

# Staff Report

Presented By: Frank Burrows, Manager, Parks and Facilities

Meeting Date: April 14, 2025

Subject: Park Washroom Design Concepts

Attachment(s): None

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## **Recommendation**

That Council receive the Park Washroom Design Concepts report for information.

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## **Report Summary**

This report outlines a design concept for park washroom buildings that are scalable in size from one pod (room) to eight plus pods with options for traditional block construction or a less expensive prefabricated construction. A concept for Lamont Sports Park (a larger 6-8 pod traditional block building) and Helliwell Park (scaled down 2-4 pod) are outlined as well as a prefabricated construction design.

## **Background/Analysis**

The purpose of this report is to present for Council awareness, park washroom design concepts that are based on alignment with the expected user load, budget, and site characteristics. The designs deliver builds that meet the needs of users and manage the cost of construction within the approved 2025 capital budget allocation and for future project planning considerations. There are two washrooms approved in the 2025 Business Plan: one for Lamont Sports Park and one for Helliwell Park. These designs will form the basis of standardizing all future park washrooms builds.

The Town owns and operates over 20 public washroom facilities, which is expected to increase in the coming years. Standardizing park washroom design and construction will provide many benefits. Standardizing clarifies our processes, makes them familiar and easy to follow and drives more consistency for users of Town parks as well as for the design, construction and operations of Town washroom facilities. Setting these design standards will assist in creating accurate construction budget estimates, consistent architectural details, operational procedures (fixtures, cleaning, maintenance) which will lead to overall improved efficiency of construction and operation of these facilities.

To accomplish this, a review was completed researching various washroom options, design concepts, and associated costs as well as building on the experience of operating many washroom facilities. This research was essential to ensure that the design for washrooms is functional, cost-effective and scalable to different sizes. By evaluating different options, suitable designs were identified that align with the expected user load, budget constraints, and overall site characteristics.

## **Design Concepts**

This report establishes a concept design for scalable (small to large) washroom buildings in a traditional block construction model that establishes common styles and costs for the projects to be constructed later this year, and for future projects. A prefabricated option is identified for selection when lower facility user load and budgets dictate. The design concept for washroom facilities at Lamont Sports Park and Helliwell Park will be the first to be built under these new standards with the intent of establishing a common look and feel for future park washroom builds.

A traditional block building design is outlined for large high-use parks including Lamont Sports Park. A smaller accessory washroom (block or prefabricated style) with matching design is also possible to support larger properties such as Lamont Sports Park where a single centralized building is a considerable distance from areas where users may congregate (i.e. Phase 1).

A similar smaller block design version for Helliwell Park is based on the expected reduced user load, approved budget and how the unit integrates with the scale of the park and surrounding built environment.

The scalable approach to select washroom size being established presents options to remain agile and retain flexibility to meet cost commitments and allows that each design will meet the specific needs and constraints of the respective projects and locations.

### **Block Washroom**

This washroom concept involves the construction of a block building comprising six to eight or more pods. This option includes 1 to 2 fully accessible universal pods and 1 to 6 or more individual pods with toilets and handwashing sinks. The block building is expected to have a useful life expectancy of up to 50 years, given the quality of materials and anticipated user load. The robust structure ensures durability and minimal long-term maintenance. A key benefit of the individual pod design is the flexibility of opening and closing pods as required based on user demand. See Figure 1 and 2 showing floor plans and elevation views.

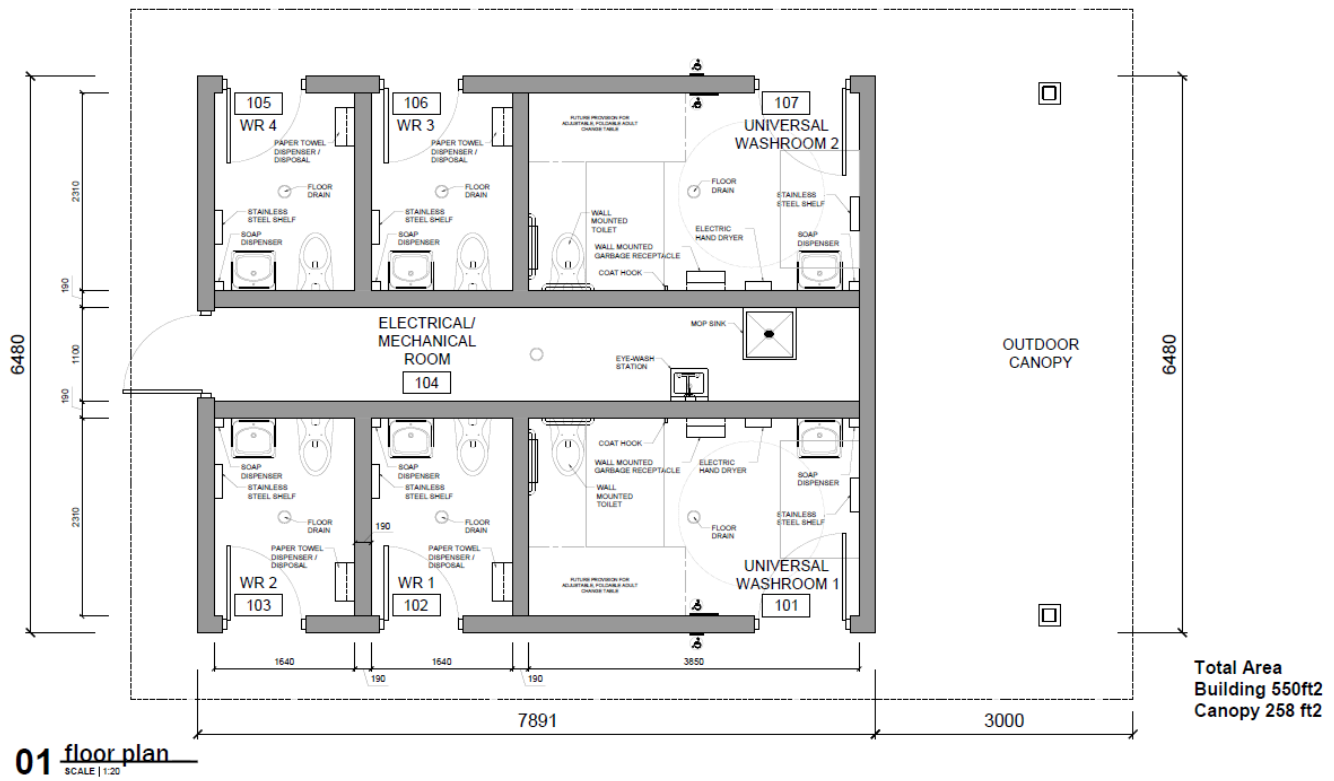


Figure 1: Block Washroom Design Concept Floorplan – scalable sizing to 2-8+ pods, ~ 500-800 ft<sup>2</sup>.

## ARCHITECTURAL DESIGN ELEMENTS & MATERIALS



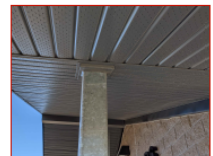
STANDING SEAM METAL ROOF COLOUR TO MATCH THAT OF THE EXISTING SHED



TWO-COLOUR CONCRETE BLOCK WALL WITH METAL ROOF FRAMING



BLACK METAL BUILDING LETTER SIGN WITH DOWN LIGHT



METAL POSTS FOR CANOPIES TO BE PAINTED DARK BLUE



**01** side elevation  
SCALE | 1:50



**02** front elevation  
SCALE | 1:50



**03** back elevation  
SCALE | 1:50



**04** side elevation  
SCALE | 1:50

Figure 2: Architectural Design Elements, Block Washroom Design, Elevation View

## Prefabricated Washroom

This design provides similar floor plans as the block washroom but with prefabricated or modular construction technique. This approach was used recently at the Port Elgin Tourist Camp adjacent to the ball diamond. The design is scalable and typically would be two to eight individual pods, some which are fully accessible. This option provides a lower cost, more flexible and potentially quicker installation process. The prefabricated materials are expected to require additional maintenance to maintain waterproofing over time, and yield a shorter useful life based on the user load and material quality. This shorter life expectancy may result in higher long-term costs due to more frequent replacements. Pricing for this option is typically significantly lower than the block construction design. Figure 3 presents a sample floorplan for the prefabricated concept design.

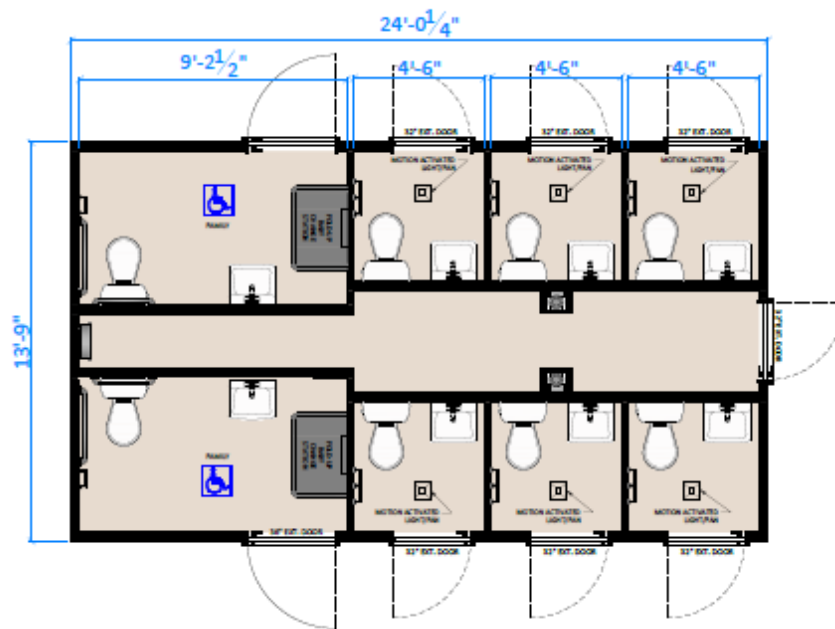


Figure 3: Prefabricated Washroom Design – scalable sizing available (2-8 pods), this model 336 ft<sup>2</sup>

## **Implementation**

### **Lamont Sports Park**

At Lamont Sports Park, the plan includes the construction of one large block washroom (6-8 pods) in Phase 2. Additionally, there is an option for a small washroom (block or prefabricated) in Phase 1, pending the outcome of the tender for the large building. This phased approach ensures that the park can accommodate the high user traffic and provide necessary facilities in a timely manner.

### **Helliwell Park**

For Helliwell Park, the proposal includes the construction of one smaller block washroom (2-4 pods) design. This design is intended to meet the expected user load and integrate seamlessly with the park's scale and surrounding built environment. The block concept offers a robust solution for the park's needs.

The Request for Proposal (RFP) for these washroom projects is scheduled to be released in Q2 2025 with construction anticipated in Q3 and Q4 2025. This timeline allows for thorough planning and ensures that the projects are completed within the approved budget and time frame. The facilities would be expected to be operational in Q2 of 2026.

## **Operational Considerations**

For Lamont Sports Park the washrooms will operate using either a holding tank system or a septic system. A holding tank system requires regular pump outs with the estimated cost for pump-out services is \$700 per month during the operational period. Given a 6-month season, the annual cost for maintaining the holding tank system at Lamont Sports Park is estimated at \$4,200. These operating costs will be included in the 2026 Business Plan if required. The feasibility of a septic system for Lamont Sports Park is being examined. While its construction costs are nominally higher than holding tanks, it would reduce pumping frequency and long-term operating costs. A sanitary sewer connection exists at Helliwell Park which will be used.

## **Linkages**

- Strategic Plan Alignment: Pillar 4: Fostering a Vibrant Place to Live and Visit
- Business Plan Alignment: Community Services Capital Highlight

## **Financial Impacts/Source of Funding**

Costs associated with this program are contained within the existing budget. Specifically, in the 2025 Business Plan a total of \$825,000 for Lamont Sports Park and \$300,000 for Helliwell Park was identified.

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