

City of Fort Saskatchewan

# Recreation, Culture and Parks Master Plan

October 28, 2008

*Final*

RC Strategies

Architecture | Arndt Tkalcic Bengert

EDA Collaborative

University of Alberta Population Research Lab



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## Acknowledgements

Great communities are built through active citizen involvement, not just consultation but also engagement in the process.

Many thanks go out to those residents, group representatives and community stakeholders who responded to surveys, attended meetings and presentations and took the time to talk with study team members.

Many thanks go out to City administration who assisted in this planning effort, recognized the importance of investing in long range planning and displayed the fortitude to make decisions in the best interest of the community and region.

Of most importance, thanks go out to the:

- Residents of the City of Fort Saskatchewan for answering household surveys and attending focus group meetings,
- Key representatives of volunteer groups who answered surveys and attended meetings to discuss their needs,
- And Agency representatives who provided information and attended meetings when asked.

And last but not least the Consulting Team:

- Randy Conrad, RC Strategies
- Mike Roma, RC Strategies
- Megan Jones, RC Strategies
- Kyle Snihurowych, RC Strategies
- Ted Muller, EDA Collaborative
- Kristin Grimard, EDA Collaborative
- Brian Bengert, Architecture | ATB
- Kevin Osborne, Architecture | ATB
- Wayne McVey, Demographics Ltd.
- Dave Odynak, University of Alberta
- Jennifer Boisvert, University of Alberta

## Executive Summary

The 2008 City of Fort Saskatchewan Recreation, Culture and Parks Master Plan has been developed to help guide City Council and administration in the future provision of community facilities, parks and open spaces. It has been developed with consideration of a thorough needs assessment process including significant engagement from the public, assessment of existing resources by industry professionals and background research into community service trends, local population demographics and projections and; service levels / spending in comparable sized Alberta communities.

The following Parks and Open Space, Recreation and Culture Facility and Service Delivery goals provide the basis for the Master Plan and have been developed with consideration to the Needs Assessment findings and existing City strategic planning:

### **Parks and Open Space Goals**

- Goal 1: Parks that are close to home
- Goal 2: Parks with a greater diversity of outdoor recreation opportunities
- Goal 3: Consolidation of team sports fields at common sites
- Goal 4: Greater connectivity in the open space system
- Goal 5: Flexibility to adapt to future trends in participation
- Goal 6: Coordinate and develop regional open space systems
- Goal 7: Breath life into the City's rich history

### **Recreation and Culture Facility Goals**

- Goal 8: Optimize use and enhancement of built infrastructure prior to investing in new development
- Goal 9: Ensure that locations and ample lands are identified, put in place and reserved for the development of future leisure facilities
- Goal 10: Complete market assessment and feasibility planning for all new facilities including the component expansion of the Dow Centennial Centre
- Goal 11: Invest in new recreation and culture infrastructure systematically to ensure sustainable operations
- Goal 12: Invest in infrastructure that responds to majority market needs
- Goal 13: Invest in "green" building design

Goal 14: Invest in multi-purpose facilities as a priority over single or dedicated use facilities

**Service Delivery Goals**

Goal 15: Provide a declaration of how the City will fund leisure infrastructure

Goal 16: The City will conduct, or ensure the completion of market assessments / feasibility analyses and business plans prior to making decisions to fund any public or public not-for-profit culture or recreation facilities.

Goal 17: The City will develop, adopt and implement a process, protocol and acceptance criteria for parks and open space when working with the development industry

Goal 18: The City will provide park, recreation and culture services and facilities with greater alliances between not-for-profit groups, associations and neighbouring municipalities

Based on these goals, the Plan includes planning guidelines, management tools and a classification system to help manage the ongoing provision of facilities, parks, open spaces and programs. The Plan ensures that future planning is transparent and uniform, yet flexible enough in adapting to changes in the local and regional market.

The Plan also provides a planning framework outlining when feasibility / business planning should occur for major community facilities, such as swimming pools and ice arenas, including specific market triggers (population thresholds, usage analysis and facility assessment). This framework will enable the Town to be proactive in planning new and / or upgraded facilities and parks that will service future needs as they arise.

Lastly, the Plan incorporates a number of strategic recommendations for future indoor development, outdoor development and programs which were identified through the needs assessment process. These recommendations include both specific improvements to existing parks as well as broad based planning nodes and future trails connections. The following maps explain major recommendations for the Dow Centennial Centre and Park, Jubilee Recreation Centre Park and a future trail Network Plan throughout the City.

# LET'S SHAPE OUR COMMUNITY TOGETHER



2015 RECREATION FACILITY & PARKS  
MASTER PLAN UPDATE



CITY OF  
FORT SASKATCHEWAN  
FORTSASK.CA



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**HARBOUR POOL  
CITY OF FORT SASKATCHEWAN  
AQUATIC SAFETY AUDIT  
DECEMBER 2013**



**FINAL REPORT  
FEBRUARY 19, 2014**



**LIFESAVING SOCIETY**  
*The Lifeguarding Experts*



LIFESAVING SOCIETY®

*The Lifeguarding Experts*

## HARBOUR POOL, CITY OF FORT SASKATCHEWAN AQUATIC SAFETY AUDIT

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The Lifesaving Society is Canada's lifeguarding expert. The Society works to prevent drowning and water-related injury through its training programs, Water Smart® public education initiatives, water-incident research, aquatic safety management services, and lifesaving sport.

Annually, well over 1,000,000 Canadians participate in the Society's swimming, lifesaving, lifeguard, and leadership training programs. The Society sets the standard for aquatic safety in Canada and certifies Canada's National Lifeguards.

The Society is an independent, charitable organization educating Canadian lifesavers since the first Lifesaving Society Bronze Medallion Award was earned in 1896.

The Society represents Canada internationally as an active member of the royal Life Saving Society and the International Life Saving Federation. The Society is the Canadian governing body for lifesaving sport - a sport recognized by the International Olympic Committee and the Commonwealth Games Federation.

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# **AQUATIC SAFETY AUDIT**

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HARBOUR POOL  
CITY OF FORT SASKATCHEWAN



LIFESAVING SOCIETY®

*The Lifeguarding Experts*

# About the Lifesaving Society

## - Saving lives for over 100 years



The Lifesaving Society is a full service provider of programs, products, and services designed to prevent drowning. The Society saves lives and prevents water-related injuries through its training programs, Water Smart® public education, drowning research, aquatic safety management and lifesaving sport. The Society is a national volunteer organization and registered charity composed of ten provincial/territorial branches, tens of thousands of individual members, and over 4,000 affiliated swimming pools, waterfronts, schools, and clubs.

The Society has been teaching swimming, water safety and water rescue in Canada since 1986. Established in England (1891) as the Swimmers' Lifesaving Society, it became The Royal Lifesaving Society in 1904. Today, it is known simply as the Lifesaving Society. The Lifesaving Society is a leader and partner in the delivery of water safety education throughout Canada and around the world.

### Teaching Canadians to save themselves and rescue others

Annually 1,000,000 Canadians participate in the Lifesaving Society's swimming, lifesaving, lifeguard, first aid, and leadership programs. Each year, the Society certifies thousands of instructors who provide the leadership for its training programs. Over 30,000 Canadians earn the Society's Bronze Medallion each year. As Canada's lifeguarding experts, the Lifesaving Society sets the standard for lifeguard training and certifies Canada's National Lifeguards.

### Making Canadians Water Smart

The Lifesaving Society focuses Water Smart drowning prevention efforts on people most at risk - like men fishing in small boats - or on those who can make a significant difference, such as parents of young children. The Society delivers Water Smart messages through its swim program, through the media and community action. The Society's Swim to Survive® Program provides the essential minimum skills required to survive an unexpected fall into deep water.

### Drowning Research

The Lifesaving Society conducts research into fatal and non-fatal drowning, aquatic injury and rescue interventions. Ongoing research and analysis supports the Society's evidence-based water rescue training and Water Smart drowning prevention education.

### Setting the Standard

The Lifesaving Society establishes aquatic safety standards and consults on aquatic safety issues for the aquatic industry, governments and the judiciary. The Society offers a suite of services to help aquatic facility operators maintain and improve safe pool and waterfront operations. The Society performs aquatic safety audits and serves as experts in legal cases involving aquatic safety.



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September 4, 2014  
Project No. 214320  
FINAL



CITY OF FORT  
SASKATCHEWAN

HARBOUR POOL FACILITY EVALUATION,  
FORT SASKATCHEWAN, ALBERTA



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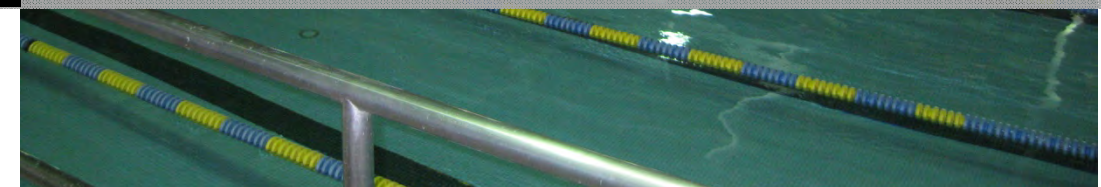
DRAFT JUNE 2015  
FINAL SEPTEMBER 2015  
Project No. 214320

**FINAL**



CITY OF FORT  
SASKATCHEWAN

HARBOUR POOL CONCEPTS REPORT



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## MEMORANDUM

Alberta and Northwest  
Territories Branch

**Date:** June 11, 2015  
**To:** Lindsay Poitras, Aquatic Operations Supervisor  
**From:** Kelly Carter, Development and Operations Director  
**Subject:** Audit Follow Up Consultation

On Monday, June 8, 2015 from 9 PM to 11 PM Kelly Carter met with Lindsay Poitras to review follow up actions from the Aquatic Safety Audit performed on December 9, 2013.

The Lifesaving Society found that the City of Fort Saskatchewan has implemented many of the recommendations that were listed in the Aquatic Safety Audit. The City of Fort Saskatchewan has made significant progress in addressing the lighting priority concern that was identified.

The following observations were made in respect to Harbour Pool in regards to corrective actions taken:

- All pool drains were found to be anti-entrapment drains.
- Facility lighting has been significantly improved. Areas that were noted as still deficient include the North East corner of the pool deck (170 lux) near the emergency exit doors, shallow area of pool on the south side of the spray features (160-172 lux), and the ramp on the west side of the hot tub (143lux).
- Fire extinguisher tags are being initialed monthly indicating they have been inspected.
- Additional throwing assists with a line have been placed around the pool. Exceeding the minimum requirements.
- The telephone on the pool deck has been lowered and has signage posted near it indicating it is an emergency phone.
- All ladders and railings around the pool were found to be secured and inspections are occurring regularly since the item was added to a checklist.
- The weekly vacuum check not includes a component where staff inspect the pool basin for broken/chipped tiles.
- All signage posted met the Lifesaving Society and Alberta Health Pool Regulation requirements.

[Reg. Charity No. 11912 9021 RR0001](#)  
13123 – 156 Street  
Edmonton, Alberta T5V 1V2 Canada

- Water features have been painted and appear to be in good condition.
- A sign has been added indicating there is low overhead clearance in the pool basement. The City's occupational health and safety consultants were notified and consulted when addressing this recommendation.

The City of Fort Saskatchewan is actively working toward addressing the other recommendations listed in the Aquatic Safety Audit. The Lifesaving Society commends the City of Fort Saskatchewan for their work to improve safety at Harbour Pool and will continue to work closely with the City of Fort Saskatchewan.



Ground-Penetrating Radar  
Report# 20808  
City of Fort Saskatchewan – Harbour Pool



1 March 2017

To: Kristina Banyard  
City of Fort Saskatchewan  
Harbour Pool

From: James Harrison  
GPR Department Senior Technician  
Maverick Inspection Ltd.

Re: **Ground-penetrating Radar Digital Report #20808**

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On January 23 and 24, 2017 Maverick Inspection Ltd. was on-site at the Harbour Pool in Fort Saskatchewan, AB in order to perform a series of Ground-penetrating Radar inspections on the concrete pool basin, surrounding pool deck and concrete pool walls.

The purpose of the survey was to detect any previously unknown voids beneath the concrete or within or beyond the concrete walls forming the pool basin. Additionally, the concrete was examined for indications of degradation, honeycomb voiding and other forms of breakdown which might contribute to premature aging of the pool and basin.

Data was gathered over the available floor space within the pool basin, within the deck surrounding the pool basin, and on the walls of the main pool area. The scanned walls include both the deep and shallow end of the lap/lane pool. The exterior walls of the building were not examined.

Prior to our arrival on-site the pool was drained and dried for routine maintenance. Several tile areas were repaired and other work was taking place. This was determined to be a good time to perform the GPR inspection. During the tile repairs, several previously undetected small cracks were noted in the concrete. Based on descriptions supplied to Maverick by our client contact, these cracks were significant enough to allow water to infiltrate the underground tunnel system surrounding the pool.

All of the data was stored electronically and was transferred to a Maverick Inspection Ltd. workstation PC for additional analysis and review. The results can be found attached on the following pages.

Thank you for choosing Maverick Inspection Ltd.

James Harrison  
GPR Department Senior Technician  
MAVERICK INSPECTION LTD.





Ground-Penetrating Radar  
Report# 20808  
City of Fort Saskatchewan – Harbour Pool



### **Summary of Findings**

There is no obvious evidence of subsurface voiding except for those areas with underground tunnels and rooms.

The pool deck surrounding the “island” contains no top surface steel reinforcement bars. The main pool deck contains a regular recurring pattern consistent with rebar or wire-mesh, however this pattern is absent in the area immediately adjacent to the island structure on the west side of the main pool basin. This is one of the areas in which a previously undetected crack was noted during the pool inspection.

The areas which were unexpectedly cracking yielded no obvious causes which were immediately visible to GPR on a first inspection. There are no obvious major flaws and no obvious significant voids detected in these areas.







Ground-Penetrating Radar  
Report# 20808  
City of Fort Saskatchewan – Harbour Pool



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**HARBOUR POOL  
CITY OF FORT SASKATCHEWAN  
AQUATIC SAFETY AUDIT  
FEBRUARY 11-12, 2018**



**REPORT  
OCTOBER 16, 2018**



**LIFESAVING SOCIETY**  
*The Lifeguarding Experts*



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## HARBOUR POOL, CITY OF FORT SASKATCHEWAN.

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### AQUATIC SAFETY AUDIT

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# **AQUATIC SAFETY AUDIT**

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## **CITY OF FORT SASKATCHEWAN HARBOUR POOL**



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# About the Lifesaving Society

- Saving lives for over 100 years



The Lifesaving Society is a full service provider of programs, products, and services designed to prevent drowning. The Society saves lives and prevents water-related injuries through its training programs, Water Smart® public education, drowning research, aquatic safety management and lifesaving sport. The Society is a national volunteer organization and registered charity composed of ten provincial/territorial branches, tens of thousands of individual members, and over 4,000 affiliated swimming pools, waterfronts, schools, and clubs.

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## Teaching Canadians to save themselves and rescue others

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## Setting the Standard

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# CITY OF FORT SASKATCHEWAN

## Pool Basin Structural Report Summary

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The purpose of this report is to provide a summary of the Pool Basin Structural Report.

During the 2018 budget process, it was identified that when a previous lifecycle review of Harbour Pool was completed, there was no lifecycle plan or assessment completed for the pool basin. This assessment and lifecycle plan project was subsequently approved, in order to provide information specifically on the pool basin.

While the Pool Basin Structural Report does speak to required repairs, the intent of the report is to find out what is required to maintain the pool basin. The suggested budget required for the repairs may seem alarming, however, there are several items that are already included in existing facility lifecycle plans and budgets. It needs to be taken into consideration that many facilities throughout the province that are older than Harbour Pool have completed maintenance to their pool basins in order to alleviate deterioration concerns and maintain the life span of the pool.

Read Jones Christoffersen Ltd. (RJC) was hired to perform the assessment and provide a report to the City of Fort Saskatchewan.

Provided is a summary of the of the report findings:

1. The following areas were inspected and assessed where necessary –
  - (a) review of original structural and architectural drawings,
  - (b) detailed visual review to examine the present condition of the structures (included under water windows, skimmer and inlets, as they related to the structure),
  - (c) chain drag of pool surfaces, and
  - (d) hammer sound testing to detect any unsound areas (concrete and tile).
2. Visual observations of the following areas were completed. Details can be found in Sections 4 and 5 of the report:
  - (a) Tile and grout finishes
  - (b) Main Pool
  - (c) Warm Pool and Whirl Pool
  - (d) Pool Deck
3. Additional testing - The estimated cost for additional testing is \$10,000. There will be tile and concrete repairs that will also be required but there is currently \$65,000 remaining for this project to cover the cost of these additional repairs.
4. Near term concrete and water proofing repairs – some of the repairs suggested in the report are already taking place as part of regular lifecycle maintenance and will be funded by the Lifecycle Reserve. The remaining repairs would require a funding source, most likely through a one-time request to complete the initial repair with an on-going transfer to reserve to be able to maintain the repairs. This total funding required for the repairs would be \$180,000 and an on-going lifecycle reserve contribution amount would also need to be determined.

5. Pool deck and basin tile removal and replacement - this project would require a significant capital or one time operational request. There also would be a significant shutdown to complete this project. The Pool Deck and Basin Tile project is not currently budgeted for as information was needed from this report. It is now estimated that the total amount to complete this project would be approximately \$2,000,000. This project could be considered as an addition to the Harbour Pool Revitalization project, which is scheduled in the 10 Year Capital Plan for 2026. The impact on customers would be reduced by doing both projects together.
6. Total budget recommendation for the suggested repairs is approximately \$2,180,000. There may be additional costs for repairs required that are not evident until tiles are removed, however there is no way to estimate this.

**Next steps:**

1. Complete chloride testing during shutdown 2019 (2 months – will provide sufficient time to complete). This portion of the project requires the pool basin to be empty. The chloride testing will be completed using the existing funding for the Pool Basin Structural Report. This will determine the durability of the existing structure and aid in determining the useful life of the basin structure.
2. Complete further analysis to see if the pool basin structures could be altered. This is to determine if expansion or renovations at the facility are a feasible option. (i.e. Recreation Master Plan Option 1 speaks to completing a renovation at Harbour Pool). This will also be completed using the existing budget for the Pool Basin Structural Report.
3. Determine appropriate timelines, replacement and repair options for the areas identified as a concern. Costing and budget development will be required for necessary repairs to maintain the pool basin asset.

**Attachments:**

2018 Main Pool, Warm Pool and Whirl Pool Structural Assessment –provided by RJC  
2018 Budget Request





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# LIFEGUARD POSITIONING ANALYSIS TOPICAL AUDIT

HARBOUR POOL

CITY OF FORT SASKATCHEWAN



## REPORT

JULY 31, 2019





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## LIFEGUARD POSITIONING ANALYSIS TOPICAL AUDIT

HARBOUR POOL  
CITY OF FORT SASKATCHEWAN

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# LIFEGUARD POSITIONING ANALYSIS TOPICAL AUDIT

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CITY OF FORT SASKATCHEWAN



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