



CITY OF
ST. CATHARINES

Corporate Report

Report from Recreation and Community Services, Parks and Facilities

Date of Report: January 31, 2013

Date of Meeting: February 25, 2013

Report Number: RCS-050-2013

File: 68.31.127

Subject: West Park Washroom Reconstruction Funding and Use Options

Recommendation

That Council receive the report for information purposes. FORTHWITH

Summary

Through staff investigation, it has been determined that at present the potential use of the washroom facilities available within West Park School is not viable due to city and school security measures.

Funding for West Park washroom reconstruction has been accommodated within the proposed 2013 Capital Budget.

Background

At the City Council meeting of November 12, 2012, Council approved the following motion:

That Council direct staff to explore funding options and the potential use of the washrooms within the West Park School; and

That staff prepare a report to be presented early in 2013.

Currently contained in West Park are two lighted full size soccer fields, one un-lit football field and a rubberized track, as well as track and field facilities operated by the Niagara Olympic Club (NOC). The soccer and football facilities are used by local minor sports organizations and are heavily booked. The NOC facilities host school track meets in May and June and provide training facilities for their members. In addition, the NOC has hosted provincial track and field meets and aspire to host significant meets as they are available to the area.

Users of the City's outdoor sport facilities at West Park currently use washrooms located at the south end of the park housed in a permanent building which are not accessible and are dated. These washrooms are operational from May until October and closed during the winter months. They are supplemented with portables located

throughout the park for the convenience of soccer, football and track users. During normal scheduled events, the provision of washrooms is adequate, however, during peak use such as NOC school track and field events, additional portables are provided, but the provision of portable facilities is often inadequate.

There are two sets of washrooms within West Park School that are the subject of this report: the school's student washrooms and the City's West Park Pool change room washrooms.

Report

West Park School washroom availability

Staff have inquired with the District School Board of Niagara (DSBN) regarding use of the school's student washrooms by the public. The following initial observations were provided via conversations with a DSBN spokesperson with respect to this request.

- The West Park High School is closing at the end of the 2012-2013 school year and the DSBN Academy is being transferred from Welland to West Park for the 2013-2014 school year. Staff have not been assigned to the school and are not currently available to review the request with respect to their operation.
- This request would be subject to new security measures and reporting requirements for any person that is not a student entering the school. These points create obstacles for the public to use the school's washrooms on any consistent basis.

DSBN has offered to provide a formal response to this request with an official policy position on the matter. As of the date of this report, DSBN has not provided a written response.

Former West Park Pool washroom availability

Washrooms in the West Park Pool change room area were closed in June 2012 when the pool facility was closed and the Kiwanis Aquatics Facility opened.

Access to the pool change room washrooms is through the school, which requires DSBN approval. An alternative access point is available from an outside door off the pool deck, but this would require the public walking across the deck beside the empty pool. This route through the building and its proximity to the drained pool is not considered a viable option for safety reasons.

Funding Options

After an interdepartmental review of the Capital Budget forecast and priorities, staff were able to accommodate the reconstruction of West Park washrooms within the 2013 capital budget.

Staff is currently developing a standardized washroom concept and specifications with a general prefabricated building design for a standalone washroom facility for parks requiring a public washroom. This washroom concept includes FADS, Green Technologies and park programming requirements that will be incorporated into the

design, which staff believe will provide cost savings for this and future washroom installations.

Currently, the approved 2011 and 2012 Capital Budgets provide funds for two new park washroom buildings (Happy Rolph's and Pearson Park, respectively), and the proposed 2013 Capital Budget provides for one new park washroom building (West Park). As indicated, staff are preparing documents for a standardized design for all park washrooms upon which these three washrooms will be based. It is anticipated that construction would commence in 2013 with completion in the winter of 2013.

Priorities for replacement of park washrooms are based on a number of factors, which include building condition assessment, accessibility, and user demands specific to each park setting. Future replacements will continue to be prioritized using these criteria.

Once a new washroom facility is provided at West Park, the use of portables would still be utilized to accommodate convenience and peak demands in the park.

Financial Implications

An amount of \$410,000 has been allocated in the proposed 2013 Capital Budget for washroom replacement at West Park.

Conclusion

As a result of enhanced security protocols for access to schools by the general public and liabilities associated with access to the West Park Pool site, it is not feasible to accommodate washrooms within the school for use by users of West Park facilities. The completion of construction for all three budgeted washroom buildings is expected in the winter of 2013.

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