



City of
Courtenay

Courtenay Outdoor Pool

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Overview

Future of the Outdoor Pool



Background

History

- Outdoor pool is one of oldest pools of its kind in B.C., opened July 1, 1949
- The original 25m pool is made of cast-in-place walls and slab.
- Wading pool was added in 1959
- Change rooms and multipurpose area added in 1979
- Operation of the pool moved from Courtenay Recreational Association to City of Courtenay in 1996



Background

Strategic Direction

- **Parks and Recreation Master Plan (2019)** recommendations:
 - Explore opportunities for replacing the services of the outdoor pool either through replacement or relocation
 - Complete a feasibility study involving community and stakeholder consultation to determine options.

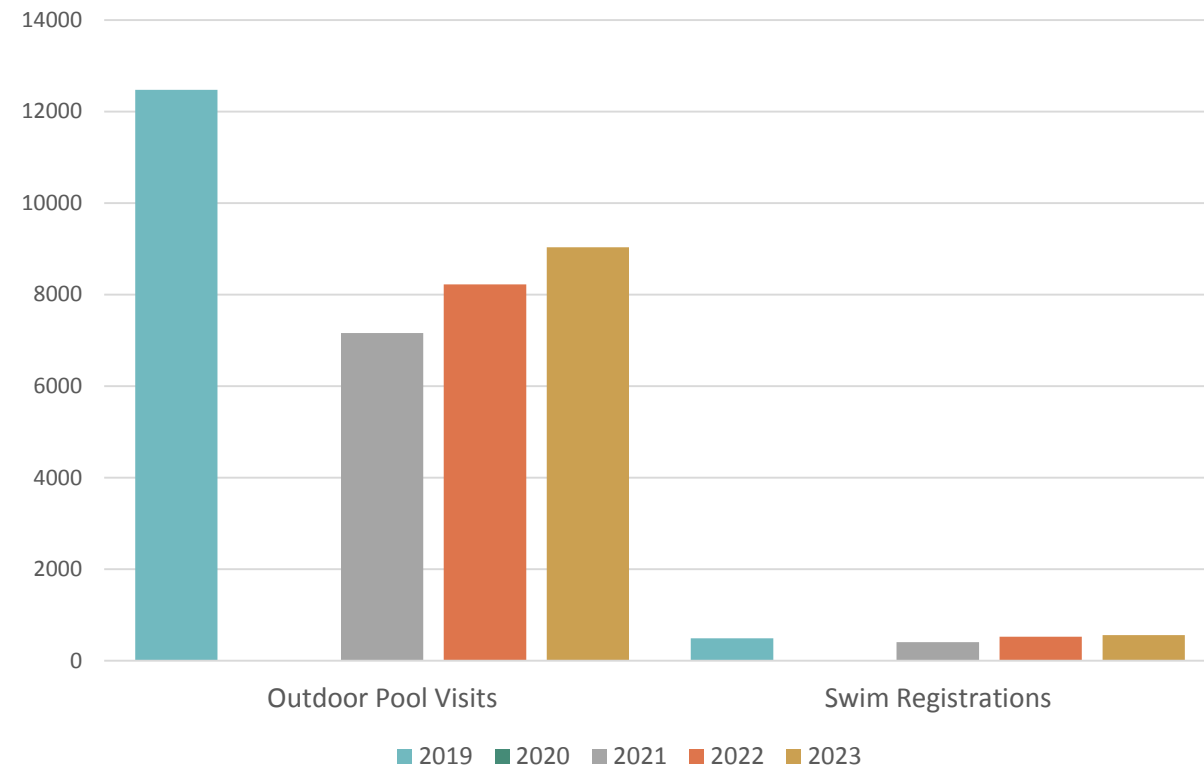


Outdoor Pool Operations

Outdoor Pool Usage

- Steadily recovering from COVID-19, with approximately 10,000 visits per season, plus additional ~600 program registrations
- 64 rentals in 2023 for a total of 81.5 hours; including 30 school bookings
- Blue Devils Swim Club (since 1948) with over 200 hours per season, including one swim meet

Outdoor Pool Visits & Registrations 2019-2023



Aquatic Needs Strategy

Strategic Objectives

- 1) High quality aquatic facilities that are adaptable and responsive to community need.
- 2) Provide accessible, affordable and inclusive facilities and services.
- 3) Facilities and services are well planned, maintained and managed.

Aquatic Strategy Recommended Facility Option:

- Consolidation of indoor and outdoor aquatics at Aquatic Centre



Aquatic Needs Strategy

CVRD Recreation Commission Strategic Plan:

- Incorporate Sport Centre aquatic amenities and programming into the Aquatic Centre:
 - Distinct focus on wellness
 - Addition of 25 metre pool (extension or new pool)
 - Closure of aquatic facilities at Sport Centre
- Medium Term (5 to 7 years; 2027 to 2029)
 - Allows time for Courtenay to make decisions around outdoor pool



Courtenay Outdoor Pool Engagement

Future of Outdoor Pool Preferred Options

Option 1: Keep the Outdoor Pool at its current location and maintain the current service level while addressing identified issues with the facility.

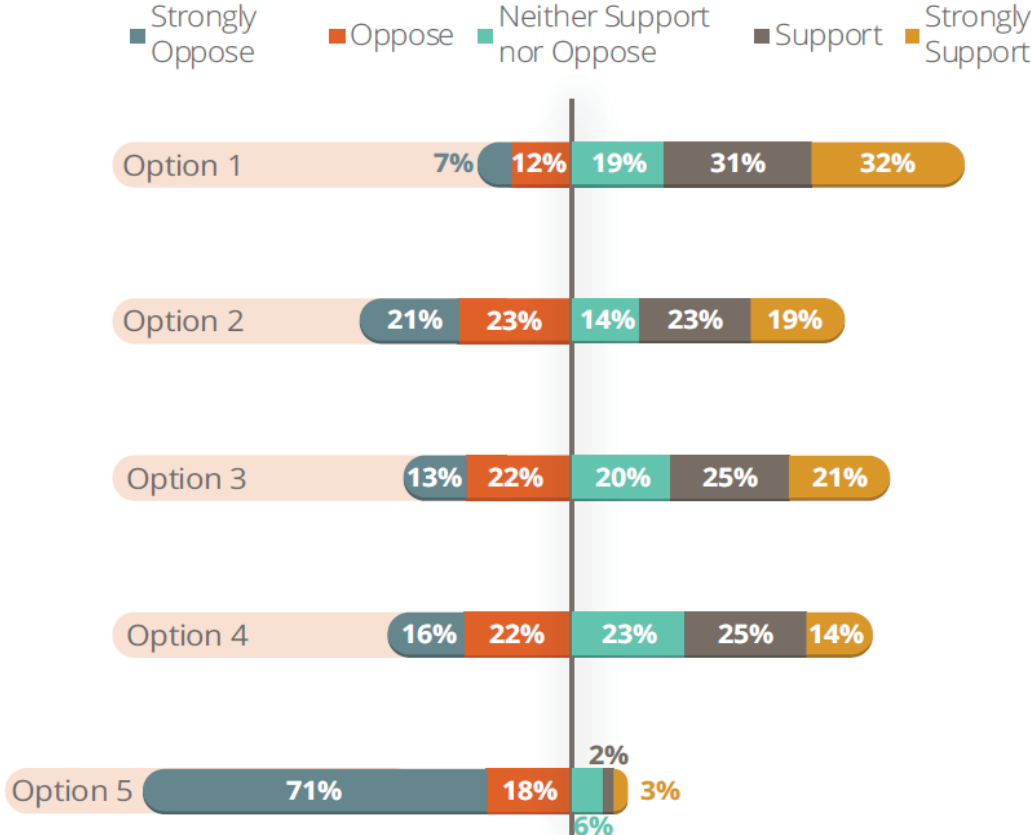
Option 3: Keep the Outdoor Pool at its current location but undertake a significant renovation to increase the service level and improve accessibility.

Option 5: Close the Outdoor Pool and do not invest in a replacement public outdoor pool.

Option 2: Close the Outdoor Pool and develop a new outdoor pool co-located at the Comox Valley Aquatic Centre site.

Option 4: Close the Outdoor Pool and develop a new outdoor pool at another location in Courtenay.

Graph 7: Support for Options for the Courtenay and District Memorial Outdoor Pool



Condition Assessments

- Following operational review, leak detection and condition assessments have been ongoing for the Memorial Outdoor Pool.
- Leak detection of both the lap pool, and the wading pool.
- Condition assessments of the pool and its systems (mechanical, structural, electrical, and coating)



Leak Detection

- Leak detection has been conducted throughout 2023, confirming the pool is leaking significant volume every day - 18 refills per season.
 - Leak detection has identified the recirculation piping, expansion joints, and cracks in the basin as major sources.
 - Remediation costs for this are estimated to be up to \$1M (tentatively planned for 2026), which may include some mechanical works as well.
- Wading pool sump is draining directly into ground/river and this will be addressed through remediation options.
- Environmental regulators were informed of the leaks in early 2023, with a promise to report back on remediation plans within the next 1-2 years.

Condition Assessments

- Condition assessments have been conducted on Structural, Electrical, Mechanical, and Pool Coating.
- Repairs to main drain valve and other components were undertaken before the 2023 season.
- All disciplines report that all systems are at or near the end of their service life.
- Still reviewing mechanical and safety findings, to determine potential impacts to operations.
- Some work may be needed to facilitate 2024 operation.

Immediate Actions - 2024

Address repairs required for regular operations

Routine & Planned Maintenance \$150,000*

- Routine repairs required for operation (i.e. cracks, VIHA requirements, etc.)
- Sand filter medium replacement (not an annual requirement)

Required Repairs as a result of Condition Assessments – up to \$75,000*

- Continue investigations to update pool operations documentation
- Complete needed mechanical and safety work (scope to be confirmed)
- Note: there will still be continued risks of emergent/unplanned repairs and shutdowns

Recommendation – Outdoor Pool Options Analysis - Estimated cost \$125,000*

- Conduct options analysis for future of the memorial pool at current location
- This will identify costs and lifecycles for new vs. renewal of existing.

** \$350,000 requested from CVRD Recreation Grant Service*

Short Term Plans - 2025

Detailed Design for Future of Pool

Recommendation: Detailed Construction Design - Estimated cost \$250K

- Initiate Detailed Design of selected facility option (based on options Analysis)
- Advance findings from Options Analysis and Condition Assessments
- Report back to environmental regulators on plans for leak remediation.

Complete any further needed works to support on-going operation.

- Regular Operations with continued risks of emergent/unplanned repairs and shutdowns.

Long Term Plans – 2026 and beyond

Temporary Closure for Repair, Renovation, or Redevelopment

Recommendation: Temporary Closure to complete repairs, renovation, or redevelopment as determined by Options Analysis

- Estimated budgets range from:
 - \$1M for repairs (condition assessment recommendations and leaks)
 - \$18M for completely new pool at current location



Questions?

