

February 27, 2010

Synthesis of Discussion: Table 3

## Themes

### 1. Rural village character, Old Chelsea, Chelsea

- Recognition that change/growth is inevitable, but manageable.
- Agreement on definition of a rural village: size, edges, centre, walkable, basic services, character.
- Rural implies control on height, type of building (not big box character, protection of natural environment)
- Provision of water and sewer treatment is fundamental for both villages to survive.
- Focus incentives on village cores.
- ALL of the area under discussion is "rurban," i.e. not urban. Has open spaces, treed areas, considerable vegetation, small settlements/villages, villages that are walkable.
- Affirm rural concept in terms of greenness, building materials, size of commercial enterprises.
- Considerable discussion affirmed that the two villages in the centre area, each have some distinct characteristics/vocations:
- Old Chelsea a more tourist-oriented village, quaint buildings, "heritage town" looking toward Gatineau Park (can use some expansion);
- "New" Chelsea is more of a service village for residents, with grocery, service station. Less successful-looking at present. Meredith Centre may help attract some revitalization of Chelsea.

### 2. Mobility

- Centre Village plan must consider larger linkages: between Old Chelsea and Chelsea, and both with Scott Road/105 business area.
- Chelsea (especially Old Chelsea) is the gateway to Gatineau Park.
- Need to address control of regional/through traffic.
- Parking. Need to indicate where available, need to make villages more pedestrian-friendly.
- Foot traffic, sidewalks, paths, linkages, provision for bicycle traffic all needed.
- Address connectivity between neighbourhoods (problem with dead-end roads, sealed-off neighbourhoods).
- Roundabouts at Old Chelsea/Scott intersection and Old Chelsea/105 are potential

ways of moving traffic while slowing speed and keeping it flowing.

- Need transportation within Old Chelsea/Chelsea as well as to and from Ottawa/Gatineau.

### **3. Uses**

- Chelsea a rural haven for residents who live here, most of whom work in nearby urban centres. Residents orientated now toward local services, want to avoid additional trips to city.
- Chelsea as a destination for visitors has to be open enough for them to come, to park, to shop, etc. Aim at creating centres that attract people, work at making that successful. If you choose to be restrictive, it's not such a long drive to go on further, e.g. to Wakefield.
- Chelsea needs to "brand" or define itself in terms of its overall vision. Build up history, special attributes
- Improve signage
- Need for common space (village square, or parks, street furniture).
- Rethink infrastructure in terms of problems of linkage, difficulties of existing layout. We should not limit our minds to tweaking what is there—there may be better solutions to traffic problems than the existing roads, for example.
- Diversity is desirable: housing, services, with character of rural village
- Keep it real. Solutions recognize history, development rights, business drivers, incentives.
- Cost IS important. We must be realistic.