

**From:** [Lagakos, Ted \(MTO\)](#)  
**To:** [Bruce McCall-Richmond](#)  
**Cc:** [Lawrence, Morgan \(MTO\)](#); [Shen, Rey \(MTO\)](#); [Ma, WanChi \(MTO\)](#)  
**Subject:** RE: City Park Dixie Road - 16 x 16m easement  
**Date:** August-01-19 12:30:04 PM  
**Attachments:** [image003.png](#)  
**Importance:** High

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Bruce,

My apologies, please disregard my last email.

To clarify, MTO does not own and/or require the subject 16x16 property. In addition, from MTO's point of view, the easement is not required. I trust that this clarifies this specific issue and again, sorry for the confusion. Note that all other ministry requirements still apply (e.g. MTO setback limits, MTO permits, etc..)

If you have any further question's please do not hesitate to contact me at the number below.

Take care,  
Ted Lagakos  
Senior Project Manager  
Highway Corridor Management Section – Central Region

Ministry of Transportation  
159 Sir William Hearst Avenue, 7<sup>th</sup> Floor  
Toronto, ON M3M 0B7  
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E-Mail: [ted.lagakos@ontario.ca](mailto:ted.lagakos@ontario.ca)

Web: [www.mto.gov.on.ca/english/engineering/management/corridor](http://www.mto.gov.on.ca/english/engineering/management/corridor)



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**From:** Lagakos, Ted (MTO)  
**Sent:** August-01-19 11:20 AM  
**To:** Bruce McCall-Richmond <BruceMR@gsai.ca>  
**Cc:** Lawrence, Morgan (MTO) <Morgan.Lawrence@ontario.ca>; Shen, Rey (MTO) <Rey.Shen@ontario.ca>; Ma, WanChi (MTO) <WanChi.Ma@ontario.ca>  
**Subject:** RE: City Park Dixie Road - 16 x 16m easement

Bruce,

The currently shown 16x16 parcel of land I am being told by our Highway Engineering Department is owned by MTO and is required for the redevelopment of the new interchange.

Ted

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**From:** Bruce McCall-Richmond <[BruceMR@gsai.ca](mailto:BruceMR@gsai.ca)>  
**Sent:** July-30-19 3:15 PM  
**To:** Lagakos, Ted (MTO) <[Ted.Lagakos@ontario.ca](mailto:Ted.Lagakos@ontario.ca)>  
**Subject:** FW: City Park Dixie Road - 16 x 16m easement

Hey Ted – hope you're having a good summer.

Can you assist with the below? How should we show this easement on our Draft Plan?

Bruce McCall-Richmond, MCIP, RPP | Planner  
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[www.gesai.ca](http://www.gesai.ca)



---

**From:** Daniela Gaglio <[daniela@lawtoronto.com](mailto:daniela@lawtoronto.com)>  
**Sent:** July-30-19 12:54 PM  
**To:** 'Gerard C. Borean, J.D.' <[gborean@parenteborean.com](mailto:gborean@parenteborean.com)>; Bruce McCall-Richmond <[BruceMR@gsai.ca](mailto:BruceMR@gsai.ca)>  
**Cc:** 'Nadia Boer' <[NBoer@Parenteborean.com](mailto:NBoer@Parenteborean.com)>; Jim Levac <[jiml@gsai.ca](mailto:jiml@gsai.ca)>; [cwahba@r-pe.ca](mailto:cwahba@r-pe.ca); 'Don Parente, B.A., J.D.' <[donparente@parenteborean.com](mailto:donparente@parenteborean.com)>; 'Chris Zeppa' <[czeppa@cityparkhomes.ca](mailto:czeppa@cityparkhomes.ca)>; [ebisceglia@lawtoronto.com](mailto:ebisceglia@lawtoronto.com)  
**Subject:** RE: City Park Dixie Road - 16 x 16m easement

Please see below.

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**From:** Daniela Gaglio <[daniela@lawtoronto.com](mailto:daniela@lawtoronto.com)>  
**Sent:** Tuesday, July 30, 2019 12:45 PM  
**To:** 'Thillainadarajah, Brightha (MTO)' <[Brightha.Thillainadarajah@ontario.ca](mailto:Brightha.Thillainadarajah@ontario.ca)>  
**Cc:** Emilio Bisceglia ([ebisceglia@lawtoronto.com](mailto:ebisceglia@lawtoronto.com)) <[ebisceglia@lawtoronto.com](mailto:ebisceglia@lawtoronto.com)>  
**Subject:** RE: City Park (Dixie Rd.) Inc. - 16 x 16 easement

Hi Brighita,

Are you able to confirm the purpose of the 16 x 16 easement and how it has been illustrated on the Draft Plan - attached? Or direct me to someone at the Ministry that would be able to answer this question?

Thank you,

Daniela Gaglio  
Legal Assistant  
Bisceglia & Associates  
9100 Jane Street  
Building A, 2nd Floor  
Vaughan, Ontario L4K 0A4

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**From:** [Paul Stewart](#)  
**To:** [Bruce McCall-Richmond](#)  
**Subject:** FW: Proposed Rezoning and Draft Plan of Subdivision Application, City Files: OZ-18/003 W1 and T-M18002 W1  
**Date:** May-23-19 11:52:19 AM  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[CITY PARK \(DIXIE RD\).INC DPS RZ TM18002 W1 OZ 18003 W1.doc](#)

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FYI, MTO confirmed the 14 m setback is not required.

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**From:** Lagakos, Ted (MTO) [mailto:[Ted.Lagakos@ontario.ca](mailto:Ted.Lagakos@ontario.ca)]  
**Sent:** 2019/05/22 9:57 AM  
**To:** Paul Stewart  
**Cc:** Shen, Rey (MTO)  
**Subject:** RE: Proposed Rezoning and Draft Plan of Subdivision Application, City Files: OZ-18/003 W1 and T-M18002 W1

Morning Paul,

I spoke with the Corridor Management Engineer that was worked on the original file and can confirm that the 14.0m setback statement can be removed from the zoning by-law. Please be aware that the ministry's setback requirements are still applicable but that we have agreed not to enforce this along a portion of the subject lands.

With respect to the ministry's conditions of draft approval, please ensure that the original requested conditions (TIS, SWMR, Engineering Plans) are part of the overall draft plan. In addition, please insert under the notes of approval our "Clearance of Conditions" statement and "MTO Permits" requirements (see attached correspondence).

Call me if you have any further questions.

Ted Lagakos  
Senior Project Manager  
Highway Corridor Management Section – Central Region

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Web: [www.mto.gov.on.ca/english/engineering/management/corridor](http://www.mto.gov.on.ca/english/engineering/management/corridor)



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**From:** Paul Stewart <[Paul.Stewart@mississauga.ca](mailto:Paul.Stewart@mississauga.ca)>  
**Sent:** May-16-19 11:30 AM  
**To:** Lagakos, Ted (MTO) <[Ted.Lagakos@ontario.ca](mailto:Ted.Lagakos@ontario.ca)>  
**Subject:** RE: Proposed Rezoning and Draft Plan of Subdivision Application, City Files: OZ-18/003 W1 and T-M18002 W1

Hi Ted

Good to speak with you this morning. Just to summarize our conversation:

1. You will speak with your colleagues next week about previous decision on the need for the 14 m setback in-light of the MTO acquisition of additional lands (i.e. although standard policy to require 14 m setback there may be certain circumstances where it is not necessary in this instance);
2. The City will add as part of the Draft Plan of Subdivision – Conditions of Approval, that MTO is satisfied with the TIS, SWMR, and Grading Plans

Thanks



**Paul Stewart**  
Planner, Development South  
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[paul.stewart@mississauga.ca](mailto:paul.stewart@mississauga.ca)

Planning and Building Department,  
Development and Design Division

Please consider the environment before printing.

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**From:** Lagakos, Ted (MTO) [<mailto:Ted.Lagakos@ontario.ca>]  
**Sent:** 2019/05/16 9:34 AM  
**To:** Paul Stewart  
**Cc:** Bruce McCall-Richmond ([BruceMR@gsai.ca](mailto:BruceMR@gsai.ca))  
**Subject:** RE: Proposed Rezoning and Draft Plan of Subdivision Application, City Files: OZ-18/003 W1 and T-M18002 W1

Morning Paul.

I left you a voicemail to discuss this issue further.

In short...#1) The 14.0m setback statement is a standard MTO requirement regardless of the current situation with the expropriated lands, #2) Yes, MTO needs to approve a TIS, SWMR and Grading plans before we issue a Clearance Letter. We don't typically ask to add a draft condition for the clearance letter.

Ted

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**From:** Paul Stewart <[Paul.Stewart@mississauga.ca](mailto:Paul.Stewart@mississauga.ca)>  
**Sent:** May-15-19 3:21 PM  
**To:** Lagakos, Ted (MTO) <[Ted.Lagakos@ontario.ca](mailto:Ted.Lagakos@ontario.ca)>  
**Cc:** Bruce McCall-Richmond ([BruceMR@gsai.ca](mailto:BruceMR@gsai.ca)) <[BruceMR@gsai.ca](mailto:BruceMR@gsai.ca)>  
**Subject:** RE: Proposed Rezoning and Draft Plan of Subdivision Application, City Files: OZ-18/003 W1 and T-M18002 W1

Hi Ted

I am drafting the zoning by-law for OZ 18/003 (land assembly including lots on Primate/Wealthy/Dixie) and I need to clarify a couple of things with you.

1. You have requested a 14 m setback be included in the zoning by-law. I have spoken with the applicant and it is there understanding that this buffer is not needed given the proposed land expropriation. Please clarify. I have attached the draft plan of subdivision that shows land to be expropriated for MTO, and additional land that is required by the Region of Peel. If you include an additional 14 m setback it will have a fairly big impact.
2. As discussed previously, MTO has no objection in principle to the development but wants to approve of the traffic impact study, stormwater report and grading plans. MTO does not clear individual conditions and instead provides a clearance letter. As I understand it, MTO would accept as a condition of draft plan approval a clearance letter pertaining to traffic impact, stormwater and grading is required. The alternative is that we do not approve the zoning until you provide the clearance letter (if this is the case then let me know when we can expect it). Please confirm when in the planning process you want traffic, stormwater and grading addressed.

Thanks for your help



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Development and Design Division

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**From:** Lagakos, Ted (MTO) [<mailto:Ted.Lagakos@ontario.ca>]  
**Sent:** 2019/04/23 9:10 AM  
**To:** Paul Stewart  
**Subject:** RE: Proposed Rezoning and Draft Plan of Subdivision Application, City Files: OZ-18/003 W1 and T-M18002 W1

Paul,

Maybe we should discuss because I'm not clear what I am being asked.

To summarise, our original draft plan comments in 2018 are still valid. When I reviewed your March submission I didn't see MTO's 14.0m requirement that I had in our 2018 draft plan comments. Currently, the applicant has not satisfied our drainage and engineering drawing conditions.

Ted Lagakos  
Senior Project Manager  
Highway Corridor Management Section – Central Region

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---

**From:** Paul Stewart <[Paul.Stewart@mississauga.ca](mailto:Paul.Stewart@mississauga.ca)>  
**Sent:** April-23-19 8:52 AM  
**To:** Lagakos, Ted (MTO) <[Ted.Lagakos@ontario.ca](mailto:Ted.Lagakos@ontario.ca)>  
**Subject:** RE: Proposed Rezoning and Draft Plan of Subdivision Application, City Files: OZ-18/003 W1 and T-M18002 W1

Hi Ted, thanks for getting back to me.

Just to clarify, you are satisfied with the stormwater, traffic and grading. As long as we include the 14m setback in zoning MTO is good with the application.

Still learning this process.

Paul

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**From:** Lagakos, Ted (MTO) [<mailto:Ted.Lagakos@ontario.ca>]  
**Sent:** 2019/04/23 8:03 AM  
**To:** Paul Stewart  
**Subject:** RE: Proposed Rezoning and Draft Plan of Subdivision Application, City Files: OZ-18/003 W1 and T-M18002 W1

Morning Paul,

I provided comments on March 26 to add our setback requirement (see attached). Aside from my original comments (April 2018 to Melissa Bruno), this was the only other issue we had with this application.

If you still have questions, please don't hesitate to call me at the number below.

Take care,  
Ted Lagakos  
Senior Project Manager  
Highway Corridor Management Section – Central Region

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---

**From:** Paul Stewart <[Paul.Stewart@mississauga.ca](mailto:Paul.Stewart@mississauga.ca)>  
**Sent:** April-17-19 3:59 PM  
**To:** Lagakos, Ted (MTO) <[Ted.Lagakos@ontario.ca](mailto:Ted.Lagakos@ontario.ca)>  
**Subject:** RE: Proposed Rezoning and Draft Plan of Subdivision Application, City Files: OZ-18/003 W1 and T-M18002 W1

Hi Ted

I am reviewing comments on the above noted files. The revised submission was circulated to you March 19<sup>th</sup> and are now due. The only comment I can find from you is the one below. I see from previous comments there were a number of comments including those pertaining to a Storm Water Management Report (see examples below). Could you clarify if you have any additional comments or if you are satisfied with the proposed development (subject to various conditions etc. that have been outlined). Thanks

1. That prior to final approval, the owner shall submit to the Ministry of Transportation for their review and approval, a traffic impact study to assess the impacts on Highways 410/10 and identify any related highway improvements.
2. That prior to final approval, the owner shall submit to the Ministry of Transportation for their review and approval, a stormwater management report indicating the intended treatment of the calculated runoff.
3. That prior to final approval, the owner shall submit to the Ministry of Transportation for their review and approval, detailed grading, servicing and internal road construction plans.

**Created :** 2018-05-08 10:18:59

**Last Modified :** 2018-05-09 03:05:41

- ? The exiting SAN/WM connections to the residences on the west side of Dixie Road will be decommissioned and abandoned. This does not affect MTO's design.
- ? Proposed SAN/WM into the development will come in through Wealthy Place, independently of MTO proposed works.
- ? There is no indication on how private utilities will service the subject development. It will be preferable for all utilities to be come in through Wealthy Place. Please advise if otherwise.
- ? The 3m landscaping buffer shown on the SERVICING PLAN, sits beyond and delineates the property required by MTO. Any requirements on fencing and landscaping should be brought to our attention once available.

Please ensure that MTO is supplied with as-built drawings to update our base plan to reflect the latest conditions.

**Created :** 2019-01-09 10:10:11

**Last Modified :** 2019-02-08 08:59:02

## FSR/SWMR

A separate Storm Water Management Report will be required at detail design stage for our review.

Underground storage is proposed within the site making use of a chamber system. Please note that unconventional underground and rooftop storages should not be considered in calculations as per MTO's policy. MTO does not consider underground storage provided by chamber system to be permanent in nature. Underground storages provided in manholes, storm sewers, super pipe or storage tanks are permitted as such storages are accessible through a manhole and can be easily inspected for their continued functionality. If the site insists on using a chamber type of system, then you must undertake an evaluation of SWM system assuming that underground storage system is lost and the site still meets the quantity control criteria and confirm that there is no impact on MTO's drainage system. It should be ensured that under this scenario, ponding for all storm events is contained within the subject property.

MTO only allows a restrictor pipe of approximately 5m length for control and part of it should be located within municipal property limits.

**Created :** 2019-01-09 10:14:16

**Last Modified :**



**Paul Stewart**  
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Planning and Building Department,  
Development and Design Division

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**From:** Lagakos, Ted (MTO) [<mailto:Ted.Lagakos@ontario.ca>]  
**Sent:** 2019/03/26 10:54 AM  
**To:** Paul Stewart  
**Subject:** Proposed Rezoning and Draft Plan of Subdivision Application, City Files: OZ-18/003 W1 and T-M18002 W1

Morning Paul,

As per our discussion, can you please ensure that our 14.0m setback requirement has been inserted in the city's Zoning By-Law.

Thank you,  
Ted Lagakos  
Senior Project Manager  
Highway Corridor Management Section – Central Region

Ministry of Transportation  
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**From:** Lawrence, Morgan (MTO)  
**To:** [Evan Perlman](#)  
**Cc:** [Christopher Zeppa](#); [Jim Levac](#); [Bruce McCall-Richmond](#); [Merriam, Sarah \(MTO\)](#); [Khan, Moin \(MTO\)](#); [Ma, WanChi \(MTO\)](#)  
**Subject:** RE: 2116 Dixie rd  
**Date:** November-30-17 8:21:29 AM  
**Attachments:** [image001.png](#)  
[16-1353\\_Site Plan\\_7 \(FOR MTO SUBMISSION ONLY\).dwg](#)  
[16-1353\\_Site Plan\\_7 \(FOR.PDF\)](#)

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Good Morning Evan,

MTO has reviewed the site plan submitted. Planning and Design has added the layover of MTO's new property line on the site plan along with the ministry's 14m setback from the CAH and municipal 6m setback from what would be MTO owned land but not designated, (please find attached). It appears that there is nothing within the setback and the entrance to the development is off a municipal road. A full submission can be made to the City of Mississauga for distribution and review. At this time, there is no need to have a meeting as you have addressed MTO's concerns of setback and access.

Should you have any further questions, please do not hesitate to ask.

Regards,

**Morgan Lawrence, P.Eng. | Corridor Management Engineer**

Corridor Management Section | Central Region | Ontario Ministry of Transportation  
7th Floor, Building D | 159 William Hearst Ave | Toronto, Ontario | M3M 0B7  
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---

**From:** Evan Perlman [<mailto:Evanp@gsai.ca>]  
**Sent:** November 22, 2017 3:40 PM  
**To:** Lawrence, Morgan (MTO)  
**Cc:** Christopher Zeppa; Jim Levac; Bruce McCall-Richmond; Merriam, Sarah (MTO); Khan, Moin (MTO); Ma, WanChi (MTO)  
**Subject:** RE: 2116 Dixie rd

Hi Morgan,

Please find attached a revised dwg file with the proposed development concept.

Thanks,

Evan Perlman, MCIP, RPP | Associate  
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T: 905-568-8888 x260 | F: 905-568-8894  
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