



ON COURSE WASHROOMS



TOWNHALL MAY 6, 2025



WHY ARE WE HOLDING A TOWNHALL?



- Our washrooms must be replaced by 2026 to comply with Durham Region regulations
 - Failure to comply means we will have no on-course washroom access
- By-laws require approval for spend in excess of \$200,000

TOWNHALL MEETING OBJECTIVES



- Share information about background, recommended options and costs to replace our current washrooms
- Provide members with the opportunity to ask questions and provide input to the final recommendation
- Share details about proposed financing approach
- Provide timing and details on vote

ON COURSE WASHROOMS

BACKGROUND

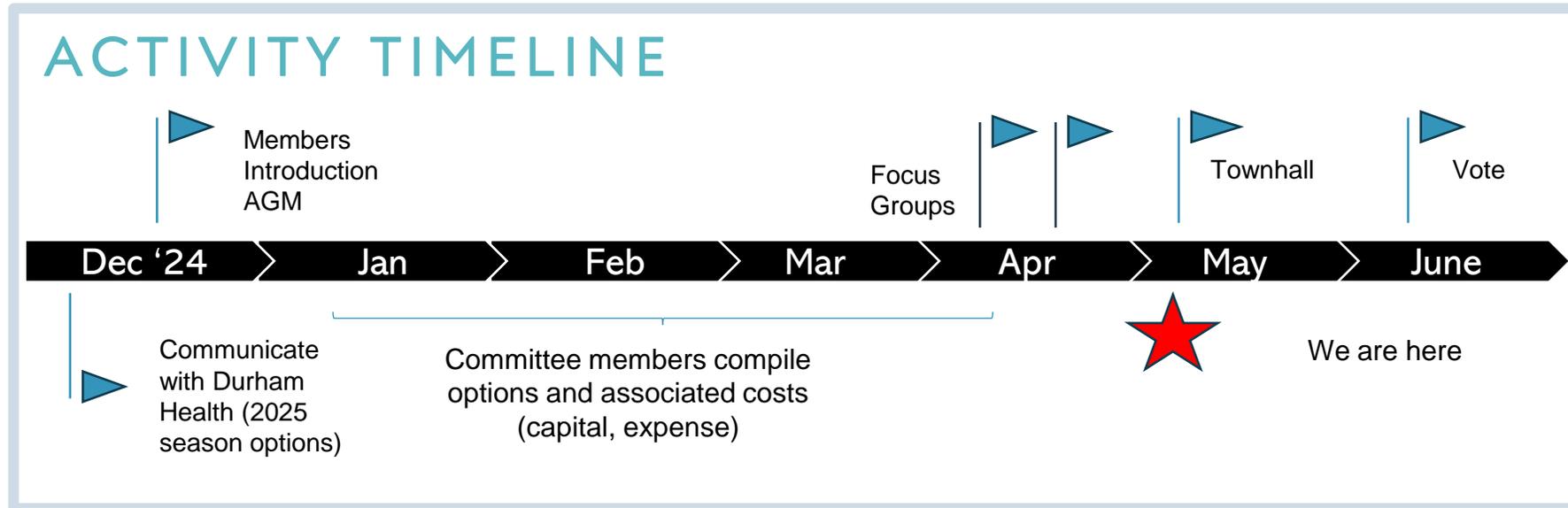
- Our current water source is not compliant with Durham Region regulations (potable)
- Our washrooms have other compliance issues:
 - Waste tank is below ground (no longer acceptable)
 - Does not meet AODA standards
- Current washrooms are approximately 30 years old and cannot be updated to meet new regulations

ACTION REQUIRED

- Durham Region have granted us permission to continue with our current washrooms for the 2025 season
- This permission was granted with the understanding that we would have concrete plans for a permanent solution to replace our washrooms by **July 4, 2025**. This solution must be implemented by start of 2026 golf season.



TIMELINE OVERVIEW



ON COURSE WASHROOMS

REPLACEMENT CONSIDERATIONS

Deluxe Porta
Potties

Prefabricated
Washrooms

Permanent
Structures

Cost, Maintenance and Compliance Considerations:
Water, Electrical, Waste Management, Location, Halfway House Facilities

- While cost is low, not in keeping with expectations of members of a private golf club
- Significant maintenance and waste disposal challenges

NOT RECOMMENDED

RECOMMENDED

- Assessed digging wells, running electrical & building permanent structures
- Significantly more complex with higher costs (no additional value)

NOT RECOMMENDED

COMMITTEE MEMBERS

CLUB MANAGEMENT

KYLE YOUNG – Superintendent
DAN CAMPBELL – General Mgr

MEMBERS

JIM MCGILTON – Engineer
MARK DOYLE – Construction
RICHARD HART- Electrical
GERRY LAWRENCE- Health & Regulatory

BOARD OF DIRECTORS

TERRY HOSFORD - Comms
NELLO MARIANI - Coordination

PREFABRICATED UNIT BENEFITS

- ✓ Manufacturers have worked with local and provincial authorities to ensure units comply with multiple regulations (water, waste management, accessibility)
- ✓ Construction and set up time is optimized based on prefabrication of unit (additional work includes ground preparation and access paths)
- ✓ Units are moveable (if we need to consider this in the future)
- ✓ Units leverage solar power to provide light and power required for pumping water
- ✓ Units are designed for optimized maintenance (cleaning, waste disposal, potable water management)
- ✓ The cost of a prefabricated unit is significantly less than the cost of building a permanent structure

PREFABRICATED WASHROOM FEATURES

- ✓ Self contained units that can be operated year round
- ✓ 1 litre touch toilets and touchless faucets
- ✓ Accessibility – accessible access, grab rails, change tables, fixture positioning
- ✓ LED lighting and skylights
- ✓ Insulated, with food grade interior PVC paneling – looks good, easy to clean
- ✓ Monitoring systems for water and sewage management

FOCUS GROUP HIGHLIGHTS

INITIAL PROPOSAL

Options included 1, 2 or 3 washrooms

- **Option 1: Replacement of the 3 washrooms (same locations)**
- **Option 2: 2 locations – replace 4 & 13 – use clubhouse at 9**
- **Option 3: 1 location – current location or between 8 and 10/11**

*TRCA and MoE considerations will impact the exact location of each washroom

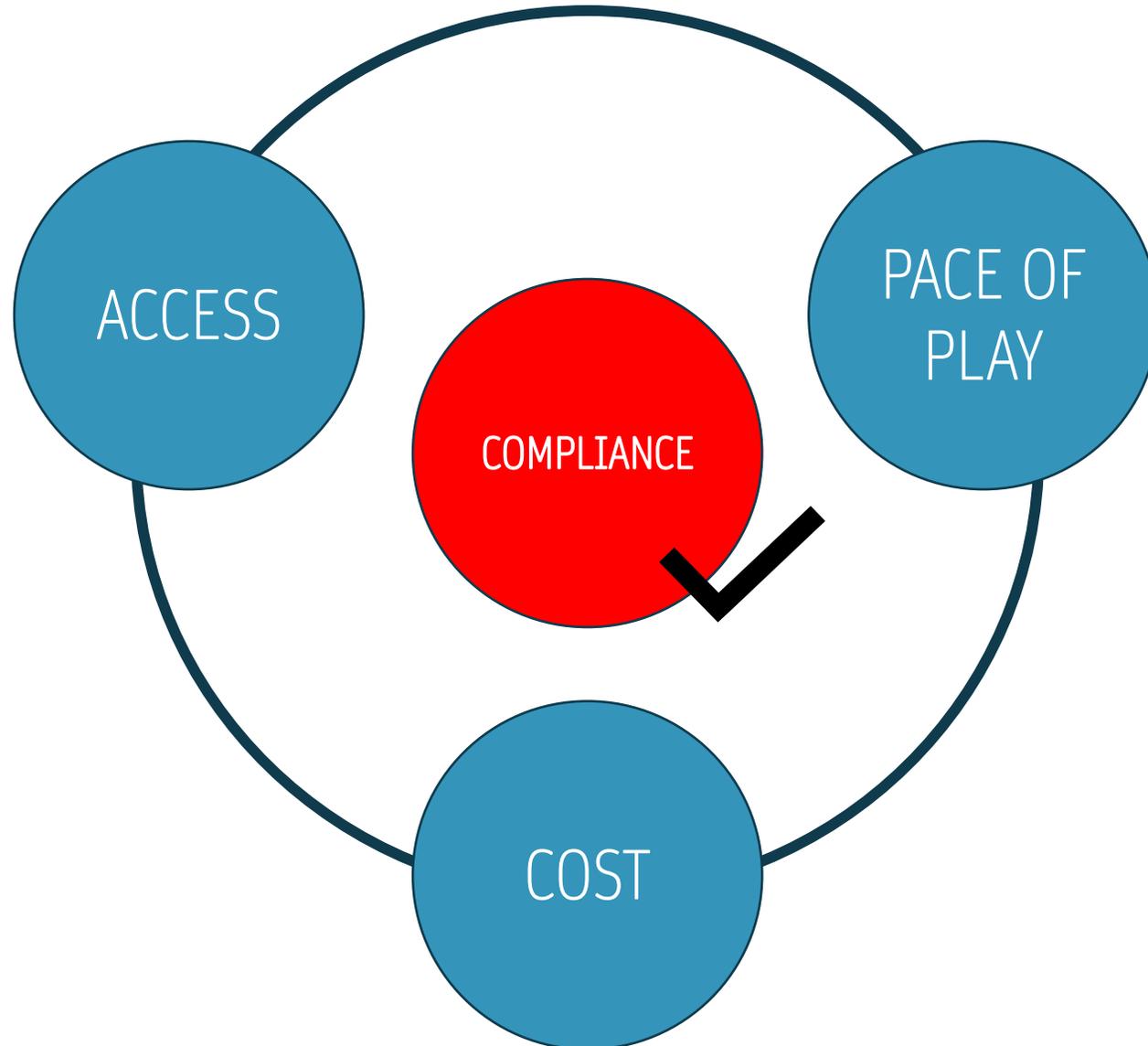
MEMBER CONSIDERATIONS:

- Our course design has no viable locations where washrooms could be effectively used at multiple holes
- Washroom locations should not impact pace of play
- Washrooms should not detract from the look of the golf course
- Overall cost and direct member assessment costs are important

GATHERING FEEDBACK

- **Focus groups** held by Zoom April 8 and 15 to get initial feedback
- **Adhoc session** with Thursday euchre women
- Focus group feedback was shared with the **On Course Washroom Committee**
- **Committee** revised recommendations based on focus group feedback
- Committee recommendations presented to **WGC BoD**

KEY FACTORS



- Long term investment
- Golf Course Esthetics

OPTIONS FOR CONSIDERATION

OPTION 1

2 washrooms
Located centrally on each 9
holes

BUILDING COST:
VENDOR 1: \$190,000
VENDOR 2: \$136,000

OPTION 2

Replace all 3 washrooms
with comparable units in
current or adjacent
locations

BUILDING COST:
VENDOR 1: \$265,000
VENDOR 2: \$190,000

WASHROOM VENDORS

VENDOR 1

- Built existing washrooms at Whitevale
- Will provide all paperwork required to support compliance



VENDOR 2

- Provides washrooms for sports & golf facilities
- Can be clad with different finishes on the outside
- Can be built to look like Vendor 1



Representative Image

REPRESENTATIVE INTERIORS



COST BREAKDOWN*

	VENDOR 1		VENDOR 2	
UNIT (SINGLE)	SINGLE	DOUBLE	SINGLE	DOUBLE
UNIT (DOUBLE)	\$85,000	\$95,000	\$43,000	\$59,500
SOLAR	Incl.	Incl.	\$4,000	\$4,000
MANAGEMENT FEE	N/A	N/A	\$5,250	\$5,250
TOTAL COST (not including tax & delivery)	\$85,000	\$95,000	\$52,250	\$68,250

*Estimated Costs – subject to negotiation and finalization

ADDITIONAL COMMON COSTS	
Water Truck (deliver water to buildings)	
Site Preparations (including Pea Gravel base)	
Building Demolition and Waste Tank Removal (may not need to remove tank)	
Permits (TDB)	

OPTION SUMMARY

WASHROOMS

OPTION 1

Replace all 3 washrooms with comparable units in current or adjacent locations

2 singles, 1 double

OPTION 2

One washroom on each nine – located midway (front nine – 6 or 7, back nine between 14 green and 15 tee)

2 doubles

VENDOR

VENDOR 1

- Self contained units built by 1 company (maintenance)
- Known vendor
- Guaranteed regulatory compliance
- Esthetically appealing



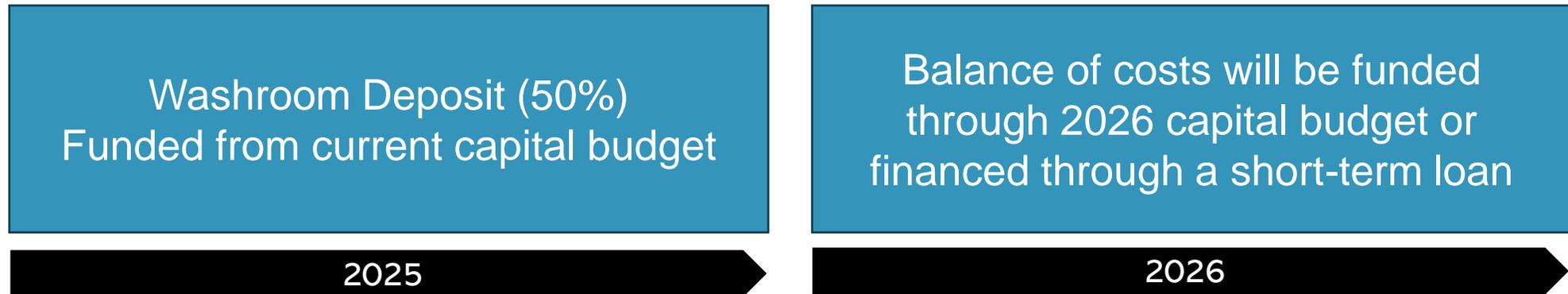
VENDOR 2

- Multiple vendors – building, solar & batteries
- General contractor (Whitevale member) coordinating across vendors
- Will build to specifications



FINANCING PROPOSAL

Management and the Board will make a final decision after doing negotiations and final due diligence on the suppliers



ON COURSE WASHROOM VOTE

- ✓ Vote is scheduled for **June 10** (7pm , in person or proxy)
- Prior to the vote, the On Course Washroom Committee will take member feedback and determine which option will be put forward for a vote
 - Option will be 2 or 3 washrooms (locations TBD) as well as selected vendor
- **The objective of the vote will be to approve funding for the project**
 - We have until **July 4** to provide a plan to the Region.
 - **A “No” vote means that our current washrooms will close after July 4**
 - until such time as we have an acceptable proposal to share with the region and other authorities





WRAP UP AND FINAL Q&A