



# Staff Report

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## Corporate & Financial Services – Facilities & Fleet

**Report To:** COW- Admin, Corp and Finance, SI, Comm. Services  
**Meeting Date:** November 17, 2025  
**Report Number:** CFS.25.063  
**Title:** Clarksburg Public Washroom Options  
**Prepared by:** Phil Pesek, Manager of Facilities & Fleet

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### A. Recommendations

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THAT Council receive Staff Report CFS.25.063, entitled “Clarksburg Public Washroom Options – For Information Purposes”;

AND THAT Council direct staff to either:

- a) Include this project as a Grant Dependent project for the 2026 Draft #3 Budget; OR
- b) Include it for evaluation of MAT funding.

### B. Overview

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The purpose of this report is to identify and evaluate options for installing a semi-permanent, cistern-based public washroom in Lions Park in Clarksburg. The goal is to provide a durable, aesthetically appropriate, and fully accessible public washroom where sanitary servicing by sewer or septic is not available.

### C. Background

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Lions Park, in Clarksburg is a well-used community space serving residents, recreational users, and visitors. The site currently lacks permanent washroom facilities, relying on portable toilets during the summer months. A permanent or semi-permanent washroom with a cistern (freshwater storage) and holding tank (wastewater containment) system offers an ideal solution where connection to sanitary sewers is not feasible.

With support of the GSCA, the staff have identified a location on the park site that is not identified as a hazard or presenting floodplain concerns. The area is still regulated under O. Reg 41/24 and would require a permit as part of the installation. Acknowledging GSCA, floodplain and property boundary limitations, the available land to install the washrooms would be in the range of 740 square meters. (See figure 1)

Figure 1: Lions Park – Land Use Designation



With respect to the facilities, staff reviewed several Canadian-manufactured modular washroom systems suitable for municipal parks that meet the following criteria:

- Two unisex or male/female stalls, both AODA compliant.
- Prefabricated construction with insulation and vandal-resistant finishes.
- Equipped with cistern and wastewater holding tanks (approx. 1,000 USG annual capacity).
- Designed for year-round use, with frost protection and low maintenance components.

## D. Analysis

### Supplier Options and Order of Magnitude Costs:

Staff evaluated five Canadian manufacturers of products meeting the design criteria outlined.

Option	Description	Key Features	Est. Purchase Cost	Est. Installed Cost
A	Precast polymer concrete unit	Dual 500 USG water and waste tanks, winterized construction, simple interior finishes	~\$165,000	~\$240,000
B	Modular steel-frame structure	Insulated wall panels, integrated cistern and holding tank below floor, contemporary exterior	~\$185,000	~\$260,000
C	Architectural steel design	Powder-coated exterior, separate utility chase, option for larger tank capacity	~\$195,000	~\$275,000

D	Prefabricated local build	Custom exterior cladding, all-season package, optional external holding tank configuration	~\$180,000	~\$250,000
E	Architectural steel and concrete design	Custom exterior cladding, contemporary design with LEED certification.	~300,000	~320,000

**Annual Servicing and Operating Costs**

The annual cost of operating and maintaining the washrooms would be approximately \$9,000. This includes pump out and disposal, cleaning, utilities, and minor maintenance.

**E. Strategic Priorities**

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**1. Communication and Engagement**

Directly responds to resident and visitor feedback for improved park amenities.

**2. Organizational Excellence**

Provides a low-maintenance, serviceable asset that reduces reliance on temporary rentals.

**3. Community**

Supports the Town’s commitment to high-quality public spaces and accessibility.

**4. Quality of Life**

Ensures a comfortable, dignified, and accessible amenity for residents and visitors year-round.

**F. Environmental Impacts**

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Cistern-based systems minimize groundwater impact, protecting the local watershed. Selecting a Canadian-built structure minimizes transport emissions and supports sustainable procurement. Options to reduce utility consumption are available at a greater cost.

**G. Financial Impacts**

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Currently there is no budget request. This report is for information purposes only.

**Capital Cost Range:**

\$240,000 – \$320,000 (turnkey supply and installation)

Annual Maintenance:

Approximately \$9,000 (cleaning, utilities, pump-out, maintenance)  
Additional staff hours would also need to be allocated to inspections and related activities.

**H. In Consultation With**

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Ryan Gibbons, Director of Community Services

**I. Public Engagement**

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Any comments regarding this report should be submitted to Phil Pesek, Manager of Facilities & Fleet [facilitiesandfleet@thebluemountains.ca](mailto:facilitiesandfleet@thebluemountains.ca).

Respectfully submitted,

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**Report Approval Details**

Document Title:	CFS.25.063 Clarksburg Public Washroom Options.docx
Attachments:	
Final Approval Date:	Nov 6, 2025

This report and all of its attachments were approved and signed as outlined below:

**Phil Pesek - Nov 6, 2025 - 4:07 PM**

**Monica Quinlan - Nov 6, 2025 - 6:59 PM**