

Aging Assets at Petticoat Creek CP

Need for Coordinated Funding Support from All Levels of Government

Attachment 1 – Board of Directors Report

April 30, 2021

Introduction

- For decades, Petticoat Creek Conservation Park (PCCP) has been an essential attraction for Durham and Pickering residents.
- Due to its proximity to the Rouge National Urban Park, PCCP has become an essential year-round part of an extended park and trail system, providing relief for users as well as access to this regional scale amenity through the waterfront trail network, as well a great spot for picnics, shelter from the elements and a vital location for washroom facilities.



- The proposed west extension of the Waterfront Trail from Rotary Frenchman's Bay Park West, and upgrades to trails and infrastructure at Rouge Beach, will increase use of PCCP by residents.
- TRCA recorded a 170% annual increase in passive trail use across its Conservation Lands in 2020 with a recorded 4,100 visitors through Petticoat Creek Conservation Park over the 2021 Easter weekend.
- The park will be open to the public for the 2021 season, however infrastructure described below is nearing end of life and requires improvement to provide amenities to support quality of life for community and quality experience at the park.



Aerial of PCCP location between RNUP and Frenchman's Bay, Fall 2018

Overview

- The following are several pressing issues that will require funding in the immediate future:
 - Park Driveway Entrance
 - Aquatic facility
 - Picnic Shelters
 - Washrooms
 - Automated Gates
 - Parking Lots
 - Additional Park Concerns (Sewers, Sink Holes, Bluff Erosion)
 - Recent and Planned Infrastructure Upgrades (Workshop)
 - Summary

Park Map – Pressing Issues



Park Driveway Entrance

- Requires major reconstruction and expansion
- Existing condition of the roadway results in conflicted use
- Safety concerns due to potential incidents between both vehicles, pedestrians and cyclists
- Incorporate a formal pedestrian sidewalk which is not part of the existing driveway and will strive to meet AODA requirements
- Additional assessments required to investigate the storm water management



Photo of main entrance to PCCP

Park Driveway Entrance

Drainage Issue

- Surface water re-routed from Dunmoore Park into PCCP overwhelming sewer and storm drains, causing property damage that is compromising the park entrance



Photo of re-routed water flowing into park entrance, overwhelming sewer and storm drains, causing damage to pedestrian walkway, and pooling at bottom of road impeding vehicular traffic.

Aquatic Infrastructure

- Significant defects identified in construction and aquatic system
- Preliminary reviews by external consultant indicating that pool infrastructure is end of life and not meeting many current regulations. Further recommendations to be provided by external consultant
- Asphalt settling around concrete stairs; numerous plumbing issues; HVAC system nonfunctioning; asbestos tiles in ceiling; light fixtures need replacement



Photo of entrance to the Aquatic Facility. Asphalt settling around concrete stairs. Stairs are steep and narrow. Patch work completed at base of steps and railings installed in attempt to mitigate risk.

Aquatic Infrastructure



Photo of pump room. Inadequate chemical (CO_2 /chlorine) storage and equipment to deliver chemicals to pools in order to maintain pool.

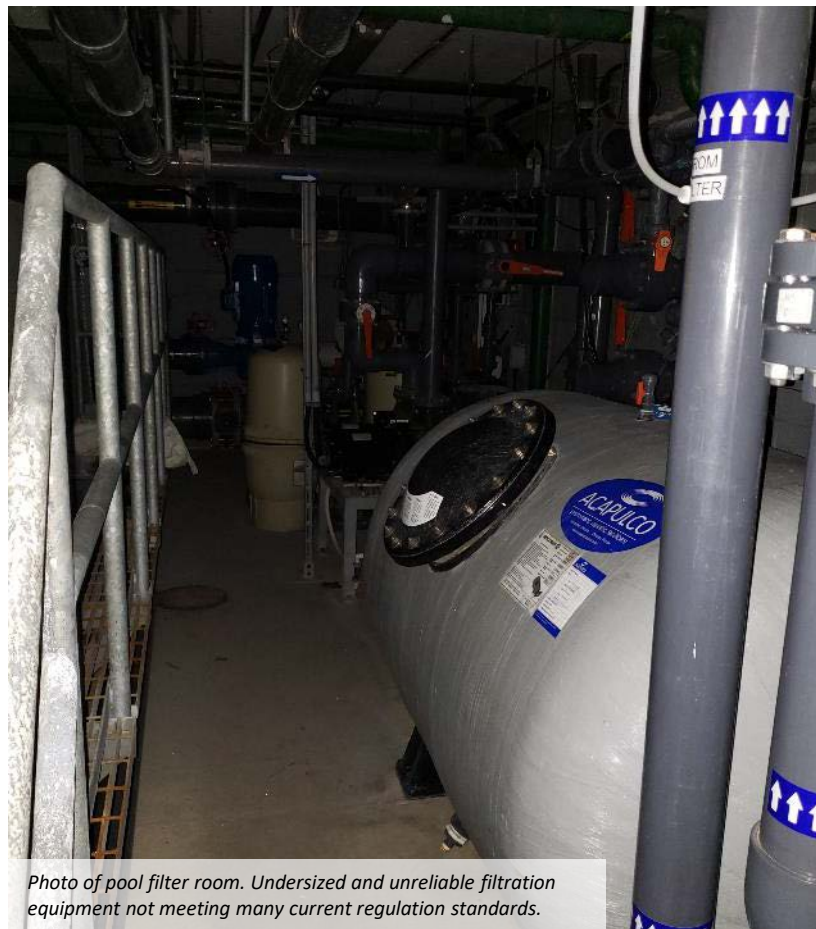


Photo of pool filter room. Undersized and unreliable filtration equipment not meeting many current regulation standards.

Picnic Shelters

- Structural Integrity Issues:
 - Broken asbestos tile and ceiling supports; heaving patio stones due to tree roots; shelter located in drainage path – during heavy weather events can be 2-4 inches of water pooled on the floor; ceiling missing protective mesh; broken structure due to vandalism and aging
- Capacity Issue:
 - Additional picnic shelters required to support high visitation levels



Photo of degrading cement picnic shelter post and beams

Existing



New



Washroom Facilities

- Structural Integrity Issues:
 - Asbestos present; heaved concrete floor; compromised plumbing; no hot water or HVAC; broken and uneven tiles; poor and damaged lighting; partition's rotting; difficult activation buttons on sanitary plumbing
- Accessibility Issues:
 - Despite having accessible stalls and signage, entrance path concrete broken and uneven and wheelchairs cannot enter
- Capacity Issue:
 - Additional facilities required to support high visitation levels



Photo of a men's washroom facility. Several structural and functional integrity issues present as described to the left.

Washroom Facilities



Photo of the entrance to washroom building. Eroding building structure. Heaved and broken concrete creating accessibility issues so that wheelchairs cannot enter.

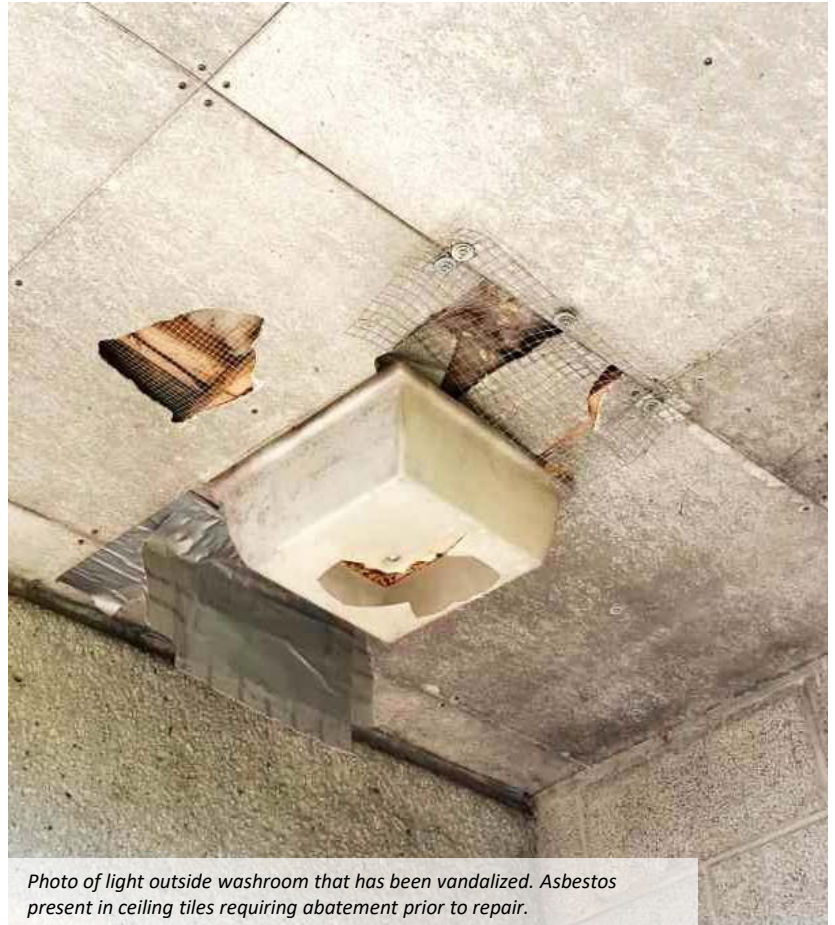


Photo of light outside washroom that has been vandalized. Asbestos present in ceiling tiles requiring abatement prior to repair.

Automated Gates

- Automated gates are necessary at the front gate to allow paid off-season access to the park during nice weather days in the late Fall, Winter, and early Spring season.

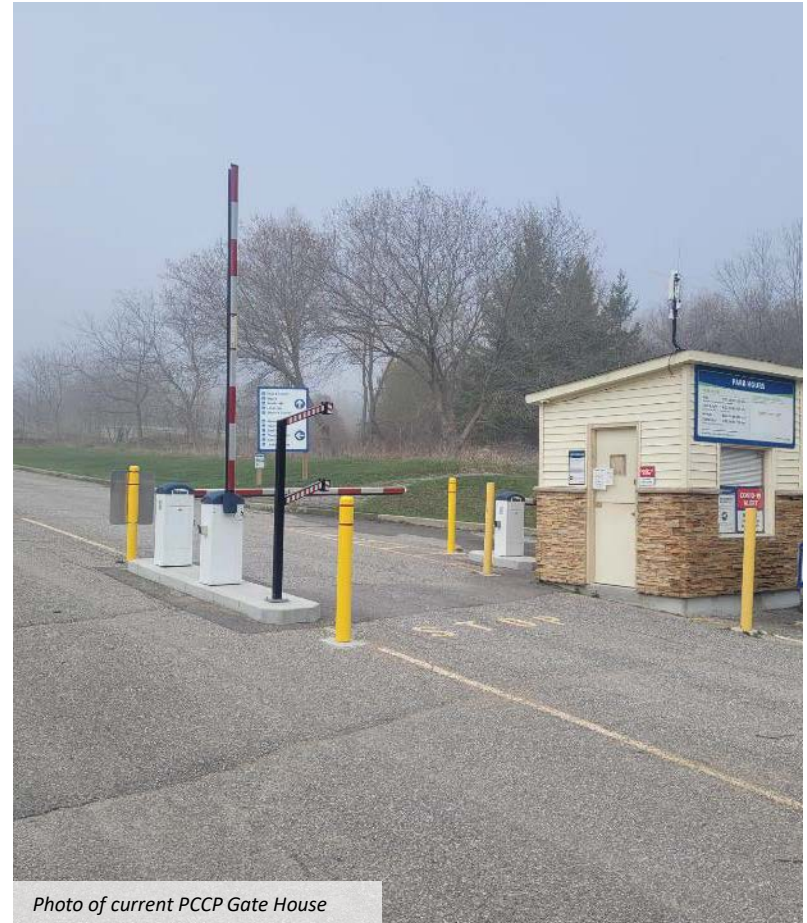


Photo of current PCCP Gate House

Parking Lots & Roads

- Significant cracking, sinking, and uneven with significant heaving in roads and curbs
- Shared entrance between pedestrians, vehicles, and bikes has become extremely dangerous
- Parking lots require reconstruction due to potholes and restricted capacity. The current conditions result in safety concerns within the parking lot, as well as beyond.



Photo of Park entrance/exit. Extreme potholes present and roads/curbs sinking creating uneven visitor passage.

Parking Lots



Photo of main parking lot. Uneven lot and inadequate markings causing hazards. Cracked and damaged pavement with significant vegetative growth requiring significant staff time to maintain.

Additional Park Concerns

Sewers & Sink Holes

- Several Compromised Storm Sewer Drains:
 - Sewer walls collapsing into basin; sinking causing uneven roads and curb heaving leading to poor drainage
- Sink Hole in Parking Lot:
 - 3ft wide sink hole suspected to be due to abandoned well (floor found at ~40ft); contributing to parking hazards
- Moore's Meadow Picnic Site:
 - Large ground depressions requiring significant amounts of fill annually suspected to be due to abandoned infrastructure, including well



Photo of one compromised storm water sewer vault caving into itself.

Additional Park Concerns

Sewers & Sink Holes



Additional Park Concerns

Erosion Damage

- Bluffs receded significantly over past 9+ years, 12-15 ft in some sections annually
- Unsanctioned trails close to trail edge have been signed closed; fences and signs consistently removed and vandalized to gain access.



Photo of extreme erosion damage along bluffs.

Recently Implemented Infrastructure

Electrical

- Hydro upgrades: all panels, switches and transformers have been replaced and new underground electrical cables installed
- New shelter at the Aquatic Facility



Photo of transformers and switch recently installed for aquatic facilities

Planned Infrastructure Upgrades

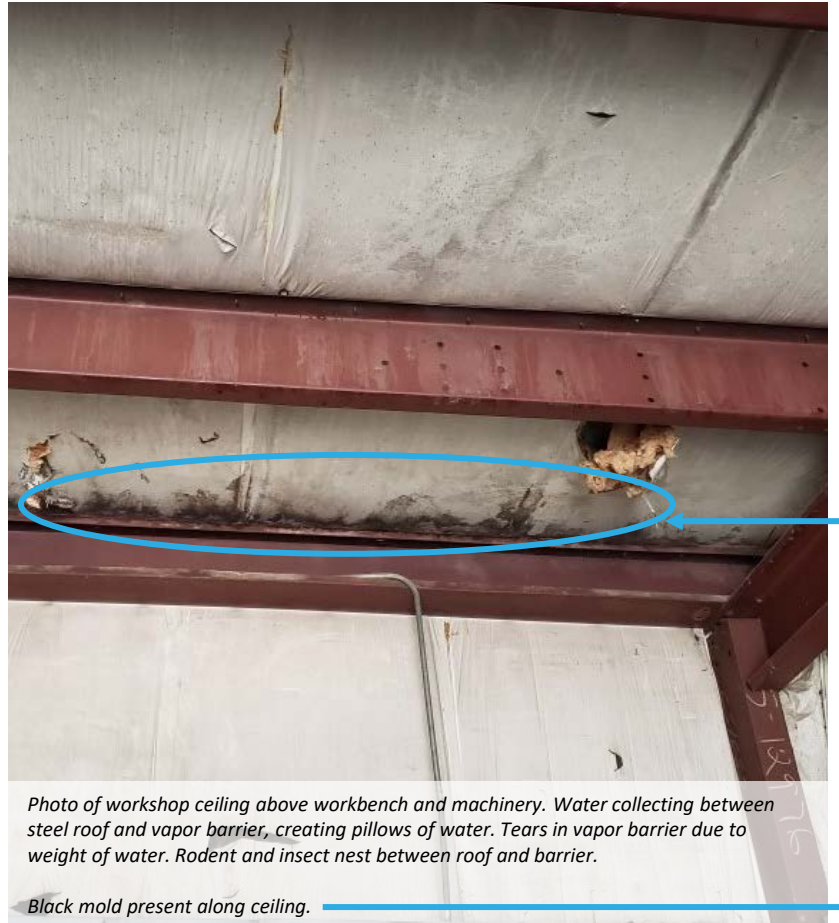
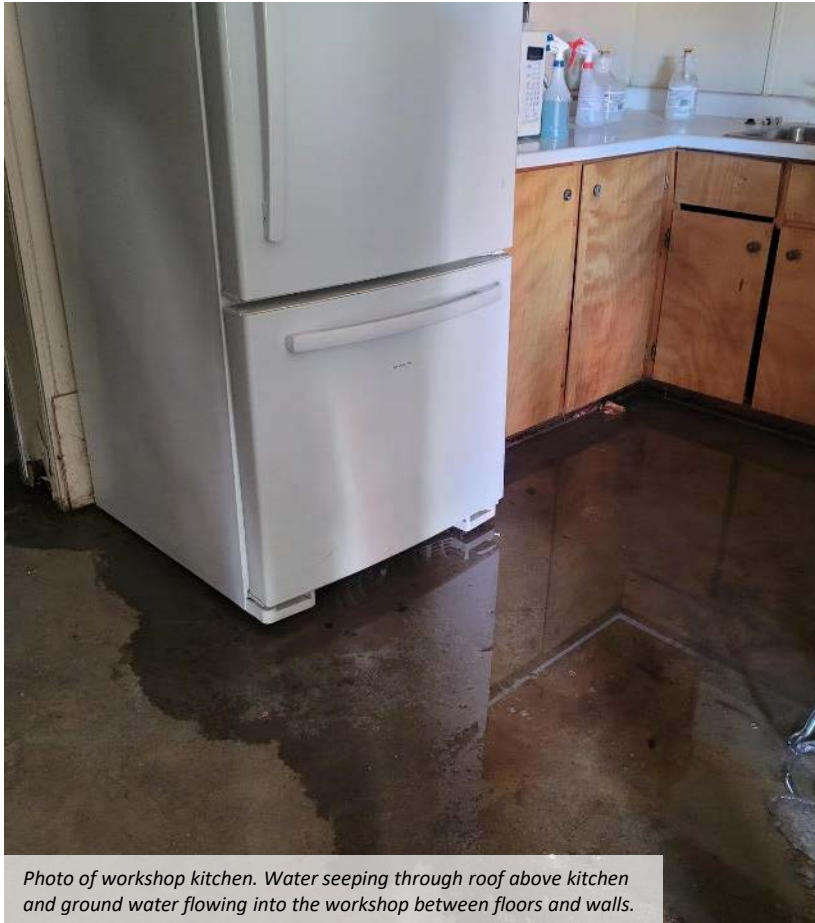
Workshop

- Black mold, asbestos, and lead paint present
- Aging infrastructure and poor conditions of metal siding, roof, doors, and windows
- Water leaks in roof and improper grading results in water to flow across the floor in shop and lunchroom, and pooling in the shop
- Rodent nests and insects present as building is not weather-tight
- Storage space is limited, containers are used to supplement
- Executive Committee endorsement on April 9th, 2021 for release of \$523,000 in TRCA reserves to implement work



Photo of outside of workshop. Storage containers used due to limited storage space. Portable washrooms used in shoulder seasons because plumbing is not functional due to not having heat in workshop.

Planned Infrastructure Upgrades



Summary

- TRCA has sent letters seeking the opportunity to discuss potential support from Parks Canada, the Region of Durham and the City of Pickering that could be directed to Petticoat Creek Conservation Park
- Other than the Aquatic Facility which is closed due to COVID-19, PCCP will be open to the public for the 2021 season. However, the infrastructure listed above that is nearing end of life provides amenities to support quality of life for the community and quality experience at the park.
- TRCA has considered park enhancements, such as winterizing washrooms to be available year-round, upgrading the gate systems to allow for paid use during off season, and potential for combined use with municipal and partner stakeholders use of maintenance facilities. Results would be securing support and investment into the park.