

Chelsea Foundation

Proposed Meredith Centre

Planning-the-Space Consultation Report on Findings and Board Response

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for Chelsea Foundation Board of Directors & Leadership Teams

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INTRODUCTION

On January 20, 2007, the Chelsea Foundation, in partnership with the Municipality of Chelsea, organized a consultation with key community groups. Community consultation is one of the operating principles of the Chelsea Foundation, and this event was the most recent of an ongoing process leading to the construction of a new community recreation and culture centre in 2009.

The purpose of this report is three-fold: to provide a record of the event and the requirements for the interior space of the Meredith Centre as identified by the user-groups present; to outline key requirements needing further discussion leading to a final decision; and to provide guidelines for future consultations with other potential user-groups.

When reading this report, keep in mind that the event was organized primarily for a short-list of community groups considered most likely to require space in the centre. Therefore the outcomes of the event reflect the needs of the specific groups that attended. With a few exceptions, space requirements from potential businesses are not included. Neither are the requirements related to administration, maintenance and service functions, or potential use by the municipality included. Also, the planning event focused on requirements for the interior space and did not consider the outside space and facilities.

The input gathered should be seen as a “wish list” that describes an ideal situation for the groups who participated in the consultation. As such it provides strong guidance for further steps in planning and design. However, it should be understood that the Chelsea Foundation is not committed to a specific outcome.

STRUCTURE OF THE REPORT

This report has four sections. Section 1 provides an overview of the process of the consultation held on January 20th. Section 2 includes a description of who would use each kind of interior space, specific requirements, and how different spaces are related to one another. Section 3 provides a brief analysis of the outcome of the planning event as well as an overview of topics for further discussion and decision-making. Finally, Section 4 outlines the next steps to be taken.

SECTION 1 - PROCESS OVERVIEW

Organizing the Event

The Planning-the-Space event was designed by a working group of the Chelsea Foundation Board led by Henk van der Molen. It was held at l'Ecole du Grand Boisée on January 20th from 9:00 a.m. to 1:00 p.m. The purpose of the event was to define basic requirements for the proposed interior spaces of the future Meredith Centre considering commonalities and synergies identified among key user-groups. Joanna Barclay facilitated the event assisted by co-facilitator, Louise Gauthier-Morrell.

Participants

There were about 30 participants, primarily spokespersons from established community groups in the Chelsea area. Key user-groups in attendance were those considered most likely to require specific designated space within the Meredith Centre. Participants also included three student designers from Algonquin College, a well-known local architect, and a number of Chelsea Foundation Board Directors. In total, nineteen established community-based groups participated in the event as listed below¹:

- Artists in Their Environment
- Nearly New Shop
- Oasis
- Cinema Chelsea
- Soccer Chelsea
- Toy Library and Play Group
- Chelsea United Church
- Ecole Grand Boisée
- Baha'i Community of Chelsea
- First Chelsea Scouts
- Chelsea Hockey
- ACRE
- Chelsea Cooperative Nursery School
- Gatineau Valley Homeschooling
- Chelsea Rugby
- Old Chelsea Market
- Chelsea Girl Guides
- Historical Society of Chelsea
- Chorale Castenchel Choir

Process for the Consultation

Councillor Josh Moon, speaking on behalf of Mayor Jean Perras, opened the event. He referred to a recent community survey by the municipality that shows very high support for the Meredith Centre. He speculated, however, that this support would decrease if construction of the community centre led to property tax increases. Josh ended his welcome by repeating that the municipality is in full and enthusiastic partnership with the Chelsea Foundation on this project.

Robin McNeill, President of the Chelsea Foundation, explained the background of the project and gave an update. He introduced floor plans and models developed by the Algonquin College design team to help participants visualize the Meredith Centre. Robin emphasized that flexible use of space is critical. Also, Robin insisted that a specific “Chelsea vibe” needs to be built into the project. He emphasized the Chelsea Foundation Board’s commitment to sustainability: the centre

¹ For contacts and a complete list of participants, please see Annex 1 attached.

has to make money, for example, a Grand Hall with great acoustics, and a conference facility could be the main revenue engine for the centre.

Joanna Barclay introduced the process for the consultation:

- First, brainstorm as individuals and then in small groups to identify characteristics for each of the main physical “elements” of the centre considering dimensions, location in the building, equipment needed, number of people to be served, hours of operation, and décor;
- Second, post all ideas on the wall under element headings, e.g. Grand Hall, Meeting Rooms, Gymnasium, etc.;
- Third, look for commonalities and synergy by clustering specific elements and rethinking individual ideas in the context of a cluster of elements; and
- Fourth, a walk-around to share and absorb all the input collected.

At the end of the session, in plenary, the facilitator asked for positive and negative feedback from participants regarding their experience as participants. Comments are summarized below:

- Some space requirements are very specific and can't be consolidated
- Sharing has limitations and the interior space won't be perfect for everyone
- Haven't addressed seasonal changes in space requirement
- Teen requirements were not represented: how can we involve youth?
- Written submissions provided by some groups give more detail so make sure these are considered
- Physical requirements for handicapped/disabled need to be considered
- Need to consider outside space and then consolidate with interior space consideration... can't be separate exercises
- Need a buffer between quiet and loud spaces with insulation in between
- Meeting each other and discovering commonalities was really important
- Participants left with a better understanding of project scope and appreciation of its complexity
- Specific requirements are more clear but need more time to discuss all the details
- Schedule (hours and days of the week) for each use needs to be mapped out to get a full picture

Henk van der Molen closed the meeting by thanking all for their enthusiastic participation. He promised the following as part of the follow-up: a report of the session, input to be used to support development of a solid business plan for the Meredith Centre, and further consultation with groups. He invited groups to contact Chelsea Foundation directly and promised that further input would be appreciated and fully considered.

SECTION 2 - INTERIOR SPACE REQUIREMENTS

This section is organized by category and specific type of interior space requirements. Three categories are presented in turn: 1) multi-purpose space, 2) space dedicated for one function and/or group, and 3) space for supporting facilities (food services, washrooms and change rooms). For each of these three general categories, specific types or related sub-categories of space are presented including a description of who would use each type of interior space, specific related requirements, and how spaces are connected with each other.

2.1. Multi-Purpose Space

Multi-purpose space is categorized by its flexibility to meet the needs of many users. This will require innovative and integrated design and some compromise. The key principle of multi-purpose space is how it can meet many needs rather than how it can fully meet any single group's ideal space requirements. The multi-purpose spaces identified are a Grand Hall, activity and meeting rooms, a gymnasium, and space for storage. Each multi-purpose space is detailed below.

2.1.1. Multi-Use Grand Hall

This space is expected to be a significant revenue generator for the Meredith Centre. It will be space that can be reserved and rented for conferences, weddings, galas, family reunions, concerts, guest speakers, banquets, etc. Note that many of the technical specifications suggested came from the Castenchel Choir who understood the Grand Hall primarily as a performance theatre.

Projected Use

- Castenchel Choir – performance, theatre
- Scouts and Guides – occasional get-togethers with other groups in the area
- Gatineau Valley Home Schooling Association – end-of-term plays and performances
- Artists in Their Environment – exhibition space (see Gallery Space below for requirements as a dedicated space)
- Community events – theatre, dinners for seniors, the annual Breakfast with Santa, Chelsea All-Stars banquet
- Cost recovery centre – rental space
- Possible venues for Theatre Chelsea and Cinema Chelsea start-ups

Space Required

- 5,000 sq ft air-conditioned performance space with excellent acoustic properties, able to seat 200-400 people
- A raised stage with stepped risers (no proscenium), 72x72 feet, able to accommodate 60-70 singers
- No windows

Technical specifications

- Warm, classy, elegant décor with theatre lighting and upholstered, terraced seating
- Dimmable lights and spot lighting

- Possible light-weight risers for flexible seating
- Able to accommodate about 40 collapsible dining tables each seating 8 persons with stacking chairs and adjacent storage
- High speed internet connection
- High end sound system with microphones and surround sound and low reverberation treatment of walls/floors/ceiling
- Disabled accessible: wheelchairs, walkers, low visibility access, sound system for hearing impaired
- Ability to be reconfigured by 2-3 persons in 15-20 minutes
- One wall as a presentation wall for digital cinema
- Slightly raised area of the floor in front of presentation wall
- Outside perimeter of floor is slightly raised for better visibility
- Can be divided into at least two smaller spaces
- A good piano both for rehearsals and performances

Connection with Other Spaces

- Backstage “green” room of 600 sq ft for assembly and warm-ups before performances
- Adjacent open space with some natural light and translucent window treatment
- Adjacent to kitchen and meeting rooms
- Relaxation area with small sofas
- Editing studio with computers, DVD/CD player, projections for films/movies, music/digital cinema
- Bar for wine and cheese

2.1.2. Multi-Use Activity Rooms

The main requirement for this space is its ability to be re-configured with great flexibility. A variety of room sizes is needed. Secured storage within some of the rooms will be necessary to facilitate a particular activity. There is some expected overlap with multi-purpose meeting rooms since an activity room could double as a meeting room.

It is not clear yet whether an activity could take place in a multi-purpose space with adequate secured storage (for example, a Sacred Space, Toy Library, Nearly New) or whether this activity would require its own dedicated space. Another example is the space required by the Gatineau Valley Historical Society for work and client services. Could other community groups share this space on alternative days or evenings?

Projected Use

- Break-out activity space for pre-school, playgroup, Toy Library, choir practice
- Yoga and other wellness and fitness activities
- Scout and Guides groups
- Classroom activities and meeting of community groups
- Gatineau Valley Historical Society – work and client services (research) space
- Sacred Space

- Conferences and other fee-for-service users

Space Required

- Large 1,500 sq ft room with access to the outdoors for large gatherings and activities that don't require gymnasium facilities (meetings, choir practices, teaching)
- Able to fit up to 60 chairs and ten 4x8 tables
- Several additional and different-sized rooms from 100 to 600 sq ft, adjacent to the larger activity room

Technical Specifications

- Child-sized tables and chairs, couches and love seats for adults
- Small carpeted area, alcove and/or separate space for babies
- Lots of windows, facing south, natural lighting
- Easy-to clean and maintain with flexible storage including locked storage space
- Lots of shelves, no glass on shelving units, child-friendly, low cupboards
- For choir rehearsal: piano, chairs and storage, 20 ft high ceiling with sound absorption

Connection with Other Spaces

- Accessible to kitchen, to the outdoors and outdoor playground
- Near child-friendly bathroom with change tables
- Near other smaller meeting rooms for break-out groups during workshops/conference

2.1.3. Multi-Use Meeting Rooms

Unlike the more basic activity rooms, meeting rooms need to be designed with soundproofing and specific electronic communications and presentation considerations. Windows for natural light are critical while proximity to the kitchen is less important. Again, flexibility is a main concern so that rooms can be made larger or smaller using sliding walls to accommodate a variety of groups and their needs.

Projected Use

- Break-out rooms for large meetings/conferences
- Preparation rooms for shows
- Meeting space for community groups
- Fee-for-service users such as consultants and companies

Space Required

- A number of rooms in a variety of sizes, e.g. 20x40, 20x20, 10x20, and 2 rooms 10x10
- A room able to seat 50 people with chairs and tables
- Smaller rooms e.g. with 6 chairs and a central table, and a board room with 15 chairs and central table

Technical Specifications

- Completely soundproof, with comfortable chairs for long sessions

- Natural rather than artificial light; ceiling painted in blue for natural lighting
- Lighting with lots of control (not fluorescent), and curtains capable of blocking window light for slide and film projection
- Small tables that can be reconfigured: pods, board meeting style, etc.
- White board on wall and information technology options:
 - Smartboard and projectors, including video-streaming for live video conferencing
 - High-speed internet with access cables, projector and screen
 - Projectors that can be hooked on laptop
 - Video-conferencing, ergonomic chairs, built-in DVD/computer
 - Wireless internet throughout the centre

Connection with Other Spaces

- Easy access to Grand Hall so that meeting rooms can be used as break-out rooms
- Interesting view of the property from the meeting rooms

2.1.4. Gymnasium

There is some overlap with the fitness centre concept, a dedicated space run on a cost recovery basis as presently modelled by *A Step Up* (see below). There is also the possibility of building a gymnasium attached to the Chelsea Elementary School in partnership with the Western Quebec School Board.

Potential Use

- Scout and Guides groups and community sports groups
- Pre-school and playgroup to support practice of gross motor skills
- School children and teens
- Wellness and fitness programs, including possible business ventures such as *A Step Up*

Space Required

- Full-size gymnasium with space for 90-100 children with high ceiling and high windows and folding doors to divide gym space

Technical Specifications

- Maximize energy benefit from passive solar heating
- Extensive storage facilities for sports equipment (hockey, volley ball, basketball, badminton): sticks, balls, mats, climbing walls, trampoline, pull-out bleachers
- Floor needs to be durable to support multi-use trampoline

Connection with Other Spaces

- Direct access to change rooms, locker rooms, and washrooms

2.1.5. Storage Space(s)

Potential Use

- All sports groups and athletes need equipment lockers accessible indoor and outdoor
- Artists and art classes: display cases, works of art
- Gatineau Valley Historical Society: archival records storage
- Nearly New Shop: permanent storage
- Toy Library: storage for toys as alternative to dedicated space

Space Required

- Secure general storage space of 700 sq ft with flexible shelving and racks
- A secure locker, no windows, bare walls, 6x12 ft for storing folding tables
- Storage space with outdoor access for outdoor equipment (hockey, soccer, rugby, cross-training)
- 300 sq ft to facilitate heritage work and research

Connection with Other Spaces

- Gymnasium
- Activities rooms
- Dedicated space for specific community groups (such as the Nursery School, Toy Library and Nearly New Shop)

2.2. Dedicated Space for Single Purpose

These are spaces with planned long-term use (at least 10 years or more) with a dedicated use in mind. As such, within reason, they need to be built to meet the user's specifications. The expectation is that the user would have a viable business plan approved by the Chelsea Foundation Board that shows how a portion of capital costs and most or all of related recurring or operating costs will be provided by the user-group.

2.2.1. Chelsea Cooperative Nursery School (CCNS)

The CCNS has an established Leadership Team and the Chelsea Foundation Board has accepted its initial proposal to have a dedicated space in the Meredith Centre. The CCNS has not yet developed a detailed business plan to explain how recurring costs of their dedicated space would be covered, nor how much the group would be able to contribute to capital costs.

Projected Use

- A new location for the CCNS and its program

Space Required

- Dedicated 1,100 to 1,300 sq feet classroom space
- 150 sq ft dedicated teacher's office next to window overlooking the classroom

- 200 sq ft of secured storage space
- Possible parent resource centre with books, magazines, video library, Toy Library

Technical Specifications

- Entrance to classroom includes cubby space sufficient for 24 children
- Natural lighting
- See detailed proposal prepared and approved by the Chelsea Foundation Board in 2006

Use Pattern

- Occupied five days a week from 8:00 a.m. to 5:00 p.m.

Connection with Other Spaces

- Toy Library, play group area, and child-friendly washrooms
- Child-friendly eating area and kitchen with sink, stove and fridge
- Parent resource room with computer access for parents and kids to be shared by the child-centred groups
- Access to fenced-in outside play area, away from the road
- Access to 3-5 multi-purpose activity rooms which would be used twice a week during the day

2.2.2. Toy Library

The Toy Library has an established Leadership Team and the Chelsea Foundation Board has accepted its proposal to have a dedicated space in the Meredith Centre. That being said, it should be possible for the Toy Library to make use of a multi-purpose activity room if adequate, secured storage for toys was provided. The Toy Library is a volunteer organization and is not expected to generate significant income to pay for space use.

Projected Use

- A permanent and appropriate home for the Toy Library, a storage and presentation space for toys that can be borrowed in rotation

Space Required

- 300 sq ft of dedicated, secure storage space with shelves
- Locked closets so that toys are secure when library is closed

Connection with Other Spaces

- Playgroup area, child-friendly washrooms
- Child-friendly eating area and kitchen with sink, stove and fridge
- Parent resource room with computer access for parents and kids to be shared by the child-centred groups

2.2.3. Teen Room

The need for a dedicated space for use by teenagers was identified in previous consultations as documented in the *Consultation Report – Proposed Community Recreation and Cultural Centre*, released in May 23, 2006.

Projected Use

- Teens in the Chelsea area
- Programs designed for teens

Space Required (formulated in the absence of teens)

- Chelsea Job Search Program office during the summer
- Open after school, evenings and weekends with supervision
- Music, couches, pool table, ping pong, fuze ball, graffiti wall

2.2.4. Nearly New Shop

The Nearly New Shop is a volunteer, non-profit organization for charity and community projects. It generates resources that provide support to local families and individuals who are in need. It has been operating for over 30 years, and has been located in the basement of the United Church for the last 16 years. The NNS would like to move to a designated space in the Meredith Centre where it believes it could operate more conveniently. While the Nearly New Shop generates \$10,000 annually in profit, the United Church does provide its space rent-free. The challenge for the Nearly New Shop is to develop a credible business plan that shows how it can move to the Meredith Centre and pay for the dedicated space.

Projected Use

- A new and dedicated location for the Newly New Shop

Space Required

- Total space requirement of about 1,400 sq ft including 1,200 sq ft for hanging and displaying clothing and other items for sales, plus 200 sq ft for sorting, pricing and selling, and 72 sq ft for a change room and storage space
- The space ideally would be contained in one large room with two smaller internal rooms all on one floor to minimize the handling items
- A less ideal alternative would be to have a smaller drop-off area and room for storage of about 250 sq ft while sorting and pricing continues to take place in the United Church basement

2.2.5. Sacred Space

Although envisaged as a dedicated space, this could be integrated within a multi-purpose meeting room. A small, dedicated Sacred Space could be preserved behind secured doors while a seating area could be part of a multi-use room.

Projected Use

- Faith groups that presently do not have a meeting space such as the Chelsea Baha'i community
- Drop-in or quiet worship activity and memorial space

Space Required

- Relatively small area in a quiet part of the centre, able to seat 12 to 50 people
- The space can be reserved in advance during designated hours otherwise open to all
- Could be part of a multi-purpose meeting room when not reserved as a Sacred Space

Technical Specifications

- Simple décor with calm colours, natural light, lighting that can be dimmed
- Bookshelves, low tables, seating that can be reconfigured (sofa, plush chairs, conventional meeting room chairs)
- Audio system for background music

2.2.6. Artists' Gallery

The well-established *Artists in Their Environment* group presented an exciting and detailed proposal for a dedicated Artists' Gallery. It would be run as a separate entity within the Meredith Centre on a cost-recovery basis. It would host individual and group exhibits, and display the work of local and regional artists and artisans: paintings, photographs, jewellery, sculptures (glass, wood, steel, ceramic), textiles, and mixed media works. The gallery space would evolve to include outside installations and large-scale interior installations that may not be restricted to the gallery itself. A gallery would not necessarily require its own dedicated space but could be integrated within the main lobby and hallway.

Projected Use

- Local artists and a non-profit artists' association or cooperative

Space Required

- Minimum 400 sq ft with 60 linear feet of wall space
- Art display space with movable walls in interior area with gallery lighting
- A dedicated secured storage room of 80 sq ft with some shelving close to the gallery to store art and display cabinets in the transition period between shows
- A point of sales desk and secure cash point would be desirable

Technical Specifications

- Accessible (no stairs) to facilitate set-up and break down of displays
- Floor and wall-located electrical outlets for intrinsic lighting, video and sound aspects of multimedia works
- Professional wall mounting systems and adjustable gallery lighting to illuminate wall art and floor and ceiling works
- Lighting should be zoned with separate dimmers so that it can be adjusted
- A ceiling grid system to provide flexible hanging options for three-dimensional works

- No direct sunlight on main display area but one wall of natural light would be desirable to display glass work
- Display cases (freestanding and wall mounted) need to be secure so that they cannot be knocked over
- Art displayed on walls throughout the centre by local artists
- If the space is a hallway, a minimum of 10 ft width is required to view larger works
- If the space is rectangular, then removable walls that can be set up in the middle should be provided

2.2.7. Artists' Individual Work and Teaching Studios

The *Artists in Their Environment* group also presented a detailed concept paper for including art studios in the Meredith Centre that would be rented by individual artists both for their own work and as classrooms. These would be run on a cost-recovery basis and would have an intrinsic connection to the Artists' Gallery that is also proposed. Valuable detailed technical detail is included in the written proposal and only a short summary is included below.

Projected Use

- Local and regional artists
- Community members interested in art

Space Required

- Six teaching spaces/studios (glass, pottery, painting, weaving, multi-purpose) for artists 400 to 800 sq ft each
- Each studio would require a lockable storage area (10x10) to store supplies and art work between classes

Technical Specifications

- Glass wall so artists at work are visible for people in the community; provide examples of working artists/artisans
- 220V, internet access, appropriate plumbing, fume handling, and hazardous waste storage/management
- Storage room, separate kiln room (10x10), heat recovery,
- Easy clean floor, walls, and ceilings of cement or other sturdy, flame and heat resistant material
- Sound isolation between studios, some natural light
- Access so that artists can work in the evenings and holidays

Hours of Operation

- Round the clock for artist studios. Most days and many/most evenings of the week for the art gallery and the teaching space

2.2.9. Archives for Gatineau Valley Historical Society

Presently housed in the basement of the Chelsea Library, the Gatineau Valley Historical Society has already outgrown its space and is looking for a new location.

Projected Use

- Gatineau Valley Historical Society members, general public and researchers

Space Required

- 300 sq ft that facilitates work and research (e.g. for heritage research) with work tables chairs, internet connection, telephone, computer
- 300 sq ft dedicated storage area for a growing volume of archival holdings (library reference books, paper records, photographs, paintings, maps)
- An additional 400 sq ft of space to accommodate future growth of holdings will be needed in the medium term

2.2.10. Fitness Centre and Wellness Studio

This detailed proposal was presented by a successful business interest presently operating in the area. The business, *A Step-Up*, would like to relocate to the Meredith Centre and integrate its services with others that will be offered. The idea of an indoor swimming pool as part of a fitness centre concept was supported by a number of participants while rejected by others due to associated costs.

Space Required

- 2,500 sq ft for a weight training gym
- 1,000 sq ft for a wellness studio
- Dedicated office space
- 300 sq ft for a whirlpool and sauna
- An outdoor circuit training course with lights and sand/grass base material

Technical Requirements

- Cushioned floor, mats, bright lights, fitness equipment for weight training gym
- Approximately 1,000 sq ft for fitness classes such as pilates, circuits, yoga, and ball
- Mats, low lights, sound proof, cushioned floor for wellness studio
- Co-ed therapeutic, 10-foot diameter whirlpool, plus sauna
- 25 metre indoor pool for adults and children with deep to wading with two 2 diving boards
- See *A Step-Up* proposal for more details

Hours of operation - 7 days per week, 6:00 am to 9:00 pm

2.3. Supporting facilities

2.3.1. Food Services

Projected Use

- Many of the community groups who will use the centre have expressed interest in having access to a kitchen

Space Required

- Large kitchen capable of handling food preparation for 200-400 people

Technical requirements

- Basic sets of dishes, pots and pans in a secured storage space
- Adjacent eating area for minimum of 150 persons, both adults and children
- Space to prepare and to sell healthy snacks and to supply a bar/cafe
- Industrial equipment (walk-in refrigerator, freezer, dishwasher, sinks)
- Also children-friendly sizes

Connection with other spaces

- Grand Hall, Chelsea Cooperative Nursery School, Playgroup, Toy Library
- Meeting and conference rooms

2.3.2. Washrooms

Technical specifications

- Handicapped accessible
- Toddler-friendly sinks, toilets, and urinals and diaper change table
- Use super-efficient dual-flush toilets, low flow plumbing fixtures and grey water for flushing

Connection with other spaces

- Grand Hall, Chelsea Cooperative Nursery School, play group, Toy Library, meeting and conference rooms
- Direct access from outside the building

2.3.3 Change Rooms

Projected Use

- Users of the inside space and users of outdoor facilities

Space Required

- Need separate change rooms for outdoor users and indoor users
- Indoor shower and change room to cater to gymnasium, indoor fitness training, exercise studio and be able to accommodate at least 40 children at a time
- Change room for outdoor activities (soccer, rugby, cross-country skiing, baseball) will need to be more rugged
- Separate male and female facilities plus self-contained smaller family change rooms

Technical specifications

- Use highly efficient dual-flush toilets, low flow plumbing fixtures and grey water
- Radiant heating to keep floors dry
- For outdoor use, need to be designed to be cleaned easily, floors need to be safe to walk on by people wearing ski boots & soccer shoes, and should be open & unobstructed (benches against the wall, small lockers) and directly accessible from the outside
- Outdoor storage nearby for outdoors training equipment: balls, nets, pylons, and circuit training equipment
- Back-to-back design of outdoor and indoor change rooms and washrooms with change rooms connected to washrooms to make efficient use of plumbing

Connection with other spaces

- Connected to outdoor fields and trails
- Do not mix pedestrian movement from the change room and washrooms with vehicle traffic flow and parking. Possibly use a pedestrian bridge (“Venice” concept) to avoid potentially dangerous path crossings of those on foot and those in cars and on bicycles

SECTION 3 - OUTCOMES & BOARD OF DIRECTOR’S RESPONSE

In this section, we summarize the main outcomes of the consultation and the response of the Chelsea Foundation Board of Directors after considering the suggestions and guidance provided by the community groups who participated in the consultation.

Overall the Chelsea Foundation was very pleased with the level of constructive and innovative thinking that was part of the consultation event. All written submissions are available to Board Directors and have been filed in the Foundation’s electronic database for easy reference.

The event led to three important outcomes.

Outcome 1 - Stronger consensus on core space requirements

There is a stronger consensus that the Meredith Centre will include at least the following: a Grand Hall with excellent acoustics; flexible, multi-use meeting and activity rooms; a dedicated space for the Chelsea Cooperative Nursery School; Chelsea Toy Library and play area; a space designated for use by youth; a large kitchen with commercial-sized appliances; lots of flexible-use storage; and bathroom facilities with direct access to the outside of the building. Input received gave the

Chelsea Foundation Board important additional detail on the specifics of these core space requirements.

Outcome 2 - Synergy between user groups

Community groups that will be potential users of the Meredith Centre have met each other, talked, and developed an understanding that flexible use of space will be a characteristic of the centre. There is new insight into possible synergy and the challenges related to sharing space, for example, the need to plan for noise "zones."

Outcome 3 - Additional space requirements identified

During the session, a number of additional space requirements were identified. These remain as excellent proposals but need further discussion and/or development before the Board is ready to add them to the core space specifications: a fitness centre and gym, an art gallery, artist studios, a Nearly New Shop, a Chelsea heritage working space and archive, and a Sacred Space.

In light of these outcomes, and after careful consideration, the Board would like to summarize its response. While planning for the Meredith Centre, the Chelsea Foundation works from the principle of maximizing use of space through multi-purpose design. The exception is where there is a lease relationship such as the Chelsea Cooperative Nursery School, or a commercially-run fitness centre that is able to pay for its own space. Additionally, the Board has a working assumption that the total budget for the Meredith Centre should not exceed \$4.5 million.

With these considerations in mind, the Board cannot support several requirements brought forward, namely, a concert hall or theatre with fixed seats and formal stage, a dedicated Sacred Space, an artists' gallery (unless run as a self-supporting entity), and an indoor pool. At the same time, the underlying intent of the first three can be at least partially met by configuring multi-purpose space. In terms of the proposal for an artists' gallery, the centre will be an ideal venue for craft and art shows. In addition, the whole building will act as an art gallery since wall space will feature Chelsea artists. Unless an artists' gallery and integrated artist studios and teaching space can be accommodated by configuring multi-purpose spaces, they will fall under our established protocol: that a Leadership Team come forward and develop a detailed and viable business plan for this suggested use of space. We have Board members who would be pleased to work with such Leadership Teams.

An indoor pool is also not being considered. However, if a separate but related project to construct an athletic training centre gains momentum, this requirement may still become viable outside of the Meredith Centre. A Leadership Team is actively exploring possibilities for building an *outdoor* swimming pool. Those wanting a pool in our community are encouraged to get involved with that team.

Finally, the proposal to re-locate the Nearly New Shop within the Meredith Centre requires more work to ensure sustainability. How will the organization pay for the dedicated space required considering its present premises are rent-free?

SECTION 4 - NEXT STEPS

Consultations and planning for the Meredith Centre continue. We will announce further planning sessions as the year progresses. We will consult with youth/teens, and will organize a session to plan the exterior space of the centre. We are moving towards detailed specification sheets for core internal and external requirements. We will then use these technical specification sheets to help draw up detailed plans for the Centre.

Board Directors are available to work with interested community groups to help develop Leadership Team proposals for other potential space requirements such as an artists' gallery, Nearly New Shop, etc. We will also work closely with business interests that have expressed interest in using space within the Meredith Centre.

All Chelsea Foundation Board meetings (third Thursday of each month from 7:00 p.m. to 9:00 p.m.) are open to the public. Your ongoing support, involvement and input are appreciated and needed. Leave a message at 819-827-8621 or communicate directly by e-mail to info@fondationchelseafoundation.com if you want to become a member, run for an elected Director of the Board position, or to get involved on a Leadership Team. If you have not already done so, please consider becoming a member of the Chelsea Foundation. Members pay \$25 a year, receive regular communications, and are able to vote at our annual general meeting. Memberships are an indicator of community support and will help us present our case when applying for available grants. To date, the Chelsea Foundation has approximately 200 paid members.

Annex 1 - Service Group Representatives that Participated		
Service Group	Participant's Contact Info	Potential Use
ACRE	Andrew Henry, 819-827-2982, Andrew.henry@videotron.com	Grand Hall for special events
Artists in their Environment	Marilyn French-St. George, 819-459-2689 mfsq@magma.ca	Art gallery, artistic events and shows, studios for artists
Baha'i Community of Chelsea	Brian Baskerville, basker@nortel.com Judy Tomkins, jdtopkins@sympatico.ca	Spiritual assembly
Chelsea Cooperative Nursery School	Victoria Mitchell, Michelle McMahon, Chad Hollington windsor13@sympatico.ca info@chelseacoop.ca chad@inova.ca	Pre-school. Already has a Leadership Team and has presented a proposal to the CF Board which has been approved. Letter of Intent exists.
Chelsea Soccer	Tim Rumball, tim@sympatico.ca	Soccer fields and indoor facilities
Chelsea Toy Library and Playgroup	Nathan Kline, 35 Notch Road, J9B 1G5 827-5839, orioqd@primus.ca	Designated space for Toy Library plus space for Playgroup
Chelsea United Church	Rev. Jane Griffiths, 613-247-0086 janegriffiths@rogers.com Josh Moon	Non-denominational sacred space, space for youth, occasional large gatherings
Chorale Castenchel Choir	Robert Osler 819 459-33240, bobosler@magma.ca	Practice and public events
Nordiq Ski Club	See Linda Landry, Fitness Studio below admin@chelseanordiq.ca	Cross-country and biathlon club outdoor and indoor facilities
Ecole Grand Boise	Celine Wilson, 819-827-5121, celine.wilson@hotmail.com	Primary school related activities
Chelsea Rugby and Chelsea Hockey	Richard Childs, childsrs@can.rogers.com	Facilities to support outdoor rugby and hockey
Fitness Studio – Step up	Linda Landry, 819-827-7678, reglandry1@sympatico.ca (also representing Nordic Ski Club)	Fitness studio, gym, training centre
First Chelsea Scout Group	Sheilagh Murphy, 819-827-4627 murphys@inac.gc.ca	Meeting space
Gatineau Valley Gardeners	Pamela Currie 819 827-2068	Gardening workshops and shows
Gatineau Valley Historical Society	Jay Atherton overhill@sympatico.ca	Has space in the new library but potential displays in the new community centre
Gatineau Valley Home Schoolers	Susan Benett, 819-827-0960, smbennet@hotmail.com Heather Gemmill, 819-827-8685, pelther@gallery.ca	Home schooler's meeting place
Innovation Chelsea	Peter Markhauser, peterm@magma.ca	
Chelsea Girl Guides of Canada	Cindi Blair, 827-3087, 143 Mine Road, J9B 1C7, pcbrown99@sympatico.ca	Meeting place and activities room
Nearly New Shoppe	Larry Dufour, larryd4@sympatico.ca	Designated space for newly new sales
Oasis Chelsea	See Jay Atherton above, Gatineau Valley Historical Society	Senior's residence
Old Chelsea Market	See Celine Wilson above, Grand Boise	Space for weekend market