

Report to Community and Protective Services Committee

To: Chair and Members
Community and Protective Services Committee

From: Cheryl Smith, Deputy City Manager, Neighbourhood and
Community-Wide Services

Anna Lisa Barbon, Deputy City Manager, Finance Supports

Subject: Infrastructure Update – Glen Cairn Outdoor Pool

Date: March 21, 2023

Recommendation

That, on the recommendation of the Deputy City Manager, Neighbourhood and Community-Wide Services and the Deputy City Manager, Finance Supports, the Infrastructure Update – Glen Cairn Outdoor Pool Report **BE RECEIVED** for information.

Executive Summary

In the spring of 2022, infrastructure issues were identified at Glen Cairn Outdoor Pool which resulted in the closure of the amenity for the 2022 outdoor season. This report provides an update on the infrastructure issues identified, the steps undertaken to address the issues, and announces the reopening of Glen Cairn Outdoor Pool for the 2023 outdoor season.

Linkage to the Corporate Strategic Plan

The Infrastructure Update – Glen Cairn Outdoor Pool report is aligned with the following strategic area of focus in the City of London Strategic Plan (2019 – 2023):

- Building a Sustainable City, under the outcome London's infrastructure is built, maintained, and operated to meet the long-term needs of the community.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

- [Parks and Recreation Master Plan Annual Report](#) (January 31, 2023)
- [Recreation and Sport Summer Program Updates](#) (May 31, 2022)
- [Parks and Recreation Master Plan Annual Report](#) (March 29, 2022)
- [Parks and Recreation Master Plan Update](#) (June 17, 2019)
- [Community Facility Repurposing Opportunities](#) (December 15, 2015)

2.0 Discussion and Considerations

2.1 Background and Purpose

The City of London offers high quality Recreation and Sport programs and facilities that engage residents and visitors of all ages and abilities. Recreation and Sport programs and facilities play a significant role in community building through the facilitation of active and passive activities, opportunities for structured and spontaneous play, and strengthening of neighbourhood connections. These services provide places for people of all ages and abilities to be active and learn new skills, connect with one another, share their interests, exchange ideas, and experience diversity.

The Glen Cairn Outdoor Pool, one of London's eleven (11) outdoor pools, was originally constructed in 1963 as an addition to the arena and is located at 370 Chippendale Crescent in the Glen Cairn neighbourhood in the city's southeast. In 2015, City Council approved the arena for demolition, once the new ice pads were constructed in the Southwest (StarTech.com Community Centre, YMCA, and Library). Community engagement activities on the future of aquatic amenities in the neighbourhood were scheduled for 2020 but delayed due to COVID-19.

Investments in Glen Cairn pool were made in 2021 to open the pool and offer safe outdoor activities during the pandemic. During annual pre-season inspections by City of London staff in spring 2022, deterioration of the pool tank, deck and mechanical systems were noted.

A structural consultant was retained in the spring of 2022 to review Glen Cairn pool and recommended that the pool tank and other structural components would need repairs before it could be deemed safe for public use. Due to the amount of work required, the lack of available contractors, and supply chain issues for materials and parts, completing the repairs prior to the limited 2022 outdoor pool season was not possible.

It should be noted that the following steps were taken by Civic Administration in 2022 to support the community during the 2022 service interruption:

- Provided free summer swim passes to users of Glen Cairn Outdoor Pool that could be used at any location.
- Provided daily transportation from the neighbourhood, for set times to other locations.

The purpose of this report is to provide an update to Council and the community on the status of Glen Cairn Outdoor Pool, most notably that it will be open for the 2023 outdoor season, and to provide information into the repairs completed and associated costs.

2.2 Summary of 2022 Infrastructure Issues Identified

Civic Administration, with the support and expertise of a structural consultant, identified the following infrastructure issues that required repair:

- Delamination, spalling and minor cracking of pool tank and caulking.
- Cracks in concrete slabs of the pool deck.
- Deck and coping concerns.
- Retaining walls were not plumb.
- Pool railings and fences needed repairs.
- Mechanical systems and water supply needed to be upgraded.

These types of repairs are consistent with lifecycle replacements that an outdoor pool would typically require.

As was noted in the [2022 Recreation and Sport Summer Program Updates Report](#), "given the age of the pool and existing conditions observed, the full extent of the repairs will be unknown until the restoration is underway, and it is possible that damages are greater than can be visually observed".

2.3 Infrastructure Work Completed to Support Reopening

Since the issues were identified in the spring of 2022, Civic Administration, along with qualified experts in the field, have worked diligently to complete work throughout the summer and fall of 2022, with work to continue in the spring and fall of 2023.

The following repairs have been, or will be completed, to support the 2023 reopening of the Glen Cairn Outdoor Pool:

- Pool filter tank repairs and maintenance on filter elements.
- Pool heater repairs and maintenance.
- Re-piping of small pool filter, replacement of filter sand and filter elements.
- Extensive concrete repairs of the pool tank along with caulking and paint.
- Replacement of required valves.
- Repairs to the block retaining wall on the north side.

In the fall of 2023, site work to repair the fence and retaining wall on the east side, and additional pool deck repairs will be undertaken.

3.0 Financial Impact/Considerations

There are no immediate financial impacts associated with this report. All work completed or scheduled to be completed can be funded through existing life cycle renewal projects and associated capital budgets.

The total cost to reopen Glen Cairn Outdoor Pool is estimated at approximately \$100,000.

4.0 Next Steps

As is done annually, Civic Administration will communicate with the public on the programs, services, dates of opening, and hours of operation for all outdoor aquatic opportunities.

Conclusion

Civic Administration is thankful to the community for their patience and understanding as the work took place to rectify the infrastructure issues identified in 2022, resulting in the closure of the amenity for the 2022 outdoor season.

Submitted by: **Jon-Paul McGonigle, Director, Recreation and Sport**
Lynda Stewart, Director, Fleet and Facilities

Recommended by: **Cheryl Smith, Deputy City Manager, Neighbourhood and Community-Wide Services**
Anna Lisa Barbon, Deputy City Manager, Finance Supports