

VMSC Site & Hotel Development Information Meeting – August 5th, 2021 at 7:00 PM

Questions from the crowd:

- Why does Council need the feedback by August 31st?
The request for feedback by August 31st is based on the development opportunity of the hotel. For Steel Creek to start hotel construction in Spring 2022 they need to know if the Town plans to build an aquatic center to finalize the size of the hotel they will build. (having an aquatic center = hotel with more guest rooms)
- How did you determine the cost of building the aquatic center?
After contacting multiple aquatic facilities that were built in recent years, an average of \$400/square foot was used to budget for the build.
- What would the impact be on Kinsmen Lake if an aquatic center were to be built?
Council would like residents to consider that having both an indoor pool and outdoor lake in the summer months could potentially mean paying for lifeguards and swimming teachers at both locations, where previously there was only one location with that kind of staffing. However, on the flip side, there is the potential for hotel guests to take advantage of Quarry Park and Kinsmen Lake during the day in the summer months, and then come back to the hotel and sit in the hot tub at the aquatic facility in the evening when the Lake is closed. There are both positives and negatives to consider.
- Could building the aquatic center mean Kinsmen Lake would be closed?
The short answer is NO. Council considers Kinsmen Lake and Quarry Park to be the jewel of the Town. If there were any thought that building an indoor pool would cause the shutdown of the Lake, they wouldn't consider the idea. An outdoor lake vs. an indoor pool are very different facilities even though they provide some of the same services.
- Is the hotel development dependant on the investment in the aquatic facility?
No, Steel Creek is planning to build a hotel in Stonewall as they see the potential for this kind of development to thrive as well as generate benefits for existing businesses, restaurants, gas stations, and sports groups. If the Town decides to build an indoor aquatic facility Steel Creek will increase the number of guest rooms in the hotel project based on the Town's commitment to building the aquatic facility within the next three years.
- How would hotel guests pay for pool use?
The hotel guest wouldn't pay for the pool use directly. The Hotel itself would pay an annual amount to the Town based on the number of people that stay in the hotel that year.
- Has the Hotel already purchased land from the Town? Do the taxpayers get input on the sale of Town property?
Council is still finalizing the details of the agreement with Steel Creek for the hotel development. As per Section 258(2) of the Manitoba Municipal Act:
"A council may encourage economic development in any manner it considers appropriate and, for that purpose, may enter into an agreement with a person, with an agency of the Government of Manitoba or the Government of Canada, or with another municipality, including a municipality in another province."
- What is the expected impact of the new hotel on the Rockwood Motor Inn?
The new hotel will not have a restaurant or bar. It is expected that guests of the new hotel would visit these facilities at other businesses in Town, including the Rockwood Motor Inn.
- Would the new recreation facility have room for 55+ activities, or art group activities?
There is a multipurpose space allocated in the Scatliff + Miller + Murray plan that should be flexible to accommodate all different kinds of groups and activities.

- Where does the funding come from for the whole \$52 Million project? What is the timing/how long is the project expected to take?

This is a really big project with a really big price tag. The Scatliff + Miller + Murray report shows a breakdown of estimated costs in five (5) different phases. The order of those phases is still to be determined, but at this time, Council is considering the Aquatic Facility as the first of the projects to start with. The length of time it would take to complete a project of this size is also still to be determined. It could be anywhere from 10 to 15 years, or more. This is very preliminary plan which will lead to more meetings with Town residents, and more input from consultants to make sure the right solutions are put in place for the needs of the Town. The primary sources of funding for projects like this are private sector investment, public sector investment, fundraising, grants from other levels of government, user fees, and debentures (loans from the Province that would be paid through property taxes over 20 to 25 years)

- Stonewall Soccer currently uses all the fields at the VMSC (even in the pandemic) – what is the impact on soccer if the pitches are reduced from seven to two as is shown in the Scatliff + Miller + Murray drawings?

In the immediate future (2022 to 2023) the hotel build will only impact **one** of the smaller ¼ sized soccer pitches. ALL of the other soccer pitches will remain in place for the foreseeable future. Council is looking at options to add a pitch of similar size at the VMSC and improve or expand it. The goal of Council is to replace any soccer pitches that are affected with something that is the equivalent or better. One option might be to have an indoor soccer pitch inside the VMSC. Another option that has been suggested is to add lights to some of the larger, full-size soccer pitches allowing the older soccer players to use the pitches later into the evening so they can be used by mini-soccer earlier in the day.

For the larger site redevelopment at the VMSC grounds, those plans would have to be looked at for completion over the next 10 to 15 years. This would give lots of time to plan for a new and improved soccer complex based on the needs of the soccer groups at that time.

- Can Stonewall Soccer schedule a meeting with Council within the next 30 days?

Yes, please contact CAO Wally Melnyk to make arrangements.

- How does the public provide feedback and support?

- Send emails with feedback to info@stonewall.ca
- Follow the Town's Facebook page, check the Notices Section of the Town website, and look in the Tribune for advertisements and announcements of future meetings – attend the meetings, stay informed, and provide your feedback in writing when needed.

- How do people invest in the hotel project?

You can contact the local Stonewall Resident investment group or Steel Creek directly if you are interested in investing in the hotel project.

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