



## CORPORATE FACILITIES DEPARTMENT MEMORANDUM

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**TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL**

**FROM: R. PEWS, P.ENG, DIRECTOR OF CORPORATE FACILITIES**

**NOTED: D. MCALPINE  
GENERAL MANAGER OF COMMUNITY AND CORPORATE SERVICES**

**B. ROTH, DIRECTOR OF RECREATION SERVICES**

**K. DUBEAU, DIRECTOR OF CREATIVE ECONOMY**

**RE: DORIAN PARKER CENTRE EXTERIOR ACCESSIBLE WASHROOMS**

**DATE: OCTOBER 23, 2017**

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The purpose of this memorandum is to provide members of Council with additional information on the proposed exterior accessible washrooms outside of the Dorian Parker Centre (17-G-251).

It should be noted that if motion 17-G-251 is approved on October 23, 2017, it means that projects will be included in the 2019 and 2020 Capital Plans for consideration during the 2019 and 2020 Business Planning processes. In 2019 and 2020 these projects would be considered against the City's other capital priorities. The motion would not provide final approval of these projects at this time.

### **Summary of Community Consultations**

1. In November 2015, a community consultation was held to collect public opinion and recommendations regarding the future of the Dorian Parker Centre. In addition to the community consultation a survey was made available to the public and asked participants to envision the future of the Dorian Parker Centre. 100 people were in attendance of the consultation, and 157 responses were received from the survey.
2. The participants in these initiatives envisioned the Dorian Parker Centre as a destination for culture, and to maintain its use as a public rental facility. The majority of feedback supported the restoration of the facility.
3. The survey and community consultation both recognized a dire need for AODA compliant washrooms and an updated facility. Many respondents voiced their displeasure with the lack of adequate and accessible exterior washrooms when visiting Sunnidale Park. The community noted that the portable washroom facilities currently provided are not wheelchair accessible, appropriate for year round use, or serviced adequately.
4. In April 2017, a second community information session was completed. Three options were presented as possible outcomes for the future of the Dorian Parker Centre. The options were developed based on the feedback from the previous community consultation and survey. The options were to install a stand-alone washroom unit while completing no upgrades to the Dorian Parker Centre, to renovate the facility, and to demolish and rebuild the facility.
5. All attendees supported the Renovation of the facility over the other two options. All attendees indicated that there is just as strong a need to update the facility as there is a need for exterior accessible washrooms.

**Additional Washroom Information**

1. Staff is proposing to purchase either two single units, or one unit with two separate gender neutral stalls, whichever is more cost effective. Each stall will be private with individual toilets and sinks. The proposed unit is a premanufactured self-cleaning automated restroom. The unit would be connected to City water and sewer services.
2. Some features include: Anti vandalism design, automatic flushing with seat disinfection and drying after use, mechanical ventilation system, automatic programmable cleaning cycle, AODA compliant, programmable operating hours and use time, communication device for data exchange and online fleet management, as well as appealing exterior and interior aesthetics.
3. Although the restroom unit will be fixed in place, it would be possible to relocate it should facility use and needs change. However, it is not designed to be a mobile unit.
4. Pictures of similar automated washrooms are attached below.





### Other Washroom Options

1. City staff have investigated the other following options for exterior accessible washrooms; leasing of portable washrooms, purchase of portable washrooms, and construction of a fixed washroom facility.
2. Leasing of a 4-5 stall unit would be approximately \$10,000 - \$15,000 per year. However, these units are not AODA compliant, are intended for construction use, and require regular cleaning and constant servicing to empty waste tanks. It is estimated that these servicing costs would be \$3000 per year with units serviced twice per week. These units are also not aesthetically pleasing nor meant as permanent structures.
3. The purchase of 5 stall washroom unit would be approximately \$100,000. This unit is also intended for construction use, and would require regular cleaning constant servicing to empty waste tanks. Again, this unit is not AODA compliant, is not aesthetically pleasing and not intended to be a permanent washroom solution. The purchase of a custom AODA compliant unit would include a substantial cost increase as indicated by suppliers, however an exact amount is not available at the time of this memo.



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4. A new exterior washroom facility is planned for construction at St. Vincent Park in 2018. The structure contains separate men's and women's washrooms with two stalls each. The budgeted project cost is \$200,000. This option is AODA compliant, has the possibility to enhance its exterior aesthetics and appearance within the park, and is connected to City water and sewer services. However, it is not self-cleaning and it does not have the ability to be relocated if necessary. The structure is not winterized and would not permit year round public use.
5. For comparison purposes, Centennial Beach Washroom Facility was constructed in 2003 for approximately \$1,000,000.

### **Feasibility Study Information**

1. City staff would like to evaluate the potential options to rebuild or renovate through a feasibility study. The purpose of the study is to develop a recommendation weighing financial and building lifecycle elements to reach a conclusion as to which option is more feasible.
2. As part of the feasibility study, the city would complete a more detailed facility condition assessment, energy audit, and accessibility audit to determine exact areas requiring remediation, their expected replacement cost, and to support grant applications that may be available.
3. Programming and space needs would also be considered when evaluating the options. Staff interviews and focus groups would be conducted to determine the exact facility needs of the community, based on the top ranked conceptual ideas of the future uses of the Dorian Parker Centre.
4. Once a recommendation is implemented, a detailed design would be completed as part of the study.
5. A detailed cost estimate of the recommended option and design would be completed as confirmation of an expected budget to advance the project.

Please do not hesitate to contact Paolo Bovolini ([Paolo.Bovolini@barrie.ca](mailto:Paolo.Bovolini@barrie.ca)), Project Supervisor, if you have any questions about this process.