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Report on

MASTER PLAN

for the DEVELOPMENT
of the GATINEAU PARK

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DEVELOPMENT of the GATINEAU PARK

Submitted to
the FEDERAL DISTRICT COMMISSION

by
Gatineau Park Advisory Committee

MAY, 1952

Members of Gatineau Park Advisory Committee

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INTRODUCTION

Gatineau Park is a wedge-shaped area of about 80,000 acres of land in the Province of Quebec, lying northwest of Ottawa and Hull. The narrow end of this wedge is within about three miles of the Parliament Buildings and extends north for about thirty miles. It is about seven miles wide at the widest point. It consists of several ranges of hills, the highest elevation being about 1200 feet above sea level, which means more than 1000 feet above the surrounding flat land. It contains four large lakes and about forty smaller lakes. About 90 percent of the area is forest land, mostly deciduous trees with maple predominating but with some conifers.

The area included in the park forms part of the Laurentian Shield which extends from the Maritime Provinces to Alberta and therefore is typically Canadian terrain.

Three reports have been made on plans for improving the National Capital area, previous to the Greber Plan, — the Todd Report of 1905, the Holt Report of 1915, and the Cauchon Report of 1922.

All of these plans recommended the taking over of the Gatineau Hills adjacent to Ottawa as a park area but no action was taken.

The development of Gatineau Park is one of the chief recommendations of the present Greber Plan.

The depression of the early thirties created conditions which threatened the ruination of much of this area for use for park purposes. As is well known, there was much unemployment at that time. Hardwood, which was cheaper than any other types of fuel, was in great demand. Cheap labour was available and wholesale cutting of hardwood for fuel was undertaken by owners of wood lots, wood dealers and others. Hundreds of acres of the very finest woodland were cleared of trees. In many cases every tree was taken, regardless of size, leaving hundreds of acres of stumps and slash, not alone destroying the beauty of the hills but creating a serious fire hazard in an area which it had been recommended for nearly fifty years should be transformed into park land.

In an effort to prevent this indiscriminate cutting, in 1934 a number of private citizens organized what was known as the Federal Woodlands Preservation League, of which the two Honourary Presidents were the Right Honourable Mackenzie King and the Right Honourable R. B. Bennett. The active officers of the League were Mr. Harry Baldwin, President, Mr. R. P. Sparks, Vice-President, and Mr. Duncan K. MacTavish — the present Chairman of the Federal District Commission — as Secretary-Treasurer. This

League approached the government, of which Mr. Bennett was then the head, and urged the acquisition by the government of up to 25,000 acres of the woodlands nearest to Ottawa.

The Forestry Division of the Department of the Interior was instructed by Mr. Bennett to make a survey of the area to determine what could be and should be done, \$15,000 being voted for this purpose. By the time the report was completed Mr. King was again Prime Minister. At the request of the Woodlands League, \$100,000 was voted in the session of 1937 to commence the purchase of the most seriously threatened and most desirable areas. A further \$100,000 was voted in the session of 1938. Mr. E. S. Richards, a forestry engineer of wide experience, was employed to undertake the purchase of land.

At the beginning of the war in 1939 about 16,000 acres had been purchased, the administration of which was in the hands of the Federal District Commission. With the coming of war in 1939 the purchase of land ceased.

Immediately after the war was ended, the Woodlands League again became active in urging the further acquisition of land and the Federal District Commission extended the area to be acquired to about 25,000 acres.

In 1945 the Prime Minister, Right Honourable Mackenzie King, submitted to Parliament a broad plan for the development of a new National Capital Plan as a memorial to the soldiers of World War II, and Mr. Jacques Greber was retained to undertake this work. In 1947 the Federal District Commission set up an Advisory Committee on Gatineau Park. In the meantime the Commission had acquired further land up to 21,000 acres and in their order of reference to the Advisory Committee suggested increasing the area to ultimately embrace some fifty to sixty thousand acres and asked the Advisory Committee to make recommendations as to what land should be acquired. Mr. Greber in his report suggested the inclusion of 82,000 acres.

From time to time, the Committee has made certain recommendations to the Commission not only in respect to the acquisition of lands but also in respect to the development of the area as a part of the National Capital Plan.

Early in 1951, the Advisory Committee was authorized to submit a Master Plan for the development of this area and this Report is the fulfilment of that request. This Report includes some recommendations previously made, as we thought it would be well to include all the more important suggestions in this one document.

In a report made to the Commission in 1949 we said:

"In Gatineau Park there can be developed something unique and different from any other capital city. It is doubtful if there is any other city in the world that has at its very door an area of more than 75,000 acres of wooded mountains and valleys, lakes and streams, retaining most of its original natural beauty, and still available at low cost for development as part of a national capital area.

"The development of Gatineau Park will serve two broad purposes. It is an essential and one of the most important features in the adoption of a broad plan for developing Ottawa and the surrounding district as a beautiful national capital.

"The other purpose of Gatineau Park is to provide easily accessible recreation facilities for the 250,000 people to which it is immediately available and perhaps twice that number in the years to come as the city and district increase in population.

"The prime objective of this plan should be to retain throughout the main area of the park the atmosphere of the Canadian woods and to preserve for all time the natural beauty of the lakes and wooded hills as an inspiration to those who can enjoy them, whether residents of the surrounding district or visitors from other parts of Canada or from foreign lands.

"As part of the National Capital and thus the possession of all the people of Canada, this park should be developed in a manner in which all Canadians can take pride.

"While this Park will serve a useful purpose as a place of recreation, bringing physical benefits, its greater purpose lies in its possibilities as a spiritual and moral force in the lives of those who visit it."

In a recent report on Land Utilization in Rural Areas in Great Britain, known as the Scott Report, there is a quotation from G. M. Trevelyan which it would be proper to quote:

"Without vision the people perish; without natural beauty the English people will perish in a spiritual sense. In old days, the English lived in the midst of nature, subject to its influence at every hour. Thus inspired, our ancestors produced their great creations in religion, in song, in the arts and crafts; common products of a whole people spiritually alive. Today, most of us are banished to the cities, not without deleterious effects on the imagination, inspiration and creative power. But some still live in the country, and some still come out on holidays to the country and drink in with the zest of a thirsty man the delights of natural beauty and return to the town reinvigorated in soul."

The vigour and creative power of our Canadian forebears was the result of their close association with nature as it still exists in the Gatineau Park area.

There are a few basic ideas which should govern any development of Gatineau Park:

We must preserve and enhance the natural beauty of the area. Any structures or present developments within the area which conflict with this objective should be removed.

If the Park is to achieve its true purpose it must be developed in a manner which will be truly national in spirit. Here we can retain for all time something

closely associated with the story of Canada. All developments or points of interest should be truly Canadian in character.

The Park provides a magnificent site for exhibits pertaining to natural history and other developments of historical, educational and social interest.

There should be a unity of purpose and conception covering the whole plan of development. Everything cannot be done at once, but if haphazard development is permitted we shall probably fail to make the Park what it might become, that is, one of the most outstanding features of the whole National Capital Plan.

Some development has already taken place. A number of small and one large picnic grounds have been laid out and facilities for their enjoyment provided.

Many miles of trails suitable for hiking in summer and skiing in winter have been constructed.

It is estimated by the Park Superintendent that about 250,000 people visit the park each year.

If this Park is to serve the purposes for which it is intended, all parts of it must be made reasonably accessible. At present, probably 80 percent of the Park area is now almost inaccessible to the general public.

PARKWAY

On the map recently submitted we have suggested a route for a parkway of about 50 miles, which will make accessible most of the area south of the Masham Road. It is impossible to plan anything north of this road until the Commission decide what land they intend to purchase in the Lake Lapêche area and farther north.

This parkway is the most important single feature in the development of the whole park project. The exact route should be planned to give access to the main points of interest now existing or to be developed.

While this road will provide access to the park it is much more than a mere access road. Scenic values must have first consideration. It is planned to provide for many fine views of the three large lakes and to pass by a number of smaller lakes. There will be a number of magnificent panoramic views. At some of these there should be provision for motor cars to make temporary stops off the highway so that visitors to the park may enjoy these views without leaving their motor cars. Wherever there is a running stream an effort should be made to follow such streams for a short distance at least. There is nothing in nature more beautiful than running water. The whole route should be cleared of anything inconsistent with the natural beauty of the route. It will be necessary to plan for a few restaurants or tearooms. These sites should be selected

for their scenic values. There should be provision for at least one filling station. Nearby to these selected sites there should be space for a parking lot which could be concealed completely from the parkway by the planting of pine or spruce.

PARKING

In the development of the Park, for both summer and winter use, efforts should be made to distribute points of interest and activity as widely as possible. This would help to solve one of the great problems of park development which is the provision of the parking spaces for motor vehicles.

There is probably no single thing which is more completely out of harmony with the natural beauty of Gatineau Park than large numbers of parked cars. It is possible to arrange parking facilities in such a way that all cars when parked, shall be concealed from view. Many small parking lots should be laid out completely surrounded by spruce and pine trees.

The present parking lot at Kingsmere is an illustration of what can be done. Here is a parking space for about 80 cars and one must be within a comparatively few feet of them before they can be seen in either winter or summer.

Another parking space at Dunlop's Road is an example of the type of parking areas which should not be permitted. This is a bare, open field beside the highway, and in either winter or summer the rows of shiny vehicles are an offence to the eye and completely out of harmony with the woodland setting.

PARK BUILDINGS

All buildings for park purposes should be designed so as to contribute to rather than detract from the natural beauty of the surroundings. Preferably all buildings should be built of native granite hewn from the hills within the Park. There is probably no more beautiful building material to be found any place. For some purposes, log buildings would be quite suitable. All buildings should be designed, keeping in mind the nature of the terrain. Buildings which might be suitable in, say, the Rocky Mountains area with its towering peaks, would be unsuitable in Gatineau Park, where the hills are low and rolling.

CULVERTS AND BARRIERS

In a parkway through terrain of this character there will be many culverts provided for the spring runoff. On some sections of the parkway barriers, walls or fences will be required. In the construction of culverts it may be necessary to use concrete or galvanized pipe. Concealment of these artificial materials by native rocks will help to blend them with the surroundings. In respect to barriers they should be either of logs or large boulders set close enough to prevent cars from leaving the roadway. A good general rule would be to use logs of large size where the parkway traverses wooded areas and

boulders where the terrain is naturally rocky. Plastered masonry and sawn timbers should be avoided as far as possible. The whole character of this parkway will be greatly influenced by the treatment of culverts and barriers.

This parkway if planned with care and imagination can be made one of the most beautiful 50 mile drives in Canada. It will perhaps lack the grandeur of some of the roads on both the east coast and west coast of Canada along the ocean shore but the hills, lakes and woods of the Gatineau area have a character of their own and present great possibilities for a magnificent highway.

While we must provide access to the Park for motor cars, the heart of the Parkland should remain as nature made it. Walking trails and ski trails will criss-cross all parts of it but as much as possible of the area should be kept as free as possible from the noise of motors and the odours of gasoline.

Mr. Bernard De Voto, in an article in "Fortune Magazine" on the national parks of the United States, said:

"Since the people using the parks have leisure and free-will, they get in full measure what the parks have to offer. Well, what do they get? What justifies the national parks?

"First of all, silence. In any park, three minutes' walk will permit you to be alone in the primeval and this single fact is enough to justify the entire national park system. Moreover, you will enjoy the intimacy of nature as your forefathers knew it. The parks are not the only places where the order of nature is undisturbed, but they are the only places where the public at large can ever get at it. Our civilization excludes steadily increasing numbers from first-hand knowledge of nature - streams, plants, forests, animals, birds, even in the effects of storms - and yet their need of it can never be extinguished. The parks are at once preserves, exhibits, and theatres of nature going on."

We are indeed fortunate that in planning a greater National Capital we can include in it this 'theatre of nature going on'.

TRUNK TRAIL

There should be a walking or skiing trail running the full length of the park area commencing in the vicinity of Fairy Lake and utilizing some trails now existing. The construction of such a trail should be carried out at the earliest possible date. It should be made wide enough and sufficiently level for the use of a truck to carry fire-fighting equipment in an emergency. There is the constant danger of serious fire damage in the whole park area. Many fires occur each year. The park staff with assistance of local residents, have so far been able to confine all of these fires to a relatively small area but there is no means of getting adequate fire-fighting equipment through the heart of the park area. A trunk trail which of course would not be open to the public for motor traffic would greatly improve the facilities for fire protection.

From this trunk trail side trails should be carried to the parkway on both the east and the west side.

HOSTELS

On this trunk trail there should be established several hostels where low cost food and sleeping accommodation could be provided for hikers. There is an organization in Canada known as the Youth Hostel Association which we believe would be willing to work with the Commission in this regard.

PROTECTION OF PARK BOUNDARIES

As will be observed from a map of the park, at a number of places the boundary of the park is formed by presently existing highways. There is always the danger of undesirable development on highways immediately adjacent to the park. Keeping this in mind we would suggest that the Commission should either purchase outright or enter into covenants with owners of land abutting on the park for the control of a strip of up to 100 feet immediately opposite park land on which no building should be permitted. If anything undesirable developed outside the 100 feet from the park boundary such developments could be concealed by the planting of fairly thick stands of pine and spruce.

NATURE MUSEUM

Last year the Federal District Commission authorized the use of part of the Booth House at Kingmere as a Nature Museum. In connection with this project we enlisted the co-operation of the Ottawa Field-Naturalists' Club.

We expect this summer to occupy three rooms with exhibits of three types:

1. The Wild Flowers of Gatineau Park.
2. The Trees of Gatineau Park.
3. The Geology of Gatineau Park.

FLOWERS

The wild flower room will contain coloured plates of all of the wild flowers native to the Park area. In addition, there will be dried specimens of some of the flowers. Throughout the Spring, Summer and Fall months, we hope to arrange for displays of living specimens of the Wild Flowers then in bloom. These would have to be for a short time only, probably at weekends. We may also have short term exhibits from time to time of interesting things in nature, such as fungi, wild fruits, etc.

TREES

For the tree exhibit the Ottawa Forest Products Laboratory have kindly furnished us with four foot sections of the trunks of 26 native trees which grow in Gatineau Park, showing the bark in its natural state. They will also supply us with cross sections of the wood from these 26 trees. A group from the Field Naturalists Club have collected samples of the fruit, cones, leaves, etc. from each of these species of trees which will be shown in frames together with large photographs showing the tree

as it grows. This exhibit will be useful in assisting visitors to the park in identifying trees. We hope also in this room to prepare an exhibit dealing with the prevention of forest fires.

ROCKS

In respect to the geology of the park, the Minister of Mines kindly loaned us the services of Mr. Fenwick Henderson, a geologist, for the most of last summer. Dr. Henderson reports on this work as follows:

"The rocky uplands that make up the Gatineau Park are the remains of some of the oldest mountains in the world that were formed early in the world's history, more than a billion years ago. They are part of an area that has long been noted for the variety and beauty of its minerals and rocks. Within the park are deposits of mica, apatite (an ore of phosphorus), brucite (an ore of magnesium), magnetite and hematite (ores of iron), molybdenite, feldspar, graphite and dozens of other interesting minerals.

"Because the park is of such geological and mineralogical interest, it is planned to devote a section of the Kingmere Museum to an exhibit of the many beautiful and interesting minerals and rocks that are found in it. A start has already been made. More than 60 large specimens of different varieties of more than 20 minerals were collected in the Park in the past summer. As soon as facilities become available in the Museum for exhibiting them, they will be arranged and descriptively labelled, with maps showing where the minerals occur and easily accessible rock exposures in the Park where they may be seen in place.

"It is also planned to erect signs along the walking trails in the Park at points of geological interest. These signs will describe the rocks and minerals that may be seen at the better rock exposures along the trails. They will also point out interesting geological features that were formed during the last ice age, such as glacial deposits, old sea beaches and the marine clay flats that were formed in the Champlain Sea at the time, some 20,000 years ago, when the rocky uplands that now form the Park were Islands in a great arm of the ocean.

"Eventually, if sufficient interest is shown by the general public in the Museum exhibit and in the geology of the park in general, a well illustrated brochure will be prepared describing in non-technical terms the geology and minerals of the Park along with maps showing the trails and the geological features and rock exposures of interest along them."

While the Booth House will be useful in commencing the development of the Nature Museum it should be pointed out that it cannot be used in winter and at some time in the future the Commission might consider building a special building for this purpose.

BIRDS

Last year the Federal District Commission authorized our Committee to develop the Mackenzie King Estate of about 500 acres as a concentrated bird sanctuary.

A considerable bird population has already been observed in this area, all of which has been declared a Wild Life Sanctuary, but the number of birds will depend largely on the food supply. There

are about thirty different types of trees, shrubs and vines which provide bird food. Many of these are now in this special area but we are adding others and increasing the number of some already present. Some planting was done last Fall and more will be carried on this Spring. This will not in any way interfere with the appearance of the area as the new plantings will be along the edge of the present wooded areas.

There are certain birds whose natural habitat is tree cavities but as the woods in this area are pretty well cleaned up and there are insufficient old dead trees, etc., it is therefore proposed to use some practical bird houses designed especially for the types of birds we wish to attract. This work will be carried on by a junior group of field naturalists under competent adult supervision.

The Field Naturalists Club also proposes to conduct a yearly census of bird life in the entire park. The data supplied by such a census would provide information essential to competent management of wildlife in the park. A more intense and detailed type of census is also planned, viz., a breeding bird census which aims to record the nesting and rearing of broods of all birds within a defined area of persistent regular observations during the breeding season. The Club has a group of members capable of conducting such a census. The information from this type of census is of scientific value not only for the management of wildlife in the Gatineau Park but is published and correlated with similar census records that are made annually in regions throughout the United States and Canada.

There are many thousands of bird watchers and others interested in birds in Ottawa and Hull and vicinity who will derive great pleasure from this project. This area contains both wooded areas and meadowland with a running stream through it and is entirely suitable for a development of this kind and we believe that in the future it will be one of the great attractions of Gatineau Park.

In addition to the proposed concentrated bird sanctuary an effort should be made to have the wild geese and ducks stop on some of the lakes within the park area during their migration in the Spring and Fall.

HEADQUARTERS

A headquarters for Park administration should be erected. Your Committee have given much consideration to the location of such a building and recommend that it be established in the vicinity of Old Chelsea.

This village at the edge of the Park is a focal point from which radiate five roads, known as the Chelsea Road, Tenaga Road, Meach Lake Road, Kingsmere Road and Mine Road. There is a property now owned by the Commission at the side of a

beautiful gorge where the Chelsea Creek falls about fifty feet and is one of the most scenic spots in the whole park area. Near this point the Commission owns some property outside the park area, where there is space for a yard for the storage of park equipment and a bus terminal, etc. As such an area would not be attractive looking, this should all be outside the park area but close to the Headquarters.

On September 9, 1947, we submitted an architect's drawing of such a building, making provision for all the facilities which would be necessary.

ANIMALS

In the general vicinity of the Headquarters, an area should be set aside in which native wild animals could be confined under natural conditions.

As noted above, there is a creek beside the administration building and a section of this creek should be fenced and a number of beaver confined therein. They would build their own houses and live under completely natural conditions. There is already considerable poplar in the vicinity, which is the principal food of the beaver. A few thousand poplars could be planted now and as they grow quickly, there would be no food problem.

A number of native deer could be confined in land which is mostly open, so that the deer could be seen by passers-by.

Black bears are plentiful in the Park, and at least a pair of these might be confined by a moat and a natural den provided in the granite hills which characterize this area.

Smaller mammals which might be added to the wild life collection, and which are native to the Park area, would be foxes, porcupines, racoons, mink, martin, muskrat, squirrels, chipmunks, skunks, etc.

The Greber Report suggests the establishment within the Capital area of a zoological garden, and it has been suggested that this might be located in Gatineau Park.

Your Committee would be opposed to this as it is our opinion that nothing should be done which would detract from the Canadian atmosphere, and we think the inclusion of elephants, lions, tigers, giraffes, etc., would be quite out of keeping with the character of the Park.

CHALET

Some years ago, members of the Committee discussed with the Canadian National Railways a proposal for the latter to operate a high class chalet or small hotel in Gatineau Park. This could be managed under the supervision of the Chateau Laurier.

There is urgent need, in both summer and winter, for such an institution, having a true Canadian atmosphere, which would offer accommodation to distinguished visitors to Canada.

For example, when President Roosevelt visited Ottawa he was housed in a private club near Montebello, the surroundings of which, in regard to natural beauty, are not to be compared with the possibilities of such a resort in the heart of the Gatineau Park.

Some years ago, when the Imperial Conference was held in Ottawa, and Canada had the honour of entertaining many of the leading British statesmen, the Government of Canada asked a number of private citizens to take guests to their homes in the Gatineau area for weekends.

Such an institution would have been useful during the visit of The Princess Elizabeth and her husband.

Ottawa is now host to the representatives of most of the great nations of the world. Many distinguished visitors come here from all parts of the world. There should be some place close to the Capital, with a true Canadian atmosphere where during both winter and summer, meals of the highest quality, with the utmost in convenience and service, could be served. Such a diningroom would, of course, be open to the general public, and we believe would be largely used as a place to entertain friends and particularly visitors to the Capital.

Your Committee have given a great deal of consideration to this matter and feel that an ideal location for such an institution would be at the south end of Harrington Lake. The Commission has recently taken over this property, which was formerly the summer home of an Ottawa citizen. There is a magnificent view of the Lake and the surrounding hills. The scenery is typically Canadian.

There is, at present, a very good conventional style house at this location which might be used temporarily for such a purpose, but a new building of a different type of architecture built of log or native stone or a combination of both, would be much more suitable.

What we have in mind is a showplace. The same arguments might be given for utilizing Gatineau Park as a location for such an institution as were given to justify the use of Major Hill Park for the Chateau Laurier.

Close to this location it would be possible to develop a magnificent ski hill with trails connecting with the present ski trails in the Gatineau. A separate chalet could be built for the use of skiers in which would be offered much greater comfort and convenience than is now offered at any of the present ski resorts.

Whether such an institution would be profitable from the start we are not able to say but its success would depend largely on the quality of the food and service. If a high standard is maintained consistently we are convinced that it would attract a great many people.

It should be remembered that we are planning for years ahead and even if such a project is not undertaken in the near future this location should be reserved for future use.

HOTEL

If it were decided that an additional summer or winter hotel were desirable, there is another excellent location at the north end of Phillips Lake. A hotel at this location might be of a somewhat lower standard, meeting the demand for somewhat lower cost for accommodation. This being a public park we must offer facilities to suit all income levels.

CABINS and TRAILER CAMPS

The Committee would recommend that no other type of sleeping accommodation such as cabins, trailer camps etc. should be established within the park area. Such may be necessary in other National Parks far removed from civilization, but Gatineau Park is situated immediately adjoining two large cities where accommodation of all kind is available. The operation of cabins, or trailer camps presents a difficult problem of administration in addition to the fact that such institutions would greatly mar the natural beauty of this woodland paradise. We think that such type of accommodation may well be left in private hands.

BRIDLE PATHS

Gatineau Park offers a perfect setting for bridle paths for the use of those who own or rent riding horses. Many of the ski trails used for skiing in winter could be designated as special bridle paths when not snow covered. The wider walking trails such as the main trunk trails, could be also used as bridle paths. There are many old wood roads which, if cleared, would be suitable for bridle paths. The advantage of these trails is that they would be completely free of motor vehicle traffic. In time it might be desirable for the Commission to encourage the establishment of a riding school with horses for hire.

The Committee has had an application from a group who would like to establish a riding school in this area. The flat fields between the Mountain Road and the wooded hills near Fairy Lake would be an ideal location for such an institution.

MAPLE SUGAR CAMPS

The Commission should immediately proceed with the establishment of one or more maple sugar camps. The cost of these would be very small. A

few artistically designed log cabins to house the equipment are all that are needed. Maple sugar camps fit perfectly into the development of a park, the purpose of which is to retain the atmosphere of the Canadian woods. Such camps would doubtless be profitable and would attract many visitors to witness the activities of one of the oldest and most natural industries of Canada. As the maple sugar season is short, the buildings could be used for other purposes for probably ten months out of the year.

CAMP SITES

As noted above, there are many lakes in the area. When a proper system of trails is developed, most of these will be accessible. Suitable areas close to lakes should be planned on which young people or whole families could set up tents for summer camping under proper regulations.

PICNIC SITES

At present, a number of picnic sites has been developed and in the summer time now attract tens of thousands of picnickers, principally family groups, but also serving the needs of churches, clubs, etc. One of the most important developments of the future should be to provide more such facilities throughout the whole area of the Park, particularly on the lake shores.

The Parkway should be planned so that it will not pass through or too close to the larger picnic grounds. They should be located just off the Parkway. Where large numbers of people assemble the grass becomes worn. Trees become broken; papers and bottle tops are scattered, and the entire area assumes a sort of shabby look which would detract from the view from the Parkway, and, as pointed out, nothing unsightly should be permitted near the Parkway.

BATHING BEACHES

Your Committee have given much consideration to proposals for the establishment of one or more bathing beaches within the Park area.

The only sand beach of any size and with suitable water conditions is on the south shore of Lake Lapeche. There are small areas on other lakes which are being or could be used for bathing but your Committee hesitates to recommend the development of any of these beaches in a large way.

A properly organized bathing beach requires restaurants, hot dog stands, bathing houses, etc., and the short season of about eight or ten weeks would only justify the erection of low cost buildings of a character which would not improve the scenery. All of these beaches are a considerable distance from the City, Lake Lapeche beach being approximately 30 miles from Ottawa, and we are afraid that if they were developed to give the public the

type of service they will expect, they might develop into something like "amusement parks", which would not be in harmony with plans to preserve the natural beauty of the Park area. They would also require large parking areas which are not available near these beaches.

We understand that the City of Ottawa is now developing an extensive plan for providing bathing beaches close to the City.

We are not suggesting that no bathing should be allowed in Gatineau Park. Picnic grounds already in existence or to be created will be close to water, and it would be both impossible and undesirable to prevent children, and sometimes adults, from going for a swim if suitable conditions are available. What we do not recommend is the establishment of extensive facilities which would encourage thousands of people to visit the Park for bathing purposes only.

NATURAL AMPHITHEATRE

A natural amphitheatre within easy reach of the City would be a desirable feature in the development of the National Capital.

Fortunately, the area at the north end of Fairy Lake, near the entrance to the Park, affords a perfect setting for such a development. There is a natural bowl which, if properly graded, would probably accommodate not fewer than 50,000 people. This would form about three parts of a circle. On the open side there is a magnificent background of the Lake and wooded hills.

An amphitheatre of this nature is necessary in a Capital City. There have been many occasions in the past when it was quite impossible to accommodate in one place large numbers of people desirous of meeting together. A few examples may be mentioned:

During the recent visit of The Princess Elizabeth, it was planned to bring the school children together to extend a welcome to Her Royal Highness, but the Exhibition Grounds, seating about 12,000 people, were entirely inadequate to accommodate all of the children who should have been allowed to attend.

A Marian Congress was held in Ottawa some years ago and, once again, the Exhibition Grounds were quite inadequate to accommodate the crowds which attended.

The Fairy Lake location is close to the proposed Memorial Terrace and, on occasions such as Armistice Day, such an amphitheatre could be used for meetings of veterans and citizens.

Out-door band concerts and other types of entertainment could be held in this auditorium.

Montreal has been very successful in the holding of out-door symphony orchestra concerts on the top of the Mountain.

There was recently some discussion in Parliament on holding the Grey Cup games in Ottawa but there is no place sufficiently large to accommodate the crowds which would attend. There could be room in this natural bowl for a field sufficiently large for football and other games.

There has been talk of inviting the Olympic Games to Canada. Such an amphitheatre might make this possible and winter sports could be held in the adjoining Gatineau Park.

The only cost would be some grading and the provision of seats, stage, etc. There would be no cost of erection as this area forms a natural bowl.

This site would be accessible from three separate approaches from the city which is an important consideration in planning to handle very large crowds. It would be near the proposed Parkway leading off the Aylmer Road. It could be reached via the Champlain Bridges and the Brickyard Road; also through Hull via the Mountain Road. From the north it would be reached by the Mine Road, and from the west by the Mountain Road.

There is almost unlimited parking space nearby on land owned by the Commission.

PIONEER LIFE IN GATINEAU PARK

In our report of May 19, 1949, we said:

"1. The park furnishes an ideal setting for posterity to envision the labours of the pioneers in the erection of shelter, from the crude log enclosure to the varied and picturesque dwellings of the earlier settlers. In particular it is the latter houses which are of the greatest interest, reflecting as they do racial origins and instincts modified to the materials at hand.

"Examples of these houses are rapidly disappearing and it would be sound policy to seek and acquire typical examples before they are swept away, for the purpose of re-erection in the Park.

"The Park has sufficient variety of site to permit reproduction or rebuilding the early Canadian buildings in surroundings closely approximating the original setting and making a veritable museum of early Canadian building history. Coupled with this proposal is the suggestion that the houses be furnished with typical examples of the hand worked furniture of the period. The acquisition of such furniture may be difficult as examples are in the category of collectors' items, but there should be enough public spirit extant to respond to a scheme where imagination is coupled to real public service.

"It is urged that a committee of Architects, Historians and Antiquarians be set up for the purpose of making definite and detailed submissions."

Since that time a committee has been set up, composed of:

Mr. A.J. Hazelgrove, Past President of the Royal Architectural Institute of Canada.

Dr. Marius Barbeau, distinguished Canadian Ethnologist and Folklorist who is possibly the best informed man in Canada on pioneer life in Canada.

Mr. A.J.H. Richardson, of the Dominion Archives, who has made an intensive study of the Ottawa and Gatineau area.

Mr. Arthur Price, an artist who has had considerable experience in reconstruction of early buildings.

Mr. R.P. Sparks, Chairman of the Gatineau Park Advisory Committee.

Three projects were given consideration by this Committee:

1. The reconstruction of the original pioneer settlement established by Philemon Wright, the first white settlement in this part of the country, where Hull now stands.

2. The reconstruction of a Fur-trading post. In the early days the Hudson Bay Company, the Northwest Company and John Jacob Astor were active in this area.

3. The reconstruction of an original type lumber camp. The Ottawa and Gatineau area was a centre for the early lumber trade.

A great deal of research has been done by members of this special committee and is continuing. However, before making any concrete recommendations the Advisory Committee felt that they should have some intimation from the Federal District Commission that they would be interested in this type of project, particularly as the carrying out of such a project on any substantial scale would cost a good deal. Of course the amount of cost would entirely depend upon the schemes undertaken.

To illustrate what might be done we are attaching herewith as Appendix A, a report by Mr. A.J.H. Richardson on the pioneer village established by Philemon Wright. As you will see from this report, Mr. Richardson has supplied an immense amount of reference material in the form of appendices which are not included in this report but are available for study.

We have also included in Appendix A a memorandum prepared by Dr. Marius Barbeau outlining a wide range of projects which might be considered. If the Commission are interested, the sub-committee are prepared to continue their research and make concrete proposals. They would also hope to be able to make some estimate as to costs.

We respectfully suggest, however, that for a young and growing country like Canada the cultural, historical and social value of a project of this kind at the National Capital would be well worth whatever it cost.

As it is extremely difficult to deal adequately with this proposal in the limited space of this report, perhaps the Commission might be willing to appoint a sub-committee of your Commission which could meet with our special Committee at which time a great deal more information could be given.

HANDICRAFTS

The woods covering the Gatineau Hills contain practically all of the species of trees which are native to this part of Canada.

Some years ago there was some discussion with the Department of Veterans' Affairs in regard to the possibility of establishing within the Gatineau Park an institution to develop woodcraft. It was suggested that handicapped veterans might be given an opportunity to learn wood carving and other handicrafts, and that the product of such an institution be sold for their benefit. This proposal was developed to the extent that an offer was made by a leading artist to get together a committee of artists and others interested in handicraft, who would design articles to be produced. It was hoped that, by this method, something unique and different might be developed and that a handicraft industry, based upon the great variety of woods in Gatineau Park, might in time develop an important source of income to these men who could not otherwise support themselves.

The handicrafts developed might be taught to the native population surrounding the park, and in time a handicraft centre producing special products identified with the Gatineau area and the City of Ottawa could develop a market attractive to tourists and others who might visit the Capital.

INDIAN HANDICRAFT

Groups of Indians might be brought to the Park to carry on their native industries, such as basket making, bead work, porcupine quill work, etc. It is of interest to note that recently some Indians from New Brunswick, who used a particular species of trees in their basket production and had exhausted the supply of this type of tree in their own locality, asked permission to come to Gatineau Park and cut logs, which they shipped to New Brunswick, to carry on their work. Perhaps some of these Indians could be brought to Ottawa to carry on their industry where this type of tree is available.

SKIING

For many years Gatineau Park has been the centre of skiing activities for the National Capital area. About thirty years ago the Ottawa Ski Club

commenced the development of skiing facilities in the Lake Fortune area where they have two lodges. They later established two other lodges - one at Pink Lake and one outside the park area at Dome Hill. This club has a membership of 2,000 and attracts many non-members who use its facilities occasionally for a small guest fee during the winter. The club supervises ski meets such as the Canadian and Ontario Championships. It maintains several hills and trails on property which is owned by the club. These trails connect with other trails maintained by the Commission throughout the park area. The club has been assisted by the Federal District Commission in the making of a new hill and the building of a road into the main clubhouse.

In recent years other ski centres have been established - one at Wakefield by the Vorlage Club and one by private interests on the Mountain Road near Kingsmere where night skiing is carried on.

The Ottawa Ski Club is most anxious to co-operate with the Federal District Commission and promote the development of the Gatineau Park. Indeed for over 30 years its activities have brought to the attention of many thousands in Ottawa and the surrounding district the recreational advantages of this fine winterland to the capital city. It has been and remains one of the greatest assets in the development of the park.

There have been some suggestions that the Ottawa Ski Club should sell the 400 acres which it owns in the Park area to the Federal District Commission. It is not through any lack of sympathy with the Commission's objectives for the Park that this proposal meets with widespread opposition among club members. Our members are convinced that to lose the ownership of the land would eventually mean the disintegration of the Ski Club.

As will be noted from Appendix B, there are differences of opinion between members of the Committee in regard to the principle of private ownership of land within the park area. We understand that the Ottawa Ski Club is prepared to enter into an agreement with the Federal District Commission that the 400 acres of land which they own in Gatineau Park will be used only for skiing facilities and under this and other safeguards the Committee is unanimous in agreeing that the Ottawa Ski Club should be permitted to retain their property.

SNOWSHOEING

There are several snowshoe clubs in the Ottawa-Hull district. They should be asked to make the Park their headquarters. This colourful and essentially Canadian Sport should be encouraged. Facilities for the renting of snowshoes should be available.

BOB SLEIGH RUN AND CHILDREN'S WINTER PLAYGROUND

Consideration should be given to building a bobsled run and, in addition, hills with easy slopes should be provided for the use exclusively of children using sleighs or toboggans.

DOG TEAMS

A number of dog teams should be acquired. Dog teams are a part of the Canadian scene. Dog teams might be used by the Park rangers but should be available for hire at week-ends. Such revenue might provide for the cost of maintenance.

WOODLANDS

In any development of which trees and woodlands form an essential part, it should be pointed out that most of our indigenous trees, both conifer and deciduous, require at least fifty years to reach maturity. Practically all of the original stands, largely of white pine, were cut many years ago. A second cutover of hardwood has been made over much of the area. While there are still thousands of acres of mature stands of hardwood and some conifers, there are also thousands of acres of younger second growth of deciduous trees which in fifty years will develop into magnificent stands of hardwood bush.

While few of the original stands of pine still remain, much of the land is suited by nature to the growth of pine and other conifers. A planting programme has already been undertaken and thousands of red pine, white pine, spruce, hemlock, balsam and cedar have been planted. While open spaces should be retained at suitable locations to break the continuity of solid woodlands, there are hundreds of acres now covered with scrub growth which should be replanted to conifers or mixed stands. There are about thirty varieties of deciduous trees now growing in the Park area, maple predominating. Each of these varieties adds interest and beauty but an effort should be made to greatly increase the growth of pine and other conifers. It will be at least fifty years before this area will reach its maximum in beauty, insofar as the woodlands are concerned.

Assuming that the Park will contain about 75,000 acres, most of which is now wooded, forestry experts advise us that the natural growth will amount to about one cord of wood per acre per annum. In other words, the natural growth would be from 50,000 to 60,000 cords per annum. In the areas now containing mature growth, the woods would be improved, for Park purposes, by a certain amount of selective cutting. It is estimated that, even at present, from 5,000 to 10,000 cords of fuel wood or logs should be cut each year. As the trees mature, the amount which should be cut each year will increase, thus creating a certain amount of revenue and at the same time improving the woodlands for Park purposes.

This wood cutting might be developed into one of the most attractive activities from the standpoint of visitors. There are few more interesting things to watch than skilled woodsmen at work. Logging crews would not remain long in one place. Portable camps might be used, cook house and dining facilities made larger than required for the logging crew, and visitors afforded an opportunity to see a basic Canadian industry at work, and have dinner at a genuine Canadian lumber camp.

PRIVATELY OWNED LAND

Whether or not any privately owned property should be permitted within the boundaries of Gatineau Park and if so to what extent, has been a subject of discussion by this Committee almost since it was appointed four years ago.

The majority of the Committee have come to the conclusion that ultimately all private property within the park should be acquired by the Commission. There is some difference of opinion as to timing and procedure but agreement in principle.

The minority of the Committee feel that present owners should be permitted to retain their property.

As the Committee have been unable to reach agreement as to what recommendation should be made to the Commission we have added an Appendix marked B in which the opinions of the members of the Committee are expressed and the facts in support of the various opinions are presented.

CONCLUSION

Your Committee do not feel that they should suggest any detailed priority in the park development with one exception, and that is that the obvious No. 1 priority is the construction of the suggested parkway. Without reasonably good access the value of the park is quite limited. Most of the suggestions could be carried out at any time if approved, at comparatively small cost.

There are, however, four recommendations, the cost of which would be substantial. These are:

1. The erection of a Headquarters Building.
2. The reconstruction of buildings concerning pioneer life in this area.
3. The development of a chalet at the south end of Harrington Lake.
4. The development of an outdoor amphitheatre.

In regard to a Headquarters we feel that consideration should be given as soon as possible to the erection of a Headquarters and Administrative Building. Each year the duties of the Park Superintendent increase and any development will add to them. We feel that there would be both greater efficiency and economy if a properly laid out Administrative Building were available in the park.

In regard to the project concerning pioneer life, it is not suggested that any elaborate programme be proceeded with at once but we do suggest that the Commission might consider allocating a limited amount of funds for the purchase of certain old buildings still in a state of good repair which might be required for a major project. Such buildings are constantly being destroyed. It may not be long until there are very few of them left. We have already

suggested the consideration of this project by a sub-committee of your Commission when the matter of some immediate action could be considered.

In connection with the Chalet, this might be taken up at once with the Canadian National Railways. It might be mentioned that some years ago the Canadian National Railways did contemplate the appropriation of \$250,000 for such a project in Gatineau Park. Whether they would still be prepared to go ahead we do not know. If the project were approved and the Canadian National Railways were not interested, some other organization might be interested.

In regard to the open air amphitheatre, opinions might differ as to how urgent such a project is.

We do suggest, however, that your Commission should give immediate consideration to adopting some type of Master Plan at the present time so that all developments, even the most unimportant, would conform in a general way to such a plan.

This is a large project, the completion of which will require many years and no one is more familiar than your Commission with the need for planning in advance. It has not been possible in this short report to deal in detail with any proposal submitted herewith but your Committee would be glad to answer any questions which might arise or supply further information if such were desired.

All of which is respectfully submitted,

R.P. SPARKS

Chairman

On behalf of the Committee

Appendix A

PIONEER LIFE IN CANADA

Report by Mr. A. J. H. Richardson

Report by Dr. Marius Barbeau

REPORT ON PIONEER VILLAGE FOR GATINEAU NATIONAL PARK

by A.J.H. Richardson

The replica of a pioneer village could commemorate a notable period of pioneer effort *throughout* Canada. This was the half century from 1783 to 1830 when the foundations of a settlement were laid in Ontario, New Brunswick, Manitoba and a large part of Quebec. Luckily we have a model for our pioneer village that was not only the first permanent settlement above the Long Sault and located in the very region of the Park, but was also one of the most remarkable achievements of that era, and represented its chief racial elements. In fact, this settlement was in one way the most daring pioneer enterprise on the whole continent. It deserves a proper memorial on its own account, as well as for its place in the Valley's history.

This was the settlement in the township of Hull inaugurated by Philemon Wright in 1800. The extracts from Wright's own narrative at the bottom of Appendix A show him the first to bring the heart of the Valley under cultivation. Contemporary and modern appraisals in Appendix B show his colony a model one in its day, "regarded as an object lesson of what able management and capital could do in opening up the country" and "probably the most complete and self-sufficient of all 'back township' settlements" in Canada. By 1830, the period it is proposed to reproduce, it contained a variety of little factories, giving a very broad picture of Canadian pioneer industry. Appendix C shows that by that date it contained New Englanders, French Canadians, and emigrants from England, Scotland and Ireland. Appendix A also shows that Philemon had pushed farther into the wilderness than even the most daring pioneers of Vermont — bold and self-reliant men who "out-revolutionized most of their very revolutionary contemporaries" in America.

Construction of a unit representing Wright's settlement seems quite practicable. Fortunately, the manufactories and best houses in the colony were nearly all concentrated in his village at the Chaudiere Falls, and it was compact enough to reproduce complete or at least in good part. It contained about a dozen buildings in 1830 — see documentary evidence given in Appendix D. It is not even essential to reproduce the whole village; only representative buildings need be constructed, though perhaps a model of the complete village could be placed in one of them.

The Gatineau Park provides two sites with water power such as was used to run Wright's manufactories. One of these is at the outlet of Meach Lake into Meach Brook, where are the ruins of the power house of T.L. "Carbide" Wilson; the other is on Chelsea Brook just below Old Chelsea, where still stand the field-stone walls of the mill built in the eighteen twenties by Wright's son-in-law, Thomas Brigham (see note on this mill in Appendix F.)

If it is decided to reproduce part of the village as faithfully as possible, the existing record of the settlement is so full that we have already been able to form a good picture of its appearance in 1830; we have established exact size, position and general design of the majority of the buildings, as will be seen from the narratives, official reports, plans, views, etc., given in Appendix D. Where data are lacking, we might be able to draw on the knowledge gained in the similar restorations described in Appendix E, or by the students of pioneer life mentioned in Appendix G.

The experience of these earlier restorations should also help us to economize both in time and money during the actual reconstruction. Wright's village, mostly built of stone, would admittedly not be as cheap to restore as a village of clapboard houses like that at Old Sturbridge; but it is felt that further money can be saved by using material from existing old stone and log buildings, old interior woodwork, mill equipment, etc. There seem to be enough of these buildings still standing, sufficiently close to be moved easily, yet not sufficiently valuable as dwellings to be costly, being unoccupied but not badly decayed. A preliminary list of them, with illustrations of most, is given in Appendix F. It was not compiled from a systematic survey, and most of the buildings were recorded ten years ago, but while some may since have disappeared, it is likely that a comparable number of other such buildings have fallen into the same state since 1940. The construction of the St. Lawrence Seaway should even put into Government hands, at no expense to the Federal District Commission, some that are in good repair.

The use of material from existing buildings would provide authentic stone-work, the effect of which is so difficult to reproduce in a modern replica. Several of the old buildings listed in Appendix F are actually in the township of Hull, and one or two of them may even have been put up by Philemon Wright's colonists. A number of the others are built of a type of limestone similar to that used in Wright's village, and most are of similar date.

If practicable, it might be quicker to reconstruct these existing buildings complete on the Gatineau Park site, than to use their materials to reproduce Wright's buildings. It would probably be enough to build a unit merely based on his village, with the same general arrangement and types and styles of buildings, not an exact facsimile. On the average, the buildings listed in Appendix F are more attractive examples of the architecture of the period, for Wright's village was built with more of an eye to use than to beauty.

The extracts in Appendix E give an idea of the revenue to be got from mills and craft shops in such restored villages. Wright's settlement has good

possibilities since, besides the grist and saw mills, it contained a forge, tannery, saddler's shop, bake-house, store, distillery and inn (see first extract in Appendix B). Appendix H is a note on pioneer recipes that could be used in a restored "Columbia

Hotel". A replica of the old Hull post office (see Bouchett's report in Appendix D) should be a drawing card for philatelists, and a replica of the armoury (Wright's and Mactaggart's accounts in Appendix D) should have an even wider appeal.

PIONEER LIFE IN THE GATINEAU NATIONAL PARK

by Dr. Marius Barbeau

Selected buildings to illustrate the pioneer life of the country — to begin with the Ottawa River — should be erected at suitable spots in the Gatineau National Park. These typical structures of the past would serve the same purpose as a science or historical museum or public archives in a city; they would attract visitors and stimulate research along avenues otherwise neglected which appertain to the life and activities of the pioneers and early settlers, of which there are still lingering traces. These revived features would be:

Mills: grist and saw mills, with water wheels.

Houses: the stone house of the Loyalists, the French Canadian stone house, the frame house of the British settlers; the squared log house with post in the sill or *colombage* of old French Canada; the log house with dovetail corners of the Scandinavian-Delaware type still well represented in the areas, in the United States and Canada, where the settlers established themselves after 1800.

Barns, sheds: the Chenierville and Petite Nation River type of log barns with posts in the sill; the St. Eustache type of posts in the ground cedar barns; the log barns and sheds of cedar with dovetail corners so well represented in the Carp and Stittsville district; the stone stable and frame superstructure of the Ross farm type below Hawkesbury. Farm equipment and machinery could be collected and form part of the whole.

Lime Kiln like those of Carillon and the Ross farms near Hawkesbury.

Bake ovens of stone, clay or brick, outside the house or part of the large stone chimney inside; and equipment.

Blacksmith shops of the French and British types, with chimney, large leather and wooden bellows, anvils, tools, equipment to shoe horses, to bandage wheels, etc.

Foundry, with outside enclined wheel set in motion through gravity by a team of oxen; moulds, models, for casting plough shares, stove plates, etc.

Smoke house or small wooden structure for smoking meat or fish.

Fur-trading post, like one of the Hudson's Bay Company. The Indian trade and store for Indian goods; old fire arms, traps, a fur press; canoes, etc.

Lumber camp and equipment in the old style. Models of boats and devices; broad axes. Illustrations showing rafts, sluices, various forest scenes—Bartlett, Krieghoff, Leighton.

Village store with ancient trade goods and supplies.

A comprehensive plan should include all these types which once were familiar along the Ottawa River. Such reconstructions are to be found in the United States, for instance at Williamsburg in Virginia; Deerborn or the Ford Village on the Detroit River; the Indiana Park village, etc. Each of the buildings reconstructed should be equipped with its own type of furniture, supplemented by consistent articles of handicrafts.

A policy of gradual development would be the most practical in the Gatineau Park, beginning with what features may be easily obtained and apt to add attractions to the park from the very first, without involving large expenditures. Whenever a building and materials such as described are available, more or less complete, and in good shape for duration, it should be secured, pulled apart for transportation, and reconstructed in the park according to the plan, in the right locations.

The first item and the best to consider is the Tait-Mackenzie grist mill at Almonte, and its equipment and furniture — its collection of objects from the neighbourhood is unique and fairly considerable. It is for sale and intended for conservation. Correspondence about it with Mrs. Tait-Mackenzie, the owner, of Philadelphia, is on file.

An old square log house of the French Canadian type, posts in the sill, and small, may presumably be purchased for a small sum, in the neighbourhood of Lachute. (Photos available here).

Barns of the post-in-the-sill type near Papineauville and the Little Nation River could be secured. Also good samples of the log-cabin type, dove-tail corners, could be selected along the Ottawa River above Ottawa.

After the available buildings and structures are acquired for a selected site in the Park, the business of pulling them apart, numbering the pieces, transporting the whole to the Park and rebuilding, could be undertaken under contract with Arthur Price, who is used to this kind of work for the National Film Board in constructing sets; and he has trained assistants at his disposal.

Appendix B

PRIVATE OWNERSHIP OF LAND
IN GATINEAU PARK

Memoranda by Mr. R. P. Sparks

Mr. J. J. Connolly

Mr. Herbert Marshall

General E. L. M. Burns

PRIVATE OWNERSHIP OF PROPERTY IN GATINEAU PARK

by R.P. Sparks

My opinion on this subject is that:

1. Ultimately all private property within Gatineau Park should be taken over by the Commission for the reasons set out below.

2. Some date should be fixed by which time all property would be taken over. I would suggest ten years with the possibility of extension but that the principle be now established that ultimately all property will be taken over and that present owners should be notified to that effect.

3. No additional building should be permitted within the park boundaries and owners of land should be so advised immediately.

4. The Commission should be prepared to purchase any property within the park area which is offered for sale at a reasonable price.

5. To carry out this project the Commission should use their powers of expropriation. If there is any legal obstacle in using such powers the Act should be amended.

This decision involves three groups of buildings:

- (1) Property in the Meach Lake area.
- (2) Property in the Kingsmere area.
- (3) Property scattered throughout the park area (this would not include the settlement on the Mountain Road near Fairy Lake which the Committee have regarded as being outside the area in regard to which they are acting in an advisory capacity).

Dealing first with the Meach Lake area. This is the largest lake in the park. Of the large lakes it is the closest to Ottawa. It is the most scenic and the one which if its shores were open to the public, would be the most used. It is the very heart of the whole park project and yet the Commission does not own one foot of its shoreline.

I recently took occasion to make a reasonably careful survey of the west side of the Lake. Based upon my own personal judgment, I would describe the 89 cottages and other buildings which I looked at as follows:

Decidedly ugly and might properly be described as eye-sores	60
Respectable but certainly not attractive	23
Attractive summer cottages in good locations	6
Garages, all ugly, and badly located	23
Boathouses, all ugly	40
Combination boathouses and garages, worse still	12

Nearly all of these buildings, good and bad, are of flimsy wood construction which does not fit into and harmonize with the granite hills against which they are set. Many of them consist of just walls and roof to keep out the rain. There is little, if any, attempt at sound architecture. The paint is in all

the shades of the rainbow. Many have had no paint for years. Most of them are right on the lakeshore or just off it. The boathouses and garages are mere wooden boxes which may have answered the purpose for which they were intended but they all look cheap and ugly.

The east side of the Lake presents a somewhat different problem as most of the houses are inconspicuous, at present. However, the projected Parkway must be on the east side of the Lake. The view from the parkway across this beautiful lake which is quite narrow, will be completely ruined if, in the very foreground, there is a row of unsightly cottages, boathouses and garages. As the traffic would be on that side the public would be more likely to want to use the east side. This, of course, would be objectionable to the present cottage owners.

The Kingsmere area is somewhat different. Summer cottages were established there more than fifty years ago. A number of the originals are still there but, as would be expected, they are in poor condition. There are a few houses which are used as permanent homes, some of them built quite recently. There are a few modern summer cottages. There is a restaurant and dance hall of a very poor architectural style, together with a group of small overnight cabins. Then there is a variety of shacks, garages, etc.

The third group are mostly on the Mountain Road, the Mine Road and the Meach Lake Road on the park side of these roads. They also include a few farm houses on the Mountain Road where the farmer has built his home or buildings on the park side of the road but the farm lies across from it. There is no objection to these remaining where they are.

The feature of the park will be the parkway. This parkway should be planned with scenic values as the chief governing factor in its location. There should be nothing to mar its beauty and interest. If in planning the location of the parkway it is necessary to dodge ugly structures, this will greatly increase its cost and destroy its aesthetic values.

I think it is generally agreed that a great many of these structures should be removed as they are wholly out of keeping with a national park. It is a fact, however, that the type and condition of these buildings in a general way would reflect the income groups to which they belong. I do not think it is possible or desirable to remove only the buildings owned by people in the lower income group and leave the property of the well-to-do where they are. The removal of the poorer type of building would greatly enhance the value of the few buildings of the better type which would remain and I do not think that the Commission can be a party to windfall profits of this character for a select few.

Although the Park is at present largely inaccessible to the public, tens of thousands of people visit it each year. When the parkway is opened this will mean hundreds of thousands of people. The public will not know where the Park land ends and the privately owned land begins, and will undoubtedly make it rather uncomfortable for the private land-owners. This will probably result in the private owners fencing their property or at least putting up signs "No Trespassing".

It has been suggested that the private owners of land and buildings would be opposed to selling their properties. I believe there would be very few cases in which this condition would exist. We have had some experience in this regard. All of the cottages at the north end of Philippe Lake, about forty, were taken over by the Commission. At first there was a good deal of objection and a meeting of owners was held. When the situation was fully explained and it was pointed out that this was a national project in which the public interest must be the dominating factor, objections were withdrawn and agreement was reached with one hundred percent of the owners without the necessity of expropriation.

It would have been better if, when the decision was made to create a National Park in this area, a policy had been adopted to prevent new buildings on the area which it was proposed to take over. However, this was not done and some building has been continued on land which it was known would be ultimately required for park purposes. Even if a decision had been made when the Greber Report was finally accepted, there would have been substantial savings.

I am convinced that when the time comes to fully develop this magnificent project, it will be found that no proper planning is possible if the park area is cluttered up with privately owned land and buildings.

I am informed by officials of the National Parks Branch that when they take over property for park purposes they always include all property within the proposed park boundary. They do this because they have found great difficulty when privately owned land was permitted within national parks.

I have made some study of the National Parks of the United States, and find that this problem of privately owned land within park boundaries is a constant source of difficulty for the administration. In a personal letter from the Acting Director of the National Parks Service he says, in part:

"Buildings have been constructed on some of these lands with little regard for design, sanitation, or fire protection. Some of these lands present a sordid picture to visitors, and confuse them as they do not realize that the properties are not owned by the National Park Service or operated under its administration.

"The solution of the in-holding problem rests generally in the realization by all of the people of this country that the national parks, monuments, and histo-

rical areas are vital, economic, and social assets to the Nation, and that the Federal holdings within their boundaries should be unified and complete.

"Experience over the years has shown that the policy of acquiring the privately-owned lands within areas of the National Park System is a sound one, and that the national parks could not exist in their true significance without it."

A pamphlet has been issued, written by Mr. Newton B. Drury, Director of National Parks Service, entitled "Private In-Holdings in National Park System", from which I quote as follows:

"Often these lands are of strategic importance to the development of the area. Road and trail construction may be complicated by them; access must be provided to them; and the danger of fires spreading from them if ever present. Though these in-holdings represent only 2¼ percent of the gross area of the System, the handicap they impose is out of all proportion to their extent, and the problem they create is one of the most serious facing the National Park Service.

"The privately owned lands in the National Park System, involving some 3,000 individual ownerships, vary some lots to subdivisions, from homesites to ranches, from cabin-sites to resorts, from soft-drink stands to cafes and night clubs, from automobile "graveyards" to saw-mills and gravel pits. All are alien to the concepts of our national parks, monuments, and historical areas; many are eyesores and all present grave problems of administration and protection.

"Many of the buildings are dilapidated and constitute fire hazards. None can, by any stretch of the imagination, be considered proper from the standpoint of the purposes of the 1916 Act."

In addition to this pamphlet, an illustrated booklet has been issued showing a great number of pictures of undesirable buildings and other features within the National Parks. Many similar pictures could be taken in Gatineau Park. The introduction of this booklet reads as follows:

"The orderly, programmed acquisition of the non-Federal lands which lie within the approved boundaries of the 168 areas of the National Park System is one of the major tasks ahead of the National Park Service, in the opinion of the Director, Newton B. Drury. Although these lands represent only about three percent of the gross area of the System, the handicap they impose on satisfactory development and administration is out of all proportion to their extent.

"Since the owner of lands in a park or monument has exactly the same rights with respect to them as any other landowner anywhere, there is nothing to prevent him from establishing undesirable developments or removing his timber or using his land in such fashion as to deplete it or to cause damaging erosion, the effects of which may extend beyond his own boundaries. At the same time, the Service finds it difficult to plan the areas it administers if lands required for needed developments remain in private hands; the construction of needed roads and trails is complicated by them; it is obliged to provide access to them; and there is always the threat of fires spreading from them to damage Federal property.

Every word of the above quotations applies to Gatineau Park. We should learn from the experience in the United States and, at the start of our planning, adopt the policy of no privately owned land within the park boundaries.

It has been suggested that the type of buildings within the park might be controlled by municipal by-laws. Experience has shown that this is entirely impractical. Municipal Councils are not proper bodies to determine the type of building to be permitted in a park of this character. The same applies to leaving this matter to community associations. I respectfully submit that only through ownership can the development of this area be controlled.

The differences of opinion between members of the Committee appear to be influenced by their individual views as to the broad purpose of Gatineau Park. Some of the Committee as indicated in their suggestions, appear to regard the park scheme as mainly a development planned for the benefit of the citizens of Ottawa and as a site for summer cottages and a recreational area. The citizens of Ottawa will greatly benefit from this project but I regard the interest of a few private citizens as completely secondary to the national interest, which should govern all decisions.

There are literally hundreds of lakes within a comparatively short distance of Ottawa in the Gatineau area which could be developed for private use. Indeed in one memorandum to the Commission we suggested the setting aside of the area surrounding Brown and Cameron Lakes which are on the perimeter of the park, as a model summer resort. In many ways it is greatly superior to either Kingsmere or Meach Lake for that purpose. If there is an obligation resting on the Commission to provide an area for summer cottages, this is the ideal spot and it would not interfere at all with the broad development of Gatineau Park as a beautiful national monument.

Present summer cottage owners might be offered first choice in this area. There are other advantages in establishing a summer resort at this point as set out in our earlier memorandum on the subject.

As pointed out above, there is no necessity for precipitate action but I am convinced that the principle of privately owned land within the park should now be dealt with.

PRIVATE OWNERSHIP OF PROPERTY IN GATINEAU PARK

by J.J. Connolly

To summarize my views on privately-owned property in the area, I would say that the following should be completely adequate for the long-ranged purposes of the F.D.C.

(1) The owners of property should be encouraged to build and maintain up to a standard set by the Commission and in any event to a high standard.

(2) The Commission could encourage beautification through the Community Associations established or to be established.

(3) If the Commission thinks it necessary, as properties come on to the market, the Commission might acquire them.

(4) The Commission might take some positive steps to strengthen and enforce building by-laws in the area.

I should like to add that in signing the general recommendations submitted to the Commission by the Gatineau Parks Committee, the views which I have expressed in this memorandum are intended to modify any of the ideas contained in the general report which are in variance with the views which I have expressed in this memorandum.

I am unable to agree with the Chairman of the Gatineau Parks Committee of the Federal District Commission in connection with his views on the question of privately-owned property within the general area of Gatineau Park. Part of this area west of the Gatineau River has been a summer resort district for citizens of Ottawa for many years. This has been one of the very desirable features of life in Ottawa. Unlike the case in Toronto and Montreal, citizens of Ottawa of mod-

erate means have been able to have summer places within commuting distance of their work. This has provided healthful recreation, summer and winter, for them and for their children for generations and the beauty of the countryside has not been damaged thereby. It is suggested that there should be no privately-owned property roughly between Old Chelsea on the south, the Gatineau Road on the west, the north end of Phillip's Lake on the north and the Mountain Road on the east.

Attention is particularly directed to the area in and around Kingsmere and Meach Lake. There are many privately-owned properties in this area. Some of them add tremendously to the attractiveness of the landscape and give great additional value to the district. Others are obscured by trees or are built in places where they are not noticed by motorists.

It is true that some are unattractive and noticeable. Some have poor lines, some are poorly constructed and badly maintained. In some cases there has been excessive tree cutting but this practice is not general.

These defects are not unknown to the summer residents of the area. For many years there has been a Community Association at Meach Lake. It is believed there is also a similar Association at Kingsmere and at Tenaga. There may be others. The purpose of these Associations is to try and develop among the residents a concern for the preservation of the natural beauty of the locality by voluntary effort. The Meach Lake Association in 1939 considered this phase of its work so important that it caused a by-law to be passed by the Municipality of West Hull restricting building

activity in the Municipality. To accomplish this purpose a special amendment to the Quebec Municipal Code was passed by the Quebec Legislature, due to the efforts of the Meach Lake Association. This was a most unusual accomplishment for a local community association. It demonstrates what can be done by people who have an interest in such matters. It also demonstrates government ownership and control may not be the only method of assisting to preserve beauty.

It is believed that steps might be taken to improve the terms of this by-law by further amendment and with co-operation between the Federal District Commission's Officials and the Officials of the Municipality concerned, to enforce the by-law rigidly. At the present time the Municipal authorities have apparently been reluctant to utilize this power probably because of the cost. The by-law should be applied not only to privately owned lands within the park area but as well to the various public roads which lead to the area. Perhaps F.D.C. employees could become special constables of the Municipality, charged with the enforcement of the by-law.

At the present time permits are required before any residents of the Municipality are permitted to burn leaves and slash. Authority could be taken to require permits for the cutting of trees.

The general proposals of the Gatineau Parks Committee with reference to roads indicates that some of these roads will touch upon Meach, Harrington and Phillippe Lakes at not more than a few points. These points will provide glimpses of the Lakes for sight-seers. It may be that look-outs will be arranged at some of these points. It is not felt that the view from any of such vantage points would be impaired by signs of human habitation at these Lakes. It could be said that many of the privately owned establishments improve the appearance of the area. Certainly they add value to it. There would seem to be no good reason why the three Lakes in question should ever be returned to a state of nature in a country like Canada which contains so many lakes where nature will never be disturbed.

As indicated above some of the privately-owned properties in the area are unattractive. Some have come on to the market for sale. I would think that the Commission might acquire privately-owned property which is offered for sale as the occasion arises. This would have the effect of reducing the number of summer residents in the area where such is thought necessary. It can also have the effect of eliminating unattractive establishments.

I think it would be an advantage as well, to encourage the owners of private property to maintain their properties in a way which will conform to the standards desired to be established by the Commission. This can be done with individuals and it can be done through the recognized Associations established for the purpose.

An owner who has vacant land which is used in conjunction with his summer residence, I think, should not be disturbed but he should be encouraged not to subdivide it so as to create an unattractive area. I do not think that a project of this kind will be carried out by any responsible person. Generally speaking the area proposed for the park is so large that I believe a modest amount of voluntary effort on the part of property owners would contribute greatly to enhance the attractiveness of the district. I am firmly of the opinion that few, if any people, in the areas discussed herein, will see their property values increased through any new roads which might be built by the commission.

It is said that bathing facilities should be provided for the public at Kingsmere, Meach and Harrington Lakes. This does not appeal to me as practical at this time. There are to be new bathing facilities provided nearer Ottawa by the civic authorities with the co-operation of the F.D.C. The F.D.C. has some at Phillips Lake. There is an excellent site at Lake LaPêche, if more is required, and the beach there is a good one. A suitable site might be selected at the south end of Harrington, but I do not think it desirable to install one there. Kingsmere is too small for a public beach and the shore line of Meach Lake does not lend itself to such a development without a large and unwarranted expenditure of money.

PRIVATE OWNERSHIP OF PROPERTY IN GATINEAU PARK

by Herbert Marshall

My view about the privately owned cottages at Kingsmere and Meach Lakes is that the irrevocable step of dispossessing the owners of their property should not be taken. There are some good reasons for this view. Some of these are:

Kingsmere is too small a lake to accommodate large numbers of picnickers.

Its summer cottages, developed over many years with loving care and much toil, are a source of health and recreation for numerous Ottawa families.

The west side of Meach Lake is unsuitable for picnicking. The hills come very close to the shore line and the narrow road is dangerous for heavy traffic. Cottages there should, with possible exceptions, be permitted to remain.

Cottages offer a contrast in the woodland scenery from the east side of Meach Lake — they are not painful to aesthetic sensibilities. In fact, distance lends enchantment and the activities of the cottagers add life to the scene and give variety to

the Park. As a matter of fact, from the east side of the Lake, where presumably a new road will eventually be built, most of the cottages are hidden from view and even the boathouses have their ugliness softened and refined by distance. From any point on the east side of the Lake the scene is beautiful. Cottages affect it but little. To remove them would be a meticulous striving after additional aesthetic values.

My view of the future development of Gatineau Park envisages some developments in the Kingsmere area. While the aesthetic aspects should by no means be lost sight of, considerable emphasis should be placed on the recreational side. Gatineau Park will be used predominantly for the enjoyment of outdoor life. It will be used by thousands of hikers, skiers, picnickers, and, perhaps, eventually riders. There will, of course, be motoring on roads skirting the Park. The Kingsmere area north of the road should be developed in such a way as to promote such uses of the Park. The whole Park area should be reserved for the purpose of getting people away from urban environment and back to natural surroundings. Some of the territory between the base of the hills and the Kingsmere Road might be set aside for private log cabins, so that people of moderate means may stay in these healthy surroundings. These cabins should be under regulations, however. Some of those already erected are very ugly. This must not be permitted to become a slum area. No cabins should be permitted beyond the base of the hills, and below the hill they should be in the tree areas. All this territory is a sort of jumping-off place or a point of departure for the woods and hills of the Gatineau Park. It seems most appropriate that part of it should be reserved for lodges or cabins. The land adjacent to Watsfords is open country and would be suitable for a golf course. There is need for something akin to a municipal golf course near Ottawa. Those now existing are beyond the means of many golfers, with the possible exception of

McKellar, the future of which is uncertain. In the winter this golf course could be one of the approaches to the skiing terrain in the hills.

It seems to me the future development and best interests of Gatineau Park would be safeguarded by the following measures:

1. Secure the right to expropriate property within the Park area.
2. Set up reasonable standards and regulations for the guidance of cottagers. These would be observed if the Commission had the power to expropriate.
3. Purchase the private property as it comes on the market. Cottages purchased could then be dismantled or rented as the emerging situation in the Park pointed to the most advisable course to follow.
4. As soon as possible purchase all land on which more cottages or cabins might be erected. If in the future it was thought some portion of this could be used for cottages or cabins without disadvantage to the Park the Commission could lease it.

To sum up, my view is that no irrevocable decision should be made now which would stir up opposition on the part of a large number of people and which the future development of the Park may show to be quite unnecessary. The Commission should obtain the power to expropriate; it could set up reasonable standards and control any abuse of the cottage privilege. If in the future experience does show that cottages are, in fact, a serious hindrance to evolving objectives of the Park, then whatever further steps are necessary to achieve those objectives could be taken. The policy should be kept open in the meantime. Unoccupied land suitable for cottages should be purchased and cottages coming on the market should be bought, as suggested above.

PRIVATE OWNERSHIP OF PROPERTY IN GATINEAU PARK

by E.L.M. Burns

I am in agreement that it should be the object eventually to eliminate all privately owned property within the boundaries of Gatineau Park. I believe such property will, in the long run, cause many inconveniences to the public and in the administration of the Park for the public benefit.

However, it would not appear to be necessary to take over all property immediately. The policy, in my view, should be to purchase what properties come on the market, particularly any large acreages of vacant land which can be purchased at a reasonable price. It will also be necessary to purchase

certain properties which are essential for park development purposes. To deal with such properties it would be desirable to obtain powers of expropriation by agreement with the Provincial Government.

It might be possible to arrange with property owners not to lend or lease their properties for any purposes which might be detrimental to the Park. It might be possible to come to arrangements with many other property owners to sell their lands subject to their retaining rights of occupancy at nominal rentals for the period of their lifetime.