

Grovenor Community Hall

March 06, 2018 ▪ 7:10 pm start

Attended: Allan Bly, Vince Bowen, Rob Chaput, Gerry O'Donnell, Kersh Naidoo, Mariette Seed, Peggy Ward, John Yule. NRC – Margaret Smith. **Total = 9 (8 members + City rep)**

Regrets: Heather Bolli, Earl Clements, Bill Melenberg, Brad Mielke, Rosa Ficko, Cassandra Haraba, Brian Los, Tony Van Herk.

1.0 Approval of agenda

- **March 06, 2018**

Rob MOVES and Allan SECONDS. Agenda is APPROVED with the addition of new business item: Include discussion on Google Sheets availability for Not for Profit organizations (item 4.9). Agenda also approved for last minute guest.

2.0 Approval of minutes

- **February 06, 2017**

John MOVES and Peggy SECONDS. Minutes APPROVED.

3.0 Reports

3.01 Guest from Community

- Mr. Ng and partner from the community connected to Bill by email. He wanted to inform us of his dry-cleaning business and current promotion. They want to advertise in our newsletter but need to know the rates. He is referred back to Bill.

3.1 Vice Presidents report

Gerry & Kersh

Kersh states that:

- He observed recently that the solar project had been completed but is covered in snow.
- The solar panels are up and running.
- He thanks Tony for moving this ahead. We will get a check from the City soon and will finish paying the installation company.
- He attended a St. Paul's meeting recently that garnered a lot of attention since the City announced the 149 St. underpass. March 21 is the deadline for that to move ahead.
- Cassandra is working with the City to get a motion to study it further. She likely won't give up.
- Big bin event and fall fest dates have been established and will be in newsletter.
- He welcomes John Yule—and regrets we have lost Travis Watt—as a board member.
- There is a Single Tree development proposal, a big one that came up about 6 or 7 months ago south of Blue Chicago location. Meeting being announced in newsletter.

Gerry states that:

- Upcoming summer playground programs will be announced in the 2nd quarter newsletter after we have received further program details including dates.
- Some programs are still in discussion with N Glenora. Green shack and soccer are also occurring this summer.
- He thanks all who put in time and effort with the various community programs being offered.
- The bank balances going into this month remain healthy and the 2017 CLIP grant should be deposited by the city soon. CLIP and CLOG grant applications are soon to follow for 2018. Our next casino date will be in early 2019.

- He would like to thank Tony for undertaking the solar panel project as it was a mammoth project.
- He would like to thank Cassandra for the huge amount of work she has done over the past several months concerning various civic and LRT matters affecting Grovenor.

3.2 Treasurer's report

Peggy

Peggy reported that:

- She has received a letter from ALGC regarding the tardiness of the 50/50 reconciliation for our 2017 Fall fest. And she has turned it over to Kersh for reporting purposes.
- Other monies will be coming in related to the solar project.
- Account balances as of February 28, 2018 are:
 - Casino account - \$37,189.89
 - General account - \$37,394.29
- In a year to year comparison (2017-2018), this is what she found for 2017 balances:
 - Casino account - \$39,332.92
 - General account - \$43,785.02

Action Item: For Kersh to complete the 50/50 paperwork with Tony.

3.3 Civics report

Cassandra

There is no formal report from Cassandra, but it is mentioned that:

- Applications for rezoning came directly to us in Mid-December.
- A formal rezoning application that was for Bill Hill's former property at 14503 Stony Plain Rd (south of). Final development details are yet to come. It could have been a historical site. Cassandra advised earlier that she was going to ask one of the area residents to directly reach out to the city with any concerns.

3.4 City of Edmonton

Margaret

Margaret Smith states she will submit her report tonight and that:

- There is a great teen program available. It is a 2-day certificate program for games/activities to do with kids.
- Brown space programs can be used for gardens. City of Edmonton land that is not being used is eligible. Planters provided by city. \$100 a year.

4.0 Old business

4.1 Facilities (Hall) status update

Allan

Allan reported that:

- Miriam is doing a great job.
- The AED was installed at the hall by Stan.
- There are some circumstances recently where renters make a big mess and that we probably should be increasing the cleaning deposit from \$50 to \$100- \$200.00.
- There was a situation where minors were left without a ride at hall closing time. Alistair paid for them to get home as he felt they were stranded.

MOTION: To increase deposit to \$100 is MOVED by Allan; SECONDED by Peggy.

MOTION: The board agrees to reimburse Alistair for cab fares for minors providing \$200 cleaning cheque is cashed. MOVED by Tony; SECONDED by John.

Income Statement	
Grovenor Community League	
Reporting period: 2017-02-01 to 2017-02-28	
Created: 2018-03-22	
account	balance
Revenue	
Uncategorized Income	68,374.00
Program Income – Membership Dues	180
Casino Income	2,350.24
Advertising Income	30
Hall Rental Income	1,995.00
Total Revenue	72,929.24
Cost of Goods Sold (COGS)	
Total Cost of Goods Sold (COGS)	0
GROSS PROFIT	
	72,929.24
Operating Expenses	
Uncategorized Expense	18,374.00
Repairs & Maintenance	311.16
Telephone – Land Line	121.35
Bank Service Charges	24.31
Swimming pass expenses	162.35
Utilities	682.61
Casino Volunteer	2,367.74
Ice Maintenance Expense	1,343.00
Rink Shack Attendants	952
Total Operating Expenses	24,338.52
NET PROFIT	
	48,590.72

4.2 Rink/Rec Centre Update

Allan

Allan reported that:

- In his view, it is not just a hockey rink, but a community rink for skating as well.
- We need to control what is going on at rink. After 9 pm, we don't really know.
- The cleaning/flooding hours have been at the convenience of the people working.
- Late night flooding doesn't help weekend morning ice use if it snows overnight.
- He would like to see contracts in place for the workers. (Gerry said this used to occur and well-defined job descriptions are required by ALGC.)
- If workers don't agree to terms in contract, then we won't hire them.
- The new practice of double flooding has increased time and water bills.
- A teen who left his mark (with a permanent marker!) in the rec centre will be painting.
- A hockey playing volunteer has come forward to help clean the ice with his own snowblower.
- A new shelving unit has been installed for the skate donate program.
- He plans to use the metal box close to curb for collecting skates. Lock needs cutting first.
- Other sources are available for finding used skates. One by Rexall Place Stan uses.
- He is looking for a self-propelled Zamboni-type machine to help with ice cleaning. The idea is to save water usage, time and labour costs.
- Then storage of the new device/machine will need to be addressed. Margaret states that a building bigger than 10 x 10' would require parkland application.
- Signs are going to be updated at the rec centre.
- He would still like to obtain 2 small nets for little kids on rec ice. This has been discussed and agreed to previously. Allan can proceed.

Action Item: For Gerry to search his database to locate and then forward job descriptions to Allan where available.

4.3 Solar Project update

Tony

Tony reported that:

- The project is pretty much done. The final inspection has not yet been done but we are able to use the panels.
- Where the power comes into the building, apparently the wires are too low. Sky Fire stated this failed the inspection.
- He is getting an estimate for rectifying that; Sky Fire will do the job for cost & materials.
- There is a nice new electrical panel in the rec centre. The rink lights now have their own master switch.
- Upfront, we are expected to save \$100 a month on power going forward.
- There is a 2-way meter on the rec centre now. Excess power goes back to the grid and will be used to help pay for the hall's electricity through credits received.
- The system will pay for itself in 4 years as we had many grants.
- The final invoice should be here soon. As well as grant payments.
- Tony is preparing a newsletter article on the solar panels.
- To recap: The system cost \$20,000 to install. CLIP is covering \$10,000, MCC Action Committee is cover \$4500 after completion.

Action Item: For Tony to get estimate from Sky Fire for raising wire into rec centre.

Action Item: For Gerry to notify our insurance company of addition of solar panels.

4.4 Baby Programs update

Brian

Brian absent but Kersh reports that:

- City West Community Childcare support has parenting and baby programs. He is sending to Heather to post on our website, with a link to their website put on ours.

Action Item: Kersh to ask Heather to post this information on our website, and a link.

4.5 AED status update

Allan

Allan reports that:

- Both AEDs have arrived and been alarmed and installed.
- He met with Rose the insurance agent.
- Gerry states we only get one AED replaced by insurance (as we only had one previously provided even though we applied for two).

4.6 Joint Summer Programs with N Glenora

Kersh & Gerry

Gerry mentions that:

- He has not heard back from N. Glenora president Ryan re request for more details.
- It was left that the VPs would go ahead if the proposal seems reasonable.

Action Item: For Gerry to reach out to N Glenora president again.

4.7 Newsletter archive online – status update

Mariette

Mariette reported that the online newsletters are a year out of date and the matter is now with Bill and Heather.

4.8 Newsletter status update

Bill

It is mentioned that the newsletter was delayed due to a late submission. It will print on Wed March 07 and go out this Friday, March 09.

4.9 Emails to be set up for Board – status update

Rob/Heather

Rob states that:

- Google Suites is available for non-profits. This includes email addresses, calendars, etc.
- Users can have an email address as well as web space.
- Organizations have to be registered through the province. (Gerry says we are.)

MOTION: To sign up Grovenor for Google Suites is **MOVED** by Rob; **SECONDED** by Peggy.

Action Item: Gerry to forward non-profit document to Rob.

Action Item: Rob to proceed with Google Suites set up for Grovenor Community League.

4.10 Other old business

All

5.0 Action Items update (for items not yet covered)

- Rob reports that he will not pursue the community swim program. Pool can be rented and shared among more than one community.

6.0 New Business

6.1 Greenshack program donation of \$1000.

Gerry

Gerry states that:

- As we did last year, he recommends we make a \$1000 donation to the City for this program.

MOTION: To donate \$1000 to City for Greenshack program is **MOVED** by Allan; **SECONDED** by Tony. **APPROVED.**

Action Item: Gerry to send Peggy email on this as reference for cheque.

6.2 Social Media Coordinator position

Gerry

Gerry reported that Travis Watt resigned from the position as he requires more time at home with his young family at this time. Rob Chaput a current board member has agreed to take on the role. Gerry thanks Rob.

6.3 Board Leadership Edmonton

Gerry

Gerry reports that:

- This is a full one-day conference put on by EFCL in conjunction with the city.
- 3 board members have indicated that they will be registering (Rob, Peggy, Mariette).
Grovenor will subsidize their fees as approved in email vote by the executive.

6.4 Neighbourhood Event Application for Fallfest

Kersh

Kersh reports that:

- He has filled out the application with the City.
- That the event is being promoted in the next newsletter.
- It will be advertised that we are looking for another lead for that day as Kersh would like to step away on that day and have time with his family. But he will work up to that time.
- Signup Genius will be going up very soon for volunteer registration.
- Black Velvet is the band again. We had them 2 years ago (and before then).
- Also, fireworks, porta potty and tents have been booked already, ahead of the curve.
- We are on community league day this year, so things get booked up.
- Margaret secured 6 garbage cans and 10 picnic tables for us. Vince states that we usually get more tables, about 20. And recalls that they didn't show last year.
- Margaret mentions she has funds for that and firewood. Hopefully in June the funds will be available, she says.

6.5 LRT expropriation plans at 142 St./ Stony Plain Rd intersection **Gerry/Cassandra**

Gerry states that:

- The city will vote on the 21 of March to provide funds to expropriate land for the West block LRT station as well as final approval for the West Valley LRT design.
- Cassandra is trying to get a motion approved by city council to stop the expropriation. West block stop is different as the tracks do not stop in middle of road but swing to the north side. Cassandra has requested that this be reconsidered as new technology allows the tracks to be routed 90 degrees back to the centre of the road as is being done at 156th street intersection.
- Gerry is delivering letters to vendor along this area as provided by Cassandra. Glenora community league is also supporting this request.
- After LRT is in place parking and cut through traffic will be issues.
- The plan is to formally apply for restrictive parking, speed restrictions, road bumps, more stop signs, etc. Gerry says that these were previously approved by our board following town hall meeting discussions over the past two years. Cassandra is aware of this as well. These recommendations were all previously submitted by Gerry on behalf of Grovenor Community League to city administration and Councilor McKeen over a year ago.

Action item: To ask Cassandra to solicit City with formal proposal re parking ban and cut through traffic issues that will affect Grovenor more so when the LRT arrives. Kersh will approach Cassandra.

6.6 Proposed change to Garbage Pickup by City

Peggy/All

Grovenor Community League
Board of Directors Meeting

Minutes

Grovenor Community Hall

March 06, 2018 ▪ 7:10 pm start

- The City is proposing a 3-bin garbage system and is wanting to pick up on the front street instead of the alleys.

Action Item: Margaret to look into the date for public engagement for this proposal.

6.7 Other new business (n/a).

Meeting adjourned at 9:16 pm.

7.0 Next meeting – April 03, 2018 ▪ 7:00 pm.

- Please see Civics report on page below
Please see Feb Income Statement below



GCL Civics Report
For March Minutes 2

Submitted by:

Cassandra Haraba, B.A., M.A., LL.B., Barrister and Solicitor
Chair, Civics and Development Issues, Grovenor Community League

These are the ongoing issues I am working on for the benefit of Grovenor Community League, members, and residents.

1. Private property damage caused by infill construction – City Council and the provincial Department of Justice

Peace Officers are intended to enforce the Petty Trespass Act, which - in conjunction with the Provincial Offences Procedure Act - can provide a public-law remedy to private property damage caused by all types of construction trespass. POs are provincially accredited to enforce provincial law. They are hired by the city to do that in the city limits, but their mandate is set by the province and cannot be modified by city staff.

The Infill Compliance Team is composed of Peace Officers, but they refuse to enforce trespass law. Instead, Peace Officers tell aggrieved homeowners to call police.

This is wrong because (1) POs are authorized to enforce the Act, which is intended to take the pressure off EPS, and (2) homeowners should in fact lay their own information at the police station. There is no need for police attendance. However, police don't know the nuances of the Act and don't give proper advice about the laying of informations. So no one gets the benefit of the Act.

I spent considerable energy conveying the above message to City Council. At last, in spring and summer 2017, City Council directed the Peace Officer section to better enforce trespass law.

Meanwhile, I advanced a Complaint to the Director of Law Enforcement. The Director ultimately informed me that the POs had removed the Act from their authorizations so they can no longer enforce it.

At that point, I FOIPPed the city's file.

Just before Christmas this year I received partial disclosure. It shows that the POs asked to have the Act removed from their authorizations a month AFTER Council told them to enforce it. It also shows that the City Manager wanted the matter suppressed.

Recently I sent the above information, with scans of the pertinent records, to the Mayor and interested councillors, and to the EFCL (who maintains an interest in the matter on behalf of all leagues).

I also filed a Request for Review of the city's disclosure with the Information and Privacy Commissioner, because it seems reasonable that the city holds undisclosed records.

This issue is ongoing.

2. Private property damage caused by construction excavations - City Council and the provincial Department of Municipal Affairs

Safety Codes Officers are intended to enforce the Building Code, which requires that construction excavations be supported to prevent soil movement and loss by water (and, as an incidental effect, to prevent fences from falling in and foundation damage to neighbouring buildings), and that excavations be securely fenced. (Note: fencing cannot be on neighbouring property because officers cannot endorse the breach of a law, in this case trespass law.)

SCOs are provincially accredited to enforce provincial law. They are hired by the city to do that in the city limits, but their mandate is set by the province and cannot be modified by city staff. I spent considerable energy explaining this to Council. Persistence is paying off.

Meanwhile, I laid complaints to the Safety Codes Council (Sept. 2016). After what I thought was sufficient delay, I set up a meeting with the SCC. EFCL attended too. The SCC agreed with my analysis of the Code.

However, more delay ensued. Therefore, late this summer I FOIPPed the Council. Municipal Affairs (the department that operates the SCC) called to tell me the SCC was pleading for me NOT to FOIPP them because they knew they hadn't done anything and they promised they would start. I told Muni Affairs no problem, send me back my \$25 cheque. I received it, ripped it up, and instead sent a \$50 cheque to FOIPP the SCC for two years at 3-month intervals. I received the first disclosure in October. Expecting the next disclosure soon. So far the records include only my own submissions, except that the SCC did a quick report about the matter and included that too.

The report applies a soft touch to the city, but basically says what I want it to say (SCOs must enforce all parts of the Code, including those relating to construction excavations).

This issue is ongoing.

3. Public property damage caused by driving over boulevards – City Council and the Law

Peace Officers are intended to enforce the Traffic Bylaw, which contains an absolute prohibition against driving over curbs, boulevards, and sidewalks. However, city staff thinks they can issue a permit for anything, even if the Bylaw does not provide for a permit (this is where the prohibition arises – if the Bylaw does not provide for a permit, the activity cannot be permitted).

I haven't had time to push this issue as hard as it needs to be pushed. The most useful thing would be for the public to be able to learn about how the Bylaw works and hold the city to account if they see damage. Typically, however, the public tends to ask rhetorical questions, and forgets to include me, or fails to realize the immense benefit of including me, so nothing improves.

This issue is ongoing.

4. The Blue Chicago, Holyrood, and the Council Code of Conduct – City Council, the provincial Department of Municipal Affairs, and the Rule of Law

By June 23, 2018, all municipal Councils must pass a Code of Conduct, as part of changes to the Municipal Government Act. The Code must remind Councils that they are bound by their own laws and policies (such as how to design transit-oriented development, as on the Blue Chicago site).

I worked hard with Holyrood on their Council public hearing regarding the big Regency DC2 that they managed to fight back. I was glad to be involved because what happens in Holyrood will impact our Blue Chicago DC2.

While in Council on the Holyrood matter (a month or so ago), I emphasized that the MGA and the Code are mere reminders to Council of the state of the law as it exists today. The message hit home because Council returned to it repeatedly throughout the public hearing, and ultimately decided for Holyrood.

Since then, the Bonnie Doon social housing DC2 has taken a completely different route, and other changes are in the wind.

This raises the bar for the Blue Chicago proponents.

Note that I tried to interest the parties affected by the Aldritt 80-storey tower in a similar approach, but to no avail.

5. The Planner Code of Ethics – City Administration and Planner regulatory bodies

Just before the public hearing in the fall, after I informed Holyrood of the way planners are regulated in Canada, Holyrood asked me to send a letter to the national and provincial planner regulatory bodies stating that Alberta's Planner Code of Conduct fails to meet national minimum standards, and that the failure in standards could lead to complaints against planners. All bodies, plus their lawyer, responded. I also made City Council and the City Manager aware of the matter.

This is ongoing.

Note that I tried to interest the parties affected by the Aldritt 80-storey tower in a similar approach, but to no avail.

6. The Subdivision and Development Appeal Board

a. I may have mentioned this one already: In the spring I went to the SDAB regarding variances on a property at 10034-142 Street. My argument was that the proponent had not

brought evidence of need or non-impact of the variances (essentially a non-suit), but that there is plenty of evidence of impacts, which militates against the variances. Success.

THE TAKEAWAY: It is possible to win on the strict terms of the MGA, without discussion of the zoning bylaw.

b. Again, I may have mentioned this one: In the later summer I filed an SDAB appeal of a permit for a fourplex beside Debbie Johnson's (across from the skating rink). The permit had already been issued and construction had begun, but it turned out that there were serious breaches of privacy caused by a bank of second-floor, floor-to-ceiling windows. The appeal stopped construction. We were able to negotiate a reasonable solution. The windows are now nice and small.

THE TAKEAWAY: Even if there is a permit already issued, and even if the permit does not include variances, and even if construction has begun, an appeal can be filed and good results can occur.

ANOTHER TAKEAWAY: This experience applies to rooftop patios with zero setbacks, which is strictly prohibited. Permits allowing them can be fought back.

6. To watch

- There is a pending application for a 5-unit complex on Bill Hill's former studio site. A concerned resident contacted me. I gave her information about the process and what needs to be done by the affected parties. She said she found it intimidating and may be having second thoughts about taking the necessary steps, but she said she'd canvass her neighbours after she returns from her tropical vacation in January.
- Residents behind the Blue Chicago asked me why there seems to be work going on at the site. I contacted the city planning office a week ago, and followed up today (Jan.31, 2018) with a request to investigate and find out whether there is unpermitted work going on. Planning assured me that no action has been taken on the DC2 and today they said the investigation into the permits is ongoing.
- The provincial Ombudsman is supposed to receive powers of oversight of municipalities that might extend to issues of civic employees failing to enforce laws.

Income Statement		
Grovenor Community League		
Reporting period: 2018-02-01 to 2018-02-28		
Created: 2018-03-22		
Revenue	Feb-2018	Feb-2017
Uncategorized Income		68,374.00
Direct Public Support – Business Contributions	50.00	
Program Income – Membership Dues	185.00	180.00
Casino Income		2,350.24
Advertising Income		30.00
Hall Rental Income	680.00	1,995.00
Total Revenue	915.00	72929.24
Operating Expenses		
Uncategorized Expense		18,374.00
Repairs & Maintenance	693.00	311.16
Telephone – Land Line	121.35	121.35
Bank Service Charges	12.5	24.31
Swimming pass expenses	34.8	162.35
Utilities	429.69	682.61
Rink Shack Cafeteria	103.96	
Miscellaneous Expense	517.68	
Uncategorized Expense	4,326.46	
Contract Services	500.00	
Ice Maintenance Expense	2,673.00	1,343.00
Rink Shack Attendants	1,580.00	952.00
Cleaning Services	350.00	
Casino Volunteer		2,367.74
Total Operating Expenses	11,342.44	24,338.52
NET PROFIT	-10,427.44	48,590.72