

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 \(FOR.PDF\)](#)

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
Telephone: 416-235-5181 | Email: morgan.lawrence@ontario.ca

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
700 - 10 Kingsbridge Garden Circle
Mississauga, ON L5R 3K6
T: 905-568-8888 x260 | F: 905-568-8894
www.g sai.ca



From: Lawrence, Morgan (MTO) [<mailto:Morgan.Lawrence@ontario.ca>]
Sent: November-22-17 11:14 AM
To: Evan Perlman <Evanp@gsai.ca>
Cc: Christopher Zeppa <chriszeppa@rogers.com>; Jim Levac <jiml@gsai.ca>; Bruce McCall-Richmond <BruceMR@gsai.ca>; Merriam, Sarah (MTO) <Sarah.Merriam@ontario.ca>; Khan, Moin (MTO) <Moin.Khan@ontario.ca>; Ma, WanChi (MTO) <WanChi.Ma@ontario.ca>
Subject: RE: 2116 Dixie rd

Hi Evan,

Our Planning and Design folks have informed me that the dwg does not have the proposed design, it only has the current situation of the property. Please send the same file as the pdf in autoCAD.

Thank you,

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
Telephone: 416-235-5181 | Email: morgan.lawrence@ontario.ca

From: Evan Perlman [<mailto:Evanp@gsai.ca>]
Sent: November 21, 2017 4:03 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 see attached revised CAD file as requested.

Thanks,

Evan Perlman, MCIP, RPP | Associate
700 - 10 Kingsbridge Garden Circle
Mississauga, ON L5R 3K6
T: 905-568-8888 x260 | F: 905-568-8894
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From: Lawrence, Morgan (MTO) [<mailto:Morgan.Lawrence@ontario.ca>]
Sent: November-21-17 1:18 PM
To: Evan Perlman <Evanp@gsai.ca>
Cc: Christopher Zeppa <chriszeppa@rogers.com>; Jim Levac <jiml@gsai.ca>; Bruce McCall-Richmond <BruceMR@gsai.ca>; Merriam, Sarah (MTO) <Sarah.Merriam@ontario.ca>; Khan, Moin (MTO) <Moin.Khan@ontario.ca>; Ma, WanChi (MTO) <WanChi.Ma@ontario.ca>
Subject: RE: 2116 Dixie rd

Hi Evan,

Please use the following coordinate system: CAN83-10, NAD83 MTM in order for us to review.

If you have any questions, please let me know.

Thank you,

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
Telephone: 416-235-5181 | Email: morgan.lawrence@ontario.ca

From: Evan Perlman [<mailto:Evanp@gsai.ca>]
Sent: November 21, 2017 12:35 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,

See attached as requested.

Thanks,

Evan Perlman, MCIP, RPP | Associate
700 - 10 Kingsbridge Garden Circle
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From: Lawrence, Morgan (MTO) [<mailto:Morgan.Lawrence@ontario.ca>]
Sent: November-21-17 12:33 PM

To: Evan Perlman <Evanp@gsai.ca>

Cc: Christopher Zeppa <chrizeppa@rogers.com>; Jim Levac <jiml@gsai.ca>; Bruce McCall-Richmond <BruceMR@gsai.ca>; Merriam, Sarah (MTO) <Sarah.Merriam@ontario.ca>; Khan, Moin (MTO) <Moin.Khan@ontario.ca>; Ma, WanChi (MTO) <WanChi.Ma@ontario.ca>

Subject: RE: 2116 Dixie rd

Hi Evan,

Is it possible to get the drawing in AutoCAD for our Planning and Design section to confirm setbacks etc.?

Thank you,

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

Telephone: 416-235-5181 | Email: morgan.lawrence@ontario.ca

From: Evan Perlman [<mailto:Evanp@gsai.ca>]

Sent: November 21, 2017 12:09 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,

As per our phone call just now, please find attached our latest site plan development concept for your review to determine if a further meeting is required or if MTO is satisfied with this concept.

Let me know if you need any further info.

Thank you,

Evan Perlman, MCIP, RPP | Associate

700 - 10 Kingsbridge Garden Circle

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From: Lawrence, Morgan (MTO) <Morgan.Lawrence@ontario.ca>

Sent: Tuesday, November 21, 2017 9:55 AM

To: CHRISTOPHE ZEPPA; Ma, WanChi (MTO)

Cc: Merriam, Sarah (MTO); Khan, Moin (MTO); Jim Levac; Evan Perlman

Subject: RE: 2116 Dixie rd

Hi Mr. Zeppa,

Is the information being sent my email or mail? I have not received anything yet.

Thank you,

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

Telephone: 416-235-5181 | Email: morgan.lawrence@ontario.ca

From: CHRISTOPHE ZEPPA [<mailto:chrizeppa@rogers.com>]

Sent: November 16, 2017 4:33 PM

To: Ma, WanChi (MTO)

Cc: Merriam, Sarah (MTO); Lawrence, Morgan (MTO); Khan, Moin (MTO); Jim Levac; Evan Perlman

Subject: Re: 2116 Dixie rd

I hope all is well with you.

We have sent the information that you have requested from our planning firm. We are looking to set up a meeting to discuss this application. With the holidays approaching we want to make sure that our consultants will be able to attend.

Please advise us with a date as soon as your schedule allows.

Thank you

Christopher Zeppa
President

CITY PARK HOMES

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Christopher Zeppa
President

From: "Khan, Moin (MTO)" <Moin.Khan@ontario.ca>
To: Christopher Zeppa <chrizeppa@rogers.com>
Cc: "Ma, WanChi (MTO)" <WanChi.Ma@ontario.ca>; "Merriam, Sarah (MTO)" <Sarah.Merriam@ontario.ca>; "Lawrence, Morgan (MTO)" <Morgan.Lawrence@ontario.ca>
Sent: Sunday, October 29, 2017 9:16 PM
Subject: RE: 2116 Dixie rd

Thanks so much Mr. Zeppa.

I enjoyed working with you as well and thank you for addressing MTO's requirements..

Please don't worry, I will ensure smooth transfer of information to WanChi Ma so you don't need to start over again. In addition, I will try to join your meeting for proper transition, depending on my availability.

Thank you again for your patience and cooperation.

All the best for the successful completion of your project

Cheers
Moin

From: Christopher Zeppa [<mailto:chrizeppa@rogers.com>]
Sent: October-29-17 8:23 PM
To: Khan, Moin (MTO)
Cc: Ma, WanChi (MTO); Merriam, Sarah (MTO); Lawrence, Morgan (MTO)
Subject: Re: 2116 Dixie rd

Wow!

Sorry to hear I enjoyed working with you very much. Can you please pass on what we discussed so we do not have to start over again and from the beginning?

I have spent a lot of time and money making sure we conformed to your needs..

I wish you all the best in your new direction and hope to work with you again soon.

Thanks
CZ

Sent from my BlackBerry 10 smartphone on the Bell network.

From: Khan, Moin (MTO)
Sent: Sunday, October 29, 2017 8:03 PM
To: CHRISTOPHE ZEPPA
Cc: Ma, WanChi (MTO); Merriam, Sarah (MTO); Lawrence, Morgan (MTO)
Subject: RE: 2116 Dixie rd

Dear Mr. Zeppa

Sorry for getting back to you late. We are having staff changes and please be advised that Ms. WanChi Ma is leading the QEW/Dixie project. She can be contacted at WanChi.Ma@ontario.ca.

Based on the last meeting in your office with you and your consultant, I trust MTO's concerns related to the setback requirements and access should be addressed. Please note Morgan Lawrence from our Corridor Management Office will be contacting you this week for your application.

I apologize again for this late response.

Thank you
Moin

From: CHRISTOPHE ZEPPA [<mailto:chriszeppa@rogers.com>]
Sent: October-20-17 3:56 PM
To: Khan, Moin (MTO)
Subject: Re: 2116 Dixie rd

Moin

I hope all is well with you. I wanted to have a follow up meeting with you on the Dixie rd site. Can you please let me know when you are available to set up a meeting. Our application is ready to be submitted and understandably the City will have some questions regarding MTO 's input or position on this file. We feel that as per the last meeting at my office we have

addressed all of the issues raised by you and that MTO will be satisfied with what we have done..

Please advise when you would be available.

Thank you

Christopher Zeppa
President

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Christopher Zeppa
President

From: "Khan, Moin (MTO)" <Moin.Khan@ontario.ca>
To: "chrizeppa@rogers.com" <chrizeppa@rogers.com>
Cc: "Spalvieri, Daniel (MTO)" <Daniel.Spalvieri@ontario.ca>; "Lawrence, Morgan (MTO)" <Morgan.Lawrence@ontario.ca>; "Bennett, Ellen (MTO)" <Ellen.Bennett@ontario.ca>
Sent: Tuesday, May 23, 2017 8:51 AM
Subject: RE: 2116 Dixie rd

Good Morning Mr. Zeppa

It was pleasure meeting with you and your planner. I am glad our meeting served the purpose of clarifying the following key items

1. MTO Property Requirements due to QEW/Dixie Project needs, establishing new property line.
2. MTO Control Access Highway Limits (CAH) and associated setback requirements i.e. 14m from the new property line
3. Municipal Setback requirements from the new property line, north of future MTO CAH

limits

Further to your email below and voicemail, please be advised that surplus parking could be provided within MTO's 14m setback however, any mandatory parking, routes, structures etc. can't be accommodated in the setback area.

Please let me know if you have any question

Thanks

Moin

From: chriszeppa@rogers.com [<mailto:chriszeppa@rogers.com>]

Sent: May 18, 2017 5:05 PM

To: Khan, Moin (MTO)

Subject: 2116 Dixie rd

Moin

I hope all is well with you and Thank you very much for coming to see me and my team to explain what you require. It really clarified everything and I think we are just about there with design and incorporating everything MTO needs.

The only question I have is where we are providing CAH with a 14M easement and a 3M widening. Are we allowed to use the 14M setback for visitor parking? I thought you said way back in January that as long as it's not a structure but I want to be sure.

Please let me know it would really help me if we could use it as visitor parking.

Thank You Very Much!

CZ

Sent from my BlackBerry 10 smartphone on the Bell network.