



JACQUES-CARTIER STREET IMPROVEMENTS PROJECT

**Public participation
February 21, 2006**

**Saint-Jean-de-Brébeuf Community Centre
1367 Saint-Louis Street
Gatineau**

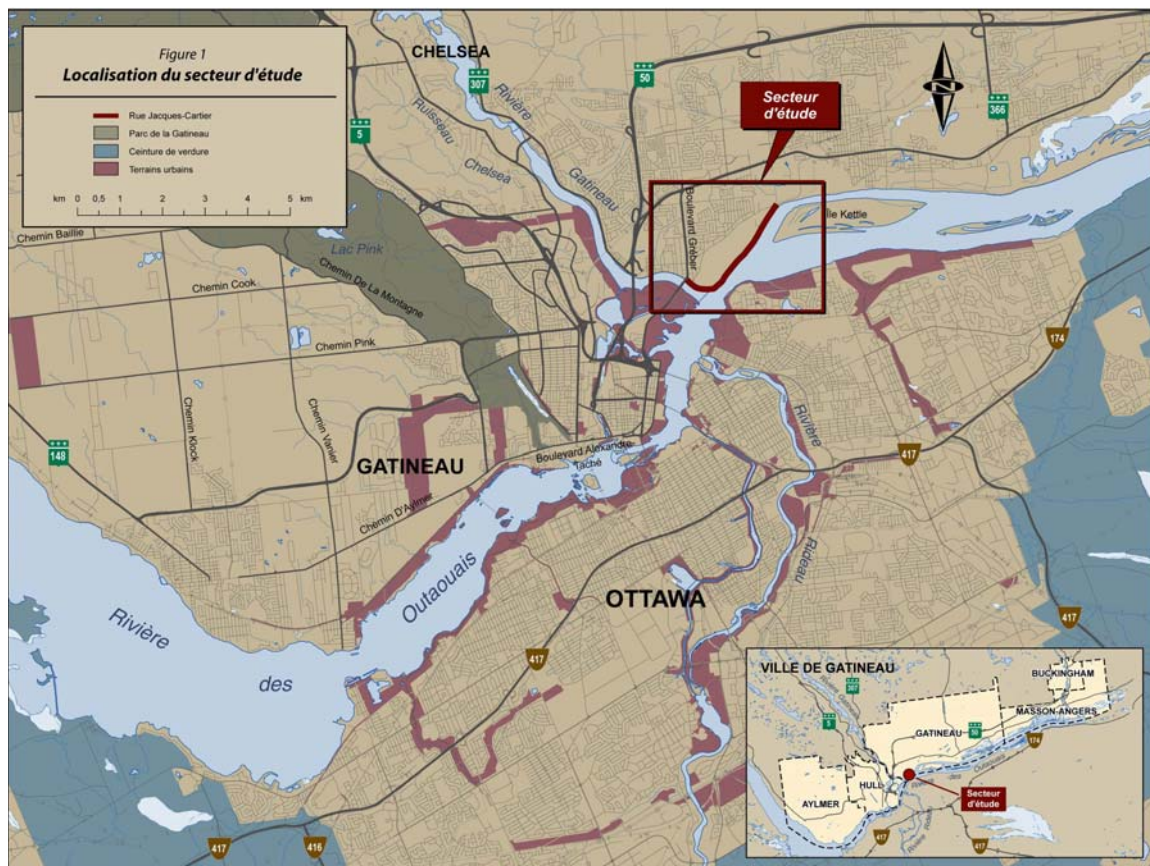
SUMMARY DOCUMENT FOR CONSULTATION

TABLE OF CONTENTS

1. BACKGROUND AND OBJECTIVES.....	2
2. ANALYSIS OF THE SITE.....	3
HISTORY	3
CURRENT SITUATION	3
3. PROPOSED DEVELOPMENT CONCEPT	4
SUB-AREA 1 – HISTORIC LANDSCAPE.....	4
SUB-AREA 2 – COTTAGE LANDSCAPE.....	4
SUB-AREA 3 – NATURAL LANDSCAPE	4
STREETSCAPE IMPROVEMENTS.....	5
4. STRATEGIC ENVIRONMENTAL ASSESSMENT	5
5. NEXT STEPS.....	5
QUESTIONNAIRE	Error! Bookmark not defined.

1. BACKGROUND AND OBJECTIVES

In 2005, Ville de Gatineau and the National Capital Commission (NCC) jointly undertook the revision of the Des Draveurs Parkway Concept planned in the area encompassing La Baie Park and Jacques-Cartier Street between the Lady-Aberdeen bridge and Saint-Louis Street. This study, conducted by Del Degan, Massé et Associés Consultants, recommends a redevelopment of the Jacques-Cartier streetscape and improvements to the adjacent shoreline that will benefit the environment and enhance public access to the water. This will be advantageous to local residents and visitors alike. This project is consistent with the planning vision and objectives for the study area defined in *Parc de la Baie Strategic Development Plan (2000)*, the *Plan for Canada's Capital (1999)* and Ville de Gatineau's *Plan d'urbanisme* approved in June 2005.



Focusing on the shoreline area of Jacques-Cartier Street, the study must include the development of a scenic entry into the Capital that is well integrated into the surrounding road network, along with a redevelopment of the shoreline that encourages enhanced recreational use and tourism. The study's main objectives are as follows:

- Facilitate public access to the water and renaturalize the shoreline;
- Allow for the development of a recreational pathway along the shoreline, as part of the *Route verte*, Québec's province-wide network of cycling routes;
- Improve the comfort and safety of pedestrians and cyclists;
- Add to the beauty of the City and the riverbank landscape;
- Contribute to the improvement of local residents' quality of life and make the area more enjoyable to visitors.

2. ANALYSIS OF THE SITE

HISTORY

The study area is located at the junction of the Gatineau and Ottawa rivers, which gave rise to the early occupation of this site. In the late 18th and early 19th century, the earliest settlement in the area, Long Point Range (later to be known as Pointe-Gatineau) took shape on a finger of land rising out of the floodplain. Soon to appear on the shoreline were the A-frame, pitched-roof wooden houses that have come to typify that location.

Over the years, the Village de Pointe-Gatineau developed around Saint-François-de-Sales Church (1876), and over time, successive backfilling endeavours expanded the original point of land right up to Saint-Louis Street, essentially closing off the floodplain bay behind. Later, from 1960 to 1991, the bay was used as a landfill site.

CURRENT SITUATION

Today, the shoreline area, varied in width and privately-owned in parts, has lost its natural character. The street itself is narrow, and experiences a significant volume of through traffic during the morning and afternoon peak commuting hours. The street provides access to both La Baie Park and several private residences, and includes a number of spectacular viewpoints onto downtown Gatineau, the Core Area of the Capital and the Ottawa River. Today, pleasure boating is flourishing on both the Ottawa and Gatineau rivers.

The site has significant potential. That being said, the development concept must take several factors into account, including environmental considerations (floodplain areas, contaminated soils, fish habitats), privately owned lands, a narrow public right-of-way and the need to provide parking.

The detailed site analysis of the entire three-kilometre study area has identified three distinct Sub-areas, each with distinctive landscape characteristics reflecting its current use.

SUB-AREA 1

The first Sub-area, extending from Lady-Aberdeen Bridge to Prince-Albert Street, encompasses the urbanised part of the study area and was officially recognised as a Heritage Site by Ville de Gatineau in 1996. This cultural landscape, which recalls the original village, features narrow working-class houses tight to the street and looking onto the river. Current land use is dense, including a mix of residential and commercial uses. The riverbank is occupied by private recreational uses and parking lots, as well as the *Quai des artistes*, a public docking facility for pleasure boaters. This sub-area poses considerable planning and development challenges.

SUB-AREA 2

The second Sub-area, extending eastwards from Prince-Albert Street to the end of the built-up area, is representative of a more recent past. In the early part of the 20th century, this area was occupied by cottages dotting the shoreline. Today, it includes larger properties, and as a result, the landscape has more of a very low density feel, with mostly residential uses. The shoreline which is private, wider, and with a smoother slope down to the water, is also occupied by private facilities and parking areas. It is a prime location for ice-fishing.

SUB-AREA 3

The third Sub-area, extending from the end of Sub-area 2 to Saint-Louis Street, is much more of a natural environment, with fields and wooded areas, and no buildings. The riverbank, with a short, steep slope down to the river, includes a narrow band of trees. The lands on the North side of the road include swamps and other wetlands. This Sub-area, facing Kettle Island, is often flooded in springtime.

3. PROPOSED DEVELOPMENT CONCEPT

In addition to taking Ville de Gatineau and NCC objectives for this area into consideration, the proposed development concept builds on the site's physical characteristics, strengths and the history and needs of the local community, in addition to considering the potentials and constraints of each individual Sub-area. The concept includes a global vision and proposes a specific vocation for each Sub-area (refer to *Development Concept* on page 5 of the document).

SUB-AREA 1 – HISTORIC LANDSCAPE

(refer to *Concept – Sub-area 1 – Historic Landscape* on page 6 of the document)

A Heritage and Cultural vocation including:

- A scenic gateway having the church as its key cultural symbol and focal point for visitors (*Quai des artistes*, public park, market place);
- A historic and heritage area focusing on the *Le Sterling* restaurant and the improvement of the Saint-Antoine Street intersection (interpretation centre, passive open space, town square and observation stands);
- A mixed-use (commercial, tourism and residential) street, with service access and parking at the rear;
- Shoreline amenities (recreational pathway, observation decks, streetscape and riverbank improvements);
- Cultural node focused on the water (amenities for pleasure boaters, amphitheatre, boardwalk).

SUB-AREA 2 – COTTAGE LANDSCAPE

(refer to *Concept – Sub-area 2 – Cottage Landscape* on page 7 of the document)

A recreation and tourism vocation with a cottage feel including:

- Facilities that encourages water- and shoreline-based recreation activities (picnic area, grassy beach area, fishing docks, amenities for pleasure boaters, renaturalization of the riverbank and streetscape improvements);
- The Scenic Gateway to La Baie Park;
- A Marina project (privately funded);
- Tourist lodging (small inns, bed and breakfasts).

SUB-AREA 3 – NATURAL LANDSCAPE

(refer to *Concept – Sub-area 3 – Natural Landscape* on page 8 of the document)

A nature-based theme including:

- A natural riverbank;
- Smaller-scale facilities focused on the observation, interpretation and rehabilitation of natural habitats (lookouts, rest areas, recreational pathway).

STREETSCAPE IMPROVEMENTS

In each Sub-area, Jacques-Cartier Street retains two-way traffic and all existing accesses to adjoining properties. Streetscape improvements emphasize key landscape features and the exceptional views onto downtown Gatineau and the Core area of the Capital.

In Sub-area 1, a service lane located behind the properties provides a second access to the residential properties from the North, and parking lots are developed along the service lane to accommodate the business clientele. These facilities are connected to Jacques-Cartier Street by way of walking paths.

New streetscape improvements are intended to increase the comfort and safety of pedestrians and cyclists. These include a narrower roadway, concrete pavers or other types of surface treatment, pavement markings, no grade separation between the roadway and sidewalk, a segregated cycling corridor, street parking on the North side, and a special landscape treatment.

In the other Sub-areas, curves are added to create more of a winding roadway alignment, which invites drivers to slow down. Landscaped areas are added to make the roadway more appealing and to encourage shoreline rehabilitation.

4. STRATEGIC ENVIRONMENTAL ASSESSMENT

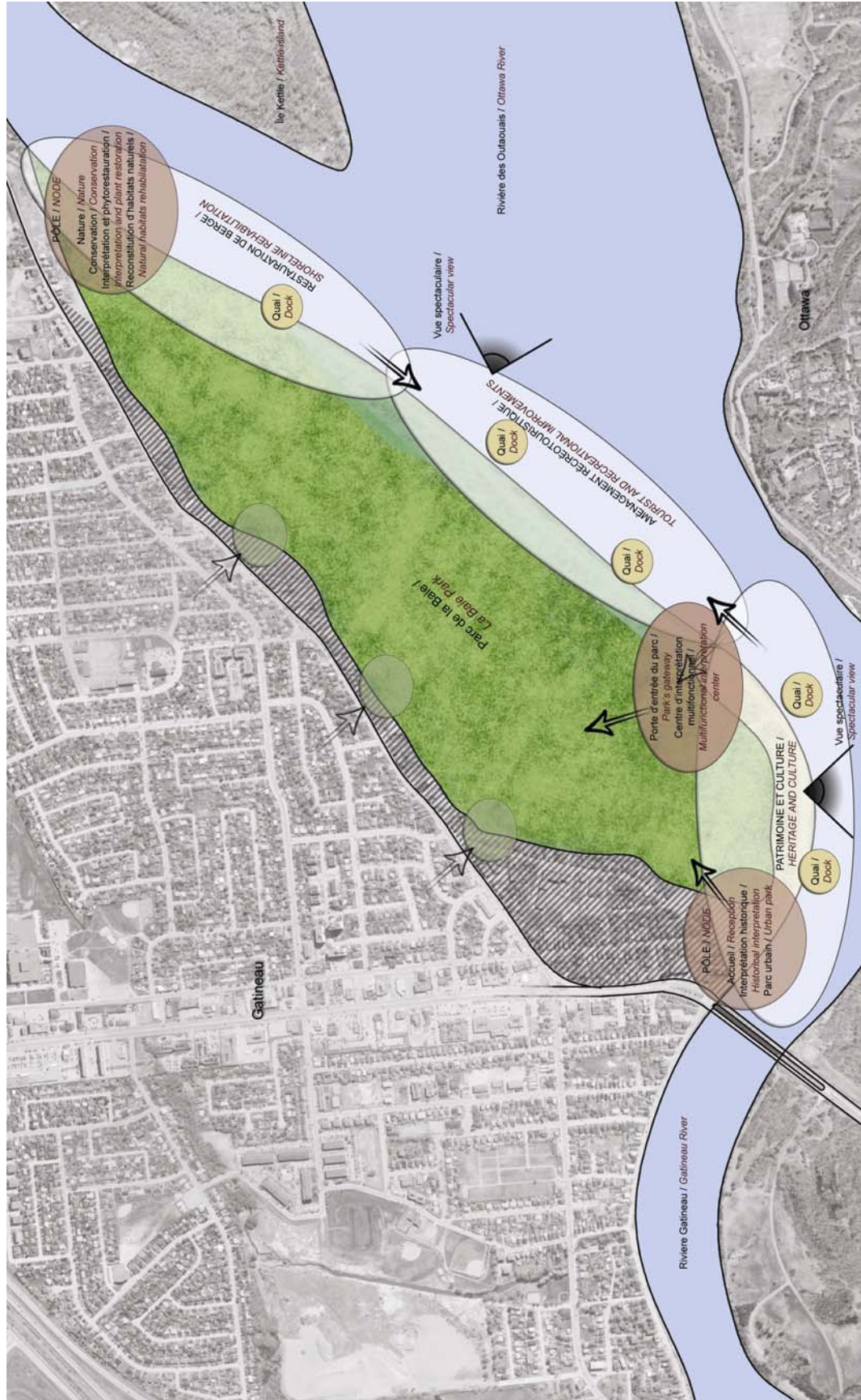
A Strategic Environmental Assessment (SEA) based on the relevant Ville de Gatineau and NCC planning documents was conducted to validate the environmental appropriateness of the concept proposals. When compared to previous options developed for the study area, this concept contains more positive elements, from a community, environmental and 'Capital' point of view. It has less negative impacts, as the proposed amenities encroach as little as possible on the riverbank, while at the same time encouraging shoreline improvements. It would also improve the quality of life of local residents.

In keeping with Federal and Québec environmental legislation, Environmental Impact Assessment studies will be undertaken before the construction of the project to identify possible negative impacts and recommend appropriate mitigation measures.

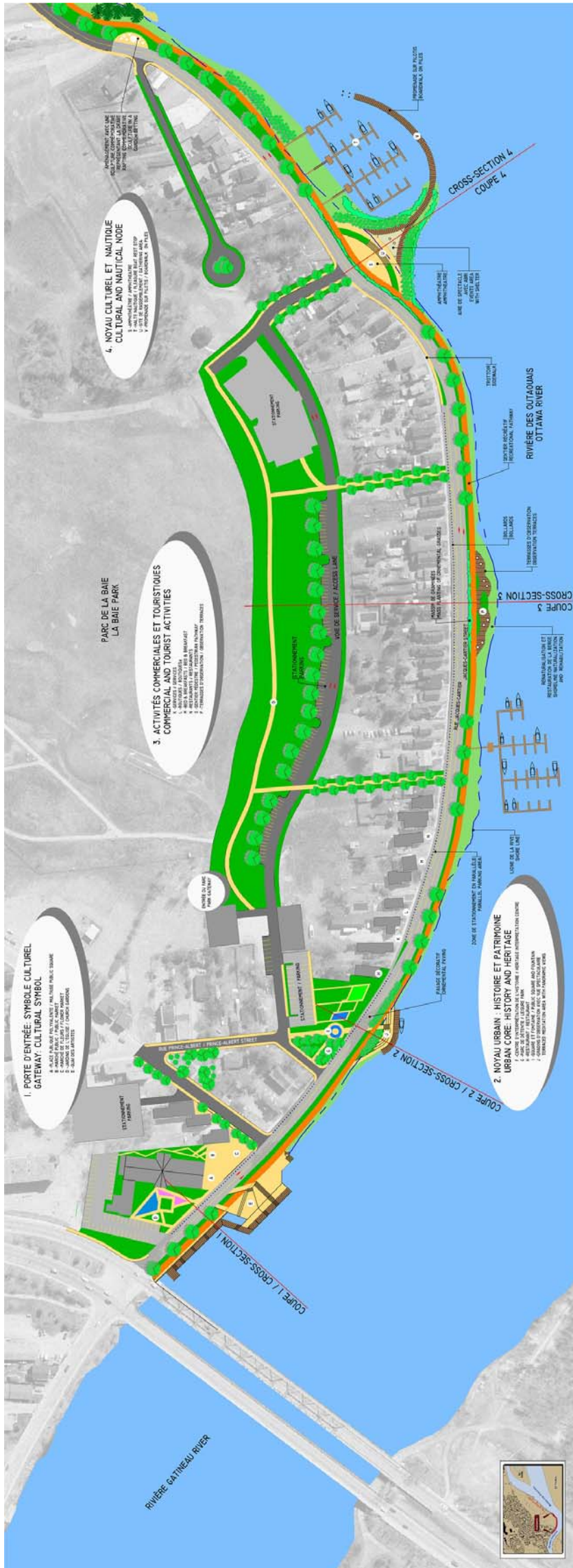
5. NEXT STEPS

The input and comments provided by the Public will help shape the final version of the Development Concept. Following the public participation session, the Project Team will finalize the Study. The Final Report is scheduled to be tabled in March 2006, and joint approval by Ville de Gatineau Council and the NCC Board of Directors is expected in April 2006.

The approved Study, Consultation Report and Record of Decisions will be made public. In the Fall of 2006, the public will be kept informed of the progress of the project and a preliminary implementation schedule will be made available to the public.



DEVELOPMENT CONCEPT



CONCEPT – SUB-AREA 1 – HISTORICAL LANDSCAPE



CONCEPT – SUB-AREA 2 – COTTAGE LANDSCAPE



CONCEPT – SUB-AREA 3 – NATURAL LANDSCAPE

