NATIONAL CAPITAL COMMISSION  
COMMISSION DE LA CAPITALE NATIONALE

<b>No.</b>	2019-P177
<b>To</b>	Board of Directors
<b>Date</b>	2019-04-11

**For** DECISION**Subject/Title**

Federal Approval for the Installation of an Alpine Luge at Camp Fortune in Gatineau Park

**Purpose of the Submission**

- To obtain the Board of Director's approval to allow Camp Fortune to install an "alpine luge" on site.

**Recommendation**

- THAT the Board of Directors grant Federal Approval pursuant to section 12 of the *National Capital Act*, for the installation of an Alpine Luge at Camp Fortune; and
- THAT the preparation and signature of the Federal Approval associated with this submission be delegated to the Executive Director, Capital Planning Branch.

**Submitted by:**Daniel Champagne, Executive Director, Capital Planning  
**Name**\_\_\_\_\_  
**Signature****Submitted by:**Anne Ménard, Acting Executive Director, Capital  
Stewardship  
**Name**\_\_\_\_\_  
**Signature**

## 1. Authority

*National Capital Act*, section 12

## 2. Project Description

The NCC's Federal Approvals and Heritage Division received a proposal from Camp Fortune to construct and operate an alpine luge on site to expand the ski hill's offering of summer activities and generate revenue. Camp Fortune operates on NCC lands in Gatineau Park under an emphyteutic lease.

The proposed alpine luge facility consists of an aluminum tube rail installed approximately 30 cm above ground level. The rail would be anchored to ground using a galvanized steel structure and ballast foundations at regular intervals along the run. To enhance the user experience, the alignment developed for this proposal extends between two existing ski runs (Clifford and Marshall) and across an abandoned ski lift corridor. The alignment identified avoids trees to the extent possible and makes use of existing clearings in the wooded area. Small excavations for the placement of ballast are required to secure the rail structure. Some tree removals are required and will be mitigated through a requirement for compensatory plantings on the site of Camp Fortune. If approved, preparatory works are anticipated during Spring 2019, while the alpine luge equipment would be installed by June. The installation would be seasonal in nature, with removal of the equipment occurring each fall in preparation for the winter ski season.

## 3. NCC Staff Analysis / Risks and Mitigations Measures

The proposal is compatible with the policy direction in the Plan for Canada's Capital (2017-2067), which permits human activities in Gatineau Park that "promote an appreciation of interaction with the natural environment, provided that the activities have a low impact on ecological resources." The Plan also supports efforts "to protect heritage buildings and sites, and bring them to life with new uses that respect their character." Camp Fortune is identified as a Class B – Regionally Significant heritage site in the Gatineau Park Cultural Heritage Plan (2015). The ski resort was established in 1920 and was acquired by the NCC in the early 1990's.

The Gatineau Park Master Plan (2005) identifies the subject site under the Intensive Recreation (R3 zone). The Plan recognizes the contribution of Camp Fortune to the Park's heritage and the Park's offering of outdoor recreational activities but permits only "self-propelled" recreational activities. In 2011, the NCC reviewed and refused a proposal for a permanent and larger-scale "Alpine Coaster" because it was deemed to be incompatible with the policy direction in the 2005 Plan. The current seasonal proposal has a much smaller footprint and would require less heavy infrastructure and equipment.

The purpose of this submission is to allow the proposed installation to proceed in advance of the renewal of the Master Plan. This will enable Camp Fortune to begin preparation for the proposed installation in 2019 and will support the operator's application for funding from Tourism Quebec.

Within the context of the ongoing renewal of the Gatineau Park Master Plan, NCC staff is prepared to recommend approval based on current draft direction and the results of public input received to this point. Based on feedback from the Gatineau Park and Long-Range Planning teams, staff is confident that Camp Fortune will remain a site that can accommodate more intensive recreational uses, including installations that have a more significant footprint than would be appropriate elsewhere in Gatineau Park. Particularly during the summer season when visitation to the site is lower, new recreational activities, some of which may require exterior structures, would conform to the anticipated policy direction. They would be permitted so long as they have an acceptable infrastructure footprint and do not prohibit wildlife connectivity or cause other negative environmental effects. Existing on-site facilities, including parking supply, can support additional visitation during the summer months. Detailed policy direction in this regard is anticipated to be included in the renewed Master Plan.

#### **4. Strategic Links**

- Corporate Priority 4 – Modernize the planning framework to provide for timely and effective coordination of federal land use and design in the Capital Region, and renew the Gatineau Park Master Plan.
- Corporate Priority 5 – Be a value-added partner to create lasting legacies that serve as sources of pride for Canadians.
- NCC Plans:
  - Plan for Canada's Capital (2017-2067)
  - Gatineau Park Master Plan (2005) – Plan review is underway

#### **5. Consultations and Communications**

No public consultations have been undertaken in relation to the Alpine Luge proposal. However, public input has been received on the policy direction for Camp Fortune as being a higher-intensity recreation area within the context of the renewal of the Gatineau Park Master Plan via an online survey with over 4,500 respondents.

#### **6. Next Steps**

April 2019:	Approval letter to be prepared in accordance with the Board's decision
Spring 2019:	Site Preparation and Installation
Summer 2019:	Alpine Luge in operation
Early 2020:	Presentation of final Gatineau Park Master Plan to the NCC Board of Directors for approval

## **7. List of Appendices**

Appendix A – Site Plan, Installation Plan and Details

## **8. Authors of the Submission**

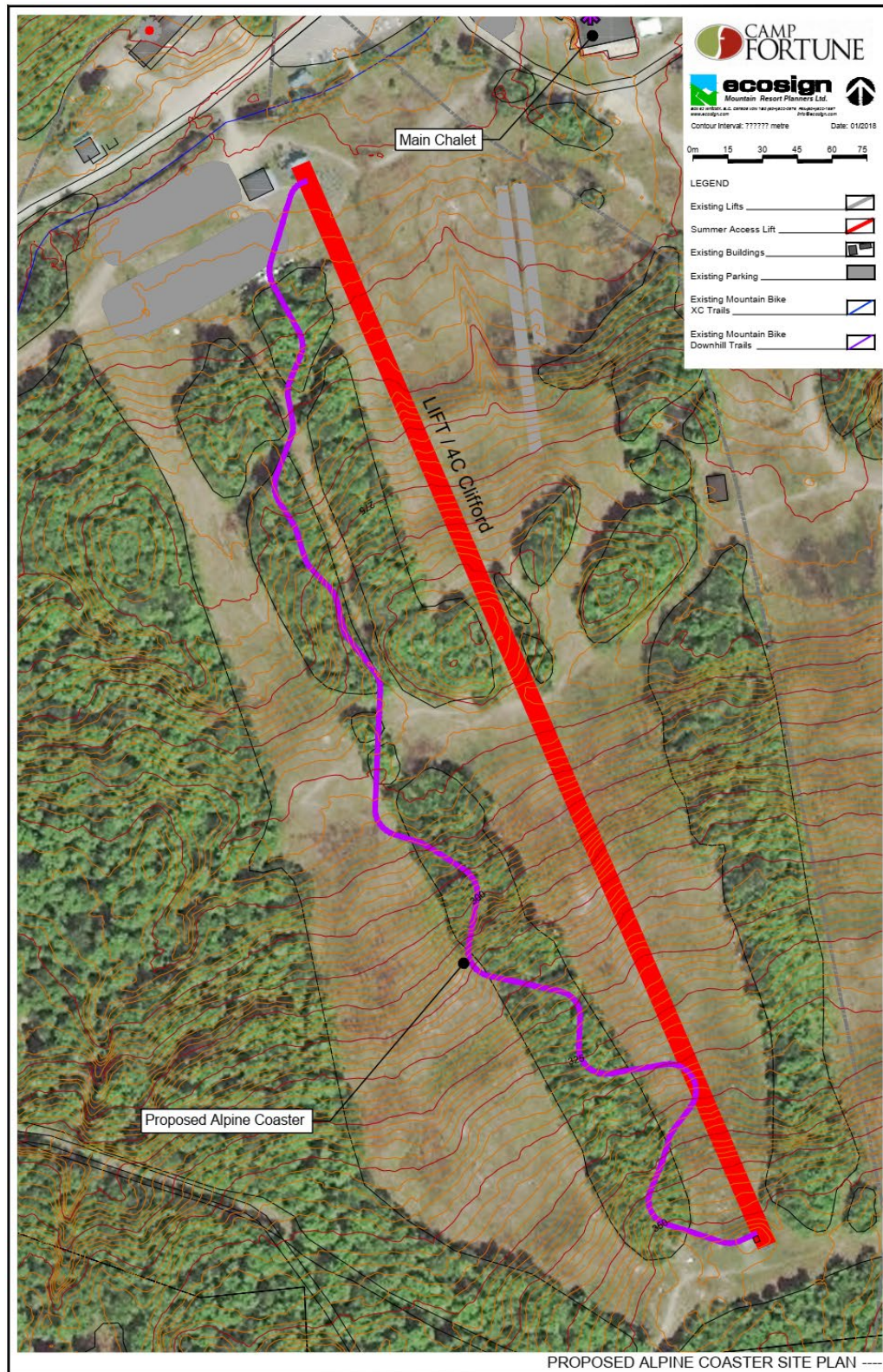
Daniel Champagne, Executive Director, Capital Planning Branch (CP)  
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## Appendix A – Site Plan, Installation Plan and Details

### Camp Fortune – Site Plan



## Installation Plan – Alpine Luge



**Installation Plan – Details and Product Images**