

From: [Iannacito, Phil \(MTO\)](#)
To: [Frank D'Elia](#)
Cc: [Elliot Steiner](#); [Jason D'Elia](#); [Lawrence, Morgan \(MTO\)](#); [Keith MacKinnon](#); [Shen, Rey \(MTO\)](#); [Mana Masoudi](#)
Subject: RE: 1583 Cormack Cres - Revised Site Plan
Date: Wednesday, May 29, 2019 11:20:17 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Hi Frank,

The 10m setback shown on the site plan is acceptable. Please note that vital facilities should be located beyond the 10m setback limits. Utility crossings only will be considered in the setback limits if no other servicing options are available.

The MTO will review the TIS, site servicing, grading and SWM at the formal site plan stage.

Thank you,

Phil

[Phil Iannacito, BA \(hons.\)](#)
[Corridor Management Planner / Peel & Simcoe](#)
[Ministry of Transportation](#)
[Central Region Corridor Management Section](#)
[159 Sir William Hearst Ave., 7th Floor](#)
[Downsview ON M3M 0B7](#)
phil.iannacito@ontario.ca / (416) 235-4592

From: Frank D'Elia <francesco@elmdevelopments.com>
Sent: May-29-19 10:33 AM
To: Iannacito, Phil (MTO) <Phil.Iannacito@ontario.ca>; Mana Masoudi <MMasoudi@klmplanning.com>
Cc: Elliot Steiner <esteiner@elmdevelopments.com>; Jason D'Elia <j.delia@elmdevelopments.com>; Lawrence, Morgan (MTO) <Morgan.Lawrence@ontario.ca>; Keith MacKinnon <KMacKinnon@KLMPPlanning.com>
Subject: RE: 1583 Cormack Cres - Revised Site Plan

Good Morning Phil – Following up on my vm just moments ago. Any chance we could get sign off on the revised SP today – we are eager to make our first SP submission.

Thank you in advance

Regards,



Francesco (Frank) D'Elia, B. URPL

1931 Highway 7, Concord, ON L4K 1V5
T. 905-709-8232 x26 | F. 905-709-8234 | C. 416-567-4401
www.elmdevelopments.com

From: Frank D'Elia

Sent: May 23, 2019 10:01 AM

To: Iannacito, Phil (MTO) <Phil.Iannacito@ontario.ca>; Keith MacKinnon <KMackKinnon@KLMPPlanning.com>

Cc: Elliot Steiner <esteiner@elmdevelopments.com>; Jason D'Elia <j.delia@elmdevelopments.com>; Lawrence, Morgan (MTO) <Morgan.Lawrence@ontario.ca>; Mana Masoudi <MMasoudi@klmplanning.com>

Subject: RE: 1583 Cormack Cres - Revised Site Plan

Good Morning Phil,

Just following this up – any way I could get that clearance letter from you today?

It is literally the last item to form part of our complete application submission

Looking forward to hearing from you at your earliest convenience

Best Regards,



Francesco (Frank) D'Elia, B. URPL

1931 Highway 7, Concord, ON L4K 1V5
T. 905-709-8232 x26 | F. 905-709-8234 | C. 416-567-4401
www.elmdevelopments.com

From: Frank D'Elia

Sent: May 14, 2019 9:26 AM

To: Iannacito, Phil (MTO) <Phil.Iannacito@ontario.ca>; Keith MacKinnon <KMackKinnon@KLMPPlanning.com>

Cc: Elliot Steiner <esteiner@elmdevelopments.com>; Jason D'Elia <j.delia@elmdevelopments.com>; Lawrence, Morgan (MTO) <Morgan.Lawrence@ontario.ca>; Mana Masoudi <MMasoudi@klmplanning.com>

Subject: RE: 1583 Cormack Cres - Revised Site Plan

Phil – Hope you are keeping well, it has been quite a while

Without going into the long drawn out story I am going to provide you with the Coles notes version of what has occurred with our project at 1583 Cormack Crescent since we last had contact.

Back in January/February of this year and prior to our first site plan submission we met with both local residents as well as the local councillor Mr. Dasko.

Long story short, there were some serious concerns regarding what we were proposing – the main issue was density, we seemed to get the notion that there was zero support moving forward.

Since both meetings, we went back to the drawing board and came up with a revised SP (attached)

You will see that we have still maintained the 10M setback and we continue to understand that as part of the formal approvals the MTO will be requesting a condition in the site plan agreement that “no features other than a landscape buffer and snow storage may be placed with the setback limits”.

As part of a complete submission – one of the requirements is MTO approval. Please review the attached plan and provide sign-off at your earliest convenience should you be satisfied with the plan.

Should you have any questions or concerns please feel free to contact me directly to discuss

I look forward to hearing from you at your earliest convenience

Regards,



Francesco (Frank) D'Elia, B. URPL

1931 Highway 7, Concord, ON L4K 1V5
T. 905-709-8232 x26 | F. 905-709-8234 | C. 416-567-4401
www.elmdevelopments.com

From: Iannacito, Phil (MTO) <Phil.Iannacito@ontario.ca>

Sent: June 5, 2018 10:37 AM

To: Frank D'Elia <francesco@elmdevelopments.com>; Keith MacKinnon <KMackKinnon@KLMPlanning.com>

Cc: Elliot Steiner <esteiner@elmdevelopments.com>; Jason D'Elia <j.delia@elmdevelopments.com>; Lawrence, Morgan (MTO) <Morgan.Lawrence@ontario.ca>

Subject: RE: 1583 Cormack Cres.

Hi Frank, Keith,

I have reviewed the concepts with Morgan and the Manager of the office and the ministry has agreed to accept the sketch which shows the 10m setback from the future MTO ROW (attached).

Typically the MTO would insist on a 14 setback but we recognize the efforts made to redesign the site to relocate the turnaround and dwellings as far from the ROW as possible. As part of the formal approvals the MTO will be requesting a condition in the site plan agreement that “no features other than a landscape buffer and snow storage may be placed with the setback limits”.

Please advise if this is acceptable so that we can move forward with the formal submissions.

Thank you,

Phil.

Phil Iannacito, BA (hons.)
Corridor Management Planner / Peel & Simcoe
Ministry of Transportation
Central Region Corridor Management Section
159 Sir William Hearst Ave., 7th Floor
Downsview ON M3M 0B7
phil.iannacito@ontario.ca / (416) 235-4592

From: Frank D'Elia [<mailto:francesco@elmdevelopments.com>]

Sent: June-01-18 3:22 PM

To: Keith MacKinnon; Iannacito, Phil (MTO)

Cc: Elliot Steiner; Jason D'Elia

Subject: RE: 1583 Cormack Cres.

Phil – Hope you are doing well

Just wanted to follow up and enquire if you had a chance to review the revised/new concept site plans for our Cormack Cres project.

Any comments you could provide would be greatly appreciated. I am eager to get this project off the ground and your input is vital.

Looking forward to hearing from you at your earliest convenience

Regards,



DEVELOPMENTS

Francesco (Frank) D'Elia, B. URPL

1931 Highway 7, Concord, ON L4K 1V5

T. 905-709-8232 x26 | F. 905-709-8234 | C. 416-567-4401

www.elmdevelopments.com

From: Keith MacKinnon <KMackKinnon@KLMPPlanning.com>
Sent: May-24-18 7:49 PM
To: Iannacito, Phil (MTO) <Phil.Iannacito@ontario.ca>
Cc: Elliot Steiner <esteiner@elmdevelopments.com>; Frank D'Elia <francesco@elmdevelopments.com>
Subject: RE: 1583 Cormack Cres.

Hi Phil,

I hope all is well. further to our meeting last week, please find attached two options for your consideration:

1. 8.0 metre setback from the MTO expropriation. This option provides us with the most flexibility in terms of unit size while still providing a proper cul-de-sac and visitor parking.
2. 10.0 metre setback from the MTO expropriation. This option still provides us with some unit flexibility, but obviously less so given the greater setback.

If you could review and provide any comments you may have, it would be most appreciated. Thanks,

Keith.

Keith MacKinnon BA, MCIP, RPP

PARTNER

.

KLM PLANNING PARTNERS INC.

Planning | Design | Development

64 Jardin Drive, Unit 1B Concord, Ontario L4K 3P3

T 905.669.4055 (ext. 234) **F** 905.669.0097 **E** kmackinnon@klmplanning.com



Please consider the environment before printing this email

From: Iannacito, Phil (MTO) [<mailto:Phil.Iannacito@ontario.ca>]
Sent: Tuesday, May 08, 2018 11:22 AM
To: Frank D'Elia <francesco@elmdevelopments.com>; Keith MacKinnon <KMackKinnon@KLMPPlanning.com>
Cc: Lawrence, Morgan (MTO) <Morgan.Lawrence@ontario.ca>; Elliot Steiner <esteiner@elmdevelopments.com>; Jason D'Elia <j.delia@elmdevelopments.com>; Greto, Kaitlyn

(MTO) <Kaitlyn.Greto@ontario.ca>

Subject: RE: 1583 Cormack Cres.

Hi Frank,

Wed May 16/18 at 10:30 confirmed. We will meet in our offices at the address below.

Please bring any revised concept plans that we can discuss.

Thanks,

Phil.

Phil Iannacito, BA (hons.)
Corridor Management Planner / Peel & Simcoe
Ministry of Transportation
Central Region Corridor Management Section
159 Sir William Hearst Ave., 7th Floor
Downsview ON M3M 0B7
phil.iannacito@ontario.ca / (416) 235-4592

From: Frank D'Elia [<mailto:francesco@elmdevelopments.com>]

Sent: May-07-18 9:23 AM

To: Iannacito, Phil (MTO); Keith MacKinnon

Cc: Lawrence, Morgan (MTO); Elliot Steiner; Jason D'Elia; Greto, Kaitlyn (MTO)

Subject: RE: 1583 Cormack Cres.

Phil – Good Morning

Just wanted to confirm the date and time below to discuss our project.

Will a meeting request come from your end?

Please advise

Thank you,



DEVELOPMENTS

Francesco (Frank) D'Elia, B. URPL

1931 Highway 7, Concord, ON L4K 1V5

T. 905-709-8232 x26 | F. 905-709-8234 | C. 416-567-4401

www.elmdevelopments.com

From: Frank D'Elia

Sent: May-03-18 10:13 AM

To: 'Iannacito, Phil (MTO)' <Phil.Iannacito@ontario.ca>; Keith MacKinnon

<KMacKinnon@KLMPPlanning.com>

Cc: Lawrence, Morgan (MTO) <Morgan.Lawrence@ontario.ca>; Elliot Steiner <esteiner@elmdevelopments.com>; Jason D'Elia <j.delia@elmdevelopments.com>; Greto, Kaitlyn (MTO) <Kaitlyn.Greto@ontario.ca>

Subject: RE: 1583 Cormack Cres.

Phil, Good Morning

And thank you for the email – this date works on our end. Would it be possible to send out a formal invite to confirm.

Please advise

Thank you,



Francesco (Frank) D'Elia, B. URPL

1931 Highway 7, Concord, ON L4K 1V5
T. 905-709-8232 x26 | F. 905-709-8234 | C. 416-567-4401
www.elmdevelopments.com

DEVELOPMENTS

From: Iannacito, Phil (MTO) <Phil.Iannacito@ontario.ca>

Sent: May-03-18 9:53 AM

To: Keith MacKinnon <KMacKinnon@KLMPPlanning.com>

Cc: Lawrence, Morgan (MTO) <Morgan.Lawrence@ontario.ca>; Elliot Steiner <esteiner@elmdevelopments.com>; Frank D'Elia <francesco@elmdevelopments.com>; Jason D'Elia <j.delia@elmdevelopments.com>; Greto, Kaitlyn (MTO) <Kaitlyn.Greto@ontario.ca>

Subject: RE: 1583 Cormack Cres.

Hi Keith,

Unfortunately I won't be able to meet next Wed. My apologies. I had a change in my schedule and will be out of the office that day.

I can reschedule for Wed May 16/18 at 10:30.

Please advise.

Thanks,

Phil.

Phil Iannacito, BA (hons.)
Corridor Management Planner / Peel & Simcoe

Ministry of Transportation
Central Region Corridor Management Section
159 Sir William Hearst Ave., 7th Floor
Downsview ON M3M 0B7
phil.iannacito@ontario.ca / (416) 235-4592

From: Keith MacKinnon [<mailto:KMacKinnon@KLMPPlanning.com>]
Sent: May-02-18 6:32 PM
To: Frank D'Elia; Iannacito, Phil (MTO); Jason D'Elia
Cc: Lawrence, Morgan (MTO); Elliot Steiner
Subject: RE: 1583 Cormack Cres.
Importance: High

Phil,

Please advise if next Wednesday at 10am is confirmed as I have someone else trying to compete for that meeting time. Please advise ASAP. Thanks,

Keith.

Keith MacKinnon BA, MCIP, RPP
PARTNER

KLM PLANNING PARTNERS INC.

Planning | Design | Development

64 Jardin Drive, Unit 1B Concord, Ontario L4K 3P3

T 905.669.4055 (ext. 234) F 905.669.0097 E kmackinnon@klmplanning.com

 Please consider the environment before printing this email

From: Frank D'Elia [<mailto:francesco@elmdevelopments.com>]
Sent: Wednesday, May 02, 2018 12:29 PM
To: Iannacito, Phil (MTO) <Phil.Iannacito@ontario.ca>; Keith MacKinnon <KMacKinnon@KLMPPlanning.com>; Jason D'Elia <j.delia@elmdevelopments.com>
Cc: Lawrence, Morgan (MTO) <Morgan.Lawrence@ontario.ca>; Elliot Steiner <esteiner@elmdevelopments.com>
Subject: RE: 1583 Cormack Cres.

Phil,

Thank you for the call back, unfortunately I missed it but I did listen to your VM. We'd like to come in and have a quick face to face – wanted to discuss a few things with you based on correspondence you had with Adam on March 21st.

As per your VM Wednesday, May 9th @ 10:00am works on our end.

If you can confirm I will send out the appropriate invites

Looking forward to hearing back from you

Regards,



Francesco (Frank) D'Elia, B. URPL

1931 Highway 7, Concord, ON L4K 1V5
T. 905-709-8232 x26 | F. 905-709-8234 | C. 416-567-4401
www.elmdevelopments.com

From: Iannacito, Phil (MTO) <Phil.Iannacito@ontario.ca>
Sent: April-26-18 10:16 AM
To: Keith MacKinnon <KMacKinnon@KLMPPlanning.com>
Cc: Frank D'Elia <francesco@elmdevelopments.com>; Lawrence, Morgan (MTO) <Morgan.Lawrence@ontario.ca>
Subject: RE: 1583 Cormack Cres.

Hi Keith,

I would suggest we meet to discuss this file in detail. There have been several discussions regarding setback limits and facilities that are not permitted within the 14m setback.

If you have a revised site plan, please send it to me for preliminary comments.

Thanks,

Phil.

Phil Iannacito, BA (hons.)
Corridor Management Planner / Peel & Simcoe
Ministry of Transportation
Central Region Corridor Management Section
159 Sir William Hearst Ave., 7th Floor
Downsview ON M3M 0B7
phil.iannacito@ontario.ca / (416) 235-4592

From: Keith MacKinnon [<mailto:KMacKinnon@KLMPPlanning.com>]
Sent: April-20-18 5:01 PM
To: Iannacito, Phil (MTO); Lawrence, Morgan (MTO)
Cc: Frank D'Elia
Subject: RE: 1583 Cormack Cres.

Good morning Phil and Morgan,

I am not sure if you are aware, but Adam Grossi has unfortunately left KLM and I am taking over the day to day management of this file. As such, I would like to speak to you regarding the discussions of the ELM lands on Cormack Crescent. Phil, I did leave a voice mail message when you were away on vacation regarding this. Please advise when you would be available to chat via phone. Thanks,

Keith.

Keith MacKinnon BA, MCIP, RPP

PARTNER

KLM PLANNING PARTNERS INC.

Planning | Design | Development

64 Jardin Drive, Unit 1B Concord, Ontario L4K 3P3

T 905.669.4055 (ext. 234) F 905.669.0097 E kmackinnon@klmplanning.com



Please consider the environment before printing this email

From: Frank D'Elia [<mailto:francesco@elmdevelopments.com>]

Sent: Wednesday, April 04, 2018 12:13 PM

To: Keith MacKinnon <KMackKinnon@KLMPlanning.com>

Subject: Fwd: 1583 Cormack Cres.

Please see below

Frank D'Elia

ELM Developments Corp.

1931 Highway 7, Concord, Ont.

L4K 1V5

(T) 905.709.8232 x 26

(C) 416.567.4401

Begin forwarded message:

From: Adam Grossi <AGrossi@KLMPlanning.com>

Date: March 19, 2018 at 3:06:05 PM EDT

To: "Iannacito, Phil (MTO)" <Phil.Iannacito@ontario.ca>, "Lawrence, Morgan (MTO)" <Morgan.Lawrence@ontario.ca>

Cc: "francesco@elmdevelopments.com" <francesco@elmdevelopments.com>, "'Jason D'Elia'" <j.delia@elmdevelopments.com>

Subject: 1583 Cormack Cres.

Good Afternoon Phil and Morgan,

Further to my voicemail left for Phil this morning, I was hoping to have an update from you both with respect to the letter and drawings submitted on behalf of my client Elm Cormack (2017) Inc., with regards to the development of their site 1583 Cormack Crescent. If either of you could please give me a call or provide an email with the status of your internal discussions to date, it would be much appreciated. Obviously as your end of the project commences we want to make sure that we are keeping our process on a similar trajectory. Thanks very much and we look forward to hearing from you.

Adam Grossi MAES, MCIP, RPP
SENIOR PLANNER

KLM PLANNING PARTNERS INC.

Planning | Design | Development

64 Jardin Drive, Unit 1B Concord, Ontario L4K 3P3
T 905.669.4055 (Ext. 251) F 905.669.0097 E agrossi@klmplanning.com W www.klmplanning.com

 Please consider the environment before printing this email