



**THE CORPORATION OF THE TOWN OF AMHERSTBURG**  
**OFFICE OF ENGINEERING & INFRASTRUCTURE SERVICES**

*MISSION STATEMENT: Committed to delivering cost-effective and efficient services for the residents of the Town of Amherstburg with a view to improve and enhance their quality of life.*

<b>Author's Name: Sydnee Botham</b>	<b>Report Date: March 27, 2024</b>
<b>Author's Phone: 519 736-3664 ext. 2326</b>	<b>Date to Council: April 22, 2024</b>
<b>Author's E-mail: srivest@amherstburg.ca</b>	<b>Resolution #:</b>

**To: Mayor and Members of Town Council**

**Subject: Kingsbridge Subdivision Phases 10A and 5C – Assumption of Underground Infrastructure and Streetlights**

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**1. RECOMMENDATION:**

It is recommended that:

1. The recommendations in the letter regarding Kingsbridge Subdivision Phases 10A and 5C dated March 7, 2024 from the consulting engineer, Baird AE **BE ACCEPTED**
2. The underground infrastructure and streetlights in Kingsbridge Subdivision Phases 10A and 5C **BE ACCEPTED AND ASSUMED.**

**3. BACKGROUND:**

Kingsbridge Subdivision Phase 10A includes Horseshoe Bay and a portion of Thompson Avenue, located just north of McLellan Avenue. There are 35 semi-detached buildings that contain 70 individual units being serviced with this phase of Kingsbridge.

Kingsbridge Subdivision Phase 5C includes Erie Isle Court, connected to McLellan Avenue just west of Knobb Hill Drive. There are 9 semi-detached buildings that contain 18 individual units being serviced with this phase of Kingsbridge.

**4. DISCUSSION:**

In the summer of 2022, the municipal servicing of Kingsbridge Subdivision Phases 10A and 5C were installed concurrently. These services include sanitary sewers, storm sewers, watermain, streetlights, along with the placement of curbs and base asphalt. On

November 14, 2022 all above-noted work was accepted and the 1-year maintenance period commenced.

The Town attended a walkthrough with the consulting engineer, Baird AE, on March 20, 2024 and completed a water appurtenance check on March 14, 2024 to inspect the works and ensure all infrastructure being assumed by the Town are in good, working order. Administration concurs with the recommendation of Baird AE to assume the underground infrastructure and streetlights per the letter dated March 7, 2024.

It should be noted that the base asphalt and curb are not being assumed by the Town at this time due to inactivity of home building in these phases of Kingsbridge.

**5. RISK ANALYSIS:**

The Town assumes risk by assuming these assets. The assets will now be included in the Asset Management Plan (AMP) where the financial implications of future lifecycle maintenance and replacement must be considered.

**6. FINANCIAL MATTERS:**

The Town currently has a self-renewing letter of credit (LOC) from the Developer with a value of \$892,220 for Kingsbridge Subdivision Phases 10A and 5C. Following acceptance of the recommendations in this report the LOC will be reduced to \$458,902.00 which includes 25% of the costs related to all works on maintenance (road base, curbs, and sidewalk) and 100% of the costs related to all outstanding works (surface asphalt).

On assumption of these assets, the Town will capitalize these costs (2022 pricing) into the tangible capital asset (TCA) inventory and add it into the AMP for future infrastructure replacement:

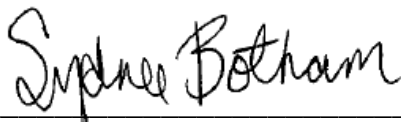
Storm Sewers – \$509,778.00  
Sanitary Sewers – \$379,350.00  
Watermain – \$322,994.00  
Streetlights – \$58,789.00

**7. CONSULTATIONS:**

Todd Hewitt – Manager of Engineering  
Jesse Daudlin - Engineering Technologist

**8. CONCLUSION:**

It is recommended that the underground infrastructure and streetlights for Kingsbridge Phases 10A and 5C be accepted and assumed.



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Sydnee Botham  
**Development Engineering Coordinator**



## Report Approval Details

Document Title:	2024 04 22 - Kingsbridge Subdivision Phases 10A and 5C - Assumption of Underground Works and Streetlights.docx
Attachments:	- Kingsbridge 10A-5C map.jpg - Kingsbridge Development Phase 10A-5C Baird AE LOC.pdf
Final Approval Date:	Apr 10, 2024

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



Antonietta Giofu



Tracy Prince



Valerie Critchley



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