



Staff Report

Corporate & Financial Services – Facilities & Fleet

Report To: Special Meeting of Council
Meeting Date: August 11, 2025
Report Number: CFS.25.043
Title: Emergency Repairs to Library Public Washrooms
Prepared by: Phil Pesek, Manager of Facilities & Fleet

A. Recommendations

THAT Council receive Staff Report CFS.25.043, entitled “Emergency Repairs to Library Public Washrooms”;

AND THAT Council direct staff to proceed with the works as required to a maximum amount of \$350,000, funded through the Town’s Insurance Deductible Reserve Fund;

And THAT staff be directed to consult with the Library CEO and Board to explore the potential use of Library reserve funds to support the emergency renovation.

B. Overview

A critical plumbing failure in the men's public washroom at the L.E. Shore Memorial Library has rendered the facilities inoperable and led to the full closure of the men’s public washrooms. The disruption has significantly impacted service levels at the library. In the interim, staff have been required to redirect patrons to the family washroom and respond to related concerns, including persistent odors, which have affected the day-to-day work environment. Staff are seeking Council endorsement to move forward with emergency repairs, which will involve a complete rebuild of both washrooms. As part of this process, staff will look to incorporate accessible and inclusive design features and pursue external funding support.

C. Background

The L.E. Shore Memorial Library is a high-use community facility that provides a diverse range of programs and services to the public, including seniors, families, and individuals with accessibility needs. The facility originally opened in 1995 and has not undergone any significant upgrades since that time. At the end of June, a significant mechanical failure occurred in the men’s washroom, causing water damage, rendering the space unsafe. Due to shared plumbing and mechanical infrastructure, both the men's and women’s washrooms have been affected. The immediate damage and age of the facilities necessitates complete reconstruction.

In 2024, the Library Board partnered with the Town to share the costs of an accessibility audit, which identified several areas for improvement in the washrooms. These recommended improvements can now be addressed as part of the larger reconstruction project. Town staff have been working closely with the Library CEO throughout this process and provided an update to the Library Board at its July 17 meeting.

D. Analysis

Staff have qualified this project as an emergency which requires the immediate rebuild of the washrooms to restore full operations and public service levels at the library. While the washroom facilities were already due for basic repairs, this emergency presents a strategic opportunity to significantly improve accessibility by incorporating AODA-compliant features such as enhanced wheelchair clearances, wider stall access and more suitable and inclusive finish details. Staff will pursue funding through the Ontario EASE Grant and the Federal Enabling Accessibility Fund to offset costs and enhance project scope. Failing to proceed promptly could lead to further damage, higher costs, and extended service disruption.

E. Strategic Priorities

3. Community

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

4. Quality of Life

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

F. Environmental Impacts

N/A

G. Financial Impacts

There are immediate financial implications associated with the emergency rebuild, including demolition, design, construction, and potential temporary accommodations. However, by leveraging external funding sources such as the EASE Grant and the Enabling Accessibility Fund, the Town aims to offset a portion of these costs. Investing in accessibility and infrastructure renewal now may also help reduce long-term maintenance expenses and avoid further costly emergency repairs in the future. A detailed cost estimate will be brought forward once design work is completed. At this time, we only have only completed rough project costing placing value of effort in the range of \$100,000 to \$350,000.

It is proposed to fund this repair through the Town's Insurance Deductible Reserve Fund along with discussions with the Library on potential contributions from their reserves. The Insurance Deductible Fund has a value of \$550K as at the end of 2024. It is noted that this project fits

more appropriately within the Working Capital Fund this fund will be in a deficit as at the end of 2025.

H. In Consultation With

Jennifer Murley, MLIS, CEO, Blue Mountain Public Library

I. Public Engagement

The topic of this Staff Report has not been the subject of a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required. However, any comments regarding this report should be submitted to Phil Pesek, Manager of Facilities & Fleet facilitiesandfleet@thebluemountains.ca.

Any comments regarding this report should be submitted to Phil Pesek, Manager of Facilities & Fleet facilitiesandfleet@thebluemountains.ca.

J. Attached

Respectfully submitted,

Phil Pesek,
Manager of Facilities & Fleet

Monica Quinlan,
Director of Corporate & Financial Services

For more information, please contact:
Phil Pesek,
Manager of Facilities & Fleet
facilitiesandfleet@thebluemountains.ca
519-599-3131 extension 270

Report Approval Details

Document Title:	CFS.25.043 Emergency Repairs to Library Public Washrooms.docx
Attachments:	
Final Approval Date:	Aug 7, 2025

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

Phil Pesek - Aug 7, 2025 - 10:51 AM

Monica Quinlan - Aug 7, 2025 - 1:38 PM