

RIDGE SIDE ESTATES GROUP

June 13, 2022

The Corporation of the Town of Kingsville
2021 Division Rd,
Kingsville, ON N9Y 2Y9

Attention: Town of Kingsville Council

Dear Town of Kingsville Council,

Re: Town of Kingsville Policy on the Timing of the Installation of Sidewalks

The developers of Ridge Side Estates write this letter in support of Mr. Brian Armstrong's request to appear as a delegation before council respecting the Town's policy requiring the installation of sidewalks before releasing building permits within the subdivision. After being approached by each of the builders in this development and our consulting engineers, we wish to draw the following concerns to council's attention:

- Per the Town standard cross-section, there are typically storm sewers, sanitary sewers, watermain, hydro and gas all constructed within the boulevard. When sidewalks are installed immediately after civil construction, it does not provide sufficient time for the boulevard backfill to settle within the trenches and go through a winter freeze/thaw cycle. This significantly increases the likelihood that the sidewalks will have settlement cracks within the first few years after installation and require replacement, especially fronting any new building lots.
- If sidewalks are installed prior to construction of the home, the home builders have all indicated they are likely going to damage the sidewalk in each lot at the point(s) where equipment is crossing during home construction. This also includes any equipment and material delivered by their sub-contractors and suppliers (i.e., all heavy equipment crossing the new sidewalks).
- The expected sidewalk damage and associated repairs will result in significant added costs to the developer/builder, which will ultimately be passed on to the homeowner/taxpayer in the purchase price of the home. The Town will assume these sidewalks and be responsible for settlement repairs and trip hazards (liability) for many years after construction.
- Excavation of the storm water and sanitary sewer stub connections in close proximity will undermine the sidewalk and expose workers to potential injury from the compromised and unstable sidewalk above.
- All of the above noted issues are detrimental to the requirements of the Accessibility for Ontarians with Disabilities Act (AODA), which recommends that all sidewalks be poured continuous at one time, and appropriately timed, to avoid differential settlement (trip hazards) for all pedestrians. The random sidewalk repairs, which can be expected throughout the development, will invariably result in a compromised and/or patchworked finished surface.

Ridge Side Estates would like the subdivision to have a professional look upon completion and strongly request that counsel reconsiders the timing of the installation of the sidewalks in a manner that is

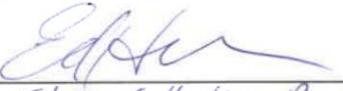
consistent with historic practice in the local area (i.e., after the bulk of the homes have been constructed).

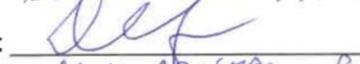
To ensure homebuyers are aware of the eventual installation of the sidewalks, there is a sign placed in the Ridge Side Estates subdivision illustrating the installation of future sidewalks in the area. In addition, each builder confirms that they are prepared to have each homeowner sign an acknowledgement in advance of obtaining a building permit in a form satisfactory to administration acknowledging the sidewalk will be installed after the construction of their home. This should eliminate the potential for complaints after the fact.

Yours truly,

Ridge Side Estates, a joint venture of

Wobocorp Ltd.
David Armstrong Farms Inc.
2506665 Ontario Ltd

PER: 
Edie C. Hecker, Pres.

PER: 
Brian Armstrong

PER: 
DAVID ARMSTRONG Pres

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