



March 23, 2021

MEMO TO : Park Board Commissioners

FROM : Donnie Rosa - General Manager, Vancouver Board of Parks and Recreation

SUBJECT : **Washroom Installation at Coopers' Park – Board Briefing Memo**

Dear Commissioners,

In response to recent enquiries, I am writing to provide additional information regarding the installation of a Portland Loo, a stand-alone public washroom, in Coopers' Park.

Background

Washrooms are an essential public service and everyone is entitled to safe, clean and accessible facilities. On November 2, 2020, the Park Board approved the [Parks Washroom Strategy](#), which included recommendations to pilot Portland Loo stand-alone washroom facilities in three locations as one of the first steps for implementing the strategy to help address the high demand for public washrooms in Vancouver. Coopers' Park was one of three sites selected because it is a popular park next to the seawall in a dense downtown neighbourhood. It is expected to serve an estimated 30,000 users.

Why the Portland Loo?

The Parks Washroom Strategy investigated a range of washroom options, but landed on the Portland Loo (a prefabricated washroom) because it proved to have several advantages:

- durable design that is resistant to graffiti and vandalism;
- ADA/Universally accessible;
- exterior hand-washing stations;
- anti-graffiti exterior;
- fits a bicycle or stroller easily inside;
- discourages lingering and crime inside.

The design uses slatted panels to provide privacy to the user, and airflow, but also allows people outside to see the floor of the stall. This provides added safety if someone inside needs assistance, and allows first responders to attend to medical emergencies.

Costs and Site Preparation

While the cost of the Portland Loo is generally consistent (approximately \$150K-\$185K per unit), the sites selected for installation can often have the greatest impact on overall costs.

Some considerations include:

- design consultant fees, including civil, mechanical, electrical and structural engineering;
- environmental soils assessment;
- trenching and installation of sewer, water and electrical services;



- site preparation, reinforced concrete pad, electrical panels, and frost-protected water and sanitary connections;
- assembly, installation, and commissioning of the unit;
- building permit and inspection work;
- project management fees;
- contingencies and escalation.

Project Funding and Ongoing Maintenance

The City of Vancouver and Vancouver Park Board were recently successful in an application for a \$645,000 grant through the BC Community Economic Recovery Infrastructure Program (CERIP) to cover the full costs of the purchase and installation of a Portland Loo in Coopers' Park. This grant application amount was based on a preliminary cost estimate; the actual cost will depend on site design and implementation. If the project costs less than the grant, the Province could request repayment of the unused portion.

Portland Loos are designed for minimal operating and maintenance costs, due to their stainless steel materials and construction, and are able to be cleaned by pressure washing.

Timeline

On behalf of the Park Board, the Portland Loo project is being managed and delivered by the City's Real Estate and Facilities Management team (REFM). It is expected that the Portland Loo at Coopers' Park will be installed by the end of 2021. If this initial pilot project is successful, staff will apply these learnings to future rollouts at additional locations.

Regards,

A handwritten signature in black ink, appearing to be "Donnie Rosa". The signature is stylized and somewhat abstract, with several loops and a long horizontal stroke extending to the right.

Donnie Rosa (*she/they*)
General Manager - Vancouver Board of Parks and Recreation

/is/jg/clc

Copy to: PB Senior Leadership Team
Planning & Park Development
REFM Project Lead
PB Communications