

PARKS, RECREATION AND CULTURE COMMISSION

TO: MAYOR AND COUNCILLORS

SUBJECT: PROPOSED PLAN FOR WASHROOM FACILITIES IN PARKS

RECOMMENDATION:

1. **THAT** Council approve the pilot project, as outlined in the report titled "Proposed Plan for Washroom Facilities in Parks" from the Deputy General Manager Parks, Recreation and Culture.

REPORT

The Parks, Recreation and Culture Commission, at its meeting held on April 11, 2023, received and adopted the attached report providing information on both temporary and permanent washrooms in parks and seeking approval for a pilot project to implement a self-cleaning washroom.

Arising from discussion, the Commission adopted the additional recommendation noted above.

Respectfully submitted,

Councillor S. Dhaliwal
Chair

Commissioner R. Kent
Vice Chair

TO: CHAIR AND MEMBERS PARKS RECREATION AND CULTURE COMMISSION **DATE:** March 8, 2023

FROM: DEPUTY GENERAL MANAGER PARKS, RECREATION AND CULTURE **FILE:** 62000-02

SUBJECT: PROPOSED PLAN FOR WASHROOM FACILITIES IN PARKS

PURPOSE: To provide information on temporary and permanent washrooms in parks and propose a work program.

RECOMMENDATION:

1. **THAT** the Parks, Recreation and Culture Commission receive the report titled “Proposed Plan for Washroom Facilities in Parks” from the Deputy General Manager Parks, Recreation and Culture for information.

REPORT

1.0 BACKGROUND

In March 2022, Council approved a plan to review the primary public-facing washrooms in civic buildings. Changes to indoor public facilities have begun with improvements to the public washroom at City Hall and will be extending to civic recreation centers over time.

In 2022 Council also made a general inquiry about improving washroom service in City Parks. Recognizing that several parks provide a limited temporary summer washroom service, Council inquired about the feasibility of converting all porta potties into permanent washrooms in order to create year round, accessible and inclusive service.

The City of Burnaby provides washroom service in 85 of the 166 park locations in the City. The locations and types are illustrated in [Appendix #1](#). Of the 85 locations with washrooms, 38 sites have porta potties, 3 have precast vault systems, and 44 have permanent washrooms. Some parks have multiple washrooms due to their size. The cost of operating both permanent and temporary washrooms in parks is approximately \$3,500,000 annually.

To: *Parks, Recreation & Culture Commission*
From: *Deputy General Manager - Parks, Rec and Culture*
Re: *PROPOSED PLAN FOR WASHROOM FACILITIES IN PARKS*

.....Page 2

The variety of washrooms currently operating in Burnaby parks include: Porta Potties (temporary); Precast small (Permanent); and Custom Design medium or large units (Permanent). Details of capital and operating costs are outlined in Appendix #2. In addition to these existing washroom models, staff have recently been investigating a new Automatic Self Cleaning (Permanent) washroom model that is available on the market.

2.0 DISCUSSION

Washrooms in public parks are a mix of temporary facilities installed to meet seasonal program demands and permanent facilities that operate year round. Porta potties have been introduced into parks where summer recreation programs are offered, or at locations where general park user demand is high and a need has been established. In general, all of the major and destination parks in Burnaby have permanent washrooms and most neighborhood parks do not.

When permanent washroom facilities are proposed in a park, the new standards are applied including universal and accessible stalls. In addition, it is an opportunity to add spaces for janitorial storage, recreation program storage, showers, satellite technology control hub spaces that house components for automation irrigation systems, spray pads controllers, hydro services for park lighting, and connection areas for fiber optic services.

The conversion of temporary washrooms to permanent washrooms is an opportunity to upgrade to new standards and consolidate park operational service areas into structures. The advisability and feasibility of using the new self-cleaning washroom models would be advantageous to explore prior to the development of the full washroom replacement strategy. Staff intend to pilot a self-cleaning washroom in 2023 for this purpose.

Staff anticipate that there will be significant costs associated with converting temporary washrooms to permanent structures and believe an implementation plan is necessary to inform these decisions. The development of a holistic strategy and implementation plan will consider what types of washrooms are appropriate for different spaces, how to prioritize replacements and what the order-magnitude-cost would be. These projections will be used to inform the city's Financial Plan. Staff intend to initiate this planning in 2024.

Staff have collected information on the quantity, location and operational cost of existing washroom services and provide this summary as information.

To: *Parks, Recreation & Culture Commission*
 From: *Deputy General Manager - Parks, Rec and Culture*
 Re: *PROPOSED PLAN FOR WASHROOM FACILITIES IN PARKS*

.....Page 3

3.0 FINANCIAL IMPLICATIONS

Cost considerations for a washroom service strategy will be determined through the visioning and scoping stage in the study plan. For general awareness of typical annual costs of each permanent washroom type, a summary chart has been included below. These costs do not include sewer and water connections, grading, base preparation, or trail connections.

Type	Capital	Operating
Porta Potties	0	\$ 1,200
Precast models smallest size (1 stall)	\$ 52,000	\$ 42,000
Custom design medium size (3 stalls)	\$ 831,000	\$ 76,000
Custom design large size (5 stalls + satellite shop)	\$1,400,000	\$ 96,000
Self-Cleaning - single stall	\$ 439,000	\$ 37,000
Self-Cleaning - double stalls	\$ 573,000	\$ 48,000

4.0 POLICY SECTION

The proposed plan for washrooms in parks outlined in this report is aligned with the following Council adopted policies and plans/strategies: City's Equity Policy (2020), Corporate Strategic Plan (2017), Social Sustainability Strategy (2016) and Healthy Community Policy (1991).

To: *Parks, Recreation & Culture Commission*
From: *Deputy General Manager - Parks, Rec and Culture*
Re: *PROPOSED PLAN FOR WASHROOM FACILITIES IN PARKS*

.....Page 4

5.0 RECOMMENDATION

The conversion of temporary washrooms to permanent washrooms will achieve many of the long-term goals established in the Social Sustainability Strategy, including provision of services for at-risk populations. With support and direction from Council to pursue a permanent washroom replacement program, staff will develop a plan for Council's consideration.

It is recommended that Commission receive this report for information.



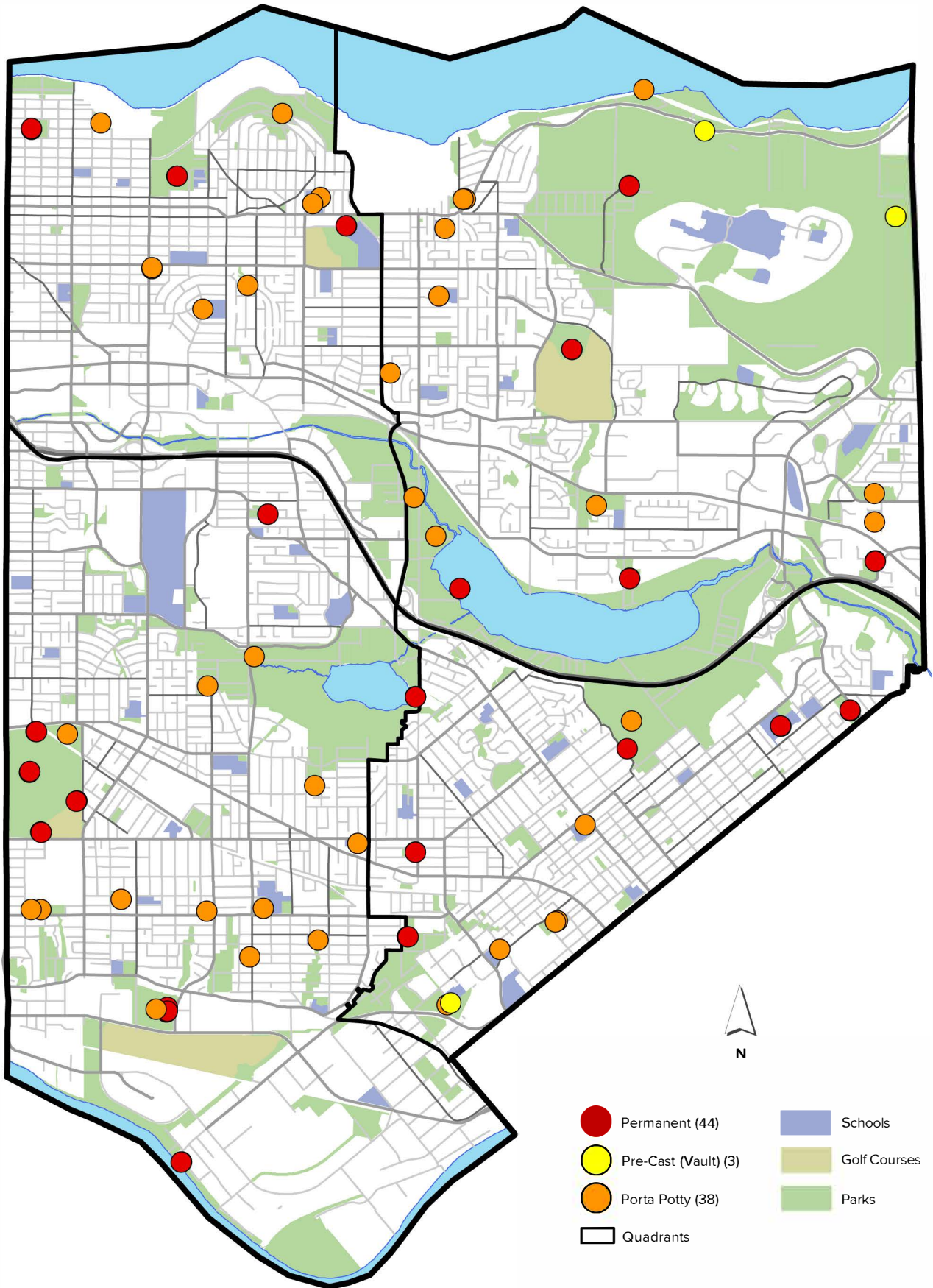
Carmen Gonazalez
DEPUTY GENERAL MANAGER PARKS, RECREATION AND CULTURE

HE:tc

Attachments (2)

Copied to: Chief Administrative Officer
Deputy Chief Admin Officer CFO
GM Corporate Services

Washrooms in Burnaby Parks



Washroom Option Details (temporary and permanent) for Burnaby Parks

Porta Potties

Porta potties are temporary washrooms supplied by contract to the city and are found in 38 park sites. The units are in place from May to October each year and are open on select hours that coincide with recreation programs offered in the Parks. They are opened and closed manually. The units store waste and are pumped out by the contractor according to the specific operating contract set out for the location. The units are rented for \$1,200 per season.

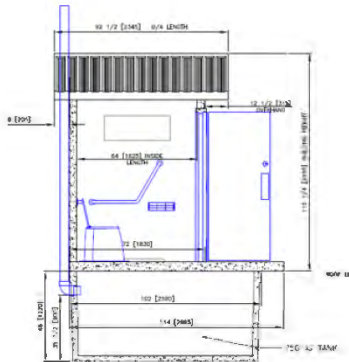


pros	cons
<ul style="list-style-type: none"> • Cheapest option • Operational and maintenance issues are addressed by supplier. • Quick installation • Removable • No capital cost 	<ul style="list-style-type: none"> • No handwashing • Vandalized easily • Pump out service required • Not always accessible • Not open on a consistent basis • Lowest level of service

Custom Built Small (Precast Models)

Precast vault washrooms are purchased by the city and provide a simple permanent solution for select park sites. The vault system is found in three park locations where service hook-up is not feasible or excessively expensive. Currently, precast vault washrooms are located at Taylor Park, North Road on Burnaby Mountain, and Mountain Air Bike Skills Course on Burnaby Mountain.

The capital cost is \$52,000 for a unit. The operating costs is \$42,000 per unit.



Precast Vault

pros	cons
<ul style="list-style-type: none"> • Cheaper capital cost • Quick installation • Wheel chair accessible • Year round usage 	<ul style="list-style-type: none"> • Foul odour • Clean out required • Single use stall • Manually opened and closed

Custom Built Medium or Large Models

Custom designed permanent washrooms are located in 44 Parks in Burnaby. The size and scale are designed to meet public needs and the configuration and materials fit within the park setting. The building usually houses a janitorial supply room and a storage room to service recreational program needs, and in some cases are attached to satellite park operations works spaces. All models are operated remotely for opening and closing through the Parks sentinel system. Capital costs are higher as design fees, service hook ups are included.

Capital cost for minimal 3-stall models such as Edmonds Park is \$830,000.

Capital cost for complex models (5 unisex stalls, janitorial and satellite parks work yard) is \$1,400,000.

Operating costs range; \$76,000 - \$96,000 per year has been used as an average.



Edmonds Park Washroom



Fraser Foreshore Park Washroom

pros	cons
<ul style="list-style-type: none"> • Ability to add on room for storage custodial and satellite work areas. • Ability to customize for energy efficiency • Unisex stall design • GPS remote open and close 	<ul style="list-style-type: none"> • Higher cost for engineering, architectural fees • Longer design and construction schedule

Self-Cleaning Small and Large Models

Self-cleaning permanent washrooms have been developed by the industry partly in response to concerns of ongoing operating costs. The buildings are designed and produced off site and installed on prepared locations with water and sewer hookup. The buildings can be pre-programmed to open and closed through the City's sentinel system.

Each toilet is self-contained, and following each use, is automatically cleaned, disinfected. The toilet system operates with a sanitary block system (odor free) and an automatic disinfection system. Units are fitted hand washing sinks and with internal garbage receptacles. Garbage collection is managed by the owner. The buildings are owned by the municipality and serviced by the vendor. The vendor is responsible for all maintenance and servicing of the toilets, including internal and external cleaning, and removal of graffiti, etc.

Self-cleaning toilets are not part of the Burnaby system, however, they have been in operation in municipalities of Vancouver, Seattle, Boisbriand, Quebec and many other locations in North America and abroad.

The capital costs range from \$439,000 for a single unit to \$573,000 for a double unit. Operating costs from \$37,000 for a single unit to \$48,000 for a dual unit per year.



pros	cons
<ul style="list-style-type: none">• Programmable access hours• Programmable self-cleaning floor• Bowl disinfection after each use• Anti graffiti materials• Accessible• Low operating cost• GPS remote open and close	<ul style="list-style-type: none">• Relatively new technology• Operating and maintenance agreement required.• Unknown durability and technical issues