

FILE No.  
N° DE DOSSIER

1070.3.3

VOL. No.

4

# NATIONAL CAPITAL COMMISSION COMMISSION DE LA CAPITALE NATIONALE

SUBJECT / SUJET

PARKS  
Gatineau - Master Plan

FROM: DE:  
TO: À:  
A:

Oct 68  
Jan 69

REFERENCE / RÉFÉRENCE

DISPOSAL / DISPOSITION

C R  
USE  
RÉSERVÉ AU  
CLASSEMENT

REFERRED TO  
RENOI À

BY  
PAR

REMARKS (folio)  
REMARQUES (folio)

DATE

P. A. DATE  
CLASSER DATE

BY  
PAR

DATE B. F.  
Date de rappel

VOLUME  
VOLUME

CLOSED  
FERMÉ

CLOSED  
FERMÉ

CLOSED  
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CLOSED  
FERMÉ

FILE No.  
N° DE DOSSIER

SUBJECT  
SUJET

*file*

P-10-33-01  
P-10-~~33~~ 33-02  
✓ P-10-60-02  
Q-533

January 2nd, 1969.

Mrs. M. A. Laframboise,  
Moran Management Limited,  
225 Metcalfe Street,  
Suite 407,  
Ottawa 4, Ontario.

Dear Mrs. Laframboise:

As you requested, I am sending you, under separate cover,  
three maps showing the ski and snow vehicles trails in the Gatineau  
Park.

Yours truly,

*F.N.*

FN: gk

Ferenc Nemeth,  
Planner - Research.

NATIONAL CAPITAL  
 COMMISSION

CORRESPONDENCE RECORD

NB

SUBJECT Gatineau Park - Gamelin Blvd. Proportion

FILE NUMBER

P 10 60 02 ✓  
 27-02-25

FROM C. A. Bradfield

DATED Nov 5/68

REFERRED TO	BY	REMARKS	DATE	PA OR BF	BY	DATE	C.F. USE
Nr. Morin	DLM	Herewith item for Planning Committee Agenda	Dec 27/68	PA			
CR	Sec.		July 10/69				

CORRESPONDENCE NO  
**A 00292**

SPECIAL INSTRUCTIONS

**A 281 A 195**

NEW CORRESPONDENCE  
 NO. **A 2462**  
 000519

CORRESPONDENCE RECORD

NATIONAL CAPITAL  
 COMMISSION

FILE NUMBER  
**P 10 60 02**

SUBJECT Gatineau Park Gomerlin Blvd Properties

FROM C. A. Dredfield

DATED Nov 5/68

REFERRED TO	BY	REMARKS	DATE	PA OR BF	BY	DATE	C.F. USE
Mr. Heath	DLM	Fig Co. subm. Dec 18th - please revise	Dec 19/68				
Mr. McDonald	F.N.	is reported	19/12				
Mr. Roy	R.	Are funds available?	21/1/68				
Mr. <del>Heath</del> man	A	for Planning C agmt	24/1/68				

CORRESPONDENCE NO

**A 00281**

SPECIAL INSTRUCTIONS

**A 2462**

NEW CORRESPONDENCE

**NO. A 195**  
 000520

NATIONAL CAPITAL  
 COMMISSION

CORRESPONDENCE RECORD

FILE NUMBER

P 10 60 02

SUBJECT Gatineau Park - Garsden Blvd Property

DATED Nov 5/68

FROM G. A. Bradford

REFERRED TO	BY	REMARKS	DATE	PA OR BF	BY	DATE	C.F. USE
Mr. Leary	DTD/DLM	For Plg. Comm. Agenda	Dec 5/68				
<i>D. L. McDonald</i>	<i>SP</i>	<i>for direction, please</i>	<i>10/12</i>				
<i>MR PERKS</i>	<i>A</i>	<i>Requote herewith</i>	<i>13/66</i>				
<i>MR PERKS</i>	<i>A</i>	<i>patin subsequent property</i>	<i>15/64</i>				
<i>MR PERKS</i>	<i>A</i>	<i>re-issues in the past</i>					
Mr. McDonald	F-IV.	for approval	18/12				

CORRESPONDENCE NO  
**A 00195**

SPECIAL INSTRUCTIONS

NEW CORRESPONDENCE  
 NO **725/7**  
 7000521

RETURNED TO C.F.

NATIONAL CAPITAL  
 COMMISSION

CORRESPONDENCE RECORD

FILE NUMBER

F-10-60-02

SUBJECT Gatineau Park - Garsden Boulevard Properties

FROM C.A. Bradfield

DATED 5 November 1968

REFERRED TO	BY	REMARKS	DATE	PA OR BF	BY	DATE	C.F. USE
R.M. Leary	C.A.B.		6/11/68				
<i>DL Mac</i>	<i>EML</i>		<i>7/11</i>				
<i>Mr Perks</i>	<i>PERKS</i>	<i>See memo on file</i>	<i>7/10/68</i>				
<i>F. Neweth</i>	<i>WFP</i>	<i>for action please</i>	<i>12/11</i>				
<i>Mr. Perks</i>	<i>F.N.</i>	<i>As requested</i>	<i>22/11/68</i>				
<i>D. L. Hestmud</i>	<i>WFP</i>	<i>Recommendation attached</i>	<i>25/11/68</i>				

CORRESPONDENCE NO

**A** 02462

SPECIAL INSTRUCTIONS

NEW CORRESPONDENCE

NO.- 000522



**MEMORANDUM**

DATE: December 23, 1968.

FILE: P 10-60-02

TO: Mr. D. L. McDonald.

FROM: J. E. Cox.

SUBJECT: Gatineau Park - Gamelin Boulevard Properties.

REFERENCE:

Nowhere in the attached documentation is an indication of what amount of funds would be required to purchase these properties.

As of December 23rd, approximately \$750,000 remained uncommitted for Property Acquisition in Gatineau Park although, I understand that negotiations are being continued by Property Division which will require these funds. In order to fund the Gamelin Boulevard Properties, I recommend that funds presently included within the free balance of the National Capital Fund be transferred to Gatineau Park Property Acquisition Budget Item.

A handwritten signature in black ink, appearing to read 'John E. Cox', with a horizontal line underneath it.

John E. Cox.  
Planner - C.I.P.

COPIES TO :

# N C C C C N



## MEMORANDUM

DATE: December 12, 1968

FILE: P-10-60-02

TO: Mr. W. T. Perks. <sup>②</sup>

FROM: D. L. McDonald. <sup>②</sup>

SUBJECT: Gatineau Park - Gamelin Boulevard Properties.

REFERENCE: Agenda Item for Advisory Committee on Planning.

I would like Item.6 of the Background and Analysis rewritten so as not to put the National Capital Commission in the position, should it expropriate the properties, of doing so in order to provide for "an ideal setting for leisure, artistic or cultural activities". The press would kill us on such a statement.

D. L. McDonald,  
Director of Planning and  
Urban Design Division

Mr. McDonald:  
② What reasons would you suggest for acquiring the properties? I would like your direction on this, please  
WTP  
13.12.68

② WTP Perks  
Reminded  
Perks  
app  
15/12  
Perks

COPIES TO :

These details occupied at year.

COMMITTEE AGENDA ITEM

- EXECUTIVE
- MANAGEMENT
- PLANNING COMMITTEE

01

SUBJECT

ACQUISITION OF GAMELIN BOULEVARD PROPERTIES IN GATINEAU PARK.

BACKGROUND & ANALYSIS:

1. The Gamelin Boulevard Properties are located within the boundaries of Gatineau Park in the sector designated as Green Wedge. The overall image of the area is that of a residential subdivision of mediocre quality. Poor and very poor buildings account for 33% (14). Houses judged to be in average and good condition account for 40% (20) and 19% (8) respectively.
2. The area in question covers 33 acres.
3. All dwellings have been built for year-round occupancy.
4. Contiguous land uses are the park open space and major institutions, such as the Hull hospital, C.G.E.P. Campus, cemetery, etc. (see sketch plan.) The dwellings have virtually no relationship to a broader neighbourhood or residential unit.
5. Recent study of traffic circulation in this area indicates that the Lucerne Parkway should link with St. Raymond at the Mine Road (Boulevard Cité des Jeunes) passing immediately to the north of the properties in question.
6. This part of the Park is an ideal setting for leisure, artistic or cultural activities at a location close to the centre of Hull and Ottawa. Such uses are compatible with the functional characteristics of the Green Wedge as set out in the Gatineau Park Development concept. In the long term, the site would have a "higher use" if it were to serve any number of possible socio-cultural and educational establishments.

7. Funds can be made available for this area. This also will provide space for the...  
 This also will provide space for the...  
 are included and are not planned to become a nucleus of...

RECOMMENDATION:

1. In view of the above, it is recommended that the National Capital Commission acquire the Gamelin Boulevard Properties and that this be completed by 1972.
2. Should expropriation prove necessary, new living accommodation for the people of this area should be solved on the basis of offering alternative accommodation in the Hull area.

COMMENTS:

- APPROVED
- ALTERED
- NOT APPROVED

CHANGES:

7. Land rules with to increasingly be...  
 required by the emphasis of...  
 Count 3 - be redevalued of Park.

PREPARED BY:

W. Perkins

DIVISION:

for Director, Planning & Urban Design Division.

DATE:

13.12.68

COMMITTEE AGENDA ITEM

- EXECUTIVE
- MANAGEMENT
- PLANNING COMMITTEE

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COMMENTS:

CHANGES:

- APPROVED
- ALTERED
- NOT APPROVED

PREPARED BY:

*W Perks*

DIVISION:

*John Davis*

for Director, Planning & Urban Design  
Division.

DATE:

*13.12.68*

# NCC CCN

## MEMORANDUM

DATE: December 5, 1968

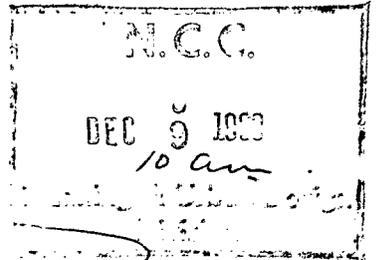
FILE: P-10-60-02

TO: Mr. A. Morin, Secretary.

FROM: D. L. McDonald.

SUBJECT: Gatineau Park - Gamelin Boulevard Properties.

REFERENCE: Agenda Item for Advisory Committee on Planning - December 13, 1968.



Would you please arrange to have placed on the agenda of the meeting of the Advisory Committee on Planning of December 16, 1968, the attached submission re Gamelin Boulevard properties.

Robert M. Leary,  
Assistant General Manager

encl.

*DLM.*  
*This is not a long range planning sheet*  
*Mr. Leary handle a good reference to planning committee*

COPIES TO :



*file*

December 23, 1968.

P 10-60-02

Mr. D. L. McDonald.

J. E. Cox.

Gatineau Park - Gamelin Boulevard Properties.

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John E. Cox.  
Planner - C.I.P.

JEC/CEG

*File*

December 12, 1968

P-10-60-02

Mr. W. T. Perks.

D. L. McDonald.

Gatineau Park - Gamelin Boulevard Properties.

Agenda Item for Advisory Committee on Planning.

I would like Item 6 of the Background and Analysis rewritten so as not to put the National Capital Commission in the position, should it expropriate the properties, of doing so in order to provide for "an ideal setting for leisure, artistic or cultural activities". The press would kill us on such a statement.

PERSONS SIGNED BY

D. L. McDonald,  
Director of Planning and  
Urban Design Division

DLM/ghh

P-10-60-02

**urbas** ltée-ltd.

1259 Berri, suite 530  
Montréal 24, Québec  
Canada - Tél: 844-1723

Victor Lambert c.u.q.  
Guy Bussière c.u.q.  
Pierre Aubry c.u.q.

Société d'Urbanisme et d'Aménagement Régional • City and Regional Planning Office

Montréal, le 15 novembre 1968

Monsieur Bill Perks  
Commission de la Capitale Nationale  
291, Carling Ave  
OTTAWA 1, Ont.

Cher monsieur,

Il me fut très agréable de m'entretenir avec vous,  
ce 15 novembre courant, et de constater votre ex-  
cellente condition à ce retour de vacances.

J'ai cru comprendre aussi que vous vous étiez mis  
résolument à la tâche pour l'aboutissement d'un  
projet qui nous tient mutuellement à coeur, savoir:  
le parc Gatineau.

A cet effet, je me dois de vous transmettre sous pli  
toutes les informations pertinentes sur notre bureau,  
relativement à la planification des parcs et des pôles  
touristiques.

Comptant toujours sur votre bienveillante attention  
à notre égard, je vous prie d'agréer, cher mon-  
sieur, l'expression de notre cordialité.

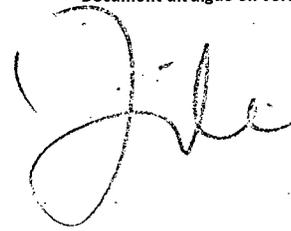
Lambert, Bussière, Aubry  
Urbanistes conseils



Victor Lambert

WJP

VL/jp  
pièce jointe



P-10-11

✓ P-10-60-02

Q-533

December 11, 1968

Mrs. M. A. Laframboise,  
Maran Management Limited,  
225 Metcalfe Street,  
Suite 407,  
OTTAWA 4, Ontario.

Dear Mrs. Laframboise:

I have for reply your letter to Mr. F. S. Marshall, received November 18, 1968, in which you request a long term lease of property in Gatineau Park to operate an equestrian centre.

I regret to inform you that the National Capital Commission cannot grant you a lease for the project outlined in your letter. While it is recognized that a project of this kind has a great deal to commend it, it is not Commission policy to lease parklands to organizations of a private character. The Commission is frequently faced with requests for land on which associations and clubs wish to operate recreational programmes for their members, and invariably, has had to refuse because these groups do not, as a rule, cater to a broad segment of the public. In the present case, our understanding is that a broad public purpose would not be served by the proposed equestrian centre.

I should also add that in the development plan for Gatineau Park, a substantial portion of the area you suggested for establishing the equestrian centre has been designated for another use. Had the nature of your project been more in the line of a public operation, it would still have been impossible to consider the request favourably because of that consideration.

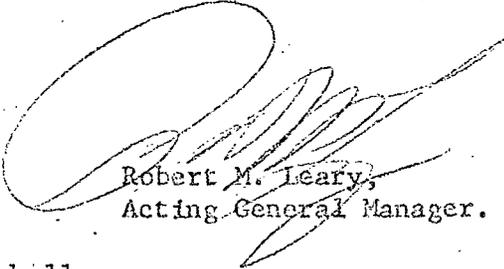
..... 2



-2-

Whereas the Commission is unable to assist you in this matter, I would, however, like to convey our sincerest best wishes for success in finding a suitable site in the Capital Region.

Yours very truly,



Robert M. Leary,  
Acting General Manager.

c.c.: Mr. F. S. Marshall

WTP/ka

*WTP*  
*ka*

P-10-11  
P-10-60-02  
Q-533

December 11, 1968

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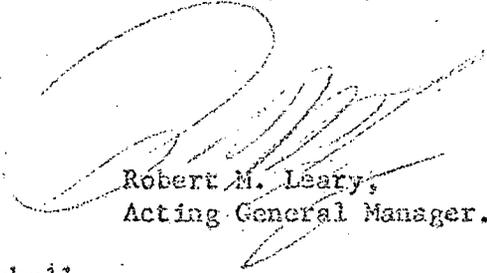
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Robert M. Leary,  
Acting General Manager.

c.c.: Mr. F. S. Marshall

WTP/ld



P-10-11  
P-10-60-02  
Q-533

December 11, 1968

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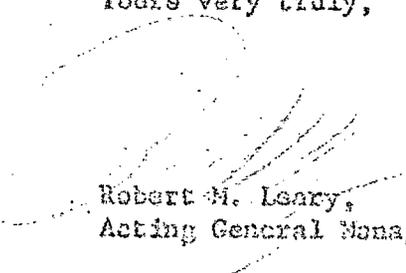
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Yours very truly,



Robert M. Leary,  
Acting General Manager.

c.c.: Mr. F. S. Marshall

WSP/ed



Equestrian Centre, Gatineau Park.

Assuming proposal is OK in principle

0. Is the location the best one?
1. Locate existing riding trails in the Park.
2. Check with Buchanan re development east of Mine Road (Hull Zoning Plan) and the future Boulevard width and plan for Mine Road. Also interchange with Philemon Wright Parkway.
3. Condition and suitability of buildings - needed improvements.
4. What fencing needs would there be?
  - (a) for grazing.
  - (b) for controlling access.
5. Why is the Blue Outline area needed - Could it not be south of the red?
6. Effect of the Quarry.
7. Should the project come to the existing Parkway - or should we reserve a vista or boundary area to the foot of the hills on east side of Parkway.
8. How would the public benefit from the project?
  - (a) stabling service.
  - (b) use of horses (rental)
  - (c) trails
  - (d) open for lessons on a pay as you go basis.
9. Parking requirements off Mine Road.
10. Are there significant ecological features in this area which might be jeopardized. Would horses introduce diseases of harm to other species in the park?
11. What about future expansion.
  - (a) no. of horses
  - (b) grazing lands - what ratio to no. of horses (acres/horses) is needed in planning for expansion.
12. What about liability for accidents on trails laid out by the Club but on which the public could ride? Who should improve these trails? Who should manage them?
13. Water supply - (a) eventually from the Hull system  
- (b) what about interim needs - how many daily gallons required.

*Hi Parks  
Action: put to back  
con. as you  
recomm. re. A.*

*11/1/68*

*Taken up at  
Task Team Meeting  
Dec. 4 and  
rejected.  
WTP*

*10.12/68*

-2-

14. Approval of Quebec authorities (Health, Municipal Affairs) would have to be obtained.
15. Relationship to possible future expansion northwards of Cité des Jeunes.
16. Leasing? - long term or not. Sale of property - not desirable.
17. Waste disposal (soil pollution) - future connecting up of sanitary wastes to City of Hull system. Animal Wastes (stables) - how dealt with?
18. Management of the Club - how open is it? Bilingual? Exclusive?



21.11.68

# NCC CCN

## MEMORANDUM

DATE: November 21, 1968.

FILE: P 10-60-02  
Q 533

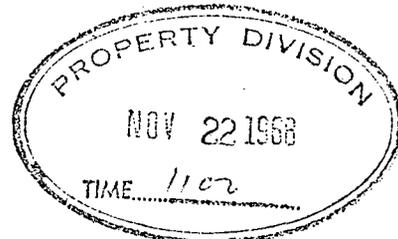
TO: Mr. D.L. McDonald.  
FROM: W.T. Perks.  
SUBJECT: Equestrian Centre, Gatineau Park  
REFERENCE: Proposal by Mrs. Laframboise.

1. The scope of this proposal suggests it should be considered in detail by the Gatineau Park Task Team.
2. In principle, and providing the project is not intended for exclusive private enjoyment but can be sufficiently opened to the public for educational-recreational purposes, it harmonizes with the Green Wedge Concept we are developing.
3. I am appending some hastily prepared notes on questions which ought to be asked by the Task Team.
4. Attached is an interim reply to Mrs. Laframboise for the G.M.'s signature.

*W.T. Perks*  
 W.T. Perks,  
 Chief - Long Range Planning.

*Mr. Mackenzie*  
 Re your memo Nov 19 68  
 This quote is being put to G.M.  
 Task team Attached is  
 P.K. a draft of a letter to Mrs. Laframboise  
 Signature if you wish to see it  
 27/11/68

COPIES TO:



# NCC CCN

## MEMORANDUM

DATE: 19 November 1968

Assistant General Manager, P & D

FILE: Q-533

TO: Attention: D.L.McDonald, Director, Planning & Urban Design

FROM: Assistant General Manager, Operations

SUBJECT: Request for lease of land for riding purposes

REFERENCE: 1) Letter from Mrs. M. A. Laframboise to NCC 15 November 1968  
2) Attached map

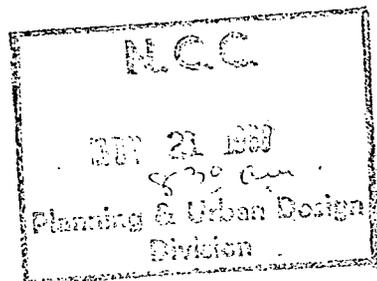
1. Attached is a copy of a letter from Mrs. M. A. Laframboise requesting a long term lease of 150 to 200 acres of land on the Quebec side for the purpose of an Equestrian Centre.

2. Other requirements include a stable for 50 horses and a dwelling for 6-8 employees.

3. The plan attached shows two areas west of the Mine Road which have all the attributes requested by Mrs. Laframboise. The area shown in red could serve as a self-contained unit. The area shown in blue would be excellent for riding trails, water and pasture but will be cut off by the Philemon Wright Parkway. It may be advisable to plan for a small underpass on the Parkway to accommodate rides.

4. As the persons behind this request have the management ability needed to run a good operation, it is suggested that this unit could form the basis for formal riding trails in the Gatineau Park.

5. We would be pleased to receive your comments on this proposal before the Agenda deadline for the next Land Committee meeting. Mr. S. Knox of the Property Management Section stands ready to consult with your Division on any questions you may have.



SK/jak

Attach.

COPIES TO :

TELEPHONE: 237-0971  
237-0972

## Maran Management Limited

225 METCALFE ST., SUITE 407  
OTTAWA 4

Mr. F.S. Marshall,  
Director, Property Division,  
The National Capital Commission,  
299 Carling Avenue,  
Ottawa, Ontario.

Dear Mr. Marshall,

At the suggestion of Mr. Sterling Knox of the Rural Management Dept., I would like to submit a request for a long-term lease on a suitable section of land with building facilities to operate a year-round Equestrian Centre. I would prefer this property to be situated in the Quebec area with easy access to the cities of Ottawa and Hull. My desire is to occupy 150 to 200 acres of suitable pasture and riding with stabling facilities, hydro and water.

When a suitable area is available, my intentions are to obtain the support of a group of public-minded citizens interested in the numerous benefits that may be derived from this sport. If necessary, I can provide you with a list of professionals and prominent businessmen who are interested in this project.

I am familiar with such an operation as, at present, I am operating a 30 horse stable and riding school near Aylmer, Quebec. I cannot obtain a long-term lease on the land I am presently using as it may at any time be subdivided into a housing project.

The basic objective in requesting this property is to provide a year-round equestrian centre to further the proper teaching of children and adults in the art of horsemanship in the Capital area.

The basic needs for a well-organized Equestrian Centre are listed below:

- 1- Stable facilities for approx. 50 horses.
- 2- Living accommodation for 6-8- employees.
- 3- Cross Country course of Olympic Standards.
- 4- Jumps built to Federation Equestre Internationale Grand Prix requirements.
- 5- Paddocks and outdoor rings.
- 6- Dressage areas.
- 7- Trails: access to NCC parkways where there is already marvelous trail riding.
- 8- Parking areas.

000542

*Mr. Marshall  
at: Knox  
Please follow up after  
check with planning  
planning - long-term report  
progress for monthly report  
for 15 Nov 68*

-2-

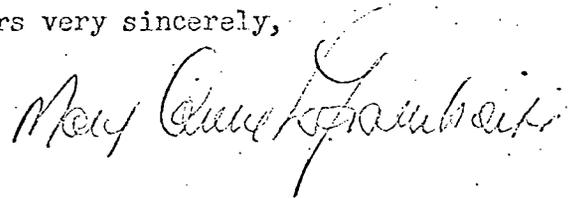
In submitting this request and outlining the basic intentions and plans for the centre I must emphasize that success or failure will depend upon:

- Location of suitable land with proper setting.
- A long-term lease.
- Cost.
- Permission to develop these facilities in keeping with NCC policies and standards.

This project is sincerely submitted with the hope that the centre will further the development of equestrian sports in the Federal Capital region.

I will be happy to convey any further information you may require and hope that your department will look favourably upon this project.

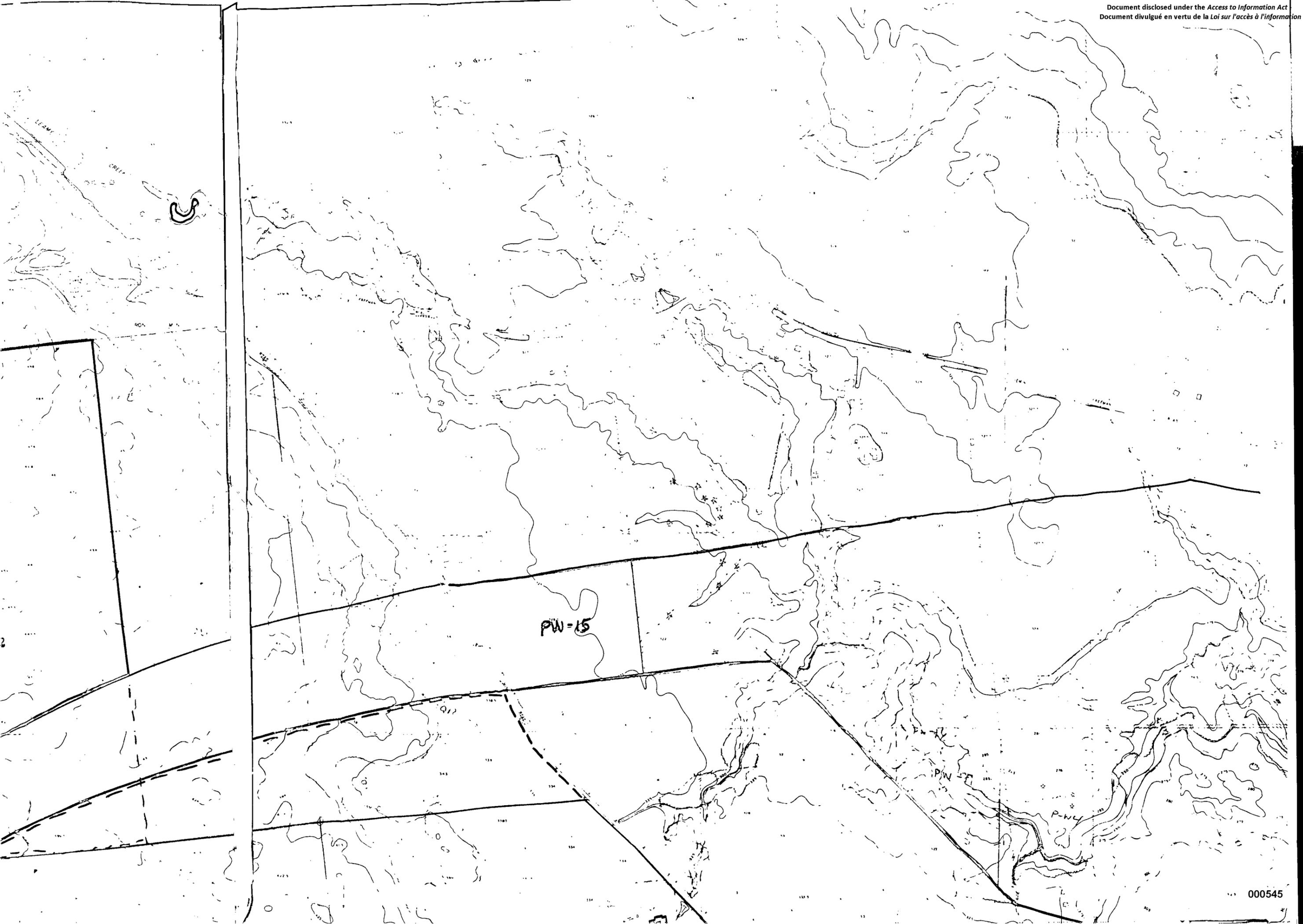
Yours very sincerely,

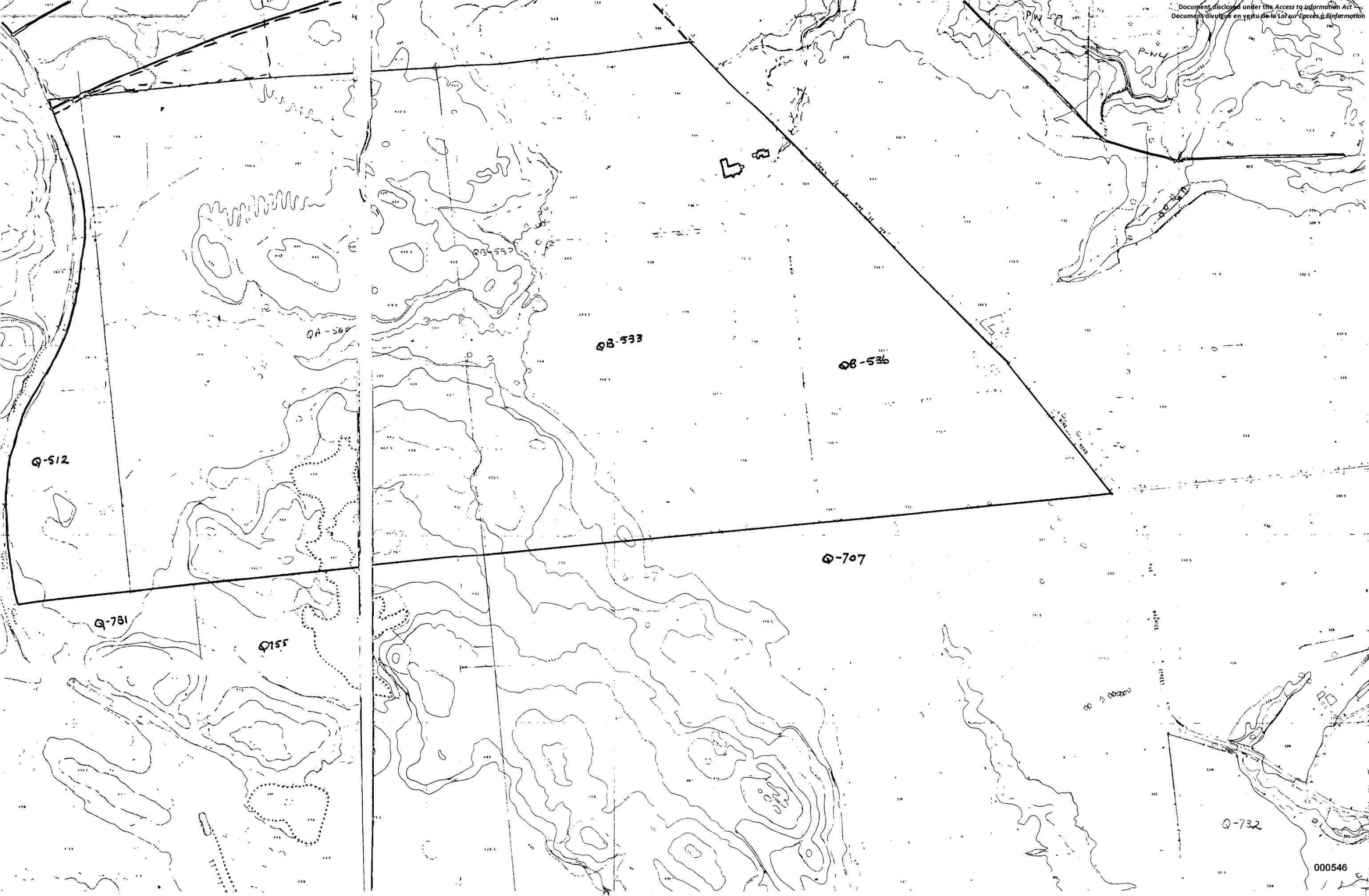


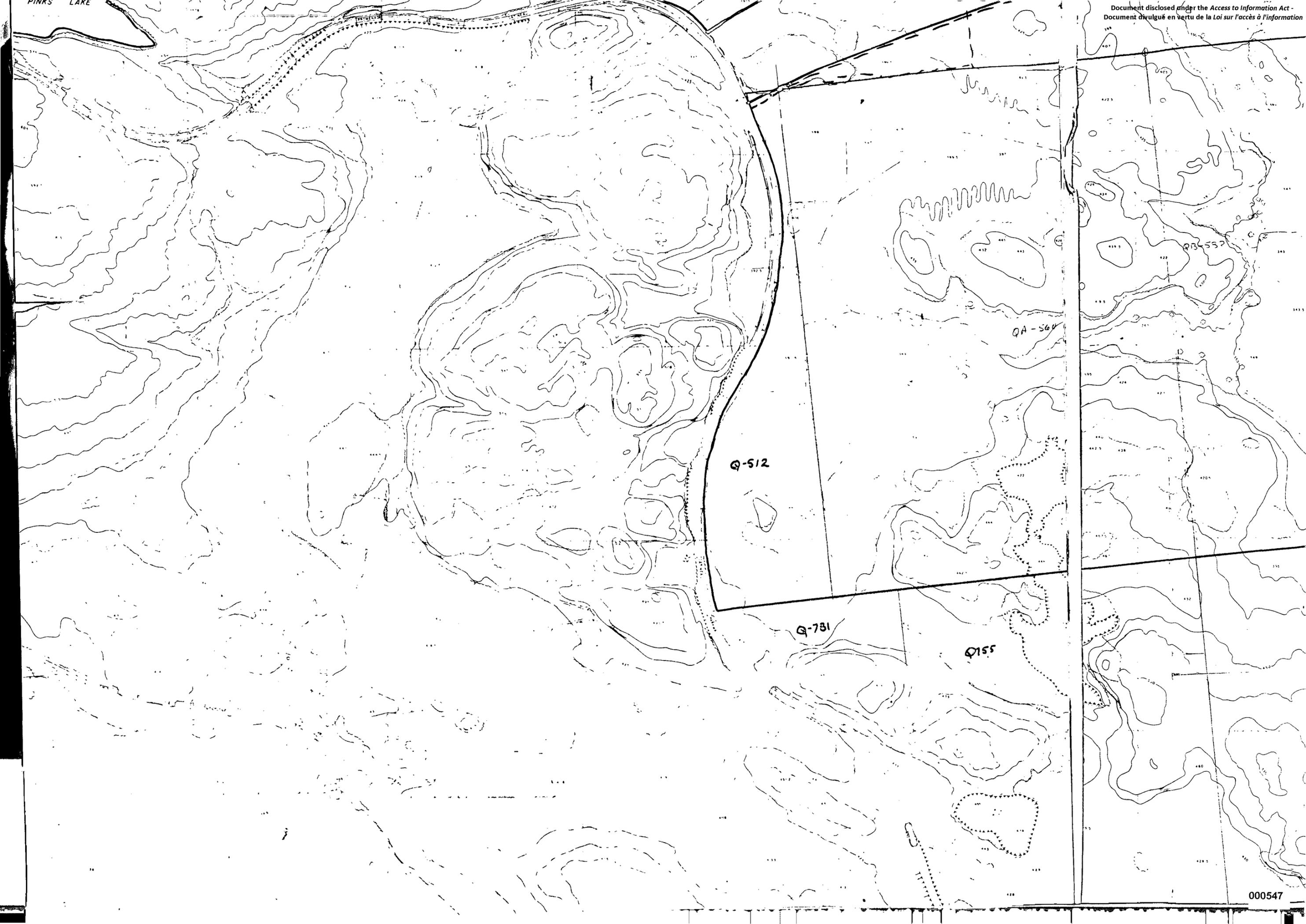
Mrs. Mary Anne Laframboise,  
Maran Management Ltd.,  
225 Metcalfe,  
Ottawa 4, Ontario.













**MEMORANDUM**

DATE: December 4, 1968.

FILE: ✓ P-10-60-02

S-21-13

TO: Mr. W. T. Perks,  
FROM: Y. Archambault.  
SUBJECT: Berno Toboggan Project.  
REFERENCE:

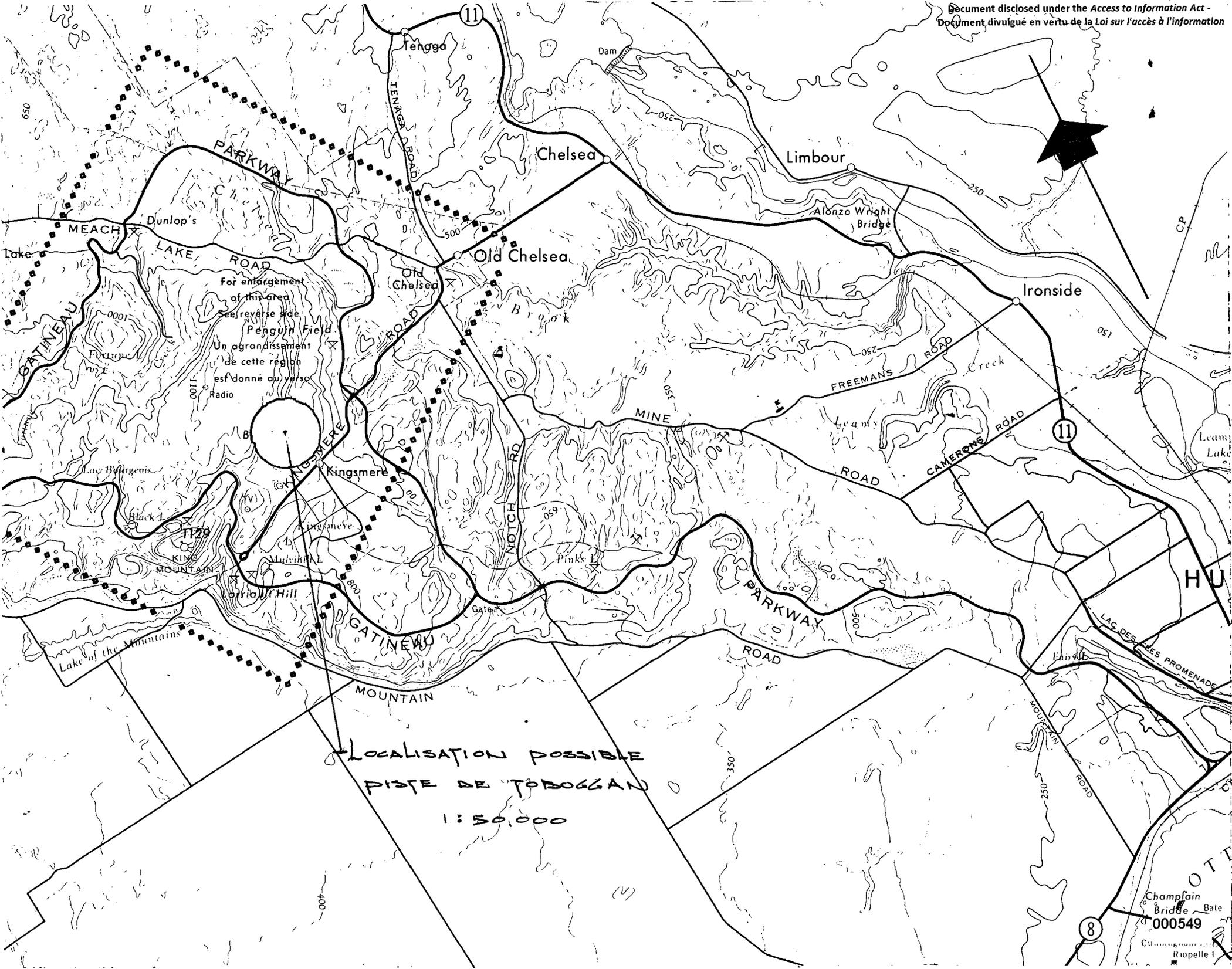
1. It should not be such an isolated project.
2. It should be located in a place where other activities (winter oriented as ski, skidoo, skate, horse ride, etc.) could also take place (Corollary of 1.)
3. As a strictly commercial recreation organisation, it does not have to be located inside the Park boundaries, though it could be as it is actually the case for several other activities.
4. Since this project is primarily devoted (as said by the promoters in their report) to low income people, it should preferably be located as near as possible to the urban population it serves.
5. Thus, I would be inclined to suggest, \*
  - (a) that, on a short term basis, they seek for accommodation somewhere near Camp Fortune, as shown on the accompanying plan.
  - (b) that, on a long term basis, the localisation of such a project could be foreseen at the southern part of the active recreation area, in conjunction with other types of activity relying upon the amenities of a club house and of sloped ground.

\* If they wish to be integrated within the boundaries of the Park, despite the fact that this would force them further away than if they would choose a place elsewhere.

COPIES TO :

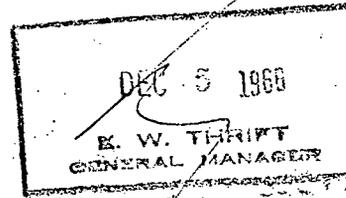
*Noted  
WP  
3.12.68*

Y. Archambault.  
Planner.



For enlargement  
of this area  
See reverse side  
Penguin Field  
Un agrandissement  
de cette région  
est donné au verso  
Radio

LOCALISATION POSSIBLE  
PISTE DE TOBOGGAN  
1:50,000



Z-15-01  
P-10-60-02

December 3, 1968

Mr. Jacques Pigeon,  
Executive Assistant,  
Minister of Forestry and  
Rural Development,  
Room 205 S,  
House of Commons,  
OTTAWA, Ontario.

Dear Mr. Pigeon:

This is in reference to your letter of November 13, in which you asked for the Commission's thoughts on locating a zoo in the National Capital Region.

The outline proposal has been carefully reviewed by various Commission officers concerned. Their conclusion is that the establishment of a zoo in the Capital Region would make a significant contribution to the achievement of national and regional development objectives in this area. Specifically, the following observations are made:

1. The zoo should be a project of national significance and therefore of the highest calibre, both from management, site planning and design points of view.
2. To best serve as a visitor attraction, the zoo should be located within ten to fifteen miles from the urban centre and as part of the regional open space system now being developed.
3. Locating the zoo in the Quebec part of the region is strongly recommended. It would provide an important attraction in an area which has a potentially strong tourist industry vocation. It would contribute significantly to the local economy through development and construction works, long term employment and support of commercial services.
4. In respect to a specific location, it is premature to commit a site in Gatineau Park since the preparation of a Master Plan is about to be undertaken by Consultants. The feasibility of a zoo project in the Park would have to be studied in relation to the over-all Park plan.

..... /2

In view of the foregoing, I have directed planning staff to look into alternative sites in the Quebec area and to study the development implications in greater depth so that more comprehensive recommendations can be made. These recommendations, including the selection of a suitable site, could be forwarded in about four to six months time. This period would allow our Park Consultants and staff to examine all possibilities within the framework of the existing and proposed extension of the Capital Region open space system.

Yours very truly,

H. W. Thrift,  
General Manager.

WSP  
WSP\*lab.

Z-15-01  
P-10-60-02 ✓

December 3, 1968

Mr. Jacques Pigeon,  
Executive Assistant,  
Minister of Forestry and  
Rural Development,  
Room 205 S,  
House of Commons,  
OTTAWA, Ontario.

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. . . . /2

- 2 -

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Yours very truly,

E. W. Thrift,  
General Manager.

WP  
GZP lab.

For the information of:

Mr. A. Morin

⑧

December 2, 1968

Files: P-10-60-02 ✓  
C-20-07  
O-19-01-04

The Honourable Jean Marchand,  
Minister of Forestry and Rural Development,  
House of Commons,  
O T T A W A.

Dear Mr. Marchand:

Re: Authority to Retain Consultant -  
Gatineau Park Master Plan

The Commission requests that you recommend to the Treasury Board that it approve the attached submission.

The purpose of this submission is to obtain authority to retain Messrs. Lambert, Boussière, Aubrey, Planning Consultants, Montreal, to prepare a Master Plan for the Gatineau Park.

Seventeen copies of this submission are attached for distribution as shown in the footnote below.

Yours sincerely,

Encls.

A. John Frost.

Footnote: 1 copy signed by N.C.C. and by the Honourable Jean Marchand and 14 unsigned copies are for transmission to the Treasury Board - of these 14 copies, Treasury Board is to return three copies when approved to the Commission and one copy to you.

1 copy signed by the Commission and stamped "Original signed by the Minister" is to be returned to the Commission.

1 copy signed by the Commission is for your files.



The Honorable the Treasury Board  
L'honorable Conseil du Trésor

0-19-01-04  
C-20-07  
P-10-60-02

T.B. Number - C.T. N°

NATIONAL CAPITAL COMMISSION

Department - Ministère

File - Dossier

Date

**SUBJECT:** AUTHORITY TO RETAIN MESSRS. LAMBERT, BOUSSIERE, AUBREY, PLANNING CONSULTANTS, MONTREAL, FOR THE PREPARATION OF A MASTER PLAN FOR GATINEAU PARK

**PROPOSAL:** For the National Capital Commission to enter into contract pursuant to Government Contracts Regulations with Lambert, Boussière and Aubrey, Planning Consultants, Montréal, for the preparation of a Master Plan for Gatineau Park.

**COST:** The estimated cost is \$45,000 to be spent over a two year period commencing in 1968/69. Funds required in 1968/69 are provided in the Operating Budget.

**CHARGEABLE TO:** The National Capital Fund, Vote 65, Operating Budget Item: Miscellaneous Studies.

**REMARKS:**

- 1) In order to plan for the recreational needs of the growing population of the National Capital Region a Master Plan for the Gatineau Park is required.
- 2) The Master Plan will be prepared in accordance with the objectives contained in the National Capital Commission's report, "Gatineau Park Development Concept".
- 3) In order to prepare the Master Plan, the Consultant will be required to make an inventory of landscape resources and to survey park uses and visitor activities. Based on the data collected, projections of existing park uses will be made and related to resource capacities in the Park.
- 4) The Consultant will recommend standards for designing recreation areas, upon which detailed planning will be based.



The Honorable the Treas. / Board  
L'honorable Conseil du Trésor

NATIONAL CAPITAL COMMISSION

Department - Ministère

0-19-01-04

C-20-07

P-10-60-02

File - Dossier

T.B. Number - C.T. N°

Date

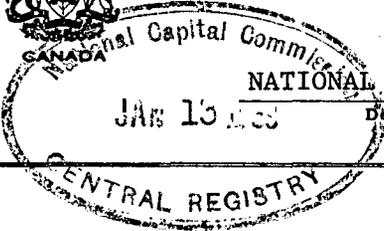
-2-

- 5) The Development plan will consist of written reports and plans for the development of the Park over the next 30 years to be categorized as follows:
- a) Circulation - Vehicular and pedestrian.
  - b) Land Uses - Types and locations.
  - c) Development Program - Time and cost scheduling.
  - d) Management policies.
  - e) Design standards for recreation projects and parkways.
- 6) The prior approval of the Commission shall be required before Mr. Victor Lambert retains additional consultants within the cost estimated.

NOTE: The Gatinéau Park Development has already been approved by P.C. #3080, 28 May, 1952; P.C.#1955-1155, 28 July 1955 and P.C. #1958-1547, 12 November 1958.



The Honorable the Treasury Board  
L'honorable Conseil du Trésor



NATIONAL CAPITAL COMMISSION  
Département - Ministère

CENTRAL  
REGISTRY

PHOTO

COPIE

SENT TO

685368

T.B. Number - C.T. N°

0-19-01-04

C-20-07

P-10-60-02

MR Frost

December 2, 1968

File - Dossier

Date

**SUBJECT:**

AUTHORITY TO RETAIN MESSRS. LAMBERT, BOUSSIÈRE, AUBREY,  
PLANNING CONSULTANTS, MONTREAL, FOR THE PREPARATION OF  
A MASTER PLAN FOR GATINEAU PARK

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APPROVED  
BY THE  
TREASURY BOARD

APPROUVÉ  
PAR LE  
CONSEIL DU TRÉSOR

Certified  
to be a true copy of a  
Minute of a Meeting of the  
Treasury Board on

Copie conforme  
d'un extrait du procès-verbal  
d'une réunion du Conseil du  
Trésor le

8 1 69

Date

*S. L. ROSSIGNOL*  
Secretary - Secrétaire



The Honorable the Treasury Board  
L'honorable Conseil du Trésor

NATIONAL CAPITAL COMMISSION

Department - Ministère

0-19-01-04  
C-20-07  
P-10-60-02

File - Dossier

685368  
T.B. Number - C.T. N°

Date

-2-

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NOTE: The Gatineau Park Development has already been approved by P.C. #3080, 28 May, 1952: P.C.#1955-1155, 28 July 1955 and P.C. #1958-1547, 12 November 1958.

December 2, 1968

Files: P-10-08-02 ✓  
C-20-07  
O-10-01-04

The Honourable Jean Marchand,  
Minister of Forestry and Rural Development,  
Senate of Canada,  
O T T A W A.

Dear Mr. Marchand:

Re: Authority to Retain Consultant -  
Catimosa Park Master Plan

The Commission requests that you recommend to the Treasury Board that it approve the attached submission.

The purpose of this submission is to obtain authority to retain Messrs. Lambert, Gosselin, Aubrey, Planning Consultants, Montreal, to prepare a Master Plan for the Catimosa Park.

Seventeen copies of this submission are attached for distribution as shown in the footnote below.

Yours sincerely,



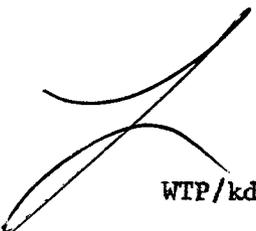
Encls.

A. John Frost.

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WTP/kd



The Honorable the Treasury Board  
L'honorable Conseil du Trésor

O-19-01-04  
C-20-07  
P-10-60-02

T.B. Number - C.T. N°

NATIONAL CAPITAL COMMISSION

Department - Ministère

File - Dossier

Date

---

**SUBJECT:** AUTHORITY TO RETAIN MESSRS. LAMBERT, BOUSSIÈRE, AUBREY, PLANNING CONSULTANTS, MONTREAL, FOR THE PREPARATION OF A MASTER PLAN FOR GATINEAU PARK

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**COST:** The estimated cost is \$45,000 to be spent over a two year period commencing in 1968/69. Funds required in 1968/69 are provided in the Operating Budget.

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- 1) In order to plan for the recreational needs of the growing population of the National Capital Region a Master Plan for the Gatineau Park is required.
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---



The Honorable the Treasury Board  
L'honorable Conseil du Trésor

NATIONAL CAPITAL COMMISSION

Department - Ministère

0-19-01-04

C-20-07

P-10-60-02

File - Dossier

T.B. Number - C.T. N°

Date

-2-

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  - b) Land Uses - Types and locations.
  - c) Development Program - Time and cost scheduling.
  - d) Management policies.
  - e) Design standards for recreation projects and parkways.
  
- 6) The prior approval of the Commission shall be required before Mr. Victor Lambert retains additional consultants within the cost estimated.

NOTE: The Gatineau Park Development has already been approved by P.C. #3080, 28 May, 1952: P.C.#1955-1155, 28 July 1955 and P.C. #1958-1547, 12 November 1958.

File

Mr. F.S. Marshall  
Mr. D.W. Pettit  
Mr. A. Ede  
Mr. McLean

November 28, 1968

P-10-60-02

W. T. Perks

Gatineau Park Task Team Meeting - December 3, 1968

Agenda items.

Attached for your perusal are questions which Planning  
wishes to raise with regard to Items 1 and 2 on the Agenda.



W. T. Perks,  
Chief - Long Range Planning Section.

Attach.  
EJW:lab.

ZOO LOCATION - GATINEAU PARK

1. Is the location the best one?
2. If O.K. in principle, what additional information is required from the Zoological Society to examine this proposal in detail?
3. What kind of role should the Commission play in establishing and controlling such a project - i.e. lease or sale of land, performance standards, etc.?
4. Should the Philemon Wright Parkway be built, what effect would it have on the area?
5. Would a zoo create water pollution problems, i.e. what form of waste disposal would be necessary and how effective would it be?
6. What form of water supply would be required?
7. Would the existing and proposed access highways be suitable now and in future? Would future traffic volumes be too great?
8. Should either, or both the Mine and Mountain Roads be improved to provide additional access to the zoo areas?
9. What problems can be foreseen in acquiring private property to the south-west and fronting Mountain Road? Will acquisition be necessary?
10. What governmental approvals must be obtained to permit this project?
11. What type of separation (fence, etc.) is necessary to define and contain the zoo - in all, or in part?
12. What is the present status of any mining, gravel or stone extraction activities in the area and how are they likely to affect a decision on this proposal?

Equestrian Centre, Gatineau Park.

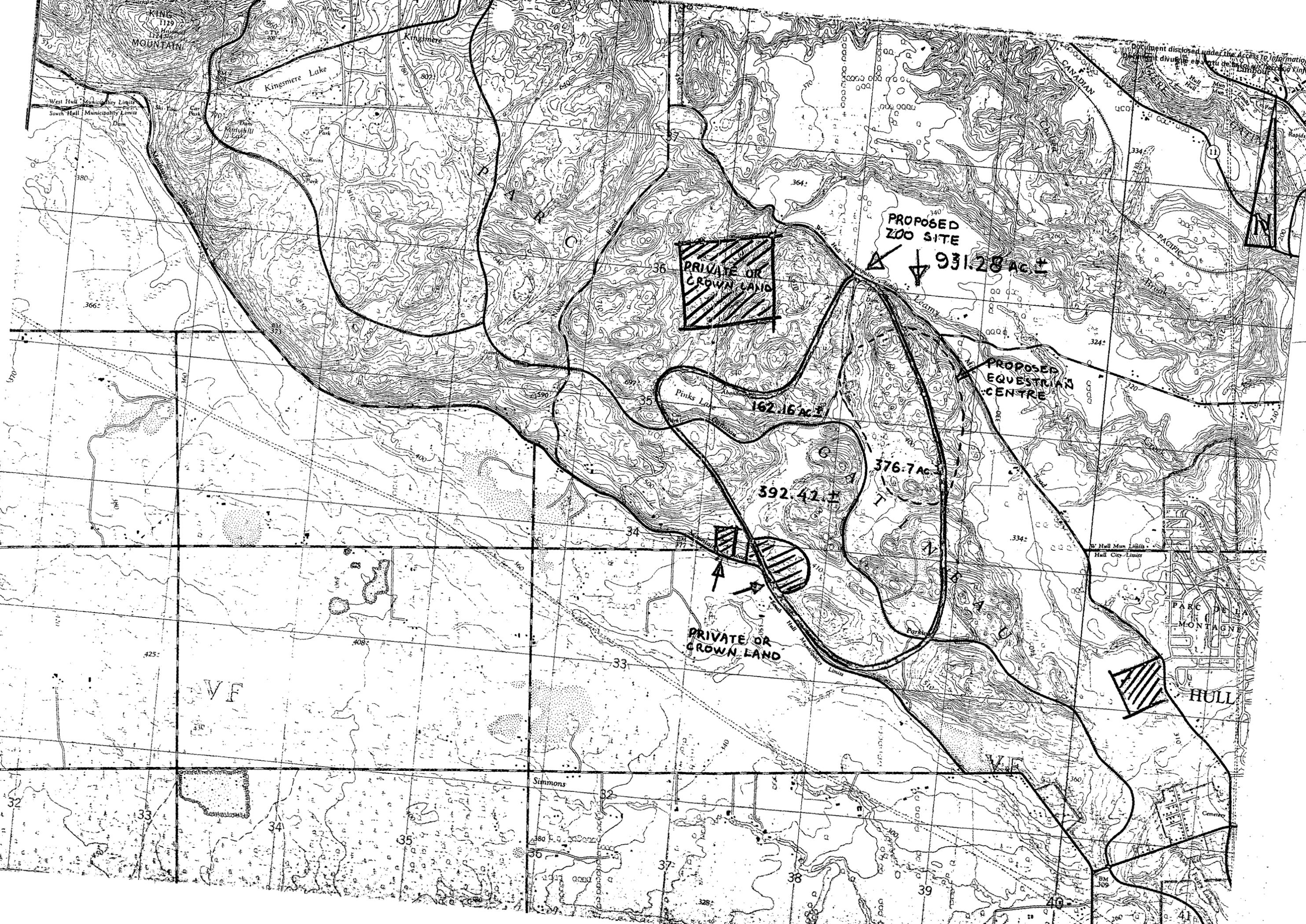
Assuming proposal is O.K. in principle

0. Is the location the best one?
1. Locate existing riding trails in the Park.
2. Check with Buchanan re development east of Mine Road (Hull Zoning Plan) and the future Boulevard width and plan for Mine Road. Also interchange with Philemon Wright Parkway.
3. Condition and suitability of buildings - needed improvements.
4. What fencing needs would there be?
  - (a) for grazing.
  - (b) for controlling access.
5. Why is the Blue Outline area needed - Could it not be south of the red?
6. Effect of the Quarry.
7. Should the project come to the existing Parkway - or should we reserve a vista or boundary area to the foot of the hills on east side of Parkway?
8. How would the public benefit from the project?
  - (a) stabling service.
  - (b) use of horses (rental).
  - (c) trails.
  - (d) open for lessons on a pay as you go basis.
9. Parking requirements off Mine Road.
10. Are there significant ecological features in this area which might be jeopardized? Would horses introduce diseases of harm to other species in the park?
11. What about future expansion?
  - (a) no. of horses.
  - (b) grazing lands - what ratio to no. of horses

-2-

(acres/horses) is needed in planning for expansion.

12. What about liability for accidents on trails laid out by the Club but on which the public could ride? Who should improve these trails? Who should manage them?
13. Water supply - (a) eventually from the Hull system.  
- (b) what about interim needs - how many daily gallons required?
14. Approval of Quebec authorities (Health, Municipal Affairs) would have to be obtained?
15. Relationship to possible future expansion northwards of Cité des Jeunes.
16. Leasing? - long term or not. Sale of property - not desirable.
17. Waste disposal (soil pollution) - future connecting up of sanitary wastes to City of Hull system. Animal Wastes (stables) - how dealt with?
18. Management of the Club - how open is it? Bilingual? Exclusive?



KING  
1129  
MOUNTAIN

Kingsmere Lake

West Hull Municipality Limits  
South Hull Municipality Limits  
Dam

PROPOSED  
ZOO SITE

931.28 ac ±

PRIVATE OR  
CROWN LAND

162.16 ac ±

PROPOSED  
EQUESTRIAN  
CENTRE

376.7 ac ±

392.42 ac ±

PRIVATE OR  
CROWN LAND

PARC DE LA  
MONTAGNE

HULL

VF

VF

Simmons

Center

BM  
309

RETURN TO

file P 18-20-01  
P 10-60-02 ✓  
DEPARTMENT SURVEYS

ATTENTION

W. J. MACLEAN

DEPARTMENT

SURVEYS

FROM

D. W. PETTIT

DATE

7/11/68

SUBJECT

Mooch Lake Outlook  
Parkway Extension

MESSAGE

We regret the cutting done by mapping contractor at the Mooch Lake site. Since we became aware of this, the following action has been taken :-

- ① Advice to contractor to prevent further cases
- ② Clean up and inspection of site by Surveys Section staff.
- ③ Enclosed photographs taken for your records on 6/11/68

~~Mr. Fraser~~

A.F.

W. Jacobson

~~F. Brooks~~  
- file

File

Mr. F. S. Marshall  
Mr. D. W. Pettit  
Mr. A. R. Ede  
Mr. W. J. MacLean  
Mr. W. T. Perks

November 25, 1968.

P-10-60-02

D. L. McDonald

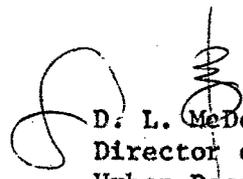
Gatineau Park Task Team

Meeting, Tuesday, December 3, 1968, 9.00 a.m.

The above noted meeting is called in order to examine two major project proposals for the Green Wedge Sector of the Park. If you cannot attend, please ensure representation.

- Agenda:
1. Zoo project proposal.
  2. Equestrian Centre proposal.
  3. Consultant work on the Master Plan.

Please confirm with Mr. Perks.

  
D. L. McDonald,  
Director of Planning and  
Urban Design Division.

WTP/cor



NATIONAL CAPITAL  
 COMMISSION

CORRESPONDENCE RECORD

FILE NUMBER

P 10 60 02

SUBJECT Gatineau Park - Guelin Blvd Propertion

DATED Nov 5/68

FROM C. A. Bradford

REFERRED TO	BY	REMARKS	DATE	PA OR BF	BY	DATE	C.F. USE
Mr. Loory	BTD/DLM	For Plg. Comm. Agenda	Dec 5/60				
CR	"	File	"	fg			

CORRESPONDENCE NO  
**A** 00195

SPECIAL INSTRUCTIONS  
*No corresp to file*

NEW CORRESPONDENCE  
 NO.- 000569

RETAINED BY C.F.

NATIONAL CAPITAL  
 COMMISSION

CORRESPONDENCE RECORD

FILE NUMBER

P 10 60 02

SUBJECT Consultants for Gatineau Park

FROM Mr. Leary to Mr. McDonald (enclosing old sub. B PE forms)

DATED Nov. 5/68

REFERRED TO	BY	REMARKS	DATE	PA OR BF	BY	DATE	C.F. USE
Mr. Will	DLM	Follow up and advise pl.	Nov 6/68				
<i>7111 Leary</i>	<i>DL 711</i>	<i>Copy 1 account</i>	<i>Nov 22/68</i>				
<i>DL med</i>	<i>RWA</i>		<i>26/11</i>				
<i>WPK</i>	<i>PERKS</i>	<i>for notes</i>	<i>26/11/68</i>				
<i>FILE</i>	<i>WPK</i>	<i>for filing</i>	<i>4/12/68</i>				

CORRESPONDENCE NO

SPECIAL INSTRUCTIONS

**A** 08669

*5957*

NEW CORRESPONDENCE

NO. **6940**  
 000570

NATIONAL CAPITAL  
COMMISSION

CORRESPONDENCE RECORD

FILE NUMBER

P-10-60-02

SUBJECT Gatineau Park Master Plan - Consultants

FROM Mr. Perks to Mr. McDonald

DATED May 29/68

REFERRED TO	BY	REMARKS	DATE	PA OR BF	BY	DATE	C.F. USE
Mr. Leary	DLH	Do you know what is holding this up?	May 29/68				
DL McDonald	RML	Please discuss	4/6?				
W. Perks	BTD/dmm	" with RML	24 9.				

CORRESPONDENCE NO.

06940

SPECIAL INSTRUCTIONS

NEW CORRESPONDENCE

NO.- 000571

CORRESPONDENCE RECORD

NATIONAL CAPITAL  
COMMISSION

FILE NUMBER

P10-60-02 & P10-29

SUBJECT GATINEAU PARK DEVELOPMENT PLAN

FROM ROBERT M. LEARY

DATED 17 April 1968

REFERRED TO	BY	REMARKS	DATE	PA OR BF	BY	DATE	C.F. USE
DL McDonald	RML	for action, plse.	18.4.	B7	RML	4/5	
<i>Mr. Perkins</i>	<i>✓</i>	<i>See 2, memo.</i>	<i>19 4/68</i>	<i>BF</i>	<i>h</i>	<i>25 4/68</i>	
D.L. McDonald	WJP	to clarify, please	22/4				
<i>Mr Perkins</i>	<i>h</i>	<i>See my memo; pl</i>	<i>22 4/68</i>				
<i>Mr Perkins</i>	DLM	No. Assume work starting June 1st	<i>Apr 23/68</i>				
D.L. McDonald	WJP	for signature	24.4.68				
<i>Mr Leary</i>	<i>SRM</i>	<i>Reply herewith</i>	<i>Apr 24/68</i>				

CORRESPONDENCE NO

05957

SPECIAL INSTRUCTIONS

NEW CORRESPONDENCE

NO.-

000572

CORRESPONDENCE RECORD NATIONAL CAPITAL COMMISSION

FILE NUMBER

SUBJECT Engagement of Landscape Architects Master Plan Cat. Park

P-10-60-02

FROM Mr. Frost to Minister of Public Works

DATED Apr. 11/68

REFERRED TO	BY	REMARKS	DATE	PA OR BF	BY	DATE	C.F. USE
Mr. Leary	DLH	For Chairman's signature	Apr. 16/68				
<del>Mr. Frost</del>	<del>RML</del>	<del>for sig</del>	<del>16/4</del>				
DL McDONALD	RML	See note	18/4				
MR. PERKS in files		File w/p	18/4				
DL McDonald	WFP	Info attached	19/4/68				
Report to Mr Leary	DLL		Apr 24/68				

CORRESPONDENCE NO

05726

SPECIAL INSTRUCTIONS

NEW CORRESPONDENCE

NO. - 5957  
000573



## MEMORANDUM

DATE: November 22, 1968.

FILE: P-10-60-02

TO: Mr. Robert M. Leary

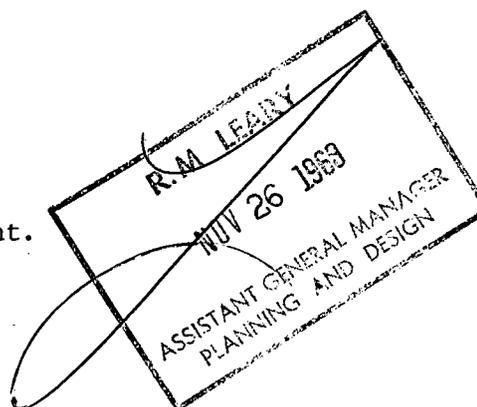
FROM: D. L. McDonald

SUBJECT: Gatineau Park Master Plan - Consultants

REFERENCE: Your Memo, November 5, 1968

1. It has been verified that Lambert and Chanasyk are now no longer associated, the latter having withdrawn because of his work load at Guelph University.
2. The park design and landscape activities in Lambert's office have been assumed by Mr. Ian Dougill, a well qualified landscape architect recommended by Mr. Chanasyk himself. Mr. Pettit has looked into Mr. Dougill's credentials and work experience and agrees that he would be suitable.
3. From the Lambert prospectus and information Mr. Perks had from Québec Park Officers, the Lambert firm has the necessary competence to carry out both the Socio-economic research and design studies called for in the Master Plan work.
4. I am, therefore, recommending that the attached Submission to enter into contract (now revised to read, "Lambert, Boussière, Aubrey, Planning Consultants") go forward.

Attachment.



  
D. L. McDonald,  
Director of Planning and  
Urban Design Division.

COPIES TO :



**MEMORANDUM**

DATE: 5 November 1968

FILE: P10-60-02

TO: DL McDonald

FROM: Robert M. Leary

SUBJECT: Consultants for Gatineau Park

①

REFERENCE:

It has come to my attention that the consultants suggested by you, Messrs. Lambert and Chanasyck, for retention to assist in the preparation of development plans for Gatineau Park, may have altered their work relationship between themselves, subsequent to the last conversation you had with them. Would you please confirm whether this is in fact true? I have been informed that Mr. Chanasyck would find it impossible to participate in this study.

If such is the case, you may wish to examine the arrangements which Mr. Lambert may have to make to accommodate the demands of this study, as well as examine the availability of other qualified firms which might be considered for retention to assist in this programme.



Robert M. Leary,  
AGM Planning & Design.

② Mr. Leary,  
follow up on above.



*[Handwritten signature]*  
6/11/68

COPIES TO:



**MEMORANDUM**

DATE: April 24, 1968

FILE: P-10-60-02

TO: Mr. Robert M. Leary  
FROM: D. L. McDonald  
SUBJECT: Gatineau Park Master Plan  
REFERENCE: Your memo, April 17, 1968

1. Assuming Consultants will be at work by June 1, 1968, the Mater Plan can be completed in final report form by April 30, 1969.
2. Specified dates for submission of preliminary and interim presentations or reports by the Consultants are:
  - (i) August 15 - Landscape Inventory and Results of Park User Survey (summer 1968)
  - (ii) September 15 - Perkins Area, concept sketch plan
    - Performance Standards for planning recreation projects, etc.
    - Recreation Demand Forecasts to year 2000
    - Preliminary Master Plan Sketches
  - (iii) October 10 - Interim Master Plan Scheme
  - (iv) November 15 - Final Master Plan Scheme
    - First Series of Typical Area Plans
  - (v) January 1 - Final MP Drawings
    - Development Programme
    - Park Management Policy Guidelines
  - (vi) April 30, 1969- Final Report and Related Documents.

The above dates can be used as a guide for Committee and Commission review meetings and presentations.
3. Attached is a Critical Path Network. Reference should be made to the Terms of Reference, also attached.

COPIES TO :

*D. L. McDonald*  
D. L. McDonald  
Planning and Urban Design  
Division

B - Gatineau  
Park

P-10-60-02

19.4.68

DRAFT

## GATINEAU PARK MASTER PLAN

### TERMS OF REFERENCE FOR CONSULTANTS

#### 1.0 GENERAL

- 1.1 The Consultants will prepare a Master Plan for the Active Recreation Area and Green Wedge of Gatineau Park. They will also prepare a concept plan for future development of the Lac Rheume area in the northeast sector of the region, and recommend the location of park or parkway corridors linking this area to Gatineau Park.
- 1.2 The Consultants will recommend the location and boundary definitions of open space extensions from the northeast boundary of the Gatineau Park to the Gatineau River and include these areas in the Master Plan Study.
- 1.3 In preparing the Master Plan, the relationship between the Reserve and the other two areas of the Park shall be defined, including road communications and boundary definition.
- 1.4 The Master Plan shall be prepared in accordance with the objectives and development concept contained in the NCC report, "Gatineau Park Development Concept".

#### 2.0 INVENTORIES AND SURVEYS

- 2.1 "Supply" An inventory of landscape resources will be completed by the Consultants. Their analysis and evaluation will form part of the Master Plan Report.
- 2.2 "Consumption" A park use and visitor participation survey during the summer of 1968 will be conducted by the Consultants using methods and statistical controls established by NCC Planning Staff. From this survey will be derived estimates of summer park use for all purposes. (This survey will require traffic counts).

...../2

- 2 -

2.3 "Demand" From the survey (Item 2.2) projections of park use will be made and related to resource capacities in the park. Projection dates are year 2000, 1981, 1971.

### 3.0 PERFORMANCE STANDARDS

3.1 The Consultants will recommend performance standards for designing recreation areas, upon which detailed planning will be based.

### 4.0 DEVELOPMENT PLAN

4.1 The Development Plan will consist of written reports and plans describing the developments which will take place over the next 30 years. The basic elements required are:

- (1) Circulation - vehicles, pedestrian
- (2) Land Uses - types, locations and activities and facilities.
- (3) Expansion Wedges - locations and boundary definitions, including location for parkway crossing of the Gatineau River.
- (4) Development Programme.
- (5) Management Policies
- (6) Guidelines for Design Standards for Recreation Projects, Parkways, etc.

4.2 The Development Plan will be sufficiently detailed to permit the Commission's design and landscaping staff to proceed to preliminary designs of projects at any future date.

4.3 The Development Programme will include recommendations for phasing of developments by years, construction and improvement expenditures and property acquisitions where needed. It will cover NCC and other agency developments required to complete the plan.

4.4 Management Policies and Guidelines for Design Standards will consist of brief recommendations relating to the land uses and facilities contained in the Plan.

...../3

## 5.0 TYPICAL AREA DEVELOPMENTS

5.1 As required in order to illustrate proposals contained in the Plan, typical areas will be selected and preliminary site development plans prepared for them. These plans will serve as guidelines for project developments to be undertaken by the NCC after completion of the Master Plan.

## 6.0 DATA AND MATERIAL TO BE MADE AVAILABLE BY NCC

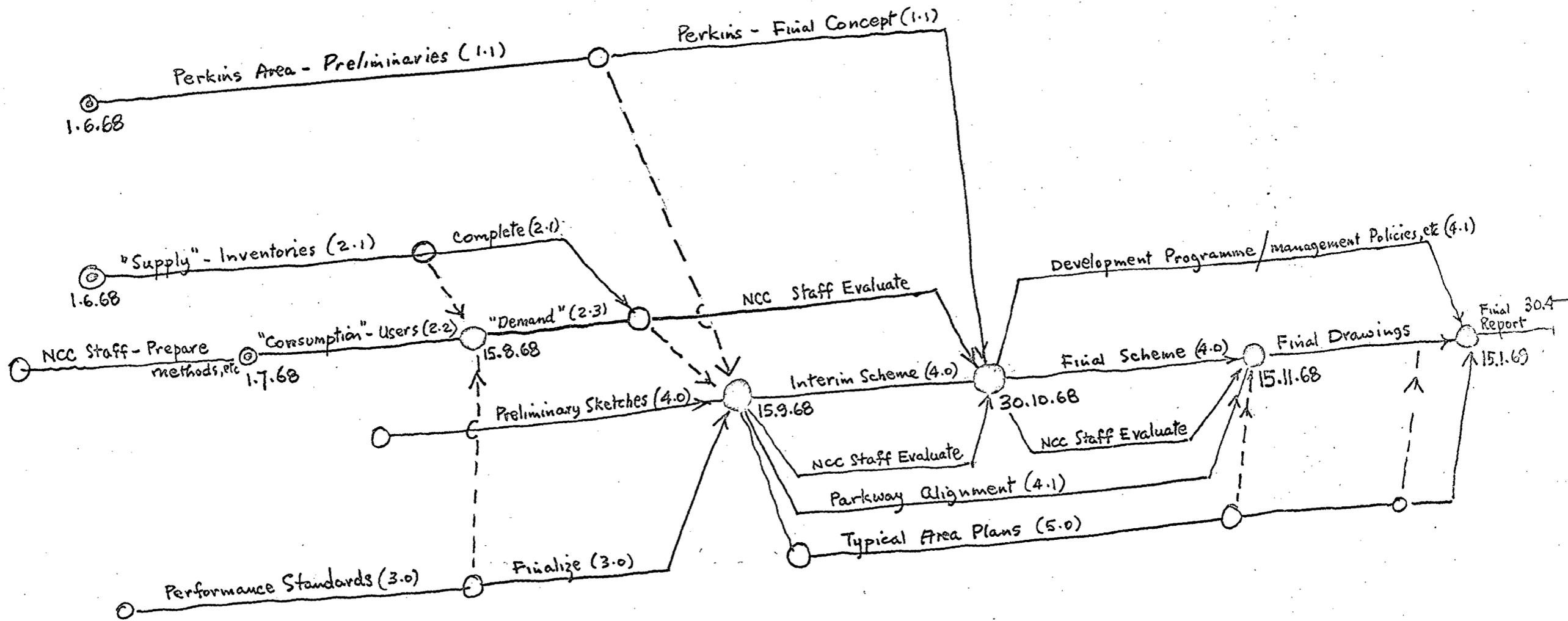
- Gatineau Park Development Concept - NCC Report, 1967.
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- Topographic, 3-D Model (cork) - 1/4 mile = 1"
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  - condition of buildings
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- Wakefield Area - population, misc., other data, 1967.

...../4

- 4 -

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- Federal Government and NCC Properties and Projects for areas surrounding the Park.
- Operational Data for the Park - (NCC Parks Division).
- Economic Prospects of the National Capital Region.
- Statistical Review (population forecasts).

X X X



**GATINEAU PARK MASTER PLAN**  
**SCHEDULE OF ACTIVITIES/REVIEW DATES**  
 (Refer to Consultant Terms of Reference, 19.4.68)

- ⊙ Critical to Start (LS)
- ⊙ Critical to Finish (LF) - Review by GPA Committee by NC Commission

WTP 23.4.68

# NCC CCN

## MEMORANDUM

DATE: 17 April 1968

FILE: P-10-29

TO: DL McDonald

FROM: Robert M. Leary <sup>①</sup>

SUBJECT: Gatineau Park Development Plan

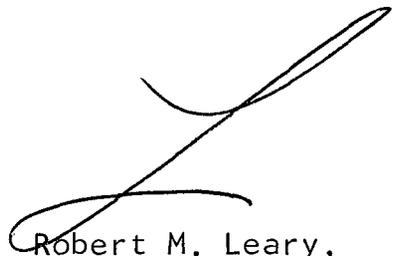
REFERENCE:

P-10-60-02

**N.C.C.**

APR 18 3 56  
4 pm  
Planning & Urban Design  
Division

Now that the Commission has been apprised of the contents of the Gatineau Park Development Concept, I would be pleased to receive a schedule of the preparation of the development plan, including deadline delivery dates for presentation to the various advisory bodies involved.



Robert M. Leary,  
AGM Planning & Design.

*③ Mr. Peles.  
Please prepare. Do not let the  
Nabae Copule Development Program*

COPIES TO:

*③ DL McDonald  
I require to know first  
if NCC has approved  
engagement of consultants,  
and if so, when could  
they start. W/P  
22.4.68*

*Mr. Peles.  
No. answer with status  
June 1. 68.  
72/68*

March 21, 1968.

P-10-60-02

Mr. D. L. McDonald

W. T. Perks

Gatineau Park Master Plan

In reference to our conversation at the PUD Management Meeting, March 18, I am submitting the names of three Consultant organizations which might be considered for Gatineau Park. These are known to the Parks Service people in Quebec City as valid consultants.

- (1) Lambert and Chanasyck - Montreal
- (2) Sauvé and Burroughs - Montreal
- (3) Folch-Ribas - Montreal

Lambert is an architect-planner; Chanasyck is from U. of Guelph, a landscape architect. They are presently collaborating on a Park Scheme for the Quebec Government in Percé, Gaspé.

Sauvé is one of the rare landscape architects from Québec; Burroughs landscape architect, used to work on EXPO projects, either for Sasaki Strong or PPA.

Folch-Ribas is an architect/planner who did the Ottawa River park system.

W. T. Perks.  
Chief, Long Range Planning Section.

WTP/jl

P-10-60-02

19.4.68

DRAFT

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X X X

P-10-60-02

19.4.68

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X X X



**MEMORANDUM**

DATE: May 29, 1968

FILE: P-10-60-02

TO: Mr. D. L. McDonald  
FROM: W. T. Perks  
SUBJECT: Gatineau Park Master Plan  
REFERENCE: Selection of Consultants

①

I understand that the letter to the Minister recommending consultants has not yet been sent out. It was prepared in April and forwarded through you to the Chairman.

I am concerned to know whether this work is to go ahead as scheduled. There are surveys in the Master Plan work which must be set up before June 15 and executed in July and August. If not done this summer, the work will necessarily have to be deferred to 1969.

I would appreciate being advised whether or not consultants can be hired within the next few weeks.

W. T. Perks  
Chief, Long Range Planning

② Mr. Henry.  
Do you know what is being  
this up?  
h.  
30<sup>s</sup>/68

COPIES TO:

*File*

November 22, 1968.

P-10-60-02

Mr. Robert M. Leary

D. L. McDonald

Gatineau Park Master Plan - Consultants

Your Memo, November 5, 1968

1. It has been verified that Lambert and Chanasyk are now no longer associated, the latter having withdrawn because of his work load at Guelph University.
2. The park design and landscape activities in Lambert's office have been assumed by Mr. Ian Dougill, a well qualified landscape architect recommended by Mr. Chanasyk himself. Mr. Pettit has looked into Mr. Dougill's credentials and work experience and agrees that he would be suitable.
3. From the Lambert prospectus and information Mr. Perks had from Québec Park Officers, the Lambert firm has the necessary competence to carry out both the Socio-economic research and design studies called for in the Master Plan work.
4. I am, therefore, recommending that the attached Submission to enter into contract (now revised to read, "Lambert, Boussière, Aubrey, Planning Consultants") go forward.

ORIGINAL SIGNED BY  
D. L. McDonald

D. L. McDonald,  
Director of Planning and  
Urban Design Division.

HIP/SOR  
Attachment.

November 21, 1968.

P 10-60-02  
Q 533

Mr. D.L. McDonald.

W.T. Perks.

Equestrian Centre, Gatineau Park

Proposal by Mrs. Laframboise.

1. The scope of this proposal suggests it should be considered in detail by the Gatineau Park Task Team.
2. In principle, and providing the project is not intended for exclusive private enjoyment but can be sufficiently opened to the public for educational-recreational purposes, it harmonizes with the Green Wedge Concept we are developing.
3. I am appending some hastily prepared notes on questions which ought to be asked by the Task Team.
4. Attached is an interim reply to Mrs. Laframboise for the G.M.'s signature.

WTP/CEG



W.T. Perks,  
Chief - Long Range Planning.

Equestrian Centre, Gatineau Park.

Assuming proposal is OK in principle

0. Is the location the best one?
1. Locate existing riding trails in the Park.
2. Check with Buchanan re development east of Mine Road (Hull Zoning Plan) and the future Boulevard width and plan for Mine Road. Also interchange with Philemon Wright Parkway.
3. Condition and suitability of buildings - needed improvements.
4. What fencing needs would there be?
  - (a) for grazing.
  - (b) for controlling access.
5. Why is the Blue Outline area needed - Could it not be south of the red?
6. Effect of the Quarry.
7. Should the project come to the existing Parkway - or should we reserve a vista or boundary area to the foot of the hills on east side of Parkway.
8. How would the public benefit from the project?
  - (a) stabling service.
  - (b) use of horses (rental)
  - (c) trails
  - (d) open for lessons on a pay as you go basis.
9. Parking requirements off Mine Road.
10. Are there significant ecological features in this area which might be jeopardized. Would horses introduce diseases of harm to other species in the park?
11. What about future expansion.
  - (a) no. of horses
  - (b) grazing lands - what ratio to no. of horses (acres/horses) is needed in planning for expansion.
12. What about liability for accidents on trails laid out by the Club but on which the public could ride? Who should improve these trails? Who should manage them?
13. Water supply - (a) eventually from the Hull system  
- (b) what about interim needs - how many daily gallons required.

-2-

14. Approval of Quebec authorities (Health, Municipal Affairs) would have to be obtained.
15. Relationship to possible future expansion northwards of Cité des Jeunes.
16. Leasing? - long term or not. Sale of property - not desirable.
17. Waste disposal (soil pollution) - future connecting up of sanitary wastes to City of Hull system. Animal Wastes (stables) - how dealt with?
18. Management of the Club - how open is it? Bilingual? Exclusive?

W/P

21.11.68

file P-18-20-01 ✓  
P-12-60-07  
DEPARTMENT SURVEYS

FROM W. J. MacLean

SEND TO

D. W. POTTIT

DATE 7/11/68  
SUBJECT Meach Lake Det+Look  
Parkway Extension

MESSAGE

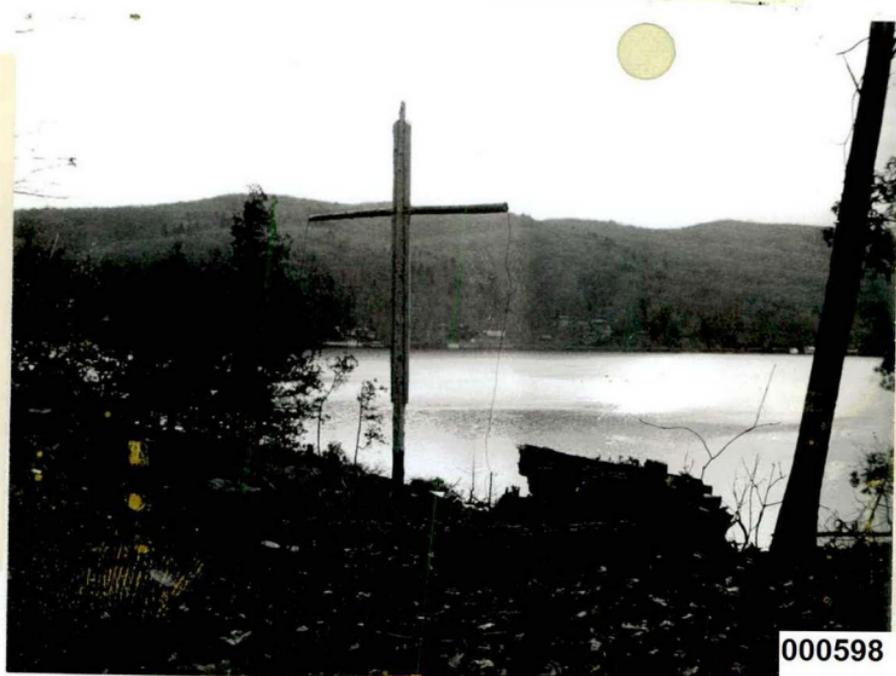
We regret the cutting done by mapping contractor at the Meach Lake site. Since we became aware of this the following action has been taken :-

- ① Advice to contractor to prevent further cases
- ② Clean up and inspection of site by Survey Section staff
- ③ Enclosed photographs taken for your records on 6/11/68

~~Mr. Farnsworth~~ A.F.

W. MacLean

~~F. Brooks~~  
- file



000598

NATIONAL CAPITAL  
COMMISSION

CORRESPONDENCE RECORD

FILE NUMBER

P 10 60 02

SUBJECT Continuum Park Gowerlin Blvd Properties

Nov 5/68

FROM G. A. Dredfield

DATED \_\_\_\_\_

REFERRED TO	BY	REMARKS	DATE	PA OR BF	BY	DATE	C.F. USE
Mr. Hemoth	DLM	Plg Comm. subm. Dec 18th - please review	Dec 19/68				
CR	"	File	"	59.			

CORRESPONDENCE NO  
**A** 00281

SPECIAL INSTRUCTIONS  
*No corresp to file*

**A 2462**

NEW CORRESPONDENCE  
NO. **A 195**  
000599

NATIONAL CAPITAL  
COMMISSION

CORRESPONDENCE RECORD

FILE NUMBER

P 10 60 02

SUBJECT Consultants for Gatineau Park

FROM Mr. Loary to Mr. McDonald (enclosing old subm. & FB forms)

DATED Nov. 5/68

REFERRED TO	BY	REMARKS	DATE	PA OR BF	BY	DATE	C.F. USE
Mr. WILL	DLH	Follow up and advice pl.	Nov 6/68				
CR	"	File	"	fa			

CORRESPONDENCE NO  
**A 08669**

SPECIAL INSTRUCTIONS  
*No correspondence to file*

NEW CORRESPONDENCE  
NO. **6240**  
000600

RETAINED BY C.F.

5 November 1968

P10-60-02✓/C-20-07

DL McDonald

Robert M. Leary

Consultants for Gatineau Park

It has come to my attention that the consultants suggested by you, Messrs. Lambert and Chanasyck, for retention to assist in the preparation of development plans for Gatineau Park, may have altered their work relationship between themselves, subsequent to the last conversation you had with them. Would you please confirm whether this is in fact true? I have been informed that Mr. Chanasyck would find it impossible to participate in this study.

If such is the case, you may wish to examine the arrangements which Mr. Lambert may have to make to accommodate the demands of this study, as well as examine the availability of other qualified firms which might be considered for retention to assist in this programme.



Robert M. Leary,  
AGM Planning & Design.

NATIONAL CAPITAL  
 COMMISSION

CORRESPONDENCE RECORD

FILE NUMBER  
**P 10 60 02**

SUBJECT Gatineau Park - Geminin Blvd. Properties

FROM C. A. Bradford

DATED Nov 5/68

REFERRED TO	BY	REMARKS	DATE	PA OR BF	BY	DATE	C.F. USE
Mr. Morin	DLM	Herewith item for Planning Committee Agenda	Dec 27/68				
CR	"	File	"	fa			

CORRESPONDENCE NO  
**A 00292**

SPECIAL INSTRUCTIONS  
**A 281 A 195**

NEW CORRESPONDENCE NO.- **A 2862**  
 000602

*PA*

NATIONAL CAPITAL  
 COMMISSION

CORRESPONDENCE RECORD

FILE NUMBER

F-10-60-02

SUBJECT Gatineau Park - Canal Boulevard Proportions

5 November 1968

FROM C.A. Dredfield

DATED

REFERRED TO	BY	REMARKS	DATE	PA OR BF	BY	DATE	C.F. USE
R.M. Loary	C.A.B.		6/11/68				

CORRESPONDENCE NO  
**A** 02462

SPECIAL INSTRUCTIONS

NEW CORRESPONDENCE  
 NO.- 000603

5 November 1968

R.M. Loary, Assistant General Manager,  
Planning and Design  
Attention: Mr. D.L. McDonald, Director  
Assistant General Manager - Operations

P-10-60-02

Gatineau Park - Gmelin Boulevard Properties

Your memo of 24 October 1968

1. Property is not following a passive role in its acquisition of properties in Gatineau Park but that of Commission Policy to negotiate purchases as and when properties are offered on the market.
2. I would not support a recommendation to expropriate the area.
3. Property does not agree that the buildings are entirely of an inferior quality. In fact, the area was visited and there are several well constructed and expensive homes in this location.
4. The locality is screened from the highway.
5. The availability of funds to acquire the entire area would be a problem.

Original Signed By  
F.S. MARSHALL



NATIONAL CAPITAL  
COMMISSION

CORRESPONDENCE RECORD

FILE NUMBER

SUBJECT Gatineau Park - Gamelin Boulevard Properties

P 10-60-02

FROM AGH-OPS

DATED 28 October 1968

REFERRED TO	BY	REMARKS	DATE	PA OR BF	BY	DATE	C.F. USE
T.H.O.	F.S.M.	Draft reply for my signature please	28.10.				
CAB FSM PA	TLT TWO CAB	signed	28/10 5/11 6/11				

CORRESPONDENCE NO  
**01778**

SPECIAL INSTRUCTIONS

01778 & 07740

NEW CORRESPONDENCE  
NO. - **000605**

CORRESPONDENCE RECORD

NATIONAL CAPITAL  
 COMMISSION

FILE NUMBER

SUBJECT Gatineau Park - Gamelin Boulevard Properties

P 10-60-02

FROM AG1-OPS

DATED 28 October 1968

REFERRED TO	BY	REMARKS	DATE	PA OR BF	BY	DATE	C.F. USE
T.U.O.	P.S.H.	Draft reply for my signature please	28.10.				

CORRESPONDENCE NO  
**01778**

SPECIAL INSTRUCTIONS  
*No correspondence to file*

NEW CORRESPONDENCE  
 NO.- **000606**

*OK*

# NCC CCN

## MEMORANDUM

DATE: 25 October, 1968

FILE: *P-18-65-01*  
~~P-18-28-01~~  
P-10-60-02 *✓*

TO: Mr. D. W. Pettit  
FROM: A. S. Fraser  
SUBJECT: Gatineau Parkway - Meach Lake Crossing  
REFERENCE:

*[Handwritten signature/initials]*

Pursuant to your request and our site investigation of the Meach Lake narrow crossing, the attached study has been completed.

Based on the difference in cost of approximately \$450,000.00 plus the introduction of a considerable length of tangent and a structure, we would recommend that we pursue a design based on the lower crossing.

If you wish, alternate preliminary designs could be prepared. To pursue a structure much farther beyond this initial study will require the services of a structural consultant due to existing workload.

We are now pursuing field work and preliminary profile and alignment studies based on the lower line.

*OK*

*A. S. Fraser*  
A. S. Fraser,  
Chief Design Engineer.

COPIES TO :

File

25 October, 1968

~~P-10-20-02~~

P-10-60-02

P-10-51-03

Mr. A. S. Fraser

F. P. Brooks

Gatineau Parkway - Meach Lake Crossing

Chainage 98 + 00 to 140 + 00

Two alternatives are considered:

- 1) Using a box culvert and crossing at a lower level (approximately 20 ft. over the water) for an estimated cost of \$400,000.00
- 11) Constructing a clear span arch bridge (60' approximately over the water) approximately 500 ft. south of existing footbridge for an estimated cost of \$750,000.00.

With alternative #1 the small footbridge will disappear.

With alternative #2 the footbridge area will be disturbed to provide an access road for construction equipment for hauling fill, concrete, steel, etc. for the bridge. This could be restored after construction to approximate the existing condition.

An early decision regarding the alternative to be followed is required to enable us to proceed with (1) Mapping, Designs, Surveys, Drawings, etc.

*F. P. Brooks*

F. P. Brooks,  
Highways Design Engineer.

FPB/sa

MEACH LAKE CROSSING

Chainage - 98 / 00 to 140 / 00

Feasibility Study

Proposal #1 - Using Box Culvert

<u>Item</u>	<u>Unit</u>	<u>Qty.</u>	<u>Unit Cost</u>	<u>Total</u>
1. Clearing and Grubbing	acre	1.2	\$750.	\$ 900.00
2. Rock Cut	c.y.	50,000	4.00	200,000.00
3. Rock fill (Compaction)	c.y.	35,000	.50	17,500.00
4. Earth Cut	c.y.	6,000	.60	3,600.00
5. Earth Fill (Compaction)	c.y.	10,500	.25	2,625.00
6. Granular "B" 12"	ton	9,000	2.50	22,500.00
7. Granular "A" 6"	ton	4,600	3.00	13,800.00
8. Asphalt 3"	ton	2,000	8.00	16,000.00
9. Structures Concrete	c.y.	360	100.00	36,000.00
10. Guard Rail	1 f.	800	10.00	8,000.00
11. Engineering, Surveys, etc.				55,975.00
		<b>Total</b>		<b>\$ 400,000.00</b>

MEACH LAKE CROSSING

Chainage 98 / 00 to 140 / 00

Feasability Study

Proposal # 2 - Using 3 pin Arch Single Span Bridge

<u>Item</u>	<u>Unit</u>	<u>Qty.</u>	<u>Unit Cost</u>	<u>Total</u>
1. Clearing and Grubbing	acre	1.0	7.50	\$ 750.00
2. Rock Cut	c.y.	25,000	4.00	100,000.00
3. Rock fill (compaction)	c.y.	25,000	.50	12,500.00
4. Earth Cut	c.y.	6,000	.60	3,600.00
5 a) Earth Borrow	c.y.	60,000	1.25	7,500.00
5 b) Earth Fill (compaction)	c.y.	75,000	.25	18,750.00
6. Granular "B" 12"	ton	7,500	2.50	18,750.00
7. Granular "A" 6"	ton	3,700	3.00	11,100.00
<del>8. Asphalt 3"</del>	<del>ton</del>	<del>1,700</del>	<del>8.00</del>	<del>13,600.00</del>
9. Bridge	1.f.	500	1000.00	500,000.00
10. Guard Rail	1.f.	1,000	10.00	10,000.00
11. Engineering, Surveys etc.				53,450.00
			<b>Total</b>	<b>\$750,000.00</b>

25 October, 1968

~~P-18-65-01~~

~~P-18-70-01~~

P-10-60-02 ✓

Mr. D. W. Pettit

A. S. Fraser

Gatineau Parkway - Meach Lake Crossing

Pursuant to your request and our site investigation of the Meach Lake narrow crossing, the attached study has been completed.

Based on the difference in cost of approximately \$450,000.00 plus the introduction of a considerable length of tangent and a structure, we would recommend that we pursue a design based on the lower crossing.

If you wish, alternate preliminary designs could be prepared. To pursue a structure much farther beyond this initial study will require the services of a structural consultant due to existing workload.

We are now pursuing field work and preliminary profile and alignment studies based on the lower line.

A. S. Fraser,  
Chief Design Engineer.

ASF/sa

*OK*

# NCC CCN

## MEMORANDUM

TO: Mr. D. W. Pettit

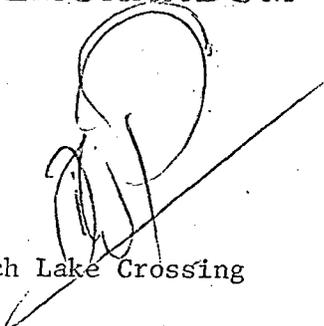
FROM: A. S. Fraser

SUBJECT: Gatineau Parkway - Meach Lake Crossing

REFERENCE:

DATE: 25 October, 1968

FILE: P-18-65-C1  
P-18-20-01  
P-10-60-02



Pursuant to your request and our site investigation of the Meach Lake narrow crossing, the attached study has been completed.

Based on the difference in cost of approximately \$450,000.00 plus the introduction of a considerable length of tangent and a structure, we would recommend that we pursue a design based on the lower crossing.

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*OK*

*A. S. Fraser*  
A. S. Fraser,  
Chief Design Engineer.

COPIES TO:

*Dule*

25 October, 1968

P-18-20-01

P-10-60-02 ✓

Mr. A. S. Fraser

F. P. Brooks

Gatineau Parkway - Meach Lake Crossing

Chainage 98 + 00 to 140 + 00

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*F. P. Brooks*

F. P. Brooks,  
Highways Design Engineer.

FPB/sa

MEACH LAKE CROSSING

Chainage - 98 / 00 to 140 / 00

Feasibility Study

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			<b>Total</b>	<b>\$ 400,000.00</b>

MEACH LAKE CROSSING

Chainage 98 / 00 to 140 / 00

Feasability Study

Proposal # 2 - Using 3 pin Arch Single Span Bridge

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			<b>Total</b>	<b>\$750,000.00</b>

# NCC CCN

## MEMORANDUM

DATE: October 24, 1968

FILE: P-10-60-02

TO: Mr. F. S. Marshall.

FROM: D. L. McDonald.

SUBJECT: Gatineau Park - Gamelin Blvd. Properties.

REFERENCE: Mr. O'Brien's Memorandum of October 21, 1968.



Please note the attached memorandum from Mr. O'Brien.

I do not think that Mr. O'Brien, to whom you referred this request, which I directed to you in August, was clear on the intent of my memorandum. I believe there is a substantial difference between an active attempt to purchase property within a certain area and the passive role of waiting until the properties are offered.

I believe that an active step should be taken, and then having ascertained how many properties would be bought, I would consider making a recommendation to complete the acquisitions by using expropriation.



  
D. L. McDonald,  
Director of Planning and  
Urban Design Division

COPIES TO :

**CONTROL SHEET FOR SUBMISSIONS**  
**TO TREASURY BOARD AND THE GOVERNOR - IN - COUNCIL**  
or to **TREASURY BOARD only**

Date Oct. 24, 1968

File Number P-10-60-02

C-20-07

0-19-01-04

**SUBJECT:** Authority to Retain

Mr. Victor Lambert to prepare

Master Plan for Gatineau Park

- TO:  Treasury Board and Governor-in-Council  
 Grants and Joint Projects  
 Acquisition of Property  
 Other  
 Treasury Board only  
 Contracts  
 Extras to Contracts

CIRCULATE TO:	COMMENTS	SIGNATURE	DATE
1. Initiator			
2. Chief of Section			
3. Division Head	<i>First an available in 68/69 other "Nuclear Sites"</i>	<i>[Signature]</i> <i>for chief of section</i>	<i>24/10/68</i>
<del>4. Division Head (Property) if required</del>			
5. Legal Advisor ←	<i>there is no o-w-e. i don't need to approve.</i>		
6. Finance and Administration Branch (a) Finance Division		<i>[Signature]</i> <i>J. E. Kirchner</i>	<i>10/28/68</i>
(b) Director-General	<i>Sent to Minister because of "no mention in enclosure for consultants" H 3-2</i>	<i>[Signature]</i>	<i>Oct 28/68</i>
7. Return to Initiator			
8. A.G.M. P&D/Ops.		<i>[Signature]</i>	
9. General Manager			
10. Chairman (for signature)			
11. To Finance and Administration Branch for Processing and Transmission to Treasury Board			

**NOTE:** Please initial and date in the space provided. Revisions, if necessary, should be indicated on the draft. Comments may be stated above. At Stage 7, the initiator will make any revision necessary and forward final documents via his Division head to the A.G.M. for signature.

*file*

October 24, 1968

P-10-60-02 ✓ P-10-02

Mr. F. S. Marshall.

D. L. McDonald.

Gatineau Park - Gamelin Blvd. Properties.

Mr. O'Brien's Memorandum of October 21, 1968.

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ORIGINAL SIGNATURE

[Signature]

D. L. McDonald,  
Director of Planning and  
Urban Design Division

DLM/ghh

# NATIONAL CAPITAL COMMISSION

## CORRESPONDENCE RECORD

FILE NUMBER

P 10-60-02

SUBJECT Gatineau Park - Gacelin Boulevard Properties

FROM Assistant General Manager, Operations

DATED 21 October 1968

REFERRED TO	BY	REMARKS	DATE	PA OR BF	BY	DATE	C.F. USE
D.L. McDonald	T.W. O'Brien		22 Oct 68				
<i>St. Michael</i>	<i>HW D</i>	<i>Run L</i>	<i>22/10</i>				
<i>Mr Marshall</i>	<i>HW D</i>	<i>your request</i>	<i>22-10</i>				
<i>T.W.O.</i>		<i>the reply herewith Oct 25/68</i>					
		<i>Diff Reply for my sig please</i>	<i>28-10-68</i>				

CORRESPONDENCE NO

01733

SPECIAL INSTRUCTIONS

RETURNED TO C.F.

NEW CORRESPONDENCE  
 NO. 01733  
 000619



7A

21 October 1968

P10-60-02

Assistant General Manager, Planning and Design

Attention: Mr. D.L. McDonald

Assistant General Manager, Operations

Gatineau Park - Gamelin Boulevard Properties

1. Reference is made to your memo of the 16 August, 1968 with regard to acquiring properties in the small subdivision on the north side of Gamelin Boulevard west of St. Redempteur Cemetery.
2. Acquisition funds for this year can be directed to acquiring properties in this area which might be offered for sale. In fact we are presently considering the purchase of a parcel of vacant land in lot 7A - Range IV which abuts N.C.C. holdings.

CAB: 14

ORIGINAL SIGNED BY  
T.W. O'BRIEN

NCC  CCN

**MEMORANDUM**

DATE: 21 October 1968

FILE: P10-60-02

TO: Assistant General Manager, Planning and Design  
Attention: Mr. D.L. McDonald

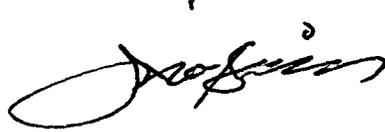
FROM: Assistant General Manager, Operations

SUBJECT: Gatineau Park - Gamelin Boulevard Properties

REFERENCE:

1. Reference is made to your memo of the 16 August, 1968 with regard to acquiring properties in the small subdivision on the north side of Gamelin Boulevard west of St. Redempteur Cemetery.

2. Acquisition funds for this year can be directed to acquiring properties in this area which might be offered for sale. In fact we are presently considering the purchase of a parcel of vacant land in lot 7A - Range IV which abuts N.C.C. holdings.



CAB:1a

R.M. LEARY  
OCT 25 1968  
ASSISTANT GENERAL MANAGER  
PLANNING AND DESIGN

COPIES TO :

**CORRESPONDENCE RECORD** NATIONAL CAPITAL COMMISSION

FILE NUMBER

SUBJECT Brief of Ottawa Field Nats. Club

P 10 60 02 ✓

C-29-10-01

FROM Mr. McDonald to Mr. Perks

DATED Oct 17/68

REFERRED TO	BY	REMARKS	DATE	PA OR BF	BY	DATE	C.F. USE
Mr. Perks	DLM	TT meeting desirable. To be available for consultants	Oct 18/68				
CR	E.W.	FOR FILING		PA		5/1/68	
CR	DLM	" "	Nov 15/68	pa			

CORRESPONDENCE NO

**01826**

SPECIAL INSTRUCTIONS

NEW CORRESPONDENCE

NO. - 000623



**MEMORANDUM**

DATE: October 17, 1968

FILE: P-10-60-02 ✓

TO: Mr. W. T. Perks.  
Attn: Mr. F. Nemeth.

FROM: D. L. McDonald.

SUBJECT: Brief of Ottawa Field Naturalists' Club.

REFERENCE:

I have sent a copy of the attached memorandum to Mr. Ede asking for his comments. As soon as these are received, it would be desirable to have a meeting of the Gatineau Park Planning Task Team, which comprises Messrs. Ede, Perks, McDonald,

In Mr. Perks' absence, a representative from Long Range Planning will attend on his behalf.

I am particularly concerned that we have a proper input from this group as well as from the Field Naturalists' Club, before the design of the Park is completed.

This material should be available for the consultants when appointed.

  
D. L. McDonald  
Director of Planning and  
Urban Design Division

encl.

*MR NEMETH  
WILL ATTEND AS  
REQUIRED.  
31/10/68 EW*

COPIES TO :

HH

October 16, 1968.

P-10-60-02

Mr. A. Ede  
Mr. D. L. McDonald  
Protection of Natural Areas  
Gatineau Park

I am pleased to forward you a copy of the "Brief on Gatineau Park" prepared by the Ottawa Field-Naturalists' Club.

Since the problem of natural areas will be considered in the preparation of the Master Plan for the Park, I would appreciate if you could examine this copy with a view to areas of special interest which should be left undisturbed in the Park.

D. L. McDonald,  
Director of Planning and  
Urban Design Division.

~~FN~~

FN:sor

attach.

BRIEF ON GATINEAU PARK

The Ottawa Field-Naturalists' Club

September 1968

Introduction

The Ottawa Field-Naturalists' Club is anxious that policy and plans for the future of Gatineau Park be established soon so that continued enjoyment of its many features by residents of the National Capital District and by visitors can be assured for a very long time to come. Our primary concern is that this very varied and largely natural area be maintained as such. The close location of such a large wild area to a major city is unique in Canada, but the advantage of such easy accessibility carries the disadvantage that intensity of use is high and growing as the population of the Ottawa district grows.

We can expect that pressure for "improvement" to Gatineau Park will continue and increase. Unfortunately the term "park" carries connotations for most of us of an area heavily modified, "beautified", and with elaborate facilities such as playgrounds, swimming pools, bandstands, lawns and carefully pruned shrubbery. All these are legitimate in their place, but we contend that they are very much out of place in Gatineau Park, which should be a natural park. To this end we make the following specific suggestions:

1. A large part of Gatineau Park should be retained as a natural area. The northwest sector, around Lac Lapeche, including Curley and Kelly Lakes, seems suitable for this purpose. Road access should be very limited.
2. A number of small areas of special interest should be left undisturbed. Among them:
  - a. Hopkins Hole, just west of the Eardley-Masham road. This is a very beautiful but tiny sphagnum mire, a text-book example of the zonation of vegetation during the lake-filling process. There is a tiny open lake surrounded by an open sphagnum mat with an orchid (Calopogon), pitcher plants (Sarracenia), sundews (Drosera) and many other interesting plants, surrounded by a wet black spruce (Picea) - tamarack (Larix) forest.
  - b. Folly Bog, east of the parkway near the informal parking area at the south end of the park. It is more mature cedar/tamarack fen in crystalline limestone, and supports at least 14 species of orchids.
  - c. Meach Lake Marsh, including most of Macdonald Bay, the stream connecting Meach and Harrington Lakes, and the lower end of Flynn's Creek. This area is a regular nesting ground for loons, osprey, herons, bitterns and song birds. It is frequented by beaver, muskrat, mink, otter, possibly fisher, and in winter by deer, fox and smaller mammals.

- d. The area from Wadsworth and Charette Lakes to Lusk Lake to Harrington Lake. This is a beaver and bear area. North of Lac Charette is a bog lake (with acid water, pH 4 to 5) with a floating mat of vegetation. This is a rare lake type in our region, and it is a nesting area for waterfowls and has many deer.
  - e. Esker, about  $\frac{1}{2}$  mile from the Eardley-Masham road is the only esker in the park, with a fine stand of beech. This should be preserved as a unique feature; it might be very tempting to use it as a source of gravel.
3. A Park Naturalist should be employed, with duties including the following:
- a. Identification and cataloguing of natural values within the Park.
  - b. Advising park management concerning development plans, road location and construction, plant and animal management and conservation.
  - c. Developing, supervising and participating in a training program for park rangers.
  - d. Developing and guiding in the implementation of a public education program of displays, lectures, nature walks, nature trails and other facilities to help visitors to better understand and enjoy the Park's natural history.
4. A long-term plan for park roadways and other facilities should be developed to:
- a. provide reasonable but limited access by vehicles, with minimum damage to the ecology of the area.
  - b. keep the road edges natural - there is no point in tidying up the road edges as in a city park. The roads should be bush roads except for good surfacing. Plantings, if needed, should be of native plants.
  - c. provide many more parking lots of small size, to give access to walking paths.

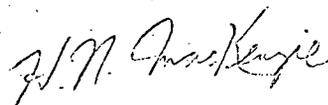
We should note here that the existing parkways and parking restrictions give the strong impression that visitors are intended to drive through the park, only stopping at points where they must join a crowd. Some of our members, lacking any published information on plans for the park, suggest that road-building be stopped until a complete plan is ready.

5. Where boating is allowed, the use of powerful motors and fast boats should be prohibited. This may now be part of park regulations; we do not know.
6. The growth in size and number of camping areas should be restricted in the park, to preserve its natural character. Campsites and beaches should be developed outside the park when more such facilities are needed.
7. As opportunity and funds permit, private property within Gatineau Park should be eliminated, and with it all agriculture and lumbering. No doubt this is already NCC policy.
8. When there are firm long-term plans for the future of Gatineau Park, they should be publicized widely, thoroughly and repeatedly.

The Ottawa Field-Naturalists' Club has previously offered to assist the NCC in the development of Gatineau Park in any feasible way. This offer is repeated now. The Club has among its members many of the important scientists of the Ottawa area, including outstanding geologists, botanists, zoologists and ecologists. Other amateur members are very knowledgeable in their specialties. We can make much of this expertise available from time to time, and will, if it is wanted.

As an example of what we might do, we could arrange botanical exploration of areas where construction is planned and advise whether any rarities should be avoided or moved. We might note that if one particular parking area were extended 50 feet, it would destroy the only known site here for a very rare fern.

This submission is made to bring particular points of view to your attention, and to offer what help we can to achieve our joint objectives. We would be pleased to discuss any of the points further with your staffs. It would be very helpful to us if we could be kept generally informed of the plans for Gatineau Park and their progress.



H.N. MacKenzie,  
President,  
The Ottawa Field-Naturalists' Club,  
Ottawa,  
9 September 1968.



*file*

October 17, 1968

Mr. W. T. Perks.  
Attn: Mr. F. Nemeth.  
D. L. McDonald.

P-10-60-02

C-29-10-01

Brief of Ottawa Field Naturalists' Club.

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ORIGINAL SIGNED BY  
D. L. McDonald

D. L. McDonald,  
Director of Planning and  
Urban Design Division

DLM/ghh  
encl.

October 16, 1968.

P-10-60-02

Mr. A. Ede  
Mr. D. L. McDonald  
Protection of Natural Areas  
Gatineau Park

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~~F.N.~~  
FN:sor

D. L. McDonald,  
Director of Planning and  
Urban Design Division.

attach.

BRIEF ON GATINEAU PARK

The Ottawa Field-Naturalists' Club

September 1968

Introduction

The Ottawa Field-Naturalists' Club is anxious that policy and plans for the future of Gatineau Park be established soon so that continued enjoyment of its many features by residents of the National Capital District and by visitors can be assured for a very long time to come. Our primary concern is that this very varied and largely natural area be maintained as such. The close location of such a large wild area to a major city is unique in Canada, but the advantage of such easy accessibility carries the disadvantage that intensity of use is high and growing as the population of the Ottawa district grows.

We can expect that pressure for "improvement" to Gatineau Park will continue and increase. Unfortunately the term "park" carries connotations for most of us of an area heavily modified, "beautified", and with elaborate facilities such as playgrounds, swimming pools, bandstands, lawns and carefully pruned shrubbery. All these are legitimate in their place, but we contend that they are very much out of place in Gatineau Park; which should be a natural park. To this end we make the following specific suggestions:

1. A large part of Gatineau Park should be retained as a natural area. The northwest sector, around Lac Lapeche, including Curley and Kelly Lakes, seems suitable for this purpose. Road access should be very limited.
2. A number of small areas of special interest should be left undisturbed. Among them:
  - a. Hopkins Hole, just west of the Bardley-Masham road. This is a very beautiful but tiny sphagnum mire, a text-book example of the zonation of vegetation during the lake-filling process. There is a tiny open lake surrounded by an open sphagnum mat with an orchid (Calopogon), pitcher plants (Sarracenia), sundews (Drosera) and many other interesting plants, surrounded by a wet black spruce (Picea) - tamarack (Larix) forest.
  - b. Folly Bog, east of the parkway near the informal parking area at the south end of the park. It is more mature cedar/tamarack fen in crystalline limestone, and supports at least 14 species of orchids.
  - c. Meach Lake Marsh, including most of Macdonald Bay, the stream connecting Meach and Harrington Lakes, and the lower end of Flynn's Creek. This area is a regular nesting ground for loons, osprey, herons, bitterns and song birds. It is frequented by beaver, muskrat, mink, otter, possibly fisher, and in winter by deer, fox and smaller mammals.

- d. The area from Wadsworth and Charette Lakes to Lusk Lake to Harrington Lake. This is a beaver and bear area. North of Lac Charette is a bog lake (with acid water, pH 4 to 5) with a floating mat of vegetation. This is a rare lake type in our region, and it is a nesting area for waterfowls and has many deer.
  - e. Esker, about  $\frac{1}{2}$  mile from the Eardley-Masham road is the only esker in the park, with a fine stand of beech. This should be preserved as a unique feature; it might be very tempting to use it as a source of gravel.
3. A Park Naturalist should be employed, with duties including the following:
- a. Identification and cataloguing of natural values within the Park.
  - b. Advising park management concerning development plans, road location and construction, plant and animal management and conservation.
  - c. Developing, supervising and participating in a training program for park rangers.
  - d. Developing and guiding in the implementation of a public education program of displays, lectures, nature walks, nature trails and other facilities to help visitors to better understand and enjoy the Park's natural history.
4. A long-term plan for park roadways and other facilities should be developed to:
- a. provide reasonable but limited access by vehicles, with minimum damage to the ecology of the area.
  - b. keep the road edges natural - there is no point in tidying up the road edges as in a city park. The roads should be bush roads except for good surfacing. Plantings, if needed, should be of native plants.
  - c. provide many more parking lots of small size, to give access to walking paths.

We should note here that the existing parkways and parking restrictions give the strong impression that visitors are intended to drive through the park, only stopping at points where they must join a crowd. Some of our members, lacking any published information on plans for the park, suggest that road-building be stopped until a complete plan is ready.

5. Where boating is allowed, the use of powerful motors and fast boats should be prohibited. This may now be part of park regulations; we do not know.
6. The growth in size and number of camping areas should be restricted in the park, to preserve its natural character. Campsites and beaches should be developed outside the park when more such facilities are needed.
7. As opportunity and funds permit, private property within Gatineau Park should be eliminated, and with it all agriculture and lumbering. No doubt this is already NCC policy.
8. When there are firm long-term plans for the future of Gatineau Park, they should be publicized widely, thoroughly and repeatedly.

The Ottawa Field-Naturalists' Club has previously offered to assist the NCC in the development of Gatineau Park in any feasible way. This offer is repeated now. The Club has among its members many of the important scientists of the Ottawa area, including outstanding geologists, botanists, zoologists and ecologists. Other amateur members are very knowledgeable in their specialties. We can make much of this expertise available from time to time, and will, if it is wanted.

As an example of what we might do, we could arrange botanical exploration of areas where construction is planned and advise whether any rarities should be avoided or moved. We might note that if one particular parking area were extended 50 feet, it would destroy the only known site here for a very rare fern.

This submission is made to bring particular points of view to your attention, and to offer what help we can to achieve our joint objectives. We would be pleased to discuss any of the points further with your staffs. It would be very helpful to us if we could be kept generally informed of the plans for Gatineau Park and their progress.



H.N. MacKenzie,  
President,  
The Ottawa Field-Naturalists' Club,  
Ottawa,  
9 September 1968.

*File*

October 16, 1968.

P-10-60-02 ✓

C-29-10-01

Mr. A. Ede  
Mr. D. L. McDonald  
Protection of Natural Areas  
Gatineau Park

I am pleased to forward you a copy of the "Brief on Gatineau Park" prepared by the Ottawa Field-Naturalists' Club.

Since the problem of natural areas will be considered in the preparation of the Master Plan for the Park, I would appreciate if you could examine this copy with a view to areas of special interest which should be left undisturbed in the Park.

*FN.*

FN:sor

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President,  
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9 September 1968.

*File*

October 16, 1968.

Mr. D. L. McDonald

Mr. W. T. Perks

Master Plan for the Gatineau Park (O.I.C.)

P-10-60-02 ✓  
O-19-01-04 / 10-19-01-04  
C-20-07

Attached please find a draft to recommend to the Governor in Council the approval of the application to retain Mr. Victor Lambert, Architectural and Planning Consultant, to prepare a Master Plan for Gatineau Park.

---

*W.T.P.* W. T. Perks,  
Chief, Long Range Planning Section.

FN/sor

NATIONAL CAPITAL  
COMMISSION  
CORRESPONDENCE RECORD

FILE NUMBER

P-10-60-02

SUBJECT Gatineau Park Proposal

FROM Mr. Nemeth to Mr. McDonald handwritten memo.

DATED Oct. 15/68

REFERRED TO	BY	REMARKS	DATE	PA OR BF	BY	DATE	C.F. USE
Mr. Nemeth	DLH	Would you prepare the required analysis of Gat. Park proposal.	Oct 15/68				
Mr. McDonald	F.N.	I took this matter of the water as it discussed.	Oct. 18/68				
Mr. McDonald	F.N.	As per report by	22/10/68				
File	F.N.		23/11/68				

CORRESPONDENCE NO

01812

SPECIAL INSTRUCTIONS

NEW CORRESPONDENCE

NO. -

000640

① Mr. Németh.

Would you prepare the required  
Analysis of Gal. Pk. proposal

15-10/68

To: Mr. D. L. McDonald

From: F. Németh

Reference: Comments on Gatineau Park Development  
Policy - Recommendation (9.1.1)

- In order to be consistent with the  
Gatineau Park Development Concept - ~~which~~  
which requires ~~an~~ much more than  
75 additional camp sites (see item 9.1.1),  
no action should be taken until  
the elaboration of a Master Plan for  
the Park.

- The Master Plan will ~~also~~ hopefully  
be completed by the end of  
1969, and funds for interim plans  
~~for the addition of~~ (50 camp sites  
at Lac Philippe, 25 at Taylor Lake,  
250 tent sites, etc...) may be a  
~~way to spend our resources.~~  
~~waste of resources~~ ~~waste of funds~~  
waste of time and money.

Attached - NCC Management Committee  
Meeting

CONFIDENTIAL

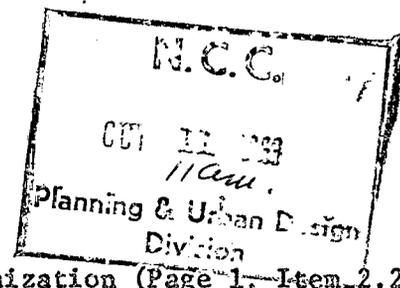
No. 107 - 15 October 1968

A G E N D A

N.C.C. MANAGEMENT COMMITTEE

Tuesday, 15 October 1968 - National Capital Commission Board Room - 9:00 a.m.

- 1.0 Report No. 106, 7 October 1968 (Annex "A")
- 2.0 BUSINESS ARISING FROM PREVIOUS MEETINGS:
- 2.1 NCC HQ Relocation (Page 1, Item 2.1)
- 2.2 Personnel and Executive Office Reorganization (Page 1, Item 2.2)
- 2.3 NCC Film (Page 1, Item 2.3)
- 2.4 Capital Budget 1968-69 (Page 2, Item 2.4)
- 2.5 Grants-in-lieu of Taxes (Page 2, Item 2.5)
- 2.6 Financing Development Costs (Page 2, Item 2.6)
- 2.7 Grid Management - Matrix - (Page 3, Item 2.7.2)
- 2.8 1969-70 Estimates (Page 3, Item 2.8)
- 2.9 Capital Program (Page 6, Item 4.6)
- 3.0 NEW BUSINESS:
- 3.1 Financial Encumbrances (Annex "B")
- 3.2 Personnel Manual
- 3.3 Executive Committee Meeting - 10 October 1968
- 3.4 NCC Meeting - 10-11 October 1968
- 3.5 Status Report - TB & OIC Submissions
- 3.6 Gatineau Park Development Policy (Annex "C")
- 3.7 Holiday Work - Salaried Employees (Annex "D")
- 3.8 Parliamentary returns (Annex "E")
- 4.0 GENERAL BUSINESS:
- 4.1 Date of next meeting.





Meeting of

N.C.C. MANAGEMENT COMMITTEE

Monday, 7 October 1968 - National Capital Commission Board Room - 9:00 a.m.

Present:

- Mr. E.W. Thrift - General Manager
- Mr. R.M. Leary (Chairman) - Assistant General Manager - Planning / Design
- Mr. H.A. Davis - Assistant General Manager - Operations
- Mr. A.H. Stevenson - Director, Personnel Branch
- Mr. A.E. Morin - Secretary

Also present:

- Mr. Paul Chéné - Recording Secretary

			<u>Action By</u>
<u>Management Committee Report No. 105</u>	1.0	Management Committee Report No. 105, 30 September 1968 was approved.	
	2.0	<u>BUSINESS ARISING FROM PREVIOUS MINUTES:</u>	
<u>NCC HQ Relocation</u>	2.1	Deferred until 15 October meeting of Management Committee.	
<u>Personnel and Executive Office Reorganization</u>	2.2	Director of Personnel and Secretary to review today draft descriptions for the two subordinates positions, prior to submission to BCR this week.	Director of Personnel Secretary
<u>NCC Film</u>	2.3	Secretary reported he expects Vic Adams of NFB to confirm today availability of the film for review by the Consultants.	Secretary
<u>Capital Budget 1968-69</u>	2.4	AGM P/D reported Chairman has a tentative appointment with the Minister, morning of 9 October 1968, to discuss this item. DG F/A reported Capital Budget in process of preparation.	DG F/A
<u>Grants-in-lieu of Taxes</u>	2.5	Secretary reported Chairman had sent letter to Mr. La Haye re proposed submission. Chairman to be asked to call an Executive Committee meeting for 9.00 a.m., 10 October 1968, to deal with question of grants-in-lieu of taxes; the receipt of outstanding minutes of advisory committees; and any other item of business which the Chairman would like to put before them.	Secretary

<u>Financing Development Costs</u>	2.6	AGM P/D to submit paper today for Branch Heads review during the week and discussion at next meeting of Management Committee.	Branch Heads
<u>Grid Management</u>	2.7	Mr. Leary referred to NCC Training Bulletin No. 8/68 dated 7 October 1968 on Organization Development - Phase 3 - which was addressed to Branch Heads.	
	2.7.1	Branch Heads were requested to bring document to the attention of personnel concerned and advise Mr. Greenway in the event of any changes.	Branch Heads
<u>Matrix Grid Management</u>	2.7.2	AGM Ops. suggested consideration be given at this time to the importance of doing something about MATRIX Management. It was agreed that Director of Personnel will arrange for the two experts on MATRIX to be invited as guests of Management Committee at a luncheon to be held, tentatively, on 21 or 28 October 1968 at the Talisman Motor Inn - to discuss the philosophy of the MATRIX Grid Management, as outlined in a booklet addressed to the Commission. (BF 15 October 1968)	Director of Personnel
<u>1969-70 Estimates</u>	2.8	DG F/A reported Estimates sent to Secretary for tabling at 10-11 October 1968 meeting of the NCC.	
<u>Executive Committee 2 October 1968</u>	2.9	Mr. Leary suggested that a letter signed by the Chairman be sent to the Chairman of each advisory committee outlining directions of the Executive Committee regarding minutes.	Secretary
<u>Outing Permits</u>	2.10	It was agreed that Messrs. Ede and Morin will prepare a revision re permit procedure whereby, instead of asking for a deposit, users will be required to accept liability for any damage more than fair wear and tear. (BF 4 November 1968)	
<u>Clemow Avenue - Parking Signs</u>	2.11	AGM P/D undertook to draft an NCC resolution concerning Reserved Public Parking on Clemow Avenue - for approval at next meeting of the Commission.	AGM P/D

Action By

Long Service Award Ceremony

3.5 Director, Personnel Branch tabled memo E-13-17-17, 3 October 1968 regarding revised programme and procedure for the presentation of Long Service Awards (Annex "E" to Agenda No. 106).

Branch Heads

3.5.1 Branch Heads to ensure attendance and provide assistance on request.

4.0 GENERAL BUSINESS:

Meetings Reporting System

4.1 It was agreed that 3 table microphones will be installed in the main conference room at a cost of approximately \$300.00.

NCC Annual Report 1967-68

4.2 AGM P/D announced that the sixty-eighth NCC Annual Report has been tabled in House of Commons, 23 September 1968, and is now a public document.

Delegation of Authority

4.3 DG F/A reported that a subsequent amendment had been received from Treasury Board concerning documents the Minister must sign. DG F/A to provide revised procedure.

DG F/A

Rental - NCC Headquarters

4.4 It was decided that rental would be charged for the Transportation Building and credited to revenue.

AGM Ops

DG F/A

4.5 It was also decided that NCC will not sell its present HQ building; Property Management will offer DPW any accommodation which is available as they have been doing in other areas for buildings owned by the Commission.

Capital Program

4.6 Director of Personnel to submit digest of career assignment program with background, in order that Management Committee be enabled to establish priorities.

Director of Personnel

Date of next meeting

4.7 Tuesday, 15 October 1968.



Parks and Streets  
 owned by NCC or City  
 of Ottawa and maintained  
 by the other

2.12 Deferred until 21 October meeting of  
 Management Committee.

3.0 NEW BUSINESS:

Financial  
 Encumbrances

3.1 The schedule of financial encumbrances  
 dated 7 October 1968 was approved  
 subject to revision of PC number.  
 (Annex "B" to Agenda No. 106)

DG F/A

Personnel  
 Manual

3.2 Director of Personnel reported no  
 comments received re Personnel Policies  
 and Procedures Chapter IV - Manpower  
 Development, Section 3 - Training and  
 Development.

Agenda - NCC  
 meeting 10-11  
 October 1968

3.3 It was decided that tentative arrange-  
 ments be made for Minister to act as  
 host at a dinner to be held at 7:00  
 p.m., 10 October 1968 in the Richelieu  
 Room of the Chateau Laurier. Names  
 of personnel who will be attending to  
 be submitted to the Secretariat by  
 5:00 p.m. 8 October 1968. Secretary  
 to add an annex to Agenda regarding  
 dinner. Also, suggest to Chairman  
 that mention of the dinner be made in  
 his introductory remarks to the members.

Branch Heads

Secretary

Status Report -  
 TB & OIC Submissions

3.4 DG F/A tabled copy of Record of  
 submissions and other matters for which  
 approval is pending - as of 7 October  
 1968 (excepting submissions for approval  
 by Treasury Board for land payment).  
 Branch Heads to review and submit to  
 DG F/A by Thursday, any outstanding items  
 which are to be included in the Record,  
 ready for submission to Management  
 Committee by Friday (Appendix "B").

Branch Heads

B

SCHEDULE OF FINANCIAL ENCUMBRANCES  
"WITHIN BUDGETS AS ADJUSTED BY M.C."  
FOR SUBMISSION TO MANAGEMENT COMMITTEE  
ON OCTOBER 15, 1968

CAPITAL BUDGET (RECOMMENDED, AWAITING P.C. APPROVAL).

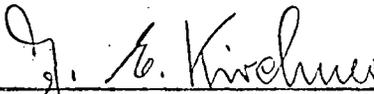
769 - Historic Sites - Improvements

- |  |           |       |
|--|-----------|-------|
| - 54 - Thompson Perkins Mills - To complete the first part of the program associated with building preservation.<br>T.B. 68 3013 | \$65,000. | P & D |
| - 54 - To increase Commitment Carryover \$47,000. to \$75,000. authorized by T.B. 674993.  | 28,000.   | Ops.  |

OPERATING BUDGET (APPROVED BY MINISTERS ON JUNE 6, 1968).

773 - Dutch Elm Disease

- |   |           |      |
|---|-----------|------|
| - 01 - Removal of Dead Elm Trees - Gatineau Park South  | \$ 5,500. | Ops. |
| - 02 - Removal of Dead Elm Trees - Park South of Fournier   | 2,000.    | Ops. |
| - 03 - Removal of Dead Elm Trees - Jacques Cartier Park   | 3,000.    | Ops. |
| - 04 - Removal of Dead Elm Trees - Lac des Fees   | 2,000.    | Ops. |
| - 05 - Removal of Dead Elm Trees - Kingsview Park   | 1,000.    | Ops. |
| - 06 - Removal of Dead Elm Trees - Major's Hill Park<br>O.I.C. being prepared.                      | 1,500.    | Ops. |
| - 10 - Removal of Dead Elm Trees - Quebec Voyageur -<br>Baie Simard Area.<br>O.I.C. being prepared. | 57,500.   | Ops. |

  
\_\_\_\_\_  
Director, Finance.

October 10, 1968.



C

CUTTIVE

COMMITTEE AGENDA ITEM

MANAGEMENT

SUBJECT

GATINEAU PARK DEVELOPMENT POLICY

BACKGROUND & ANALYSIS:

The number of visitors using developed areas in Gatineau Park has now reached the point of near saturation. We are left with two alternatives, namely, either restrict the number of visitors entering these areas or provide additional facilities. The provision of additional facilities presents problems as long-range planning for the Park is not yet complete. The attached memorandum outlines the point of view of the Operations Staff. Paragraph 9 of this memorandum makes certain recommendations.

RECOMMENDATION:

The Operations Branch recommends the adoption of the action outlined in paragraph 9 of the attached memorandum.

COMMENTS:

CHANGES:

- APPROVED
- ALTERED
- NOT APPROVED

SUBMITTED BY:

*Carole*

DIVISION:

Parks and Grounds

DATE:

3 October 1968



MEMORANDUM

DATE: 3 October 1968

FILE: P-10-28

TO: Management Committee.

FROM: Assistant General Manager - Operations.

SUBJECT: Gatineau Park Development Policy.

REFERENCE:

1. From the operations point of view it cannot be emphasized too strongly the need for additional development within Gatineau Park. The areas which have been developed for visitor use have reached the point of near saturation. Unless we are to restrict the number of visitors using the campground and picnic areas, it will be necessary to open up progressively new areas on a planned basis. It should be mentioned that during the past summer a portion of the areas surrounding Pinks Lake had to be closed to the public in order to permit rehabilitation work to be undertaken. It was necessary to topsoil and seed a very badly eroded area. In the same vein, the beach areas at Lac Philippe are receiving such heavy use that maintenance is becoming extremely costly because of the need for intensified maintenance. Apart from the cost the character of the areas, both at Pinks Lake and at Lac Philippe, are changing as a result of this intensified maintenance. It is absolutely essential that new areas be opened up so that the visitor load can be more evenly distributed.
2. While additional development is required it would be short sighted to open up any new areas until long-range planning has been completed. Indeed, part of our present trouble stems from the fact that areas were developed for visitor use without the backup of long-range planning. Consequently we are now faced with areas being over-used and no indication of where future development should take place.
3. It is appreciated that the Planning and Design Branch is faced with a very heavy work load and consequently it has been impossible to give Gatineau Park the degree of priority which is desirable from the operations point of view. Since new development without adequate planning would no doubt create more problems than it would solve and since the present status simply cannot be maintained, interim measures to tide us over the present difficult situation must be entertained. Within this frame of reference the following suggestions are put forth for the consideration of the Management Committee.
4. Historically the Lac Lapeche area has always been considered as the most suitable area for future development within Gatineau Park. However, further development in this area is inhibited until we can gain control of this lake and ensure that money spent does not go to the advantage of entrepreneurs. Until we finalize the exchange of

COPIES TO:

- 2 -

lands with the Quebec Government it would seem unwise to spend further money in the development of facilities in this area.

5. Similarly the land to the east of Meach Lake would lend itself to the development of visitor facilities. However, any development in this area would involve a programme of land acquisition along the easterly shore and the construction of a vehicular access from the present Meach Lake Road. While this sounds reasonable under casual observation, upon reflection, it will be seen that there are certain inherent factors of a questionable nature. To begin with, the existing Meach Lake Road is unsuitable to handle large volumes of traffic. In addition development costs would have to include the cost of land acquisition. Hence there would be a substantial expenditure merely to make the land available and accessible before any expenditures were commenced on the actual production of facilities.

6. An area which might be considered for immediate development is that surrounding Brown Lake and Carman Lake. The topography is such that development costs would be reasonable and access already exists by means of a low standard road from the vicinity of Farm Point. In terms of long-range planning, even if this access road were not required, no further damage to the landscape would have resulted as the road already exists. We would merely widen the road slightly and ease some of the curves.

7. Also as an interim measure, it may be feasible to consider the following redevelopment proposals at Lac Philippe:

- 7.1 At Parent Beach, replace and resite the food concession building with adequate allowance in the design and siting for the volume of pedestrian traffic which is generated by the facility. In this regard the siting should be on a level piece of land in order to reduce erosion. The entire building might be surrounded by a wearing pad which would withstand the trampling and judiciously placed approach walkways and plantings could further reduce the damage to the vegetative cover.
- 7.2 A second feature which localizes the traffic on Breton Beach is the existence of the new toilet building. This building is used to the exclusion of the pit privies which are scattered throughout the area. Traffic to and from this building is most destructive to the vegetative cover and no improvement can be anticipated until the volume of traffic is reduced. In addition to the damage resulting from the traffic, the sewage disposal system fails frequently because the amount of use exceeds the design load. It is, therefore, suggested that a second toilet building be constructed to the east of the existing building. This would also preclude the necessity of redesigning the sewage disposal system for the present toilet building.
- 7.3 More intensive use of the Parent Beach area could be made if the area were filled and the grade raised 6 to 8 inches. At the present time

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large areas of the back shore are unuseable because of flooding. Anything which tended to increase the concentration of visitors in this area would have to be accompanied by the replacement of the present service buildings. As a matter of fact these buildings should be replaced in any case as they are long past the point of economic repair and are totally inadequate to stand even the present useage.

7.4 Lac Philippe campground presently accommodates approximately 268 tents. Because of the nature of the design the best use has not been made of all the land available. Redesign could increase the capacity of the campground by as much as 10%. This increase in capacity would be a contribution towards reducing the demand for additional campgrounds elsewhere in the Park.

7.5 Taylor Lake campground accommodates about 25 tents and this could be increased by 100%. The increase in capacity would not interfere with any long-range planning for the Taylor Lake areas as sufficient development has already taken place to change the nature and character of the land immediately surrounding the lake and hence any further change would merely be a matter of degree. On the other hand, additional camp sites at Taylor Lake might help overcome demand from the public to open up new areas within the Park.

## 8. CONCLUSION

The interim measures outlined above are not intended to take the place of long-range planning and a phased development programme. Nevertheless, the present situation cannot be allowed to continue if we are to avoid irreparable damage to the presently developed areas. The alternative is a reduction in the use of the present facilities through arbitrarily limiting entries so that approximately 25% of the facilities could remain idle at any given time to permit rest and rehabilitation. However, the increased popularity and use is more likely to be reflected in pressure of public opinion for more and more facilities. Also, if some interim improvement is not effected soon pressure of public opinion could result in the necessity of going ahead with large scale development of additional facilities without the benefit of adequate planning and design. Where this has been done in the past in individual areas the results have seldom been either adequate or satisfactory.

## 9. RECOMMENDATION

### 9.1.1 Interim

It is recommended that Planning and Design be directed to produce an interim plan for the addition of 50 camp sites at Lac Philippe and 25 at Taylor Lake. In order to provide the greatest benefit this plan should be available in time to permit construction to be completed prior to the opening of the 1969-70 season. It is estimated that the cost of the additional tent sites would be between \$40 - \$50,000. Funds could be found within the \$100,000. allowed for under Capital Works for Gatineau Park.

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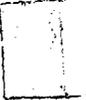
9.1.2 Similarly planning and design should be completed to permit redevelopment of the day use areas within the same time frame, that is, prior to the opening of the 1969-70 season. It must be expected, however, that if large buildings are involved their construction could not possibly be completed prior to mid summer. Again the cost would probably run between \$40 - \$50,000. Funds for this purpose could probably be found within the Branch allotment but a transfer between projects would probably be involved.

9.2 Phased Development Programme

Plans and designs will also be required for a further 250 tent sites and related day use facilities together with plans for property acquisition. To meet the increasing need these plans should be available for inclusion in the 1970-71 Programme.

A handwritten signature in cursive script, appearing to read 'A. E. de'.

ARE/dw



D



MEMORANDUM

DATE: 10 October 1968

FILE: E 13-08-01

TO: Members of Management Committee

FROM: A. H. Stevenson - Director, Personnel Branch

SUBJECT: Holiday Work - Salaried Employees

REFERENCE:

N.C.C. Policy:

N.C.C. policy regarding compensation for work performed on holidays is detailed in the Personnel Policy Manual, Chapter I, Section 4A, Sub-section 2.14, 2.14.2, 2.14.3, 2.14.4. Basically our practice is to allow equivalent time off at a later date.

General Government Policy:

The Public Service Terms and Conditions of Employment Regulations generally require the granting of equivalent time off plus payment at one and one-half the regular rate for time worked on the holiday.

Considerations:

In examining the anomaly which exists between N.C.C. practice and Government policy the following considerations have been made:

- (1) the difference is not simply procedural (as in the case of attendance registration) but involves compensation,
- (2) our practice is to pay less than government policy dictates,
- (3) to bring our practice into line would not likely result in objection from bargaining agents although it would violate T.B. prohibition against changing working conditions,
- (4) collective agreements will no doubt "spring from" the official government and industrial practices - which start at time and one-half,
- (5) if we do not adapt, we may be embarrassed by anomalies (the existing one between our practice and the practice of Public Service Depts. and those that will appear within N.C.C. as our various bargaining units gradually gain coverage by collective agreements),
- (6) if we pay time and one-half for work on holidays, in order to be consistent, we should also pay time and one-half for all overtime worked by Salaried employees on 40 hour weeks (Terms & Conditions of Employment Regulations - Section 15).

COPIES TO:

Recommendations

On balance, it is recommended that the Personnel Policy Manual be amended as follows:

- (1) to provide payment at time and one-half for work performed on statutory holidays plus equivalent time off.
- (2) to provide payment at time and one-half for overtime worked by Salaried employees whose normal work weeks are 40 hours or more.

*S. Chaboud*  
*for Director*



MEMORANDUM

DATE: 10 October 1968

FILE: E 13-08-01

TO: Members of Management Committee

FROM: A. H. Stevenson - Director, Personnel Branch

SUBJECT: Overtime - Salaried Employees  
(Attendance Registration)

REFERENCE:

Introduction - N.C.C. policy and past practice in this regard is covered in the Personnel Policy Manual, Chapter I, Section 3, Sub-sections 3.1 and 3.2. This policy does not require employees to register their attendance in order to be eligible for overtime. On the other hand, the Public Service Terms and Conditions of Employment Regulations (which were made applicable to the N.C.C. in March 1967) generally predicate overtime compensation upon the registration of attendance by the employee. This disparity was brought to the attention of the M/C in April 1968 at which time an investigation was begun.

Considerations - Proponents of the self registration system hold that:

1. Detailed records are necessary in government to justify our actions.
2. Supervisors are spared for other work by having employees "self-report".
3. Use of such an "honour system" is a compliment to employees.
4. We cannot trust our supervisors to do this alone.

Many departmental Managers deplore the method of attendance registration prescribed by the Regulations for the following reasons:

1. Supervisors should assume responsibility for this small aspect of supervision as they should for all aspects and they should not abrogate the responsibility by reliance on either employees or a regulatory approach.
2. Many employees perceive self registration as a childish ritual, merely a euphemistic version of the factory punch clock and that which it stands for.
3. Professional record keepers recommend systems of reporting by exception in preference to positive, detailed systems.

Conclusion - Having weighed the considerations and being unaware of any successful corporation that relies on self registration of attendance, it seems to me that the existing N.C.C. practice recommends itself as a potentially efficient, businesslike method and desirable from the standpoint of personnel administration.

COPIES TO :

Treasury Board Attitude - We have a standing prohibition from Treasury Board against changing terms and conditions of employment re employees in a bargaining unit for which notice to bargain has been received. (File No. 8830-1 Oct. 4, 1967, R. Martin). Some of our employees are so affected and this was brought to the attention of Mr. W. Kelm of T.B. who confirmed the prohibition. Mr. Kelm further explained that T.B., at the time the Public Service Terms and Conditions of Employment Regulations were extended to cover bodies such as N.C.C., had not contemplated immediate, total application of all details of the terms and conditions. He also pointed out that the Regulations are really only transitional in character inasmuch as they are being and will continue to be supplanted by collective agreements. He suggested that where we feel a "substantive" anomaly exists we might consider making a submission for exception to the Board.

Recommendations

It is therefore recommended that we simply maintain our established practice regarding the maintenance of attendance records and the compensation of overtime.

*L. Chopard*  
*for Director.*



E



# MEMORANDUM

CLASSIFICATION

TO  
A

Mr. Alex Morin  
Secretary  
National Capital Commission

YOUR FILE No.  
Votre dossier

OUR FILE No.  
Notre dossier

FROM  
De

Jacques Pigeon  
Executive Assistant to the Minister

DATE  
October 9, 1968

FOLD

SUBJECT  
Sujet

The Minister's Parliamentary Secretary, Mr. Russell Honey, will assume general responsibility in the House of Commons for the routine proceedings of Questions, Private Members' Public Bills and Private Members' Notices of Motion.

## Questions

As you know, the Prime Minister has asked all Ministers to have the return of answers speeded up. The Minister's Parliamentary Secretary would hope to have these answers, generally speaking, in two weeks. If not he would expect some sort of an explanation.

## Private Members' Public Bills, and Private Members' Notices of Motion

Mr. Honey will also be responsible for arranging speakers on the government side for these debates.

As you know, there are already some Private Members' bills relating to the Commission on the Order paper at present. They are C-20 - C-68 - C-71 - C-100, and there is also one Private Members' Notice of Motion, No. 44.

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I would appreciate it very much if you could get in touch with Mr. Honey as quickly as possible and provide him with the names of the persons who will be looking after the above items so that he can keep track of things.

J.P.