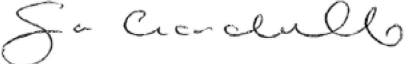




## COMMUNICATION UPDATE

<b>TO:</b>	Mayor and Members City Council
<b>DATE:</b>	September 8, 2025
<b>SUBJECT:</b>	Update #5 – Order to Comply – Fire Damage for Woodlands Park Washroom Located at 501 Barton St E (CFEM2506) (Ward 3)
<b>WARD(S) AFFECTED:</b>	Ward 3
<b>SUBMITTED BY:</b>	Sam Ciardullo Acting Director, Corporate Facilities & Energy Management Public Works Department
<b>SIGNATURE:</b>	

### Background:

A fire damaged the washroom structure at Woodlands Park, 501 Barton Street East, Ward 3, on January 2<sup>nd</sup>, 2024. The fire was extinguished, and security was provided to prevent public access to the facility. An associated order to comply was issued by the City of Hamilton's Building Division on the same day for a structural assessment to be completed and either a demolition or building permit to be issued to repair the building and make it safe for use.

The washroom building at Woodlands Park is approximately 50 years old and a one-storey building structure without a basement. Before the fire event, the building superstructure consisted of roof wood sheathing on pre-engineered roof wood trusses and joists supported by steel beams, columns, and concrete block masonry walls.

Corporate Security has provided ongoing support to maintain the safety, security and integrity of the site. Construction fencing is currently in place to secure site access.

Other existing park amenities include pathways, soccer field, multi-use court and playground. A new spray pad amenity was constructed northwest of the washroom facility in the summer of 2024.

A community placemaking project had installed artwork called, "Woodlands Park: Ghost Landscape", at two locations of Woodlands Park, one of which was affixed to the side of

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the washroom facility. In order to avoid damage to the artwork, it has been removed from the washroom facility and is being stored at a City site while the washroom is being worked on. Coordination with the artist is underway.

**Completed Milestones (January 2024 to date):**

- Preliminary structural assessment completed by a structural engineer.
- Demolition and removal of debris.
- Fulsome structural assessment completed by a structural engineer.
- Public consultation.
- Coordination with the City facility insurance adjustor.
- A general contractor was hired through the insurance adjustor.
- Building permit received in April 2025 with construction steadily progressing over the spring/summer.

**Operational Update:**

Major construction milestones have been achieved, including completion of the roof installation and ongoing progress on the exterior brickwork. Mechanical systems including electrical, plumbing, windows, and doors are advancing, reflecting strong coordination among contractors and project teams.

The project schedule has been delayed by a number of unexpected factors. These include the discovery of soot deposits and damaged insulation behind the existing brickwork which necessitated the complete removal and replacement of the exterior bricks, insulation, and related debris to ensure compliance with safety and building standards. Updates to the plumbing design required a revised permit, and finally the delivery and installation of the new HVAC unit was delayed, postponing the final anticipated project completion date to the end of October 2025.

Regarding site security during the construction, a series of break-ins at the site have prompted an expansion of the security needs for the building. The most recent break-in occurred on August 20<sup>th</sup> and resulted in the theft of copper piping from the main water line of the building interior, as well as damage to sections of the brickwork. This incident caused flooding in the newly renovated building, which affected some electrical components. Power to the building, spray pad, and exterior lighting was temporarily shut off for safety. Following a safety inspection carried out on August 22<sup>nd</sup>, electrical systems were confirmed to be unaffected, and power was safely restored.

Repairs to the main water feed and minor plumbing systems are in progress. These are expected to cause only a short delay of approximately five days, which have been absorbed into the October schedule extension.

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Washroom Located at 501 Barton Street East (CFEM2506) (Ward 3)**

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Physical measures are being expedited to enhance security, including the installation of cage doors, replacement of a wooden door with a steel door, double deadbolt locks and reinforced latch cover plates on all entry points. Currently security has been increased to 2 guards on site providing 24/7 oversight. The operations superintendent, project manager, Corporate Security, and the contractor continue to work in close coordination to proactively safeguard the site and avoid any further delays. Finally, post construction security measures are also being evaluated.

Use of the park remains unaffected. Pathways, the soccer field, multi-use court, playground, and spray pad all remain open and accessible to the public. Corporate Facilities and Parks staff continue to coordinate the provision of portable washrooms to support public access during the construction period.

If you have any questions respecting this communication update, please contact Amanda Pavao, Acting Manager, Strategic Planning, Capital & Compliance at [Amanda.Pavao@hamilton.ca](mailto:Amanda.Pavao@hamilton.ca) or Extension 7325.

**APPENDICES AND SCHEDULES ATTACHED**

N/A

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