

**Date:** 2023-11-09

**Subject:** **Feasibility and Options for Washrooms in Parks**

**Contact:** Ed Fagan, Director, Parks Maintenance and Forestry

**Report Number:** Community Services-2023-991

**Recommendations:**

1. That the report from Parks Maintenance & Forestry Division to the Committee Meeting of November 29, 2023, re: **Feasibility and Options for Washrooms in Parks**, be received;
2. That upon approval of the 2024 Budget, staff proceed with the enhancement of the portable washroom program at public parks, with increased maintenance as required, in collaboration with Members of Council.

**Overview:**

- **The Parks Maintenance & Forestry Division currently provides portable washroom services in parks that have affiliate seniors group status, leash free amenities and where sports amenities are not in proximity to existing recreation facilities.**
- **On December 7, 2022, Council recommendation CW054-2023 was received regarding smart self-cleaning, vandal proof, prefabricated washrooms.**
- **On January 30, 2023, in collaboration with Purchasing, a public Request for Information (RFI) was released for all interested manufacturers to provide details on their product and how they meet the City of Brampton's required standards.**
- **Upon the closing of the RFI on February 14, 2023 (4) submissions were received providing information on Modular and Modular-Self Cleaning washrooms with details regarding water and electrical requirements,**

**materials, safety features, cleanliness, washroom accessibility standards and environmental benefits.**

- **Modular Washrooms are prefabricated structures with off the grid features, requiring a concrete pad for installation and are usually delivered by a crane, requiring on-site servicing connection.**
- **Modular – Self Cleaning Washrooms are also prefabricated structures with automated cleaning capabilities requiring similar delivery methods as a modular washroom.**
- **The Parks Maintenance & Forestry division recognizes the need to provide suitable washroom facilities and recommends that the current portable washroom program be enhanced for the 2024 season, to accommodate additional maintenance when required and meet the needs of residents in providing clean, safe and secure sanitation in parks.**

### **Background:**

The Parks Maintenance & Forestry Division currently provides portable washroom services in parks that have affiliate seniors group status, leash free amenities and where sports amenities are not in proximity to an existing recreation facility.

Permanent (brick and mortar) washroom facilities are also provided in some parks. These washrooms are custom designed and built specific to park size and volume of programming (sports fields, splash pads, playgrounds).

In spring of 2022, the Parks Maintenance & Forestry division introduced a portable washroom project in neighborhood parks to provide access to clean, safe and secure sanitation. There has been an increased demand for the installation of portable units citywide with approximately 150 portable washrooms installed in 2022. In 2023, the Parks Maintenance & Forestry Division continued the project to support residents with approximately 200 portable units installed citywide.

With the approval of the December 7, 2022 Council recommendation CW054-2023 regarding smart self-cleaning, vandal proof, prefabricated washrooms Parks Maintenance & Forestry staff were directed to review different options, for providing permanent public washroom facilities in parks.

January 30, 2023 a Request for Information (RFI) inviting vendors to provide information on products they produce was released in collaboration with Purchasing. Based on the preliminary review (4) submissions were received and (2) new types of washroom facilities were explored, which include a modular washroom and a modular self-cleaning washroom.

A comparison analysis was conducted for modular washrooms and traditional park washroom facilities, such as portable toilets and permanent washroom buildings.

### **Current Situation:**

Currently, there are 10 parks with custom permanent washrooms citywide. Of the 345 playgrounds citywide, up to fifty percent of locations received portable washroom facilities in 2023 to support park users. The portable washrooms were cleaned on a weekly basis.

There are (4) viable options when considering appropriate park washroom facilities in parks and each washroom model varies in benefits and drawbacks.

#### **1. Modular Washroom (Off – Grid)**

##### **Benefits**

- Includes some off the grid benefits such as rainwater capturing, solar panels, and utilization.
- Washroom unit is constructed off site and craned onto a concrete pad at the desired location, creating ease of installation.
- Has the ability to provide self-contained flush operation, not requiring connection to sewer.
- Has the ability to collect rainwater, eliminating the need for a municipal water connection.

##### **Drawbacks**

- Not a desired option in areas with heavier use, as the collecting tank has a limited capacity.
- A drought season could limit available water supply, likely requiring some sort of supplementary water supply.
- The City is required to prepare the site before installing the product, e.g., earthworks to accommodate a collecting tank.
- During the winter periods additional maintenance may be required to sustain the operation of the unit.

#### **2. Modular Self-Cleaning Washroom**

##### **Benefits**

- Washroom unit is constructed off site and craned onto a concrete pad at the desired location, creating an ease of installation.
- Minimal cleaning based on “self-cleaning” capabilities.
- Building materials are vandal proof and anti-graffiti.
- Provides alert features to prevent prolonged usage of the facility.

## Drawbacks

- Additional requirements for washroom stalls would require multiple units, adding significant cost increase.
- Supplies such as paper towel and toilet paper can only be purchased from the manufacturer.
- Proprietary items such as software, and custom items such as paper towel and toilet paper could increase the annual cost of maintaining these units.

### 3. Permanent Washroom Building:

#### Benefits

- Can be custom built to the site for the programming they are intended to serve. This can include capacity, environmental, and operations and maintenance considerations.
- Can be constructed with materials that are vandal resistant and tailored to the specific environment.
- Can be modified and upgraded over the course of its service life as there are typically no proprietary parts or installation techniques required.
- Ease of maintenance, not requiring special products.

#### Drawbacks

- Expensive to design and construct.

### 4. Portable Washrooms

#### Benefits

- Can be conveniently relocated.
- Inexpensive to install and maintain in comparison to other washroom facilities.
- Requires minimum to no servicing (water, electrical, etc.).
- Can be customized to compliment surrounding esthetics.

#### Drawbacks

- May not be feasible during the winter season in certain locations

Table 1:

<b>Public Park Washroom Facility Summary</b>				
	Modular Self-Cleaning* Washroom	Modular Washroom (Off - Grid)	Custom Permanent Washroom	Portable Washrooms
<b>Approximate Costs</b>				
Capital Purchasing Costs	\$714,000	\$500,000	\$900,000+	N/A
Annual Operating Costs	\$12000/per year	\$12000/per year	\$12000/per year	\$528/per season (per unit)
Utility Installation Costs	Varies****	Varies****	Varies****	N/A***
<b>Servicing</b>				
Water Servicing Required?	Yes	Yes	Yes	No
Sanitary Service Required?	Yes	No**	Yes	No
Electrical Service Required?	Yes	No**	Yes	No
<b>Maintenance</b>				
Self-Cleaning* capability	Yes	No	No	No
Vandal resistant Materials	Yes	Yes	Yes	No
Staff Required	Yes	Yes	Yes	N/A***
Expected lifecycle of product	30 Years	50 Years	80 Years	N/A***
<b>User Experience</b>				
User Comfort	High	Medium	High	Very Low
Size	Approx. 49 sq. ft./ per stall	Approx. 71 sq. ft./ per stall	Approx. 87 sq. ft./ per stall	Approx. 9 sq. ft./ per unit
User Capacity	2 Stalls	1 Stall	6 Stalls	1 Unit
Daily Use Capacity	Medium	Low	High	Low

\*Self-Cleaning still requires maintenance staff to clean and maintain unit.

\*\*Can optionally be connected to sanitary sewer and electrical service

\*\*\*Item is taken care of through a contracted service provider

\*\*\*\*Cost for utility installation will be dependent on specific site conditions and availability of existing services.

### Next Steps:

Due to its economical advantage and required maintenance, it is recommended to enhance the current portable washroom program. This option will allow more parks to receive sanitary facilities, for residents to utilize. To ensure units citywide are clean, safe and meet the needs of residents, staff will increase maintenance and cleaning practices. This would include an additional scheduled cleaning when required, to minimize concerns of the scent within proximity of the portable washroom units.

Through the Community Living Enhancement Program and in consultation with Ward Councillors, there will also be an opportunity to incorporate public art with the installation of portable washroom enclosures, allowing the units to seamlessly integrate with surrounding esthetics.

Staff will support each Ward Pairing to identify suitable locations, monitor feedback for installations and additional maintenance.

### **Corporate Implications:**

#### Financial Implications:

Sufficient funding is available within the existing operating budget for the Parks Maintenance & Forestry division to maintain the current portable washroom program. Staff will monitor for additional maintenance and/or installation requirements throughout 2024 and will include funding requests as part of future years' budget submissions, to support the installation and maintenance of portable washroom units citywide as required, subject to Council approval.

### **Strategic Focus Area:**

**Health & Well-being:** Focusing on citizens' belonging, health, wellness, and safety, by continuing to design, build and maintain community assets that will encourage active and healthy lifestyles, while improving the mental health of all ages and abilities.

### **Conclusion:**

Upon approval, the Parks Maintenance and Forestry division will support Ward Pairings to provide portable washroom facilities within public parks and conduct additional maintenance as required to ensure clean, safe and secure sanitation for all residents.

Authored by:

---

Tonian Reid  
Coordinator, Parks Business Planning  
Parks Maintenance & Forestry  
Community Services

Reviewed by:

---

Ed Fagan  
Director, Parks Maintenance & Forestry  
Community Services

Approved by:

---

Bill Boyes  
Commissioner  
Community Services

Submitted by:

---

Marlon Kallideen  
Chief Administrative Officer

**Attachments:**

- Attachment 1 – Portable Washroom Enclosure