



# URBANTECH®

March 30, 2022

**Project #:** 17-549

Shahada Khan, Manager, Development Financing and Reserve Management  
City of Mississauga  
300 City Centre Drive  
Mississauga, Ontario  
L5B 3C1

**Re: Lakeview Community Partners Limited  
Lakeview Village, City of Mississauga Development Charge Eligible Storm and Stormwater  
Drainage Infrastructure**

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Urbantech Consulting, on behalf of Lakeview Community Partners Limited, has identified what we propose is City of Mississauga DC eligible infrastructure to be constructed with the Lakeview Community:

- 1) Oversized Storm Sewer – greater than 1500 mm diameter
- 2) Low Impact Development (LIDs) proposed within the municipal right of ways providing stormwater management.

The following comments are made with consideration to the current Lakeview Village detail design submission March 16 2022 and our review of the 2022 DEVELOPMENT CHARGES BACKGROUND STUDY UPDATE: STORMWATER DRAINAGE COMPONENT **CITY OF MISSISSAUGA**, prepared by KSGS Engineering Corp., November 2021.

In summary, we have noted that the budgets allocated for the related storm sewer oversizing infrastructure appear to be insufficient and the year in service does not represent current schedule for buildout of the Lakeview Village community.

Additionally, we are requesting that municipal road LIDs be included in the list stormwater management works eligible for Development Charge Credits.

On behalf of Lakeview Community Partners Limited, we request that the City of Mississauga 2022 Capital Project List is adjusted with consideration to the budget information provided in this letter and the proposed year in service is adjusted to reflect current schedule for the community.

## 1. Oversized Storm Sewer

Through participation in the City of Mississauga 2019 Development Charges update we confirmed that there would be oversized storm sewer within the Lakeview Village, based on the City's current practice to include storm sewers greater than 1500 mm diameter qualify as DC infrastructure. The City included "Table 2.6 Summary of Storm Sewer Oversizing Works" (provided in **Appendix A**) as part of their DC Background Studies. The City allocated \$ 2,593,885.00 specific to Lakeview Community and \$ 5,940,000.00 for future storm sewer oversizing for growth related projects through out the City.

We have determined that based on current Lakeview Village 1<sup>st</sup> Engineering Submission (dated March 2022) there will be approximately \$ 3,000,000.00 of DC eligible storm sewer within Lakeview Village, refer to **Drawing 113** (sewers marked in blue) and the construction cost estimates provided in **Appendix A**.

We are requesting that the identified DC eligible over sized storm sewers (\$3,000,000.00) be included in the 2022 City of Mississauga Business Plan & Budget with a 2023 construction timeline.

## 2. Low Impact Development (LIDs) proposed within the municipal right of ways providing stormwater management.

Through participation in the City of Mississauga 2019 Development Charges update we discussed the rationale to include Low Impact Development (LID) techniques in the Stormwater Management Development Charge in accordance from the Motion put forward by the late Councillor Jim Tovey and resolved by Council on September 13, 2017 (attached in **Appendix B**). The Motion states: *CONSIDER LOW-IMPACT DEVELOPMENT(LID) TECHNIQUES IN THE SCOPE OF THE STORMWATER MANAGEMENT DEVELOPMENT CHARGE BACKGROUND STUDY FOR THE 2019 DEVELOPMENT CHARGES BY-LAW*

At the time of the preparation of the DC Background Study the City did not pursue the inclusion of LIDs in the Stormwater Management DC charge but as shown in Table 2.5 Summary of Stormwater Management Works \$ 3,500,000.00 was identified for additional growth-related SWM works. It was implied that this line item could potentially cover LIDs as additional growth-related SWM works.

We have determined that based on current Lakeview Village 1<sup>st</sup> Engineering Submission (dated March 2022) there will be approximately \$ 7,000,000.00 of DC eligible LIDs within Lakeview Village, refer to **Drawing 113** (LIDs marked in green) and the construction cost estimates provided in **Appendix B**.

We are requesting that the identified DC eligible LIDs (\$7,000,000.00) be included in the 2022 City of Mississauga Business Plan & Budget within the Stormwater Management Works with a 2023 construction timeline. At this time we are not requesting land value for the LIDs be included in the DC.

We look forward to working with the City of Mississauga to review information provided in this letter to ensure that all required storm sewer oversizing, LIDs, Erosion Control Works required to service Lakeview Community are appropriately identified in the 2022 City of Mississauga Capital Business Plan & Budget.

Regards,  
**Urbantech® Consulting**



J. David Leighton, C.E.T.  
*President*

**Cc:** Brian Sutherland, Lakeview Community Partners Limited.