

Memo

To: Thompson Planning District
Cc: Randy Patrick, Board Secretary
From: Gary Ceppetelli, Director of Planning and Community Development
Date: January 14, 2011
Re: Public Hearing Questions

A number of questions were raised at the Thompson Planning District public hearing held on Monday January 10, 2011. Responses to the questions are as follows:

What is the impact of increased students to the School District of Mystery Lake (SDML)?

- The SDML and the University College of the North (UCN) are currently in discussions on the placement of children that would reside in the UCN student housing units.

Has the Fire Department reviewed the student housing proposal?

- Yes. The Fire department does not foresee problems. They are currently analyzing the plans in order to develop a plan of action when needed. Buildings will be built to Manitoba Building and Fire Codes.

What is the cost to relocate the baseball diamonds?

- The City will be compensated by Manitoba for the cost of moving the ball diamonds, when necessary. The development agreement identifies a process for determining the value of the ball diamonds. The Norplex Pool area has been identified as a potential area for relocation.

What is the cost to relocating existing facilities (Thompson Zoo and the Wildlife Building)?

- There are no plans to relocate the Thompson Zoo.
- Wildlife Association will be compensated by Manitoba if Manitoba decides to relocate the building.

What assurances does the Wildlife Association have if they become an unwelcome neighbour?

- Wildlife Association will be compensated by Manitoba if Manitoba decides to relocate the building.

What is the capital cost of the student housing project (total and per dwelling unit)?

- If the project proceeds, Manitoba Housing will be tendering the project. In order to protect the integrity of the tender process, Manitoba Housing is reluctant to release a total or per dwelling unit cost at this time.

What is the operating and maintenance costs for maintaining the proposed style of student housing?

- Manitoba Housing is currently negotiating with UCN on a property management agreement. The operation costs will be in line with other property management agreements that Manitoba Housing has in place with its sponsor groups, and this cost will be fully borne by Manitoba Housing.

Does the City have a business plan for this project?

- The City of Thompson entered into a development agreement with Manitoba on October 4, 2010. The development agreement establishes the terms and conditions of development on the TRCC site, including financial considerations. The City will realize new revenues as this development will expand their tax base.

Will there be a parking and congestion issue?

- The development agreement identifies the need for 2 studies: one as a base line and one after UCN has been completed.
- These studies will determine if there is a problem and what, if anything will be needed to address the issues.

Will the existing outdoor track and field area be relocated or affected?

- No.

What will it cost taxpayers?

- City will see new property tax revenues with the campus and student housing development (approximately \$225 K per year – only 50% of the municipal portion; SDML would receive 100% or twice as much as the City)
- City contributed: land as an in-kind contribution to the project (\$7 M); tax relief program (\$6.675 M); and capital infrastructure (\$1.2 M)
- Ring road (from zoo access to east of tennis courts) \$250 K
- Parking lot (east of BCC and north of CA Nesbitt Arena) \$350 K
- Traffic Studies (City portion) \$35 K
- Wildlife parking lot (not committed) \$30 K
- Zoo sewer connection (not committed) \$35 K
- Ring road (eastern leg) (not committed) \$450 K
- Traffic lights/intersection improvements or two intersection improvements (not committed) \$500 K
- Polaris Buildings – remains with Manitoba
- Snow removal – no increase anticipated
- Bus Service – no increase anticipated
- Increased sewer and water costs – no increase anticipated



Gary Ceppetelli
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