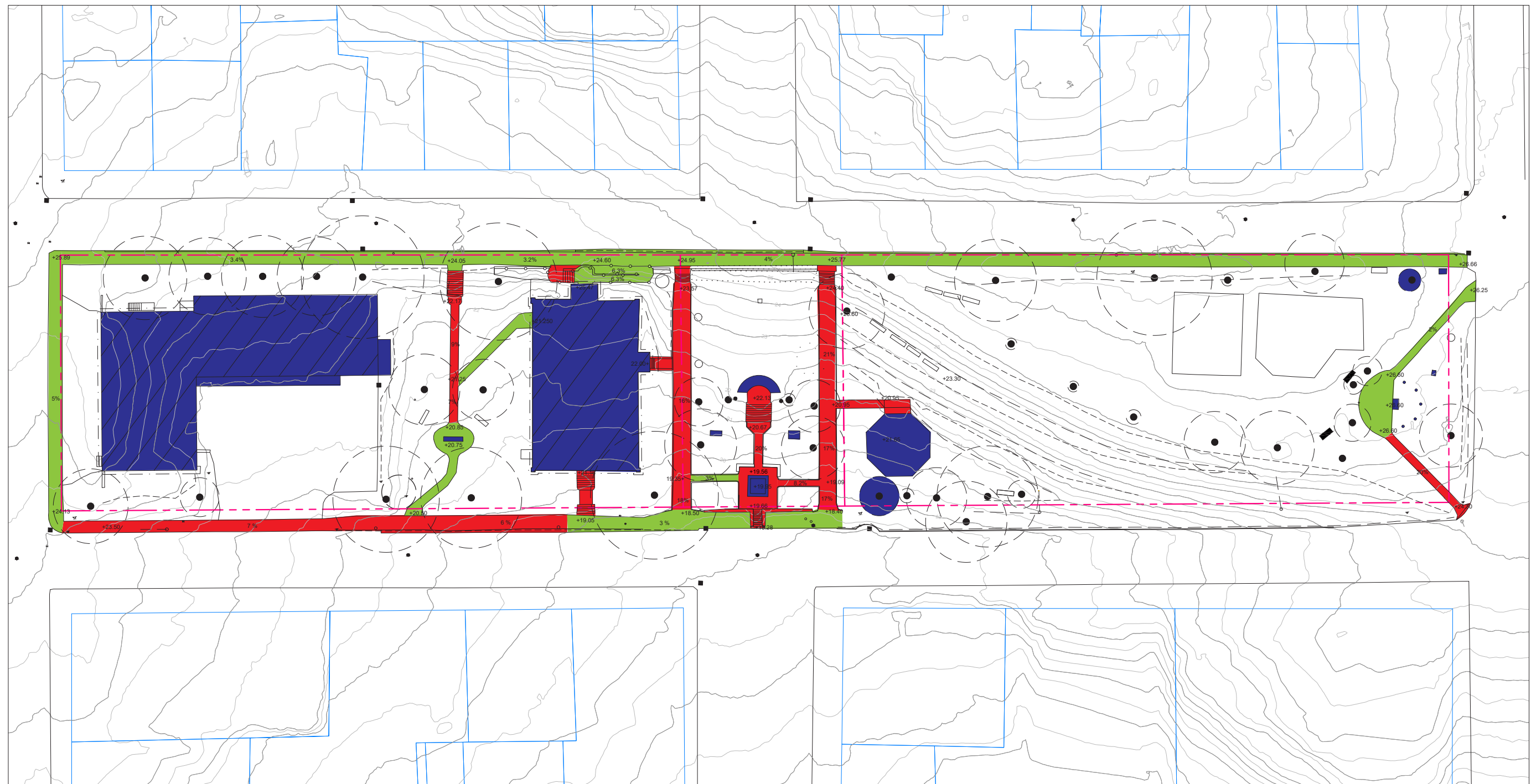
1:12 ratio (8.3%) or less is the minimum standard required by CSA (Canadian Standards Association).

1:20 ratio (5%) is recommended

Note: Various apps can quickly and easily calculate slope. For example, SLOPE is a simple iPhone app that provides slope percentage and slope ratio after the user enters a length, rise, and run.

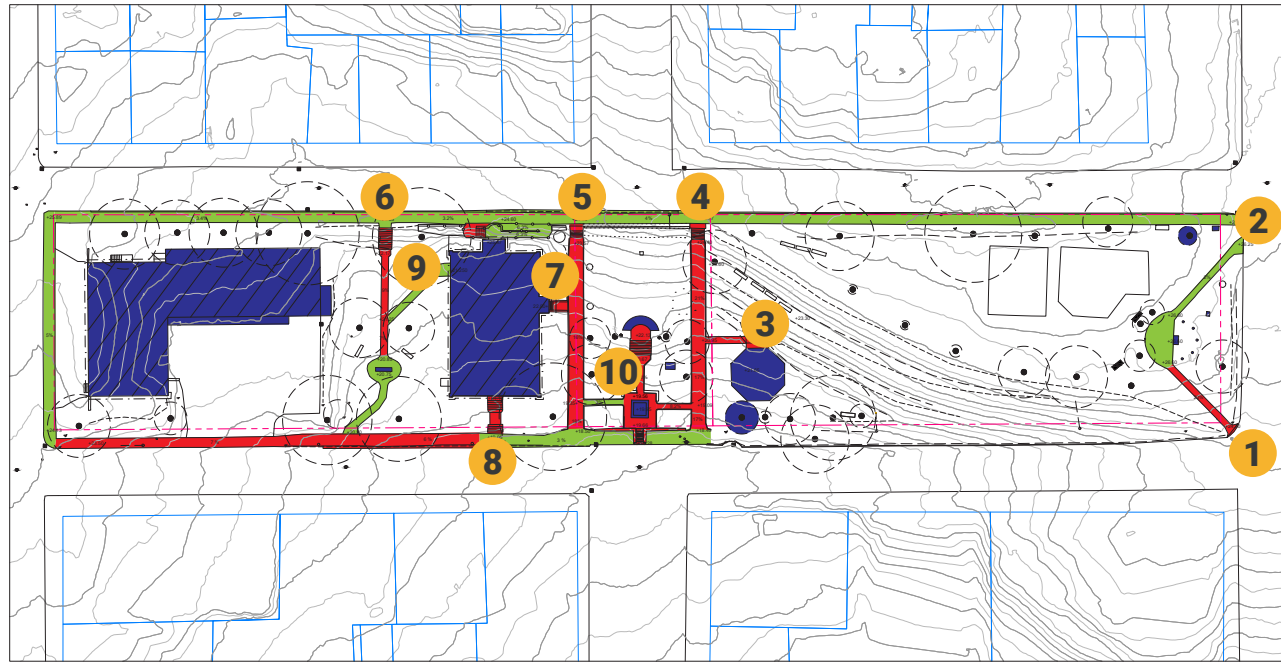


A plan view of an accessible ramp, indicating minimal width (4.2.b) and length (4.2.c) of the ramp section. A landing zone is provided before and after the path, which does not exceed 9000 mm. Handrails are present on both sides of the ramp, built to the specified height (not shown) (4.2.j).



- Existing Accessible Paths: 5% or Less
- Existing Non-Accessible Paths: > 5%

Note: The majority of the existing paths that are greater than 5% range between 16-20%, which is 2-3 times steeper than current accessibility standards allow.



Key Plan: Access points for existing pathways in the Civic Square.



Image: View of UNESCO Monument from corner of Cumberland St. and Prince St.
The pathway is too steep and is impeded by concrete curb.



Image: View of UNESCO Monument from corner of Prince St. and Townsend St.
The Accessible path to the monument is blocked by on-street parked car.



Image: Bandstand
Only access is steps.



Image: View of Town Hall East Entrance from Existing Cenotaph path.
The East Entrance currently has steps, with no accessibility compliant access.



Image: View of Town Hall South Entrance from Cumberland St.
The South Entrance currently has steps, with no accessibility compliant access.



Image: Stairs to Bandstand and, Cenotaph and Monuments Courtyard
Only access from Townsend St. is stairs.



Image: Stairs to Cenotaph and Monuments Courtyard
Only access from Townsend St. is stairs.

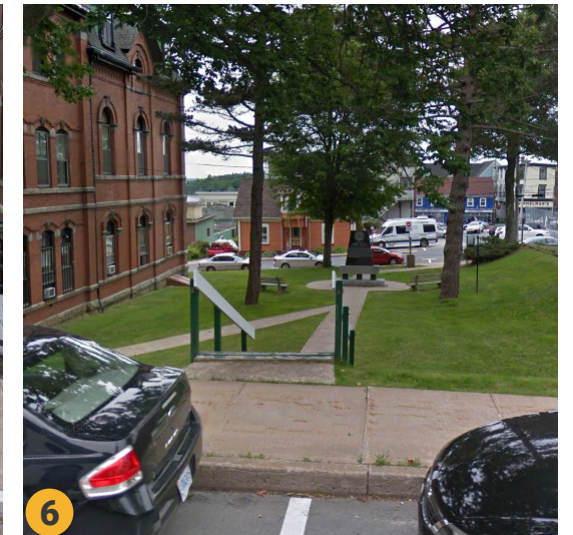


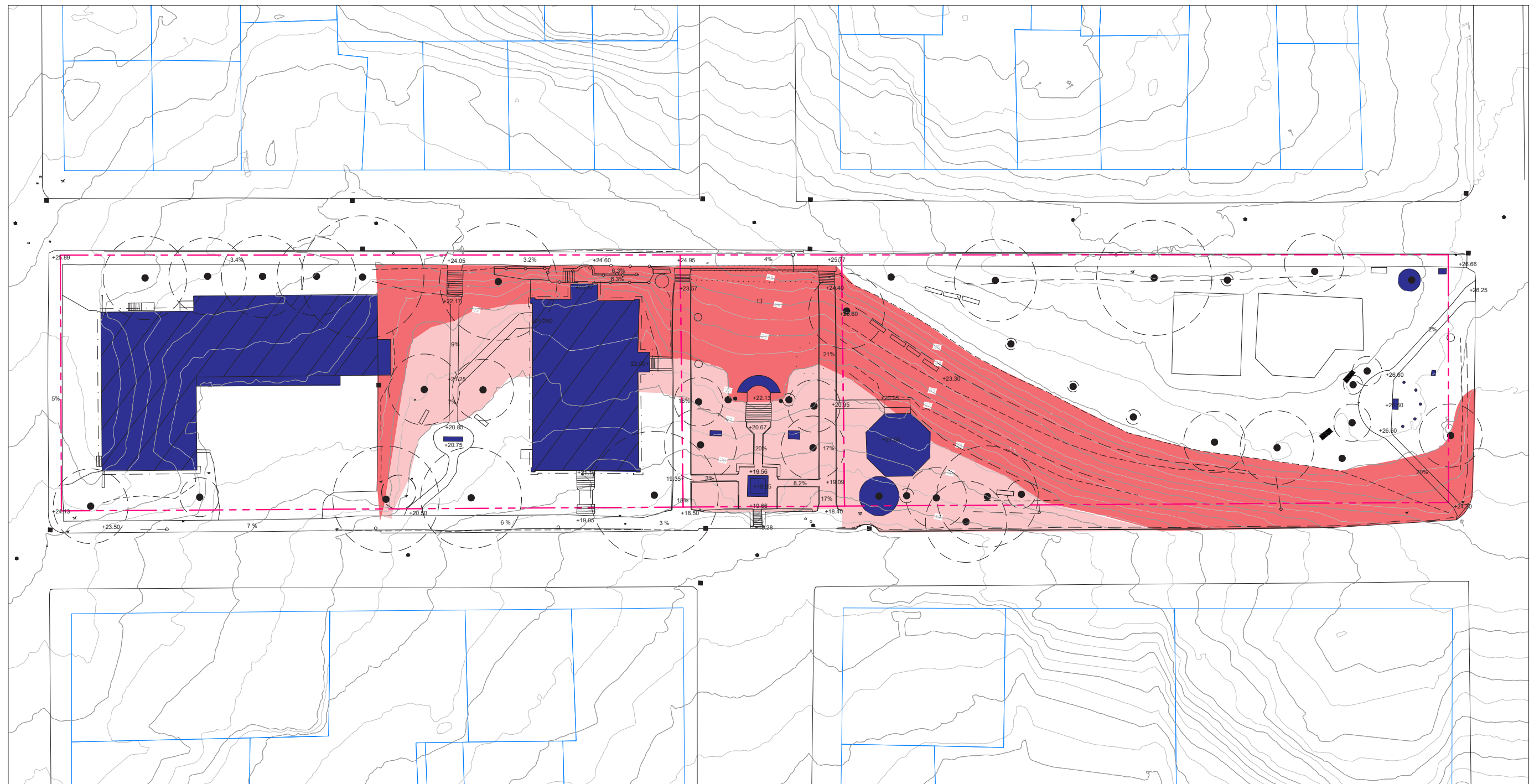
Image: Stairs to LVFM Courtyard
Only access from Townsend St. is stairs.



Image to left: Town Hall West Entrance
Existing doorway width is not compliant with accessibility standards.

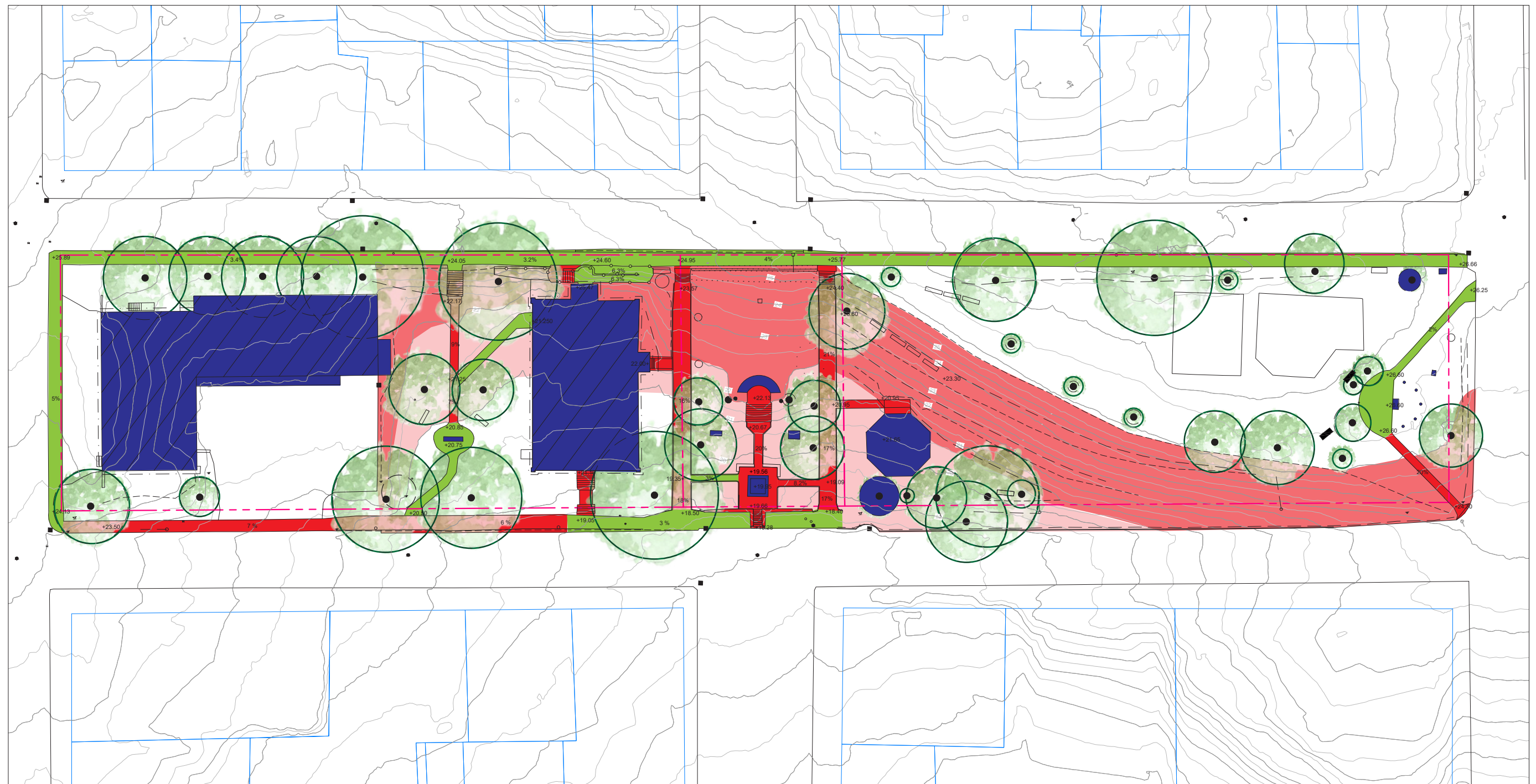
Image to right: Cenotaph
Only access is pathway with stairs from Cumberland St.





- Existing Topography : > 20%
- Existing Topography : > 5 % - 20%
- Existing Topography : < 5%

Note: The wide band of steep slope creates a barrier between Townsend and Cumberland Streets.



Existing Important Monuments + Structures

Existing Trees



Existing Accessible Paths: 5% or Less



Existing Non-Accessible Paths: > 5%



Existing Topography : > 20%



Existing Topography : > 5 % - 20%



Existing Topography : < 5%

The **Goals & Guiding Principles** of the project are twofold:

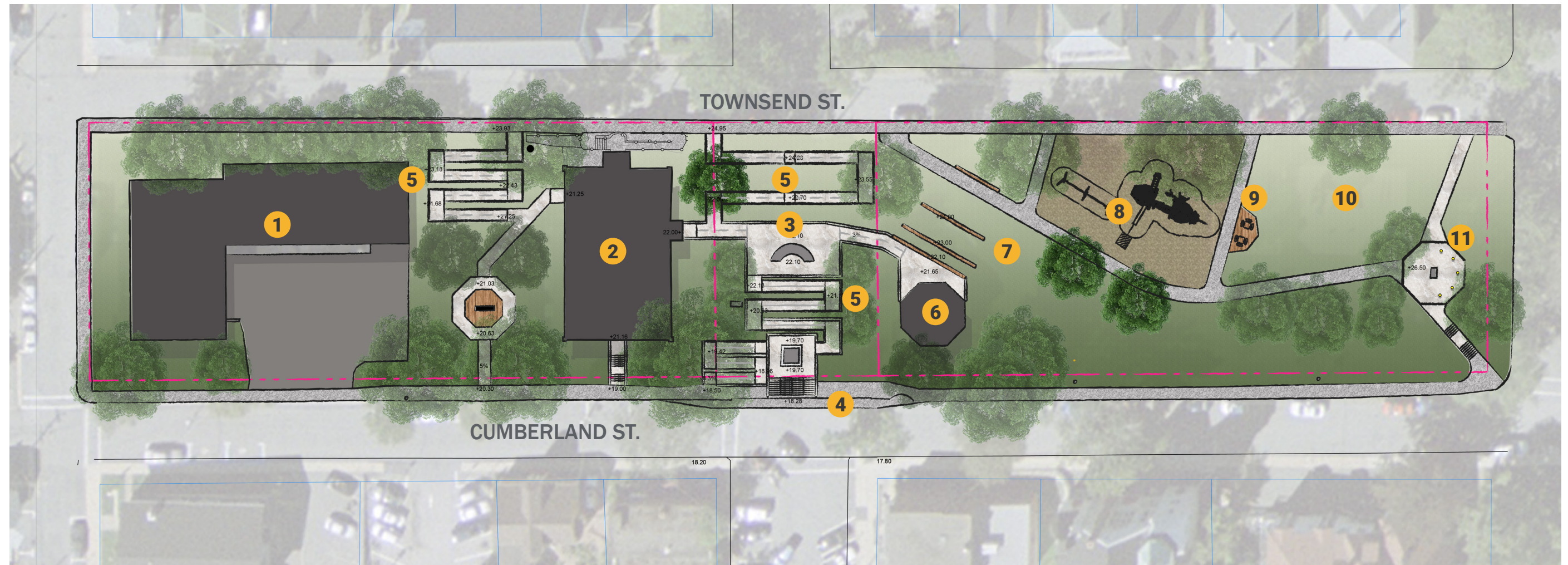
Compatibility:

Create a design that remains appropriate for the context (maintain the monuments, work with the existing site topography and constraints, fit the site and the town of Lunenburg).

Accessibility:

Create a design that allows as much of the site as possible to be inclusive and accessible.

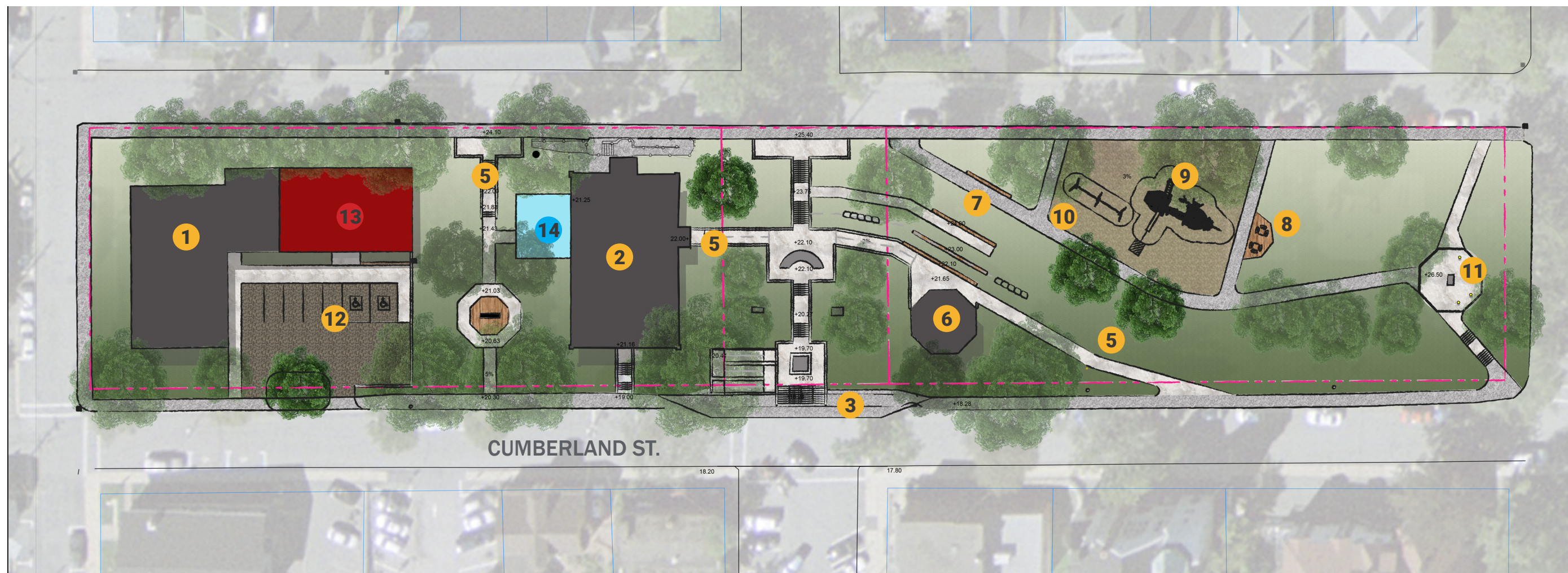




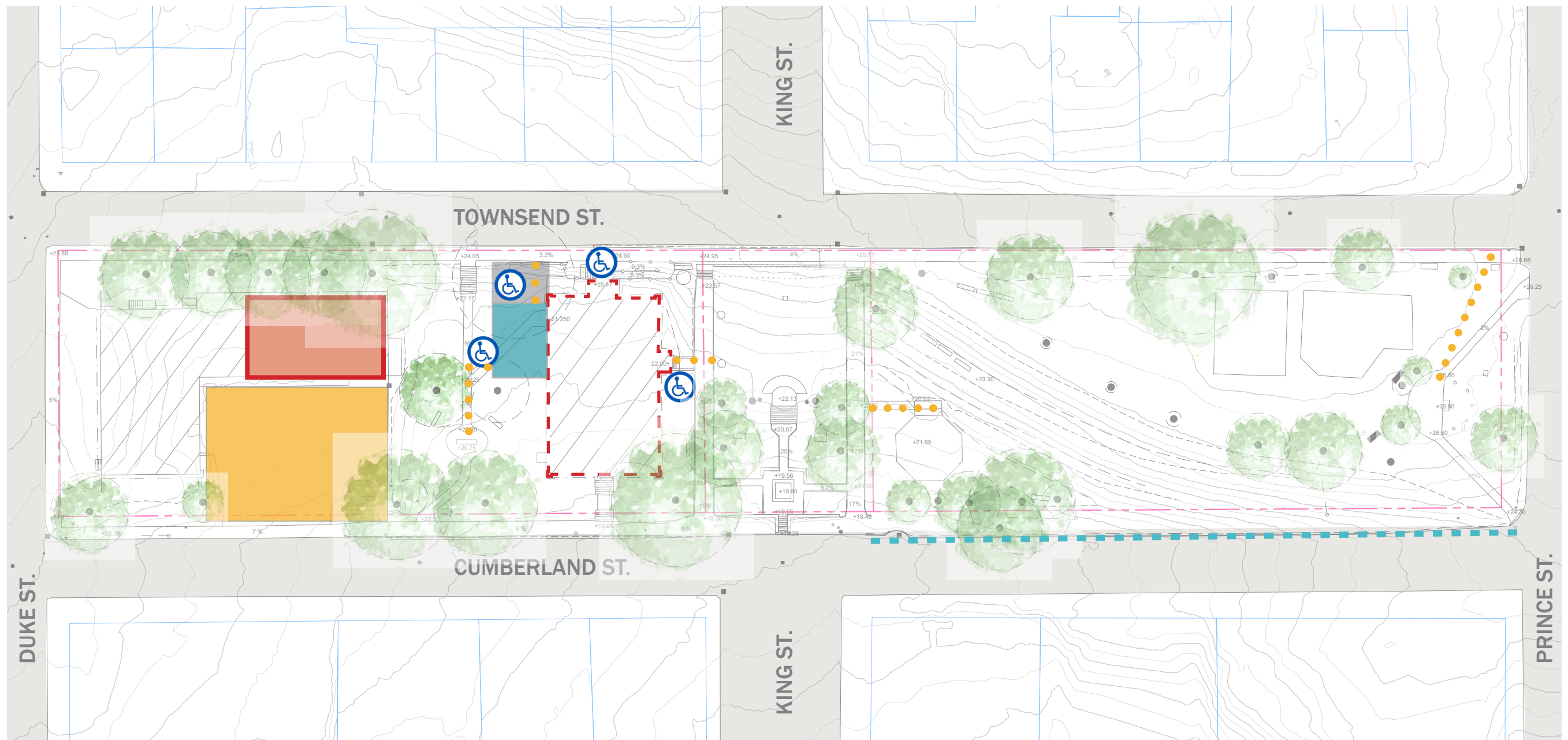
- | | | |
|---|--------------------------------|--|
| 1 Old Fire Station | 5 Accessible Ramps | 9 Picnic Area |
| 2 Town Hall | 6 Bandstand | 10 Open Flex-Space |
| 3 War Memorials | 7 Amphitheater | 11 Old Town Lunenburg – UNESCO World Heritage Site Monument |
| 4 Entrance Stairs & Widened Sidewalk | 8 Accessible Playground | |



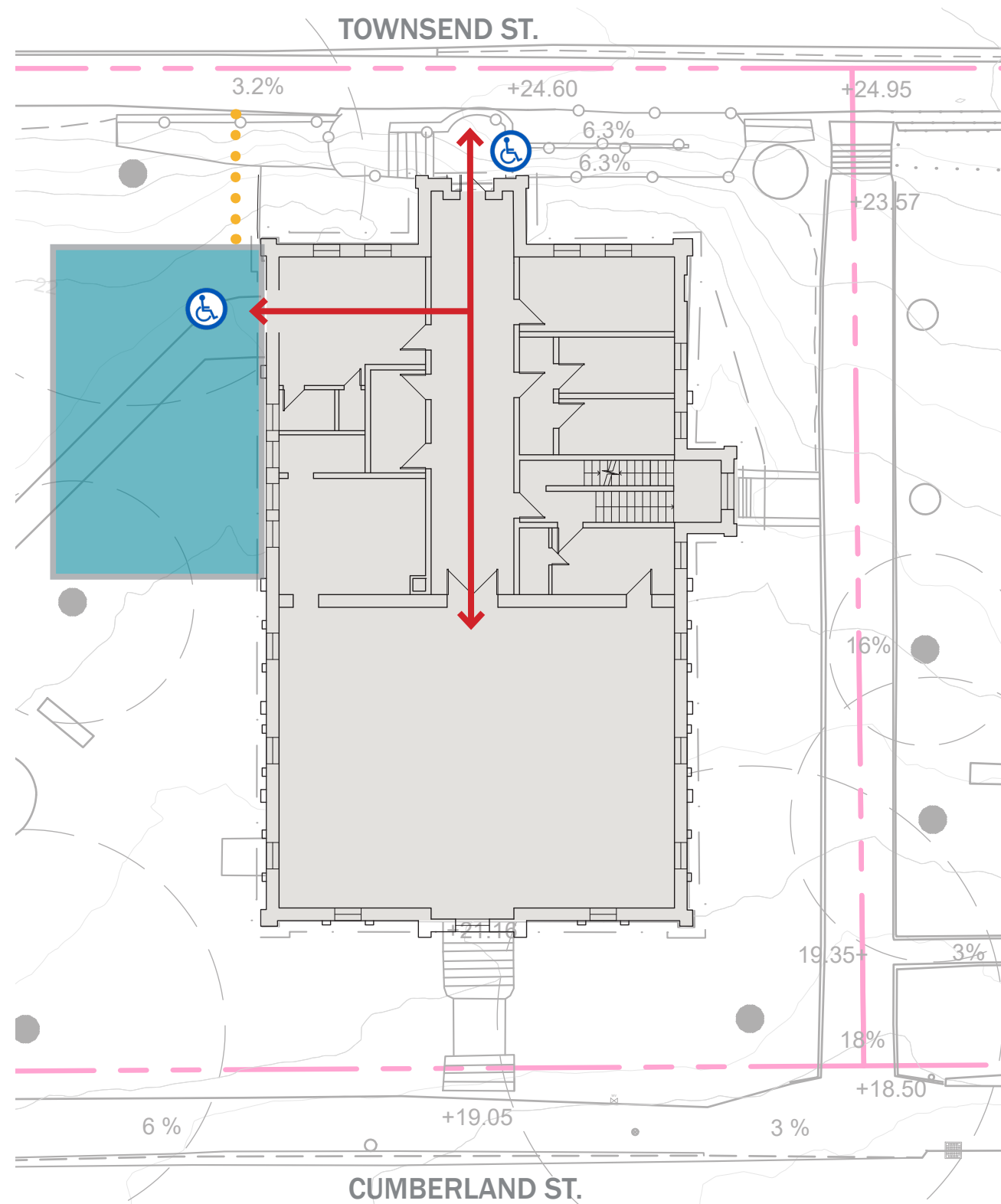
Example of 60 meter long Ramp



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|-----------------------------|--------------------------------|--|---|
| 1 Old Fire Station | 5 Accessible Ramps | 9 Picnic Area | 13 New Building - See Architecture |
| 2 Town Hall | 6 Bandstand | 10 Open Flex-Space | 14 New Atrium - See Architecture |
| 3 War Memorial Plaza | 7 Amphitheater | 11 Old Town Lunenburg – UNESCO World Heritage Site Monument | |
| 4 Central Staircase | 8 Accessible Playground | 12 Civic Plaza Space | |



- New Atrium: Elevator Access to adjacent building.
Multi-Level, with approx. 90m² footprint.
- New Public Building: Optional Location
Multi-Level, with 200m² footprint.
- Civic Plaza Space
- Accessible Entry for Atrium: Grade sloped to entry for ease of access.
- Existing Town Hall
- New Accessible Pathways
- New Sidewalk.
- ♿ Accessible Entryways to Town Hall.



TOWN HALL: FIRST FLOOR PLAN

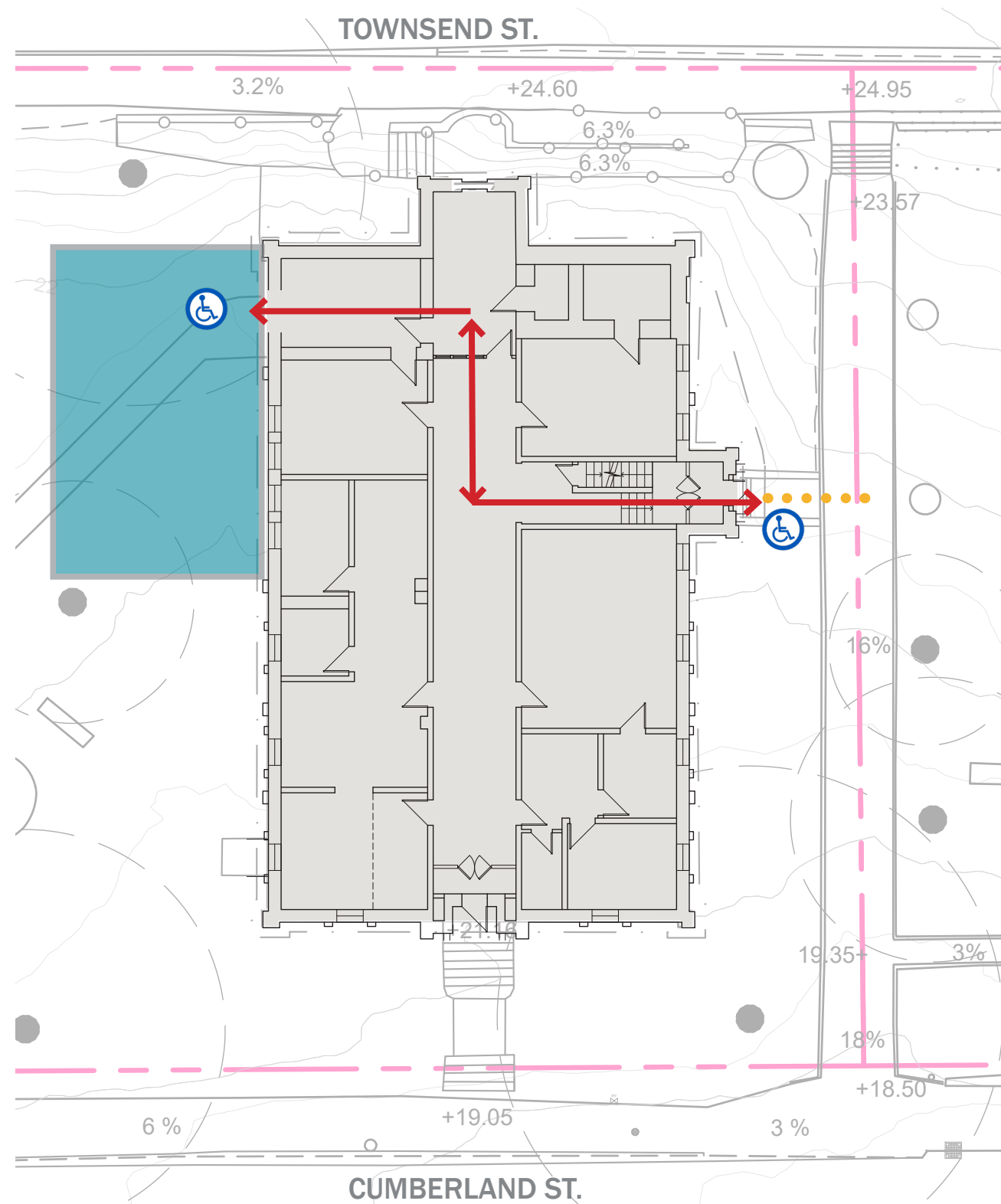


Image: Town Hall West Entrance



Image: Town Hall North Entrance

- New Atrium: Elevator Access to adjacent buildings.
- New Accessible Pathways
- ♿ Accessible Entryways to Town Hall.



TOWN HALL: GROUND FLOOR PLAN



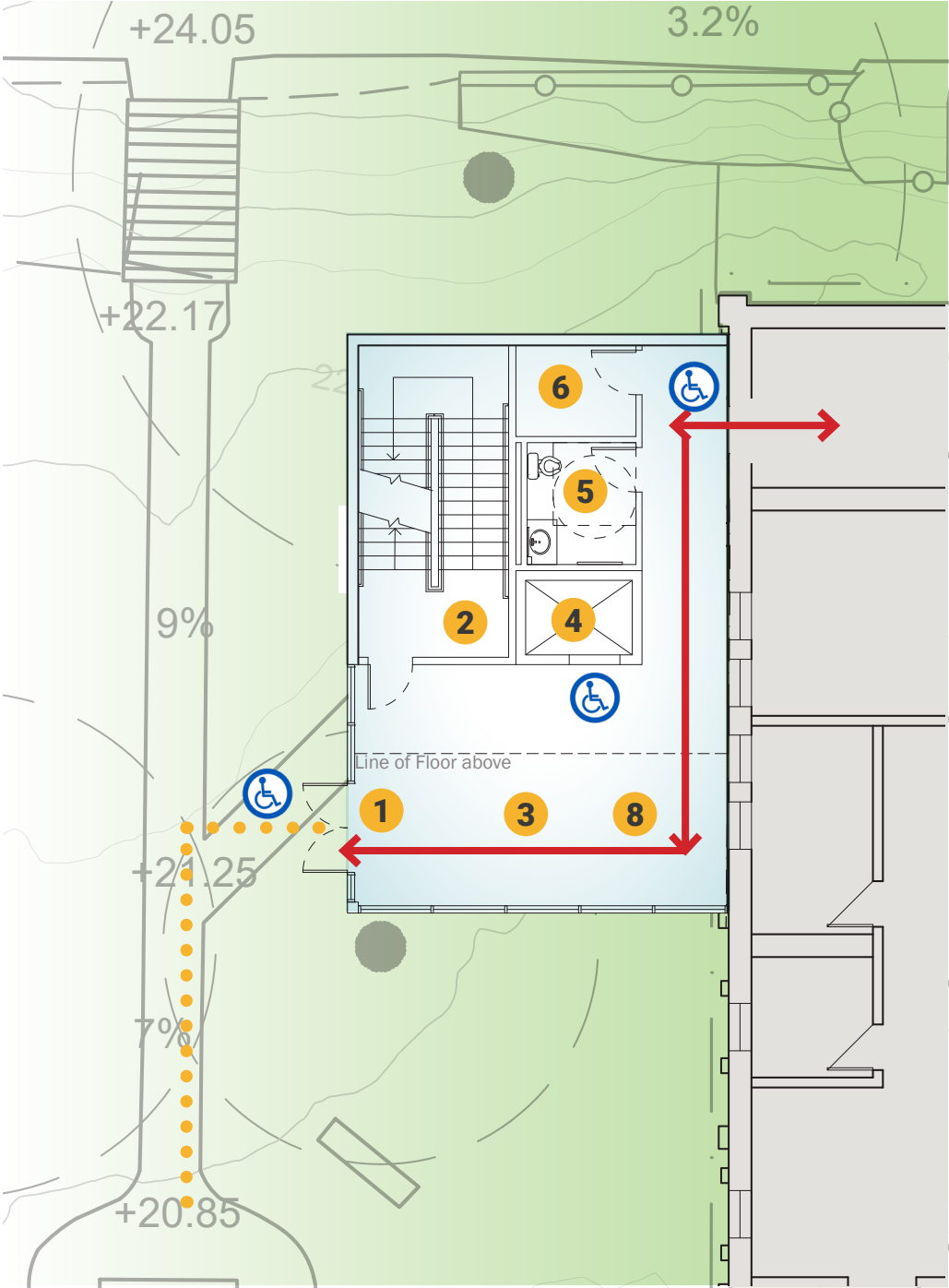
Image: Town Hall East Entrance



Image: Town Hall South Entrance

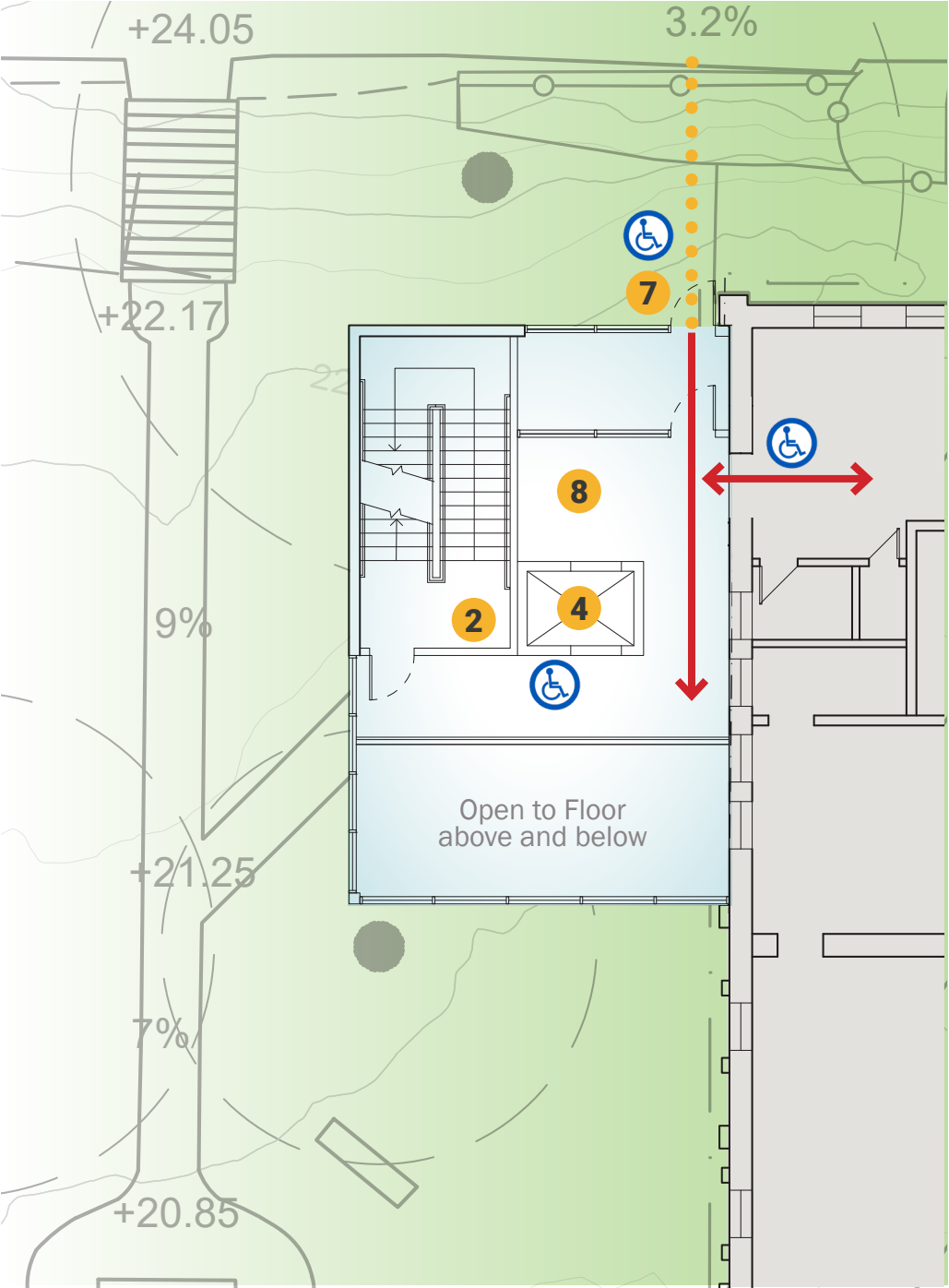
- New Atrium: Elevator Access to adjacent buildings.
- New Accessible Pathways
- ♿ Accessible Entryways to Town Hall.

PROPOSED ATRIUM: GROUND FLOOR PLAN



- 1 Entrance: West Elevation, Accessed from Cumberland St. via the LVFM Courtyard
- 2 Stairwell
- 3 Atrium Lobby: Open to floors above
- 4 Elevator: Provides accessible access to all floors of the Town Hall
- 5 Accessible Family Washroom
- 6 Janitor Room

PROPOSED ATRIUM: FIRST FLOOR PLAN



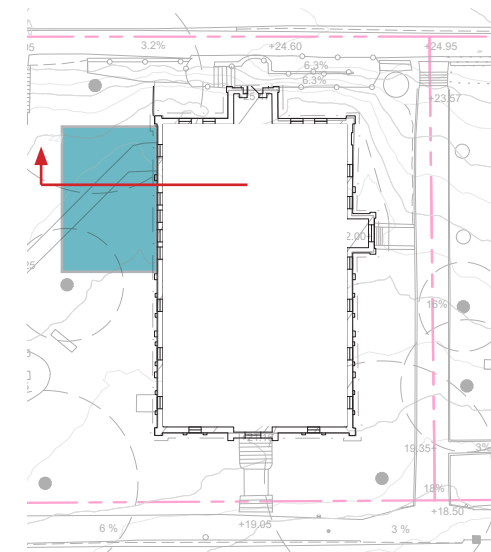
- 7 Entrance: North Elevation, Accessed from Townsend St.
- 8 Areas to display Interpretation Panels for the Lunenburg Civic Square
- New Accessible Pathways
- Accessible Entryways to Proposed Atrium



SCHEMATIC BUILDING SECTION OF NEW ATRIUM

The proposed new atrium will have an elevator to provide accessible access to all levels of the existing Town Hall. The general public will have access to the atrium so that the Town Hall building itself will provide accessible access to the different levels of the monument courtyard in the Civic Square.

The proposed new atrium will have a condensed footprint to ensure minimal impact the Lunenburg Volunteer Fire Department Memorial Courtyard.



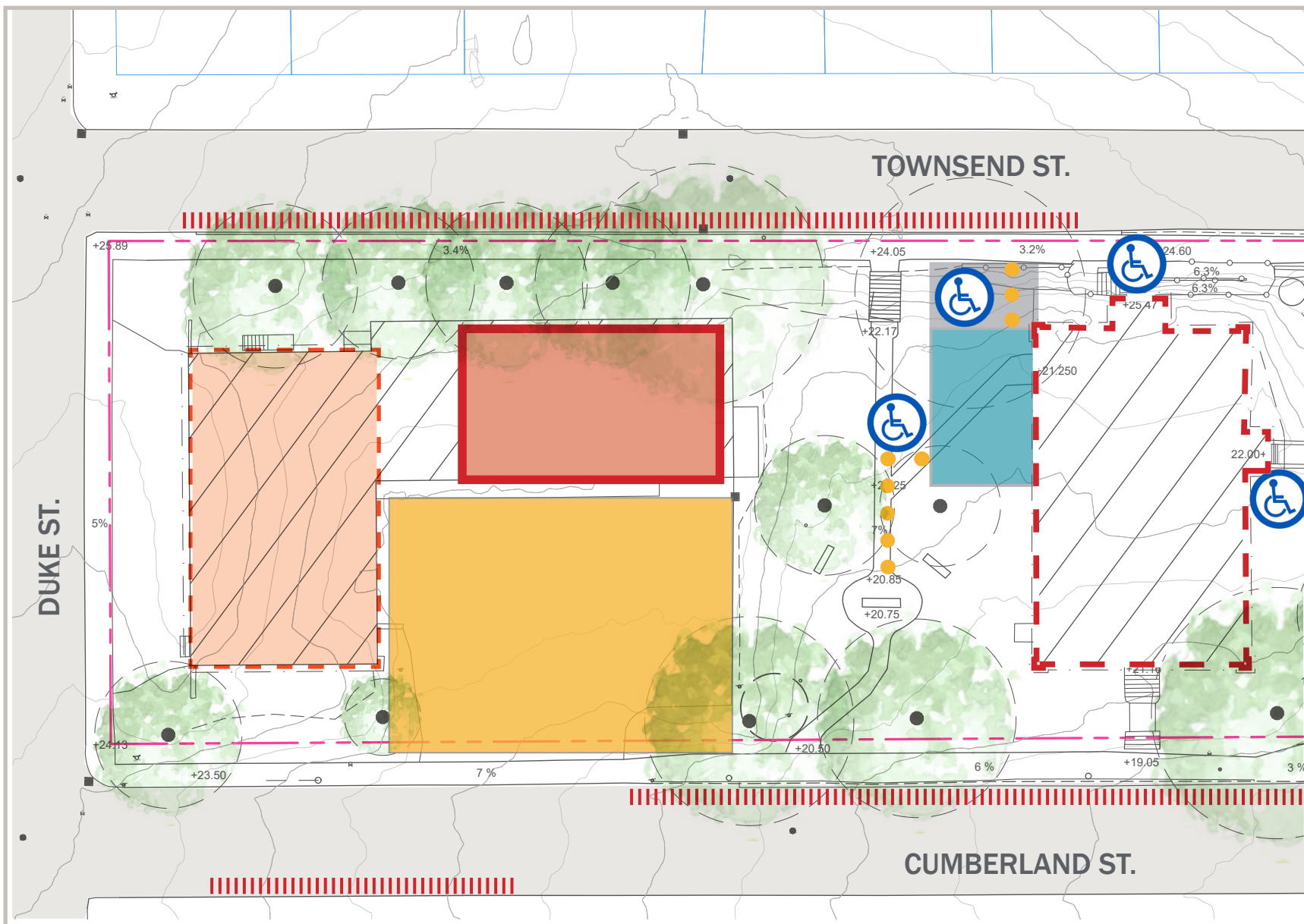
Building cut line for Schematic Section












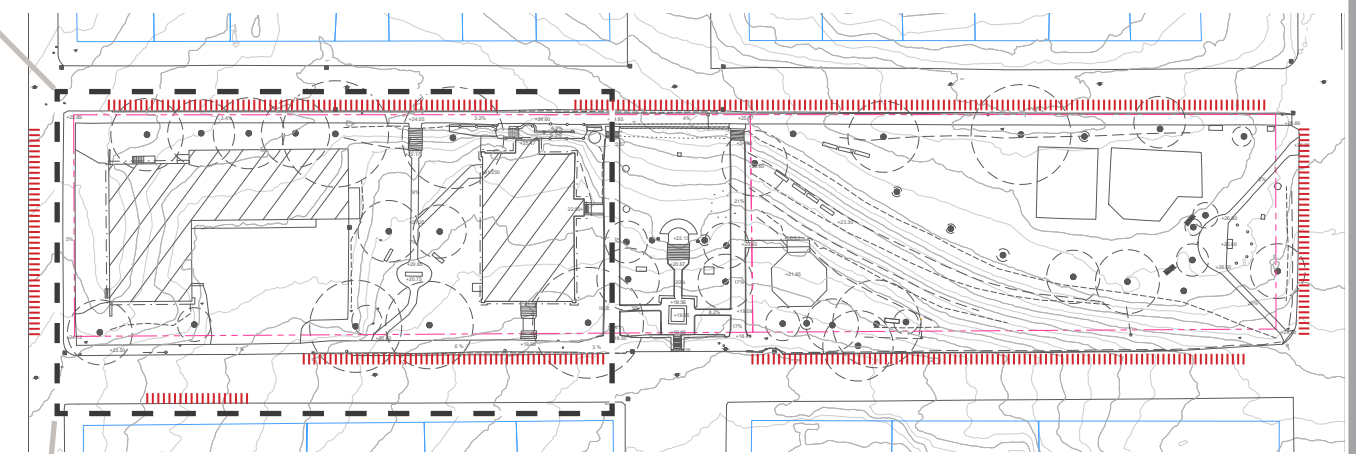
Image: Town Hall West Entrance

New Atrium Precedent:
Statens Museum. Copenhagen, Denmark





- | | | | |
|--|--|---|--------------------------------------|
|  | New Atrium: Elevator Access to adjacent buildings. |  | Existing Building to Remain |
|  | New Public Building: Optional Location
Multi-Level, with 200m ² footprint. |  | New Accessible Pathways |
|  | Civic Plaza Space |  | Existing On-Street Parking available |
|  | Accessible Entry for Atrium: Grade sloped to entry for ease of access. |  | Accessible Entryways to Town Hall. |
|  | Existing Town Hall | | |



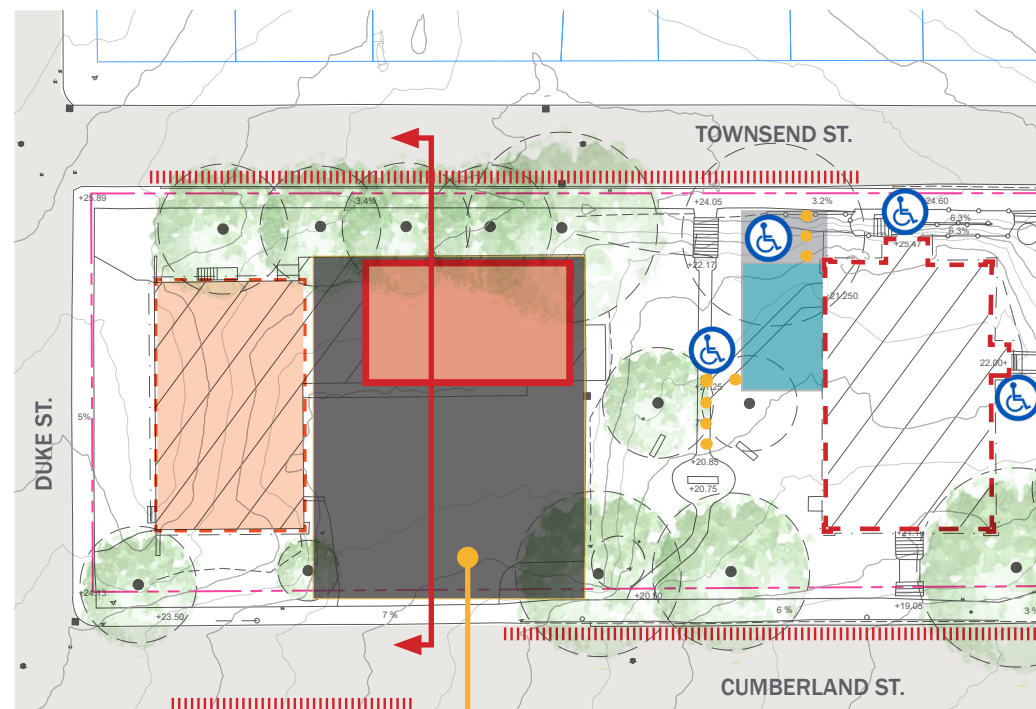
Existing Site: Key Plan with Existing On-Street Parking



Existing Off-Street Parking in Civic Square access via Cumberland St.

PARKING AREA

A parking area on grade level can be further developed with seated walls and green spaces for gathering.

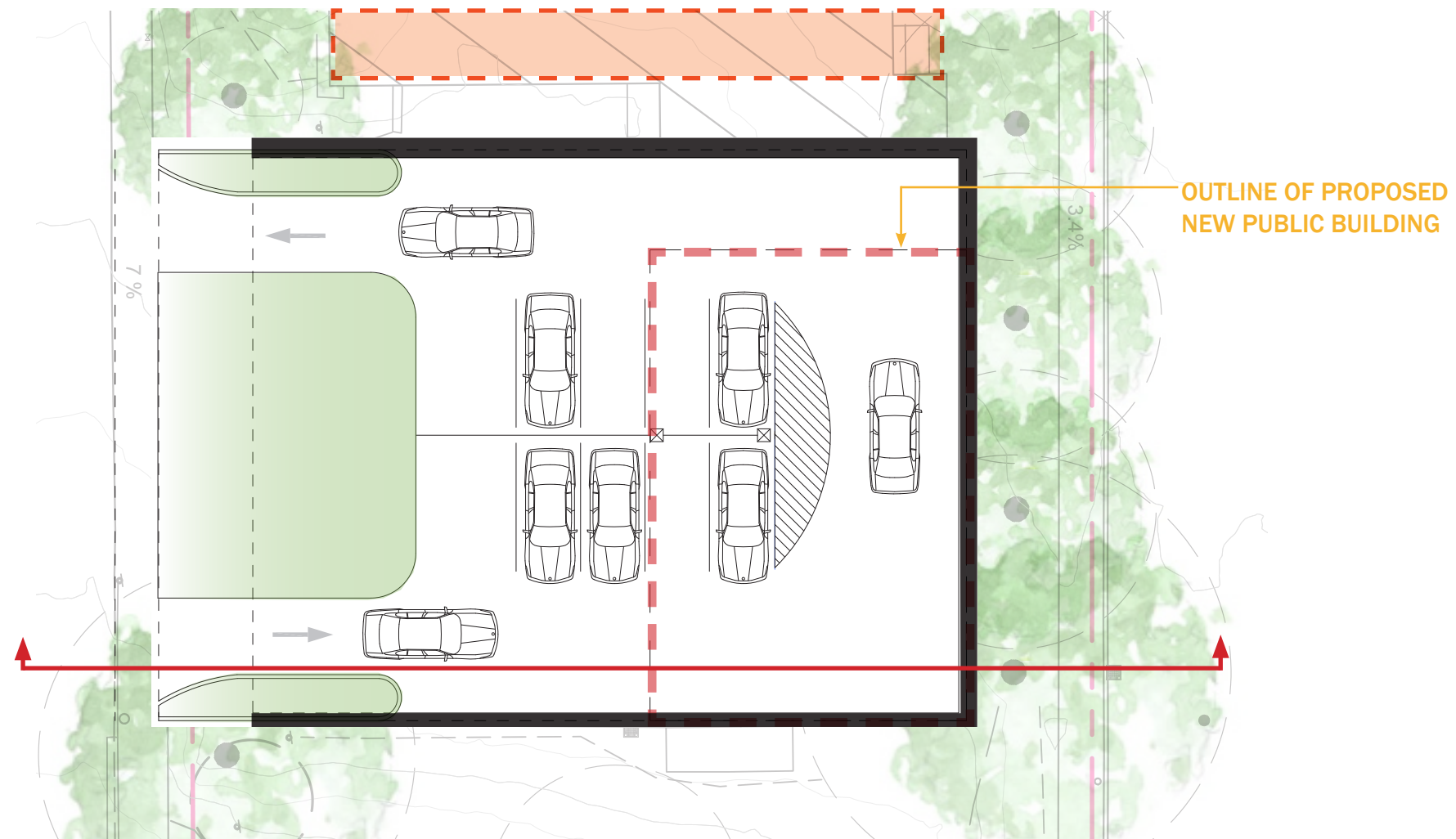


Cut line for Schematic Section

UNDERGROUND PARKING GARAGE LOCATION

UNDERGROUND PARKING GARAGE

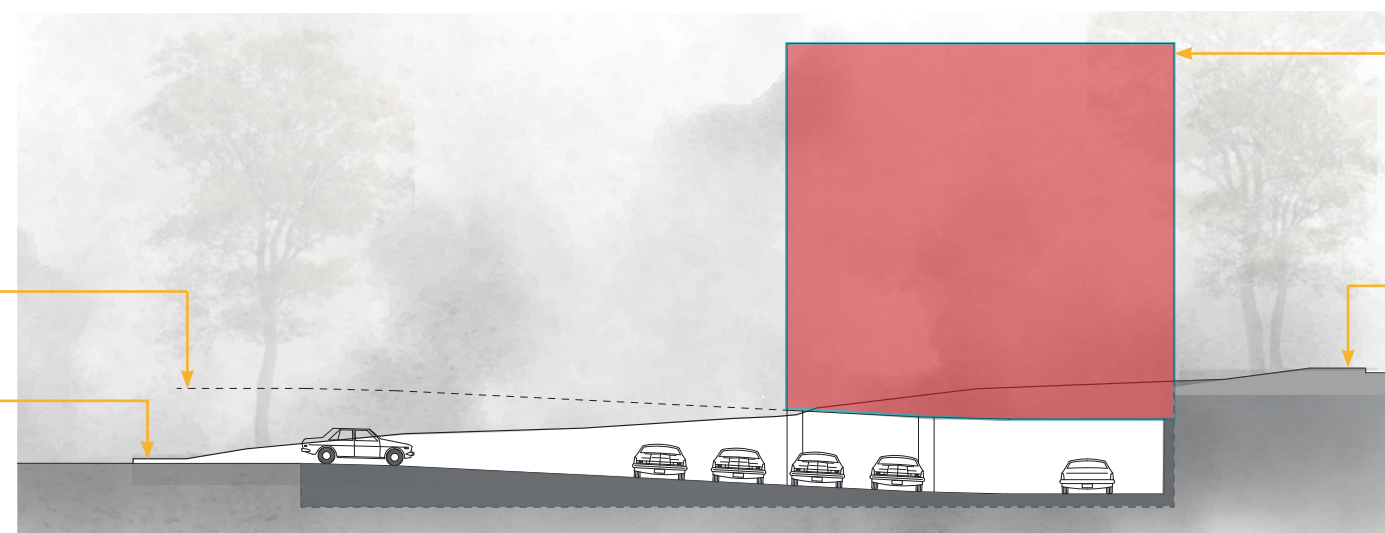
The underground parking area shown allows for approximately 8 - 10 parking stalls.



Plan View: Underground Parking Area

CLEARANCE FOR UNDERGROUND PARKING HEIGHT

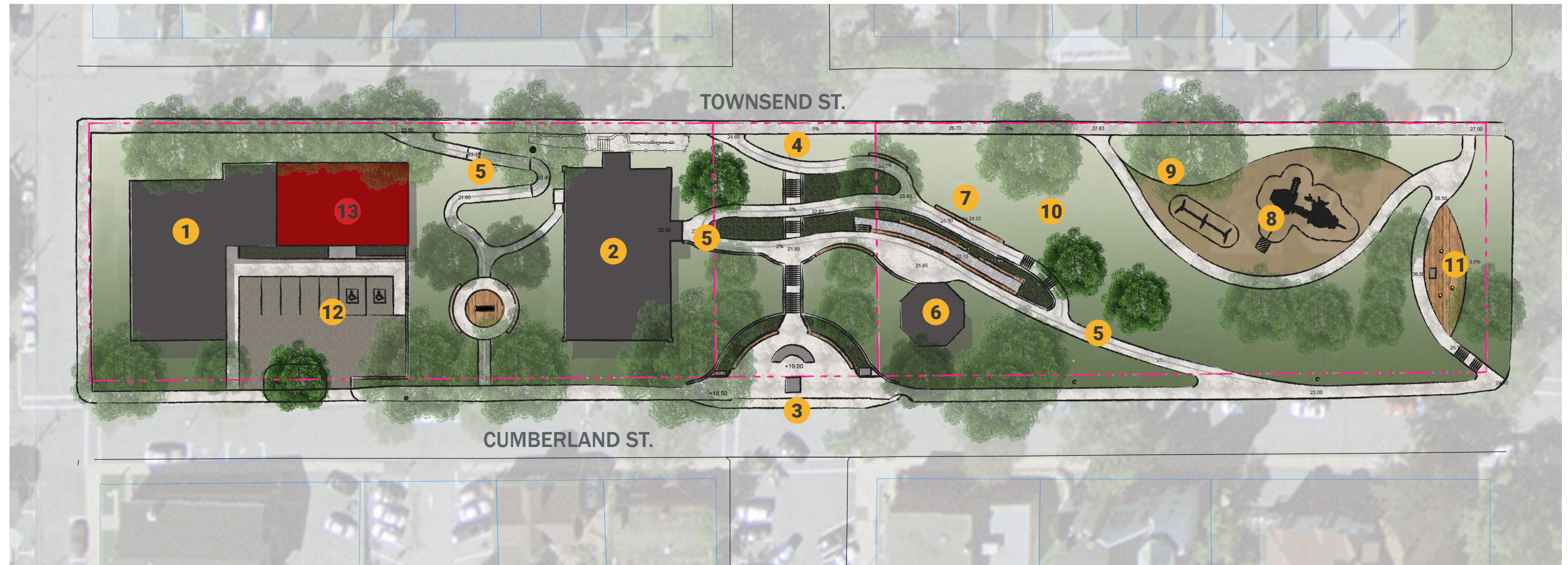
EXISTING GRADE



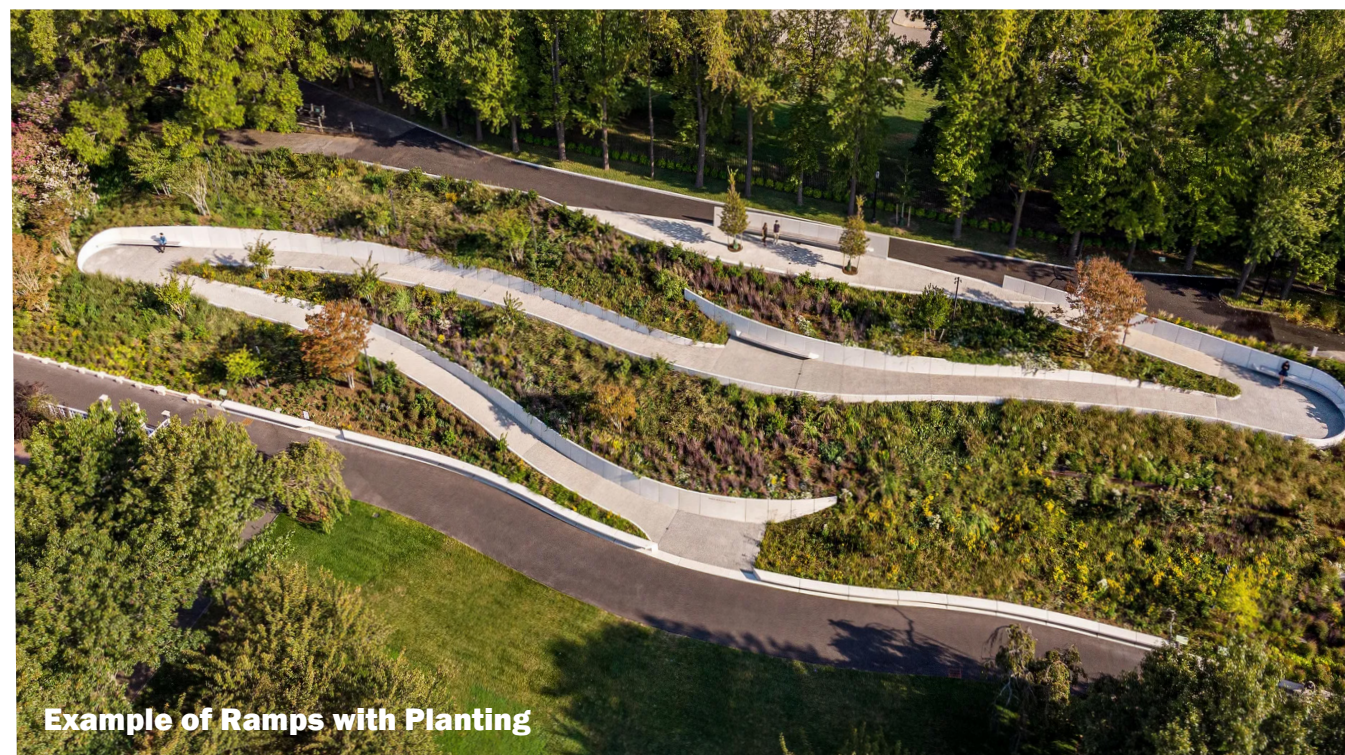
PROPOSED NEW PUBLIC BUILDING

EXISTING GRADE

Schematic Section: Underground Parking Area



- | | | | |
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Example of Concrete Amphitheater Seating



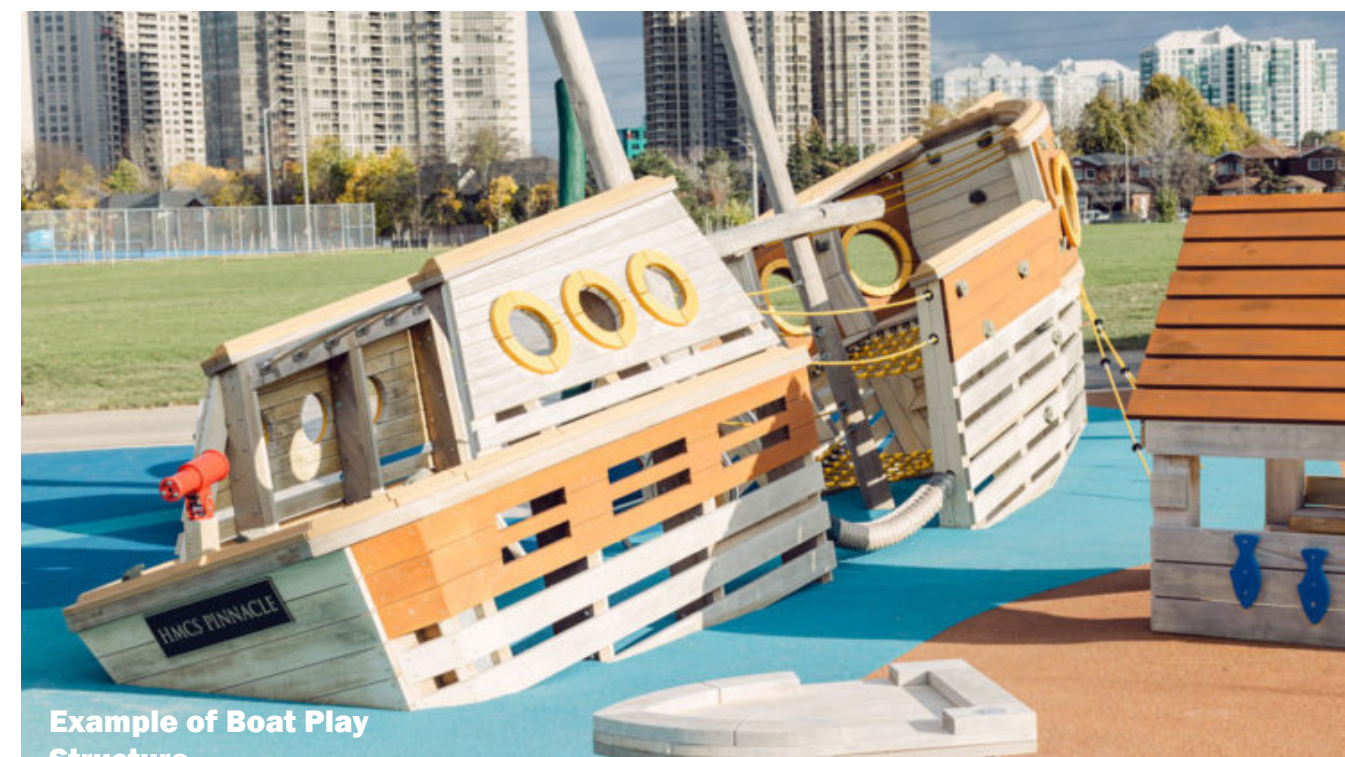
Example of Stone Wall Seating



Example of Wood Top Seating



Example of Boulder Seating



HISTORIC IMAGES



THE BANDSTAND

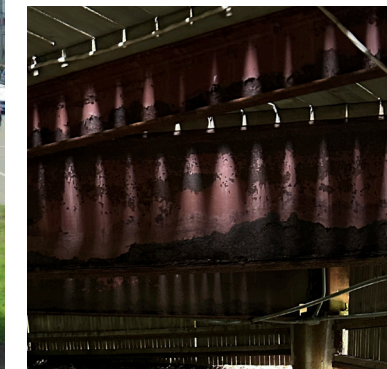
The existing Bandstand, built in 1987 by the Lunenburg Heritage Society, is a replica of the 1889 original structure. The Bandstand's importance to the Town of Lunenburg is evident in its many uses for both public and private events alike. Such as performances, concert series, weddings, and holiday festivities.



MODERN-DAY IMAGES

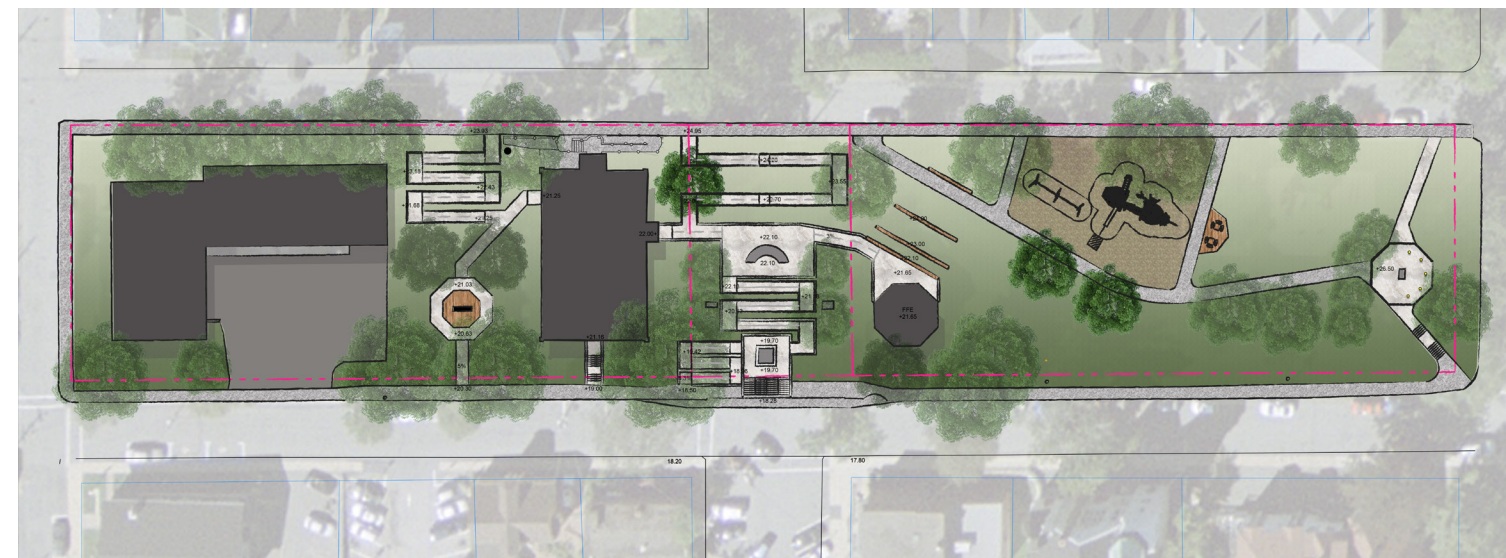


SELECT EXAMPLES OF REPAIRS NEEDED

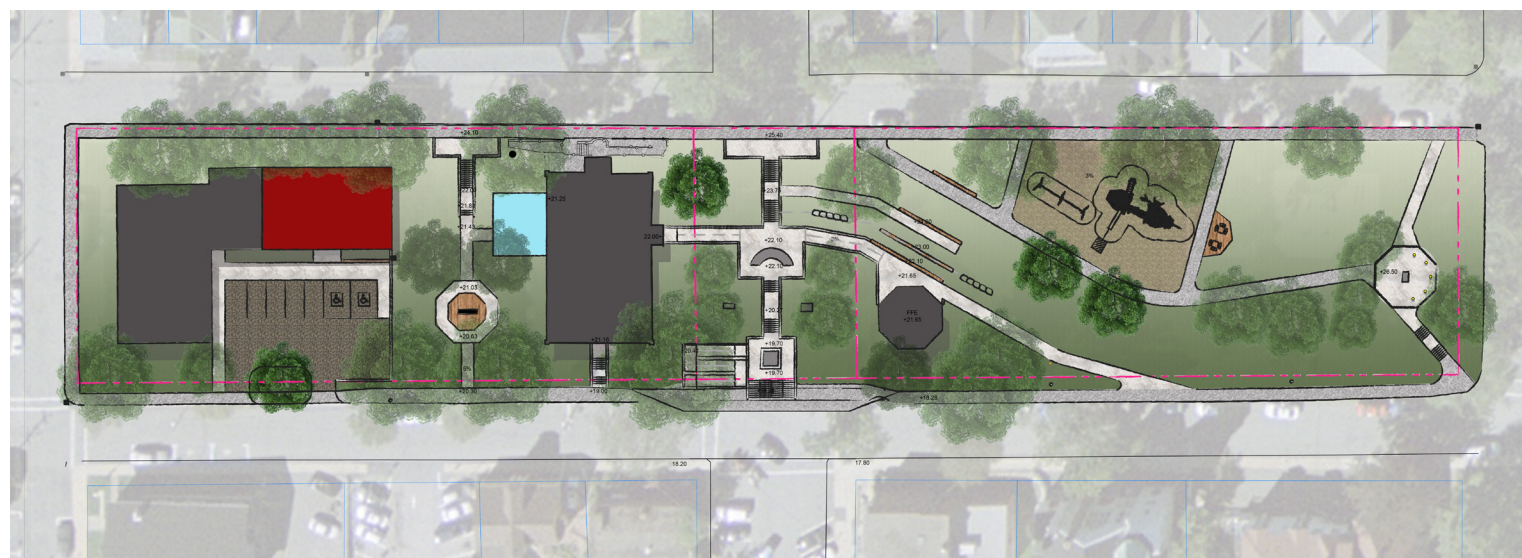




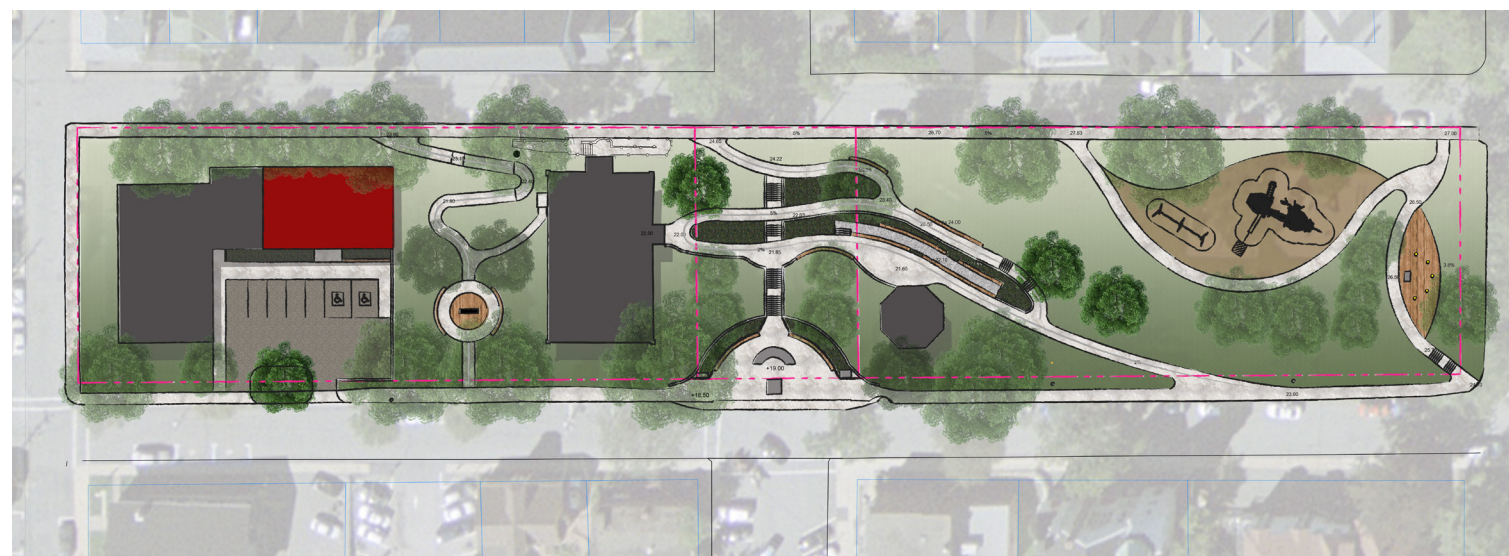
Civic Square: Existing Site Plan



Civic Square: Concept #1



Civic Square: Concept #2



Civic Square: Concept #3