



# Vancouver Board of Parks and Recreation

**The Relieved City**

**May 11, 2009**

Visit the Park Board web site at [vancouverparks.ca](http://vancouverparks.ca)

# Background

- Ongoing upgrading has improved aging infrastructure
- Recent Initiatives
  - 2001 interdepartmental task force on DTES washrooms
  - Board discussions: 2003, 2004 and 2005 (conditions, access and suites)
  - 2005 condition report
  - 2006: approved eight Automatic Public Toilets for downtown (three in parks – Thornton, Pigeon and Emery Barnes)
- \$700,000 allocated in current Capital Plan for new, replacement and renovation



# Current Issues

## Issues have capital and operation cost implications:

- Distribution – too many or too few?
- Access – hours and seasonality of operation
- Condition and universal access – aging infrastructure
- Changing demographics – increased and more diverse users
- Social/safety concerns – vandalism, homelessness, drug use, sex trade, isolated location



# Current Issues

- Use of suites
- Need for change rooms and showers
- Cleanliness and supplies – soap, paper products
- Public health – no touch fixtures, materials choices
- Heritage status of buildings with public washrooms



# Current Stock of Washrooms

126 Park Board facilities offer washrooms accessible to the public



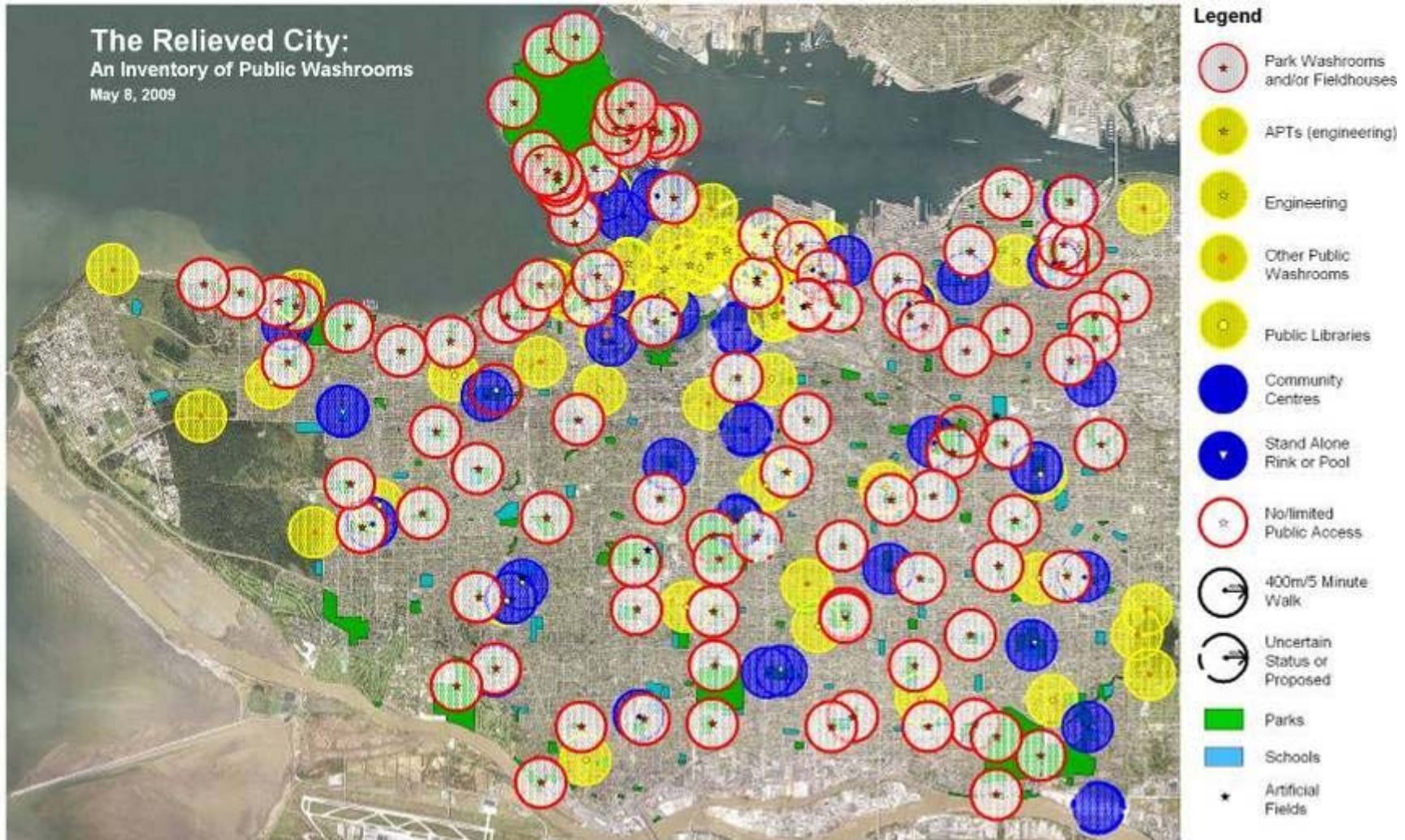
- 68 fieldhouses with washrooms in 62 parks, some with change rooms, some which have showers (2 others do not have washrooms)
- 3 fieldhouses and 2 stand alone washrooms have club (key) access only but are typically secondary to other public facilities in the park, e.g. John Hendry, Connaught
- 3 washrooms in fieldhouses are temporarily closed (fire, vandalism)
- 58 of the 68 fieldhouses with washrooms have caretaker suites of which 16 are currently vacant 7 of which are being used for other uses
- Some suites and/or change rooms have been renovated out for other uses

# Current Stock of Washrooms

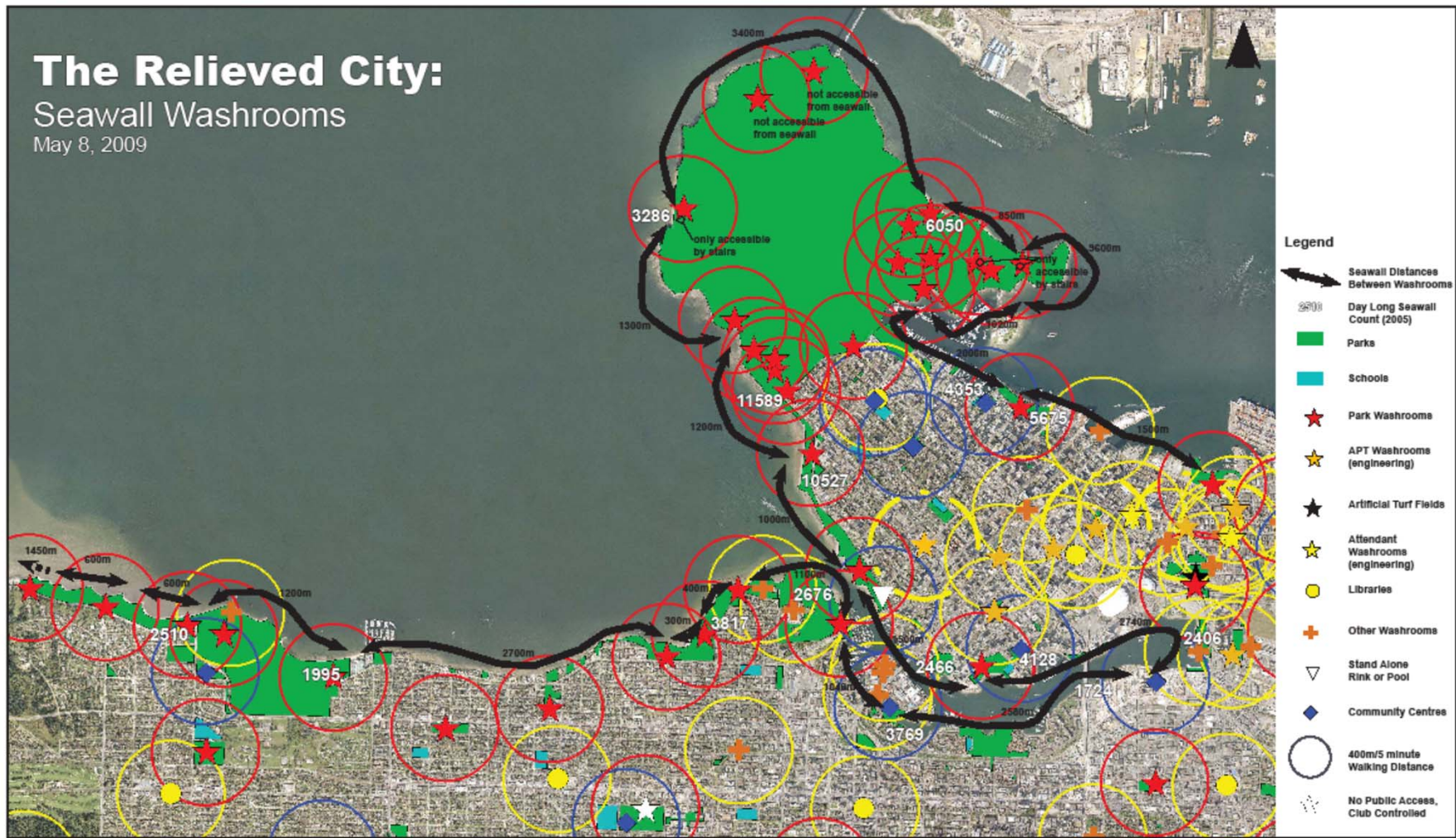


- 26 stand alone washrooms in 13 parks (free standing e.g. Chilco bus loop in Stanley Park or built into another structure, e.g. Fish House, VanDusen Gardens, service yards, 2099 Beach)
- 3 golf and 2 pitch and putt courses have washrooms in 12 separate facilities of which 8 provide public access e.g. Fraserview 13<sup>th</sup> hole stand alone and 8<sup>th</sup> Tee box porta pottie serves golfers, trail users and Everett Crowley Park
- Park Board has 29 major facilities (community centres, satellites, free standing pools and rinks) which offer public washroom access during hours of operation.

# Location Inventory

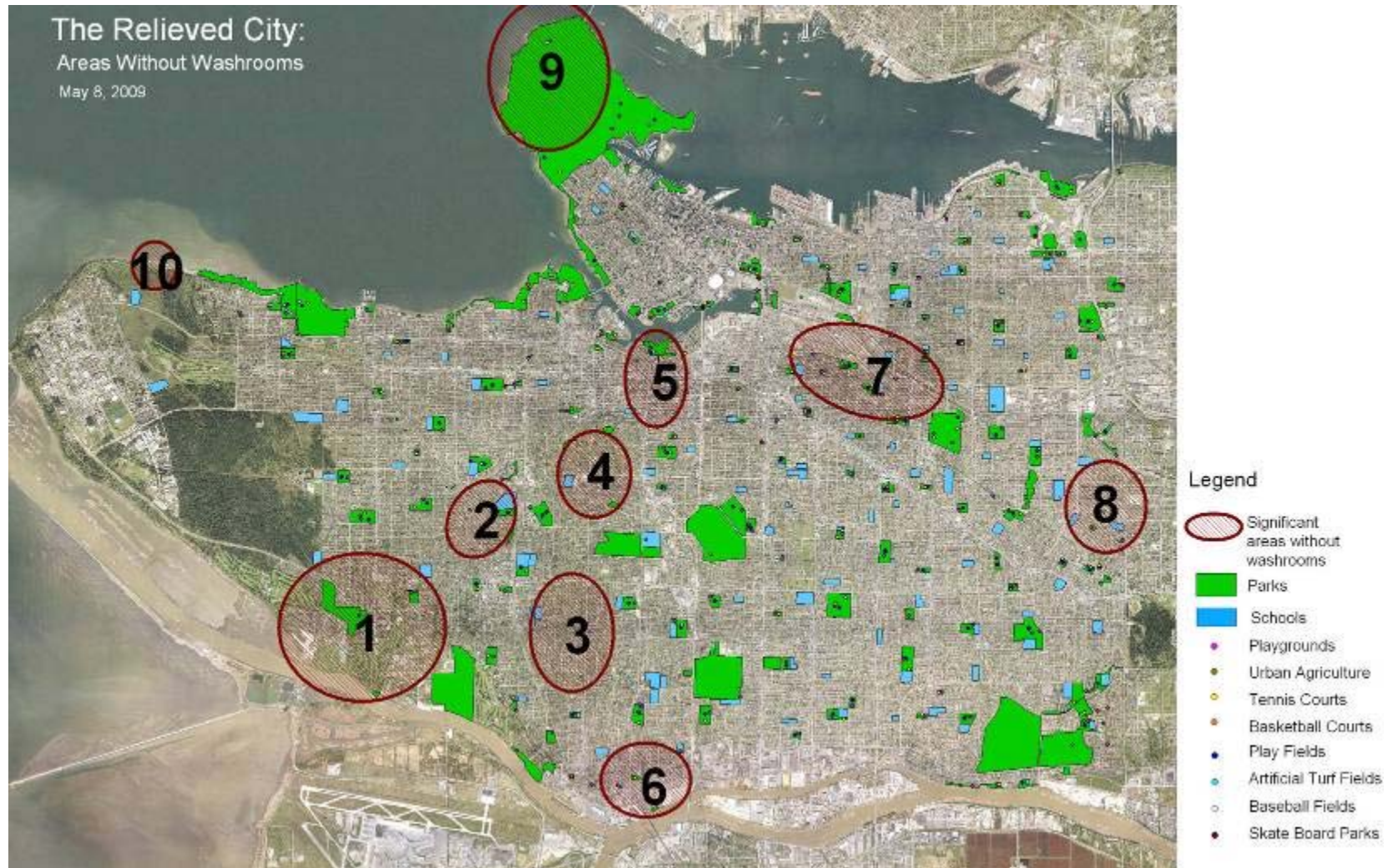


# Location Inventory

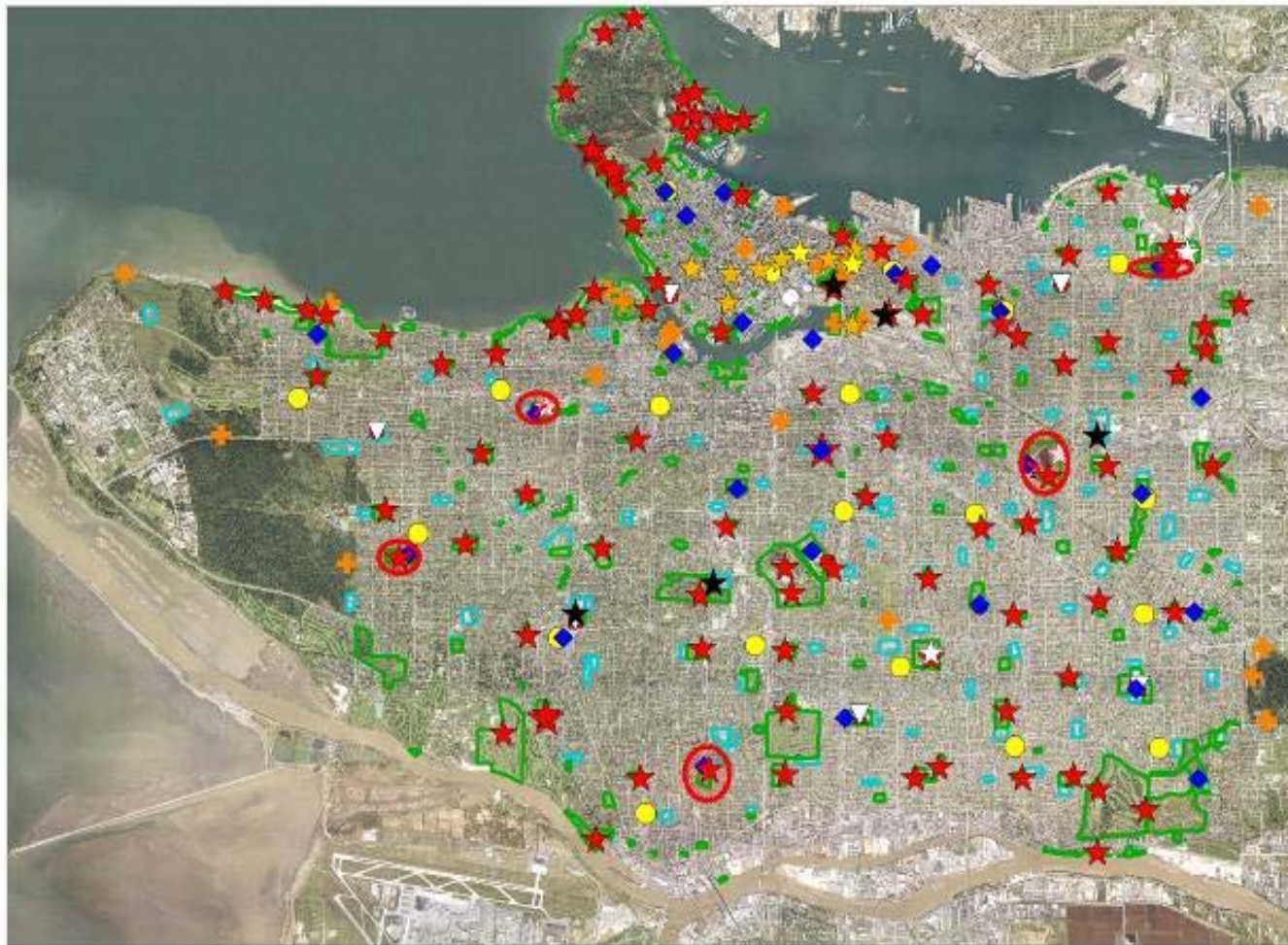




# Gap and Overlap Analysis



# Gap and Overlap Analysis



## Potential Washroom Redundancies

- Connaught Park
- Hastings Community Park
- John Hendry Park
- Memorial West Park
- Oak Park
- Rupert Pitch & Putt

# Building Condition and Accessibility Inventory<sup>1</sup>

**About 25% need attention, 50% need accessibility improvements**

	Buildings	Suites
Good <sup>2</sup>	69%	63%
Fair	22%	27%
Poor	4%	4%
No Data <sup>3</sup>	5%	6%
Total	100%	100%

Accessible	48%
One washroom only accessible	2%
Not accessible	49%
No Data <sup>3</sup>	1%
Total	100%

<sup>1</sup> Structural condition, not aesthetic evaluation (historically functional, not beautiful)

<sup>2</sup> Good means everything works but doesn't reflect daily soap or paper provision

<sup>3</sup> Fire damaged and/or under construction/reconstruction

# Operating and Maintenance Costs - \$1,300,000 per annum

## Annual Operating Costs <sup>1</sup>

	Supplies	Wages	Security	Contract Services	Equipment	Rental & Servicing	2008 Total
<b>Mobile Crews</b>	73,100	427,704		35,403	50,866		587,073
<b>Stand Alone &amp; Miscellaneous</b>	5,527			36,017			41,544
<b>Vacant Suites<sup>2</sup></b>	11,724 <sup>3</sup>		102,000	126,000			239,724
<b>Porta Potties</b>						45,000	45,000
<b>Totals</b>	90,351	427,704	102,000	197,420	50,866	45,000	<b>913,341</b>

## Annual Maintenance Costs

Regular Maintenance including Graffiti, Insurance and Vandalism Cost: \$400,000 <sup>3</sup>

<sup>1</sup> based on 2008 costs, costs can vary year to year

<sup>2</sup> includes special cases, e.g. caretaker on vacation, medical

<sup>3</sup> based on average of five years (2004 –2008), does not include major fire restoration costs (\$500,000) nor exterior graffiti removal by private contractor

# Current Use of Porta Potties

- 2008 cost \$45,000 in parks, special events and Langley Tree Farm
- Three Park Board providers: Jiffy John, Waste Management, Smithrite
- Often provided by sports groups for their own use, e.g. Kensington
- Appear for and disappear after special events, e.g. Symphony of Fire, VanDusen Plant Sale

Porta Pottie Location	Porta Pottie Access
Hastings Skateboard	Public
Fraserview Golf Course	Public
Queen Elizabeth Picnic	Public - Summer Only
Stanley Park Train	Public - Ghost Train, Bright Lights
VanTech Artificial Turf Field	Public
Tisdall	Key Access
Kensington	Key Access
Fraser River	Key Access (Winter Only)
Quilchena	Public (Temporary)
Slocan	Public (Temporary)

# Pre-Olympic and Paralympic Games Priorities

- 2009 Capital Plan minor improvements
  - “quick fixes” for downtown facilities
  - Legacies 2010 Accessible Tourism audits
- Olympic and Paralympic priorities
  - Develop strategy for washroom provision during the games and community happenings
  - Develop co-ordinated communications strategy
- Other
  - New priority washroom/change facilities



# Longer Term Objective: Develop Washroom Renewal Plan

Process similar to other Park Board long-term renewal plans providing direction to reach a desired end state.

It will review:

- operating models and related costs
- management strategies to achieve predictable hours of operation
- examples from other municipalities
- alternate uses for caretaker suites
- usage trends
- new cheaper, greener, more durable washroom options

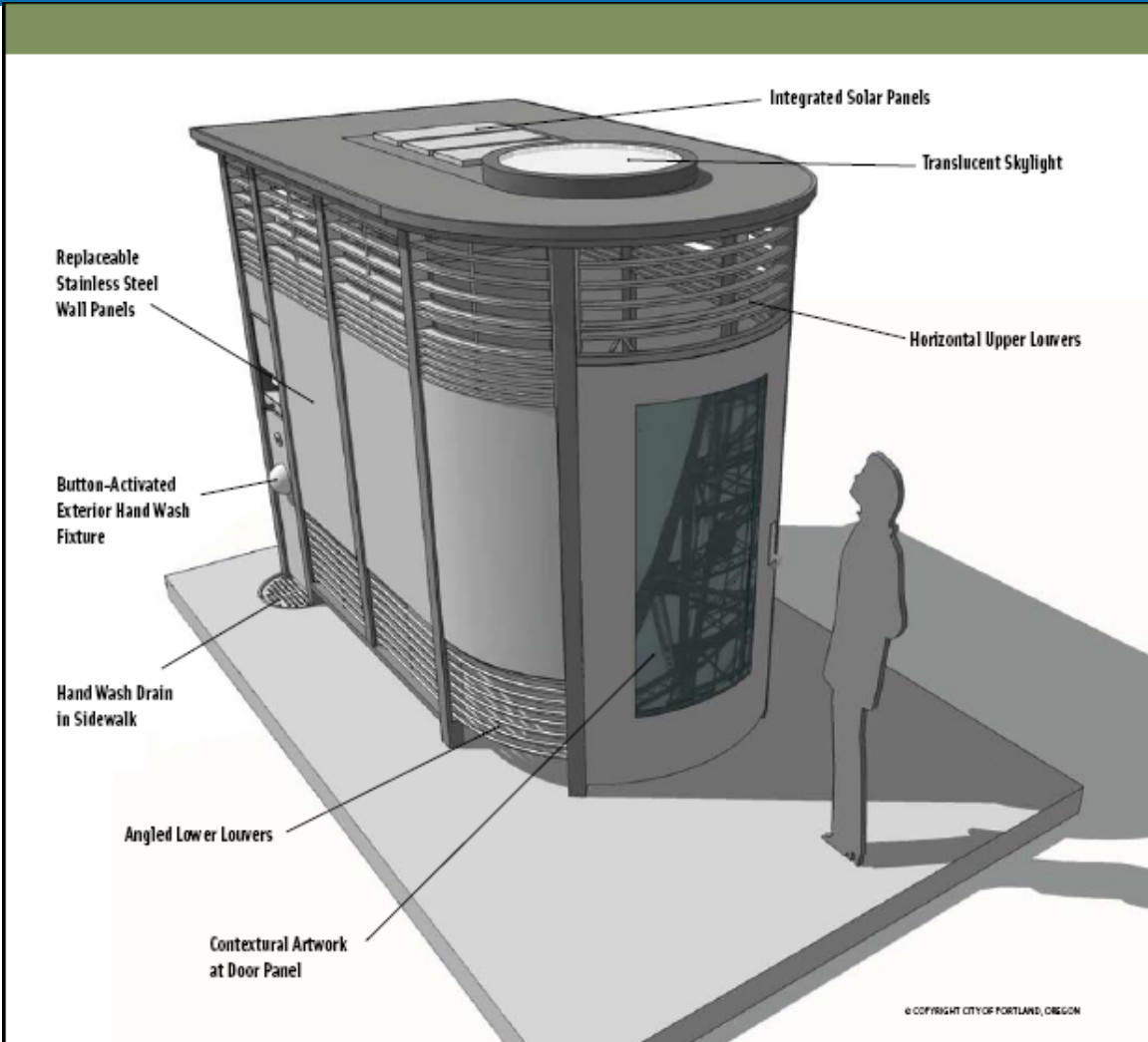


Playing Field Renewal Plan



# Portland Loo – Privacy, Not Secrecy

- Affordable
- Design deters illicit activity
- Durable/vandalism resistant
- Easy to service/replace damaged components
- Site almost anywhere (with water and sewer hookup)
- Designed to be open 24/7 without an attendant
- ADA accessible
- Sustainable/solar powered



## The Portland Loo

### LIGHTWEIGHT.

The unit is composed of a minimum of materials. Utilizing stainless steel wall panels mounted to a slim profile steel structure means that the Portland Loo weighs a fraction of a typical restroom and can be delivered on site as a complete enclosure.

### OPEN.

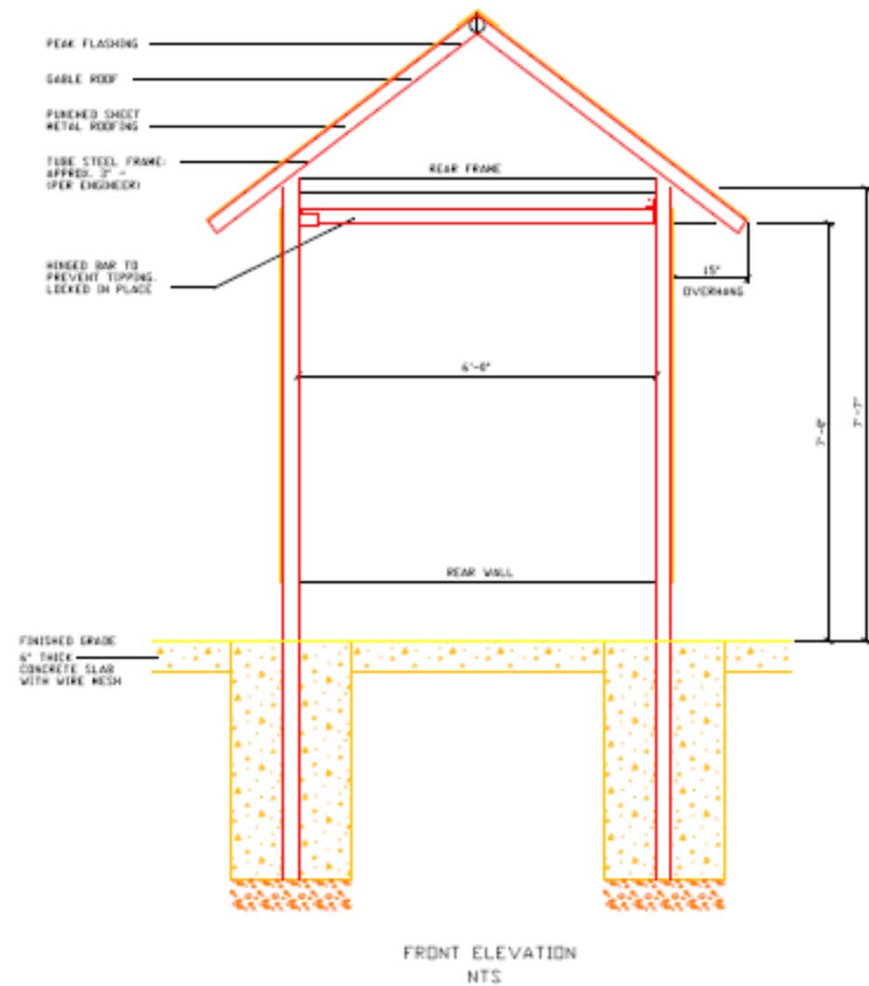
Louvers at the top and bottom of the wall create an interior environment that offers complete visual privacy, while remaining as connected with the outside as possible. The lower louvers are angled to provide law enforcement the opportunity to observe the number of users within the unit without compromising privacy. The unit's hand-washing station is mounted on the exterior to promote shorter use times and to serve the general pedestrian population.

### FUNCTIONAL.

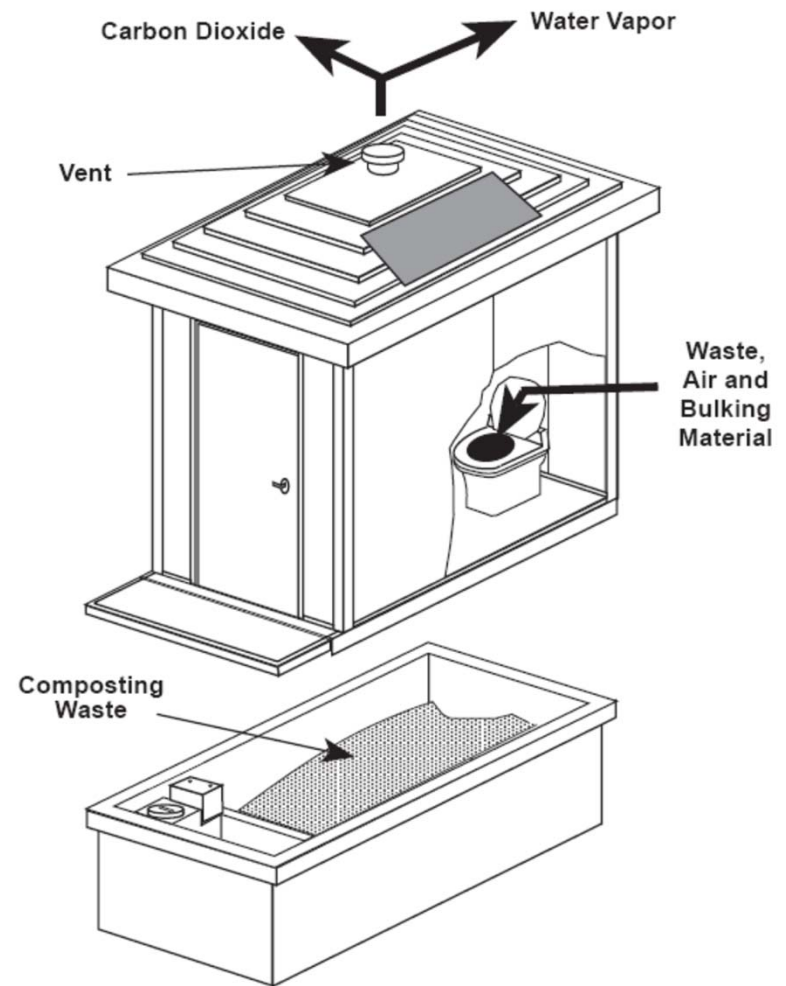
The entire unit can be off-grid and lit entirely by solar-powered LED fixtures. Or the unit can be pre-wired for 115 volt AC power. At night a gentle light washes the exterior until it is occupied, at which time the interior lights activate and the exterior lights dim, announcing that it is in use. All of the cleaning and maintenance implements, as well as electrical components and solar batteries, are housed in the cabinet at the rear of the unit.



# Portland Potty Enclosure



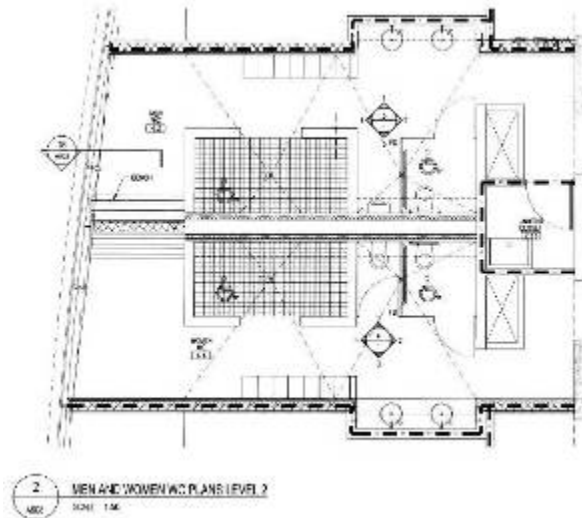
# Compost Toilets



# Longer Term Objective: Develop Washroom Renewal Plan

The Washroom Renewal Plan will also develop recommendations for:

- appropriate system-wide levels of service and related infrastructure
- sustainable criteria for washroom design, location and features
- a longer-term communications strategy
- better access to club facilities in parks



# Status Report: Fall 2009

- Progress report on Olympic and Paralympic objectives
- Identify priorities for 2010 and 2011 Capital Plan
- Discussion Draft of the Washroom Renewal Plan



# A Relieved City is a Happy City

