



Subject: Clock Tower Masonry Repair Study – Follow Up
Report Number: RCP-26-010
Department: Recreation, Culture and Parks Department
Submitted by: Adam Kannawin, Manager of Parks & Facilities
Meeting Type: Council Meeting
Meeting Date: Monday, March 23, 2026

RECOMMENDATION

- A. THAT report RCP-26-010 titled “Clock Tower Masonry Repair Study – Follow Up” be received as information; and
- B. THAT Council confirm that the Clock Tower aesthetic finish be completed with brick; and
- C. THAT staff be directed to proceed with a tender for the Clock Tower project; and
- D. THAT if the 2026 ROD grant funding application submitted for the Clock Tower project is unsuccessful, that:
 - i. the masonry repair portion of the project, budgeted at \$200K under Capital Project #693 proceed forth; and
 - ii. the Clock Tower roof repair and window & door replacement components of the project be considered by the Mayor for the 2027 Capital budget.

BACKGROUND

At the November 10, 2025, meeting of Tillsonburg Town Council, the following resolution was passed:

Resolution # 2025-426

Moved By: Deputy Mayor Beres

Seconded By: Councillor Parsons

- A. THAT report RCP-25-065 titled “Clock Tower Masonry Repair Study” be received as information; and
- B. THAT Council approve the use of \$7,000 from Capital Project #424 (clock tower masonry repair) to complete an engineering study of the compromised, exterior masonry of the clock tower and bring a report back to Council on the findings of the study; and
- C. THAT Finance staff be directed to transfer the unused \$38,000 from Capital Project #424 into the Facilities Capital Reserve.

DISCUSSION

Report Summary

Following Resolution #2025-426 an invasive, investigative study of the Clock Tower building envelope was completed by Pow Peterman Consulting Engineers, in coordination with Hazen Masonry and Restoration, on January 7, 2026. The resulting report has been included as an attachment to this Council report.

The report defines the majority of the brick on the south and west elevations as in “very poor condition” and notes saturation of both the exterior brick and interior concrete block, with signs of deterioration showing on the interior block as well. The lack of moisture barrier and internal climate control results in water intrusion and the inability to evaporate that water causing deterioration of the masonry due to expansion from freezing.

To remediate the water intrusion and further deterioration of the interior, structural block it is recommended to replace the exterior brick including introduction of a moisture barrier and air space between the interior and exterior masonry.

The report also recommends repair of the roofing system and replacement of the facility’s windows and doors. All repairs are forecasted in the 10-year Capital Plan and the consultant confirmed they can be completed in a phased approach but recommends all repairs in the next 1-2 years. A budget estimate was included in the report with a project total of approximately \$394,000 (net of refundable HST).

Alternative Finishes and Conceptual Drawings

Resolution #2025-426 requested options and costs associated with alternative, non-brick finishes. Two alternatives were discussed with the consultant; metal cladding and an external insulation finish system (EIFS), commonly known as stucco. With concerns over losing the architectural aesthetic of the clock tower and the durability of the exterior finish, combined with an additional cost of \$8,480 (net of refundable HST) for the two conceptual designs, staff are recommending proceeding with a like-for-like replacement.

The brick finish offers the most durable and proactive, long-term investment while maintaining the aesthetics of the clock tower façade.

Grant Funding Opportunity

In early 2026, SLT identified the Clock Tower – Exterior Brick Replacement project as the best option for application to the Rural Ontario Development (ROD) Program, through the Community Infrastructure Enhancements Stream (Large Project). This grant offers up to 35% cost sharing. The ROD Program provides cost-share funding for projects that help rural communities:

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- Address barriers and build capacity for economic development.
- To attract, retain and expand businesses.
- Attract and retain investment and jobs.
- Strengthen regional partnerships and economic resilience.
- Address workforce development challenges.
- Transform community assets to drive economic development.

In an attempt to maximize the grant funding, all building envelope repairs noted in the study were included in the project scope of the application. Grant application results are expected in Q2 of 2026.

If grant funding is unsuccessful, staff recommend proceeding with the 2026 approved capital project, Clock Tower – Exterior Brick Replacement and bringing forward the roof repair and replacement of windows and doors in the 10-year capital plan, to 2027.

CONSULTATION

Director of Finance/Treasurer, Manager of Accounting/Deputy Treasurer, Director of RCP, external consultant – Pow Peterman Consulting Engineers.

FINANCIAL IMPACT/FUNDING SOURCE

The Clock Tower – Exterior Brick Replacement is an approved 2026 Capital project with a \$200,000 budget and is funded from the Facility Infrastructure Reserve.

There are no additional budget implications to this report currently. It is understood that the budget estimate for the masonry repairs exceeds the current approved budget; however, with a competitive procurement process, more budget-friendly pricing is likely. If the grant application is successful, a follow up report will be brought to Council with funding options to bridge the funding shortfall of the combined project. Additional savings would be recognized if these projects were completed simultaneously.

CORPORATE GOALS

How does this report support the corporate goals identified in the Community Strategic Plan?

- Lifestyle and amenities
- Customer service, communication and engagement
- Business attraction, retention and expansion
- Community growth
- Connectivity and transportation
- Not Applicable

Does this report relate to a specific strategic direction or project identified in the Community Strategic Plan? Please indicate section number and/or any priority projects identified in the plan.

Goal – The Town of Tillsonburg will accommodate and support sustainable growth.

Strategic Direction – Promote, preserve and enhance the downtown core as the retail centre and community hub for Tillsonburg.

Priority Project – N/A

ATTACHMENTS

Appendix A – Tillsonburg Rotary Clock Tower Review report.