



**OTTAWA SKI CLUB**

53 QUEEN ST. OTTAWA 4, ONTARIO 237-3395

June 19, 1972

PRESIDENT'S LETTER

SUBJECT: 1972 OTTAWA SKI CLUB TREASURY NOTES

Dear Member:

The purpose of this letter is to tell you about the new issue of Ottawa Ski Club Treasury Notes.

When the Club arranged the financing that enabled us to purchase the John Clifford companies last year, it was part of our agreement with the Bank of Montreal that a \$200,000 treasury note campaign would be held.

Many members have expressed interest in participating directly in the continuing development of the Club's facilities. This note issue gives you that opportunity and an attractive return on your investment. Since we are only issuing \$200,000 in notes, they will be allocated on a first come, first serve basis. We sincerely hope that you will support the Club and subscribe to this issue.



The Club has pledged its assets to secure its authorized borrowings from the Bank of Montreal in an amount not to exceed \$900,000.00. The new notes will be offered to Club members only and will be ordinary debts of the Club ranking equally with other present or future unsecured debts.

DESCRIPTION OF 1972 TREASURY NOTES

These notes will mature in 15 years, and will be available in units of \$1,000.00 and \$3,000.00. The purchaser will have the option each year of taking his interest in any one of the following ways:

<u>NOTE HOLDER'S OPTIONS</u>	NOTES	NOTES
	\$1,000.00	\$3,000.00

OPTION 1

Cash payments paid twice yearly and calculated at 9% per annum

December 1st	\$45.00	\$135.00
June 1st	\$45.00	\$135.00

OPTION 2

Season lift passes including membership in Ottawa Ski Club	1 adult pass (1972/73 fully discounted price will be \$78.62)	1 family pass that includes all members (1972/73 fully discounted price will be \$315.00)
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## PLUS

A credit in the amount shown which can be applied to other membership fees, season's passes or ski shop purchases.	\$25.00 per note	nil
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OPTION 3

A credit in the amount shown can be applied to membership fees, season lift passes or shop purchases.	\$105.00 per note	\$315.00 per note
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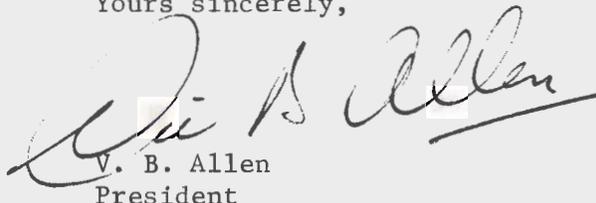
- Notes: 1) In the event no written notice of option selected is received by the Club prior to November 1st each year, the Club will assume that the cash payment option has been selected.
- 2) The credits will be set up no earlier than September 1st each year or whenever the above mentioned notice is received, up to November 1st.

Camp Fortune is a very busy place this summer! The attached Appendix I describes our current program and how we intend to use the dollars you and other members give in response to this Treasury Notes issue. Appendix II highlights the major elements of our long range plan. They both make interesting reading and represent a realistic statement of growth needs and future expectations.

The support of the membership has been our Club's greatest strength since its founding in 1910. We sincerely hope that you will subscribe to the 1972 Treasury Notes issue. An application form is enclosed for your use - please complete it at your earliest convenience.

Thank you.

Yours sincerely,



V. B. Allen  
President

Encls.

## APPENDIX I

HOW THE TREASURY NOTE FUNDS WILL BE USED

Over the years, many members have made most valuable contributions towards the development of a Master Plan for Camp Fortune.

One of the first steps taken by the Club upon completion of the purchase agreement, was to engage Sno-Engineering Inc., the finest ski area planning firm on this continent. Their assignment was to identify the best remaining developable ski terrain and to prepare a preliminary Master Plan. Their submission has been received, and modified slightly and a brief summary of the Plan, as it presently exists, is attached to this letter. It is clear that the installation of all the proposed facilities will be a sizeable project over the long term. However, the Plan does enable us to divide the total program into manageable annual segments, that will gradually improve the area's ability to provide a totally enjoyable skiing experience. But more important, the intermediate stages will not be contradictory to the ultimate development of the area.

The capital projects to be completed during the summer of 1972, include the following:

- \* The installation of a triple chair lift on Pineault hill with an uphill capacity of 1800 people/hour. This lift will not only substantially increase the uphill facilities available to novice skiers, but will substantially improve access from Fortune Valley to the Skyline area.
- \* 10 acres of new beginner/novice terrain are being developed immediately to the north of the new triple chair installation.
- \* The installation of a 1200 skier/hour T-Bar on Alexander-MacDonald is in process. It will improve the uphill capacity by approximately 800 skiers/hour on this popular south-facing slope.
- \* Since we are placing considerable emphasis on the grooming of our hills, a new equipment maintenance building has become an absolute necessity so that
  - a) all our equipment can be properly maintained, and,
  - b) the general appearance of the valley can be improved.
- \* Several major pieces of slope grooming equipment have been purchased since our takeover of the area operations, and a few more items are under consideration.

\* In addition there are a variety of lesser items that we feel will substantially improve Camp Fortune. These include:

- Roadway improvements,
- Visual improvements such as a uniform colour scheme for all buildings, revised sign system, underbrush clearing, and so on,
- Improved mazes for line-up controls,
- Ski Shop enlargement to accommodate an upgraded rental area,
- A mini-lodge toilet facility at the Skyline base area (if N.C.C. will approve),
- General lodge improvements to improve cafeteria performance,
- Additional lockers.

\* Internally the management of the Club has had to adopt more sophisticated business control systems, and some of the funds will be used for these purposes.

The remainder of our Bank of Montreal loan will be used in conjunction with the funds raised through this Treasury Note issue to undertake as many of the above mentioned projects as possible.

As you can see the first year's program is quite ambitious, but the subsequent years are equally optimistic. For example, our planners have recommended the following major installations over the long term:

- \* A short-term addition of 15,000 square feet of lodge space that will incorporate all of our support services and eliminate the need for unsightly temporary trailers. Over the long-term, an additional 30,000 square feet will be required.
- \* Major improvements and additions to the lift facilities.
- \* A new snowmaking system.
- \* Further hill grooming equipment to compliment the existing line.

The directors and staff of the Club fully endorse the concept of the Master Plan, and are truly proud to be associated with this major forward step for skiing in the Ottawa area. We feel that these bonds offer an attractive return on investment, while at the same time they allow the holder to participate directly in this exciting program to improve the Ottawa Ski Club.

**SCHEDULE**

UNCHANGED T-BARS ■■■■■■■■■■

UNCHANGED ROPES |||||

PLANNED TRIPLE CHAIRS ————

PLANNED DOUBLE CHAIRS |||||

PLANNED T-BARS ■■■■■■■■■■

EXAMPLE: 2-CHAIR ———— DOUBLE CHAIR  
1200-400

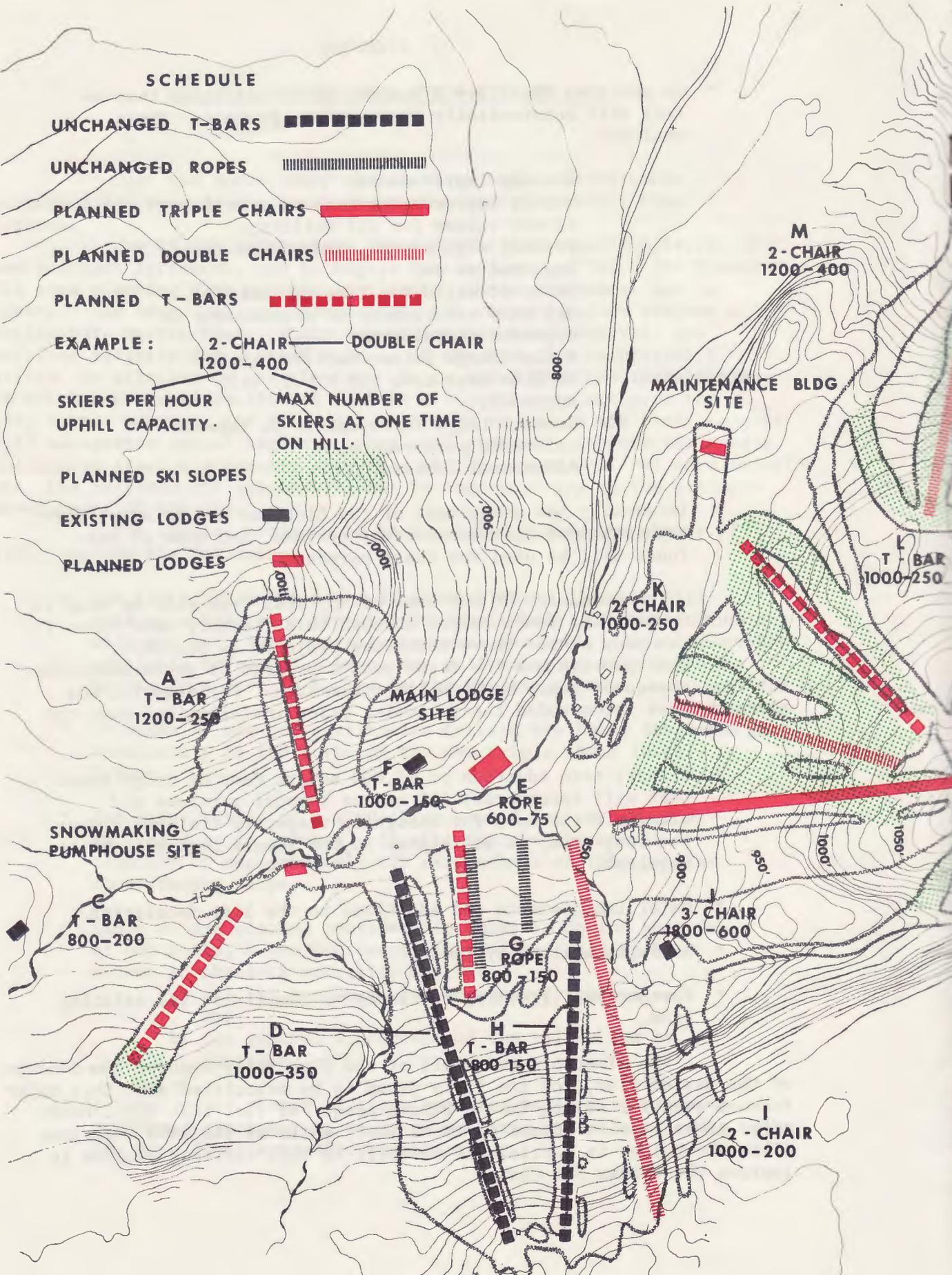
SKIERS PER HOUR  
UPHILL CAPACITY

MAX NUMBER OF  
SKIERS AT ONE TIME  
ON HILL

PLANNED SKI SLOPES

EXISTING LODGES ■

PLANNED LODGES ■

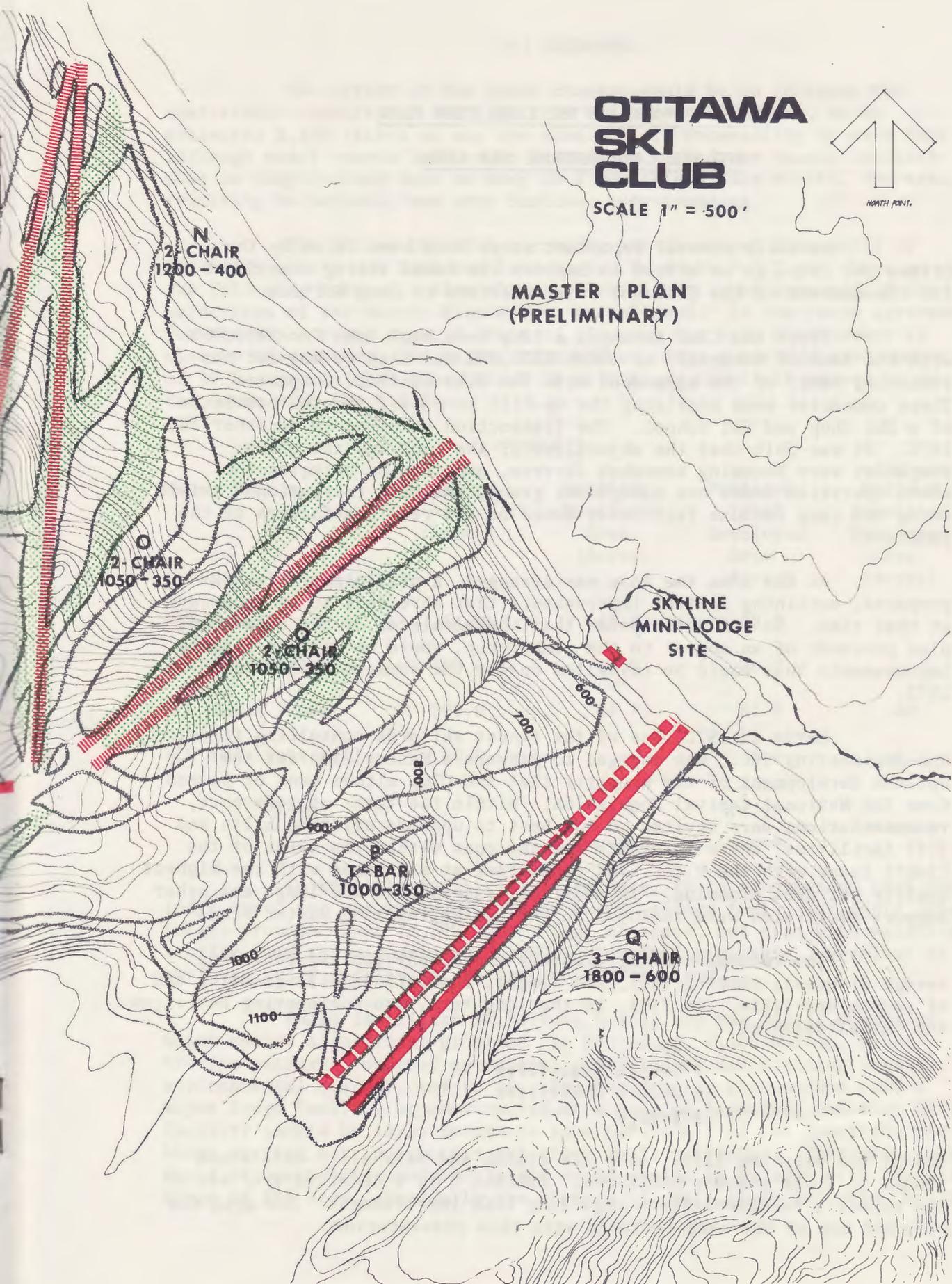


# OTTAWA SKI CLUB

SCALE 1" = 500'



## MASTER PLAN (PRELIMINARY)



## APPENDIX II

BRIEF SUMMARY OF THE LONG TERM PLANFOR THE CAMP FORTUNE SKI AREA

Recently several important steps have been taken by the Ottawa Ski Club, in an effort to improve the total skiing experience for the members of the Club and other visitors to Camp Fortune.

First the Club arranged a long term bank loan for \$800,000 with the Bank of Montreal, of which \$500,000 was used to buy out the remaining years of the agreement with The John Clifford Companies. These companies were providing the up-hill services, and the provision of a Ski Shop and Ski School. The transaction occurred on December 28, 1971. It was felt that the objectives of the Club and the above companies were becoming somewhat diverse, and that by bringing the whole operation under one management group, the many recreational skiers using the Camp Fortune facilities would be the real benefactors of the purchase.

At the time the loan was arranged, a preliminary plan was prepared, outlining initial improvements that were felt to be necessary at that time. It was anticipated that the remainder of the bank loan, plus proceeds of an appeal to the membership, would be used to finance improvements that would be installed during the summers of 1972 and 1973.

Early in 1972, one of the finest ski area consulting firms, Sno-Engineering Inc., was engaged to prepare a Master Plan for the optimum development of the property that the Club either owns or leases from the National Capital Commission. Within the terms of reference, recommendations were invited on how best to upgrade existing hills and lift facilities, where to create new ski runs within the terms of the Club's lease with the N.C.C. and consistent at all times with the highest quality ski area planning. In addition, suggestions for lodge and other support facilities were included in the Sno-Engineering Master Plan.

The recommended improvements cover many topics, including sewage disposal, parking lots, new lodges, snowmaking, hill grooming and of course new lifts. In fact, in the long term, Sno-Engineering envisages the installation of:

- \* 2 Triple Chairlifts
- \* 6 Double Chairlifts
- \* 5 T-Bars

and of the existing lifts, only the Slalom and Marshall T-Bars would remain in their present positions. Exhibit 1 is a detailed synopsis of the report's recommendations regarding lift improvements. See also the coloured map of the area included with this presentation.

The effect of the above changes would be to increase the comfortable capacity of the area from today's 2,600 skiers, to an estimated 5,300 skiers at any one time. It is interesting to note that although exact counts have never been made, parked car counts indicate that on busy weekend days as many as 4,000 skiers have visited the area, resulting in serious, but very familiar over-crowding.

The Ottawa Ski Club currently has developed 84.4 acres of ski hills on its own land and land leased from the N.C.C. as shown on the following Table I. Also shown are the areas to be improved if the objectives of the Master Plan are to be followed. In the lease agreement for the Meach T-Bar area, a limit of 40 acres for hill development is clearly stipulated. The Master Plan contemplates a maximum development of 32.8 acres in this area, which is well below the limit agreed to in the lease with the N.C.C.

TABLE I

Owner Status	Property Area (Acres)	Existing Developed Area (Acres)	Proposed Total Developed Area (Acres)	Maximum Permitted Developed Area (Acres)
OSC owned	234.9	43.8	69.3	-
NCC Skyline lease	400.0	15.9	36.2	-
NCC Meach lease	100.0	24.7	32.8	40
NCC (no lease yet)	20.0	-	4.6	-
TOTALS		84.4	142.9	

To keep all facilities in balance, it is recommended that total lodge space for the valley should be 60,000 square feet. Currently, the lodges provide about 15,000 square feet of space, and even with existing traffic load there should be 30,000 square feet available. Needless to say, the lodge facilities are seriously over-taxed.

Lodge facilities in Fortune Valley are now widely dispersed, which causes significant problems in servicing, distribution, skier traffic patterns, cost of operation, provision of satisfactory service, environmental control, and so on. Sno-Engineering recommended that a major lodge facility be constructed at a central location, and that this facility should be large enough to incorporate all of the functions now being carried out in trailers and other small buildings. This main lodge would be constructed modularily and would remain in balance with the skier usage of the area. Gradually the mixture of small sheds and other buildings

would be removed and the valley activities would focus on the new main lodge. The existing major buildings would remain in service, but probably with specialized functions.

Related facilities such as snowmaking, sewage disposal, hill grooming equipment, and others, will all have to be similarly upgraded to handle the increased area usage effectively.

The analysis in the Sno-Engineering report presumes balanced facilities for the alpine skier only. However, as a result of a recent survey, we now know that as many as 500 trail skiers will set out from Fortune Valley on a busy weekend. This activity is growing very quickly and if the Club is to provide an enjoyable recreational experience for all visitors, then the impact of the trail skiing contingent must be included in the long range plan. For example, our surveys indicate that 500 trail skiers will occupy 167 parking spaces, 5,000 square feet of lodge space, and will similarly effect several other planning considerations.

The cost of the total long range plan as proposed will be approximately \$2.7 million, as follows:

TABLE 2

<u>Estimated Cost of Long Range Plan</u>	
Lifts	\$ 1,365,000
Lodges	700,000
Snowmaking	250,000
Hill Construction	180,000
Other	<u>150,000</u>
	\$ 2,645,000

Many factors will affect whether or not the total Master Plan is ever fully implemented, but it has enabled the Ottawa Ski Club management to do two things:

First - It seems that the full potential of the Camp Fortune area has now been clearly identified, and this has enabled the Club to raise its sights considerably in preparing the long range plan;

Second - In the short run it has enabled the Club to evaluate current projects within a framework that will be consistent with activities that will occur over the long term.

Presently, a detailed expansion of this brief summary is being prepared for publication. It is hoped that from the ensuing discussion a long term development objective can be established by the Club, from which a Master Plan in its final form will evolve.

Exhibit I  
Sno-Engineering Study  
Summary Of Recommended Lift Improvements

Lift Name or Letter Designation (1)	Lift Type	Uphill Capacity (per hour)	Hill Holding Capacity (per day)	Lift Type	Uphill Capacity (per hour)	Hill Holding Capacity (per day)	Increase in Skiers (per day)	Approximate cost (\$000's)	Cost Skier	
			<u>EXISTING</u>				<u>PROPOSED</u>			
<u>Existing Equipment &amp; Hills</u>										
A	Alex/Mac	"J"	600	120	"T"	1200	250	130	45	\$ 346
C	McHugh	Rope	400	100	"T"	800	200	100	40	400
D	Marshall	"T"	1000	350	No Change	-	350	0	-	0
E	Pee Wee	Ropes	800	150	No Change	-	150	0	0	0
F	Pee Wee	Ropes	400	70	"T"	1000	150	80	35	434
G	Mitey Mite	Handle	400	60	Handle	600	75	15	5	323
H	Slalom	"T"	1000	200	No Change	800	150	(50)	-	0
	Jump Rope Tow	Rope	1000	200	Remove	-	0	(200)	-	0
J	Pineault	Poma	600	200	3 Chair	1800	600	400	120	300
N	Meach	"T"	1000	350	2 Chair	1200	400	50	175	3500
P	Skyline	Poma	900	300	"T"	1000	350	50	65	1300
Q	Skyline	2 Chair	900	300	3 Chair	1800	600	300	200	667
<u>New Lifts &amp; Hill Development</u>										
I					2 Chair	1000	200	200	110	550
K					2 Chair	1000	250	250	90	360
L					"T"	1000	250	250	60	240
M					2 Chair	1200	400	400	120	300
O					2-2 Chairs	2100	700	700	300	428
TOTALS:				<u>2400/day</u>			<u>5075/day</u>	<u>2675/day</u>	<u>\$1365</u>	<u>\$ 510</u>

NOTE: (1) Sno-Engineering Report