

October 27, 2025

Tregebov Cogan Architecture
40 St. Clair Avenue East, Suite 303
Toronto, Ontario
M4T 1M9

Attention: Keegan Toscano keegan@tcarchitecture.ca

VIA E-MAIL

Re: Railway Vibration Study – Addendum #1
69 & 117 John Street
Proposed Residential Development
Mississauga, Ontario
VCL File: 122-0393

Valcoustics Canada Ltd. (VCL) previously prepared a Railway Vibration Study report dated April 19, 2024 for the proposed residential development to support the Official Plan Amendment (OPA) / Zoning By law Amendment (ZBA) application submission to the City of Mississauga, followed by a Railway Vibration Study Update report dated October 2, 2024 (herein referred to as the “Vibration Report”). This addendum letter has been prepared to update the railway vibration study based on the revised architectural drawings prepared by Tregebov Cogan Architecture, dated September 17, 2025. Figure 1 shows the Site Plan from the architectural drawings. The relevant plans from the drawings are included in Appendix A.

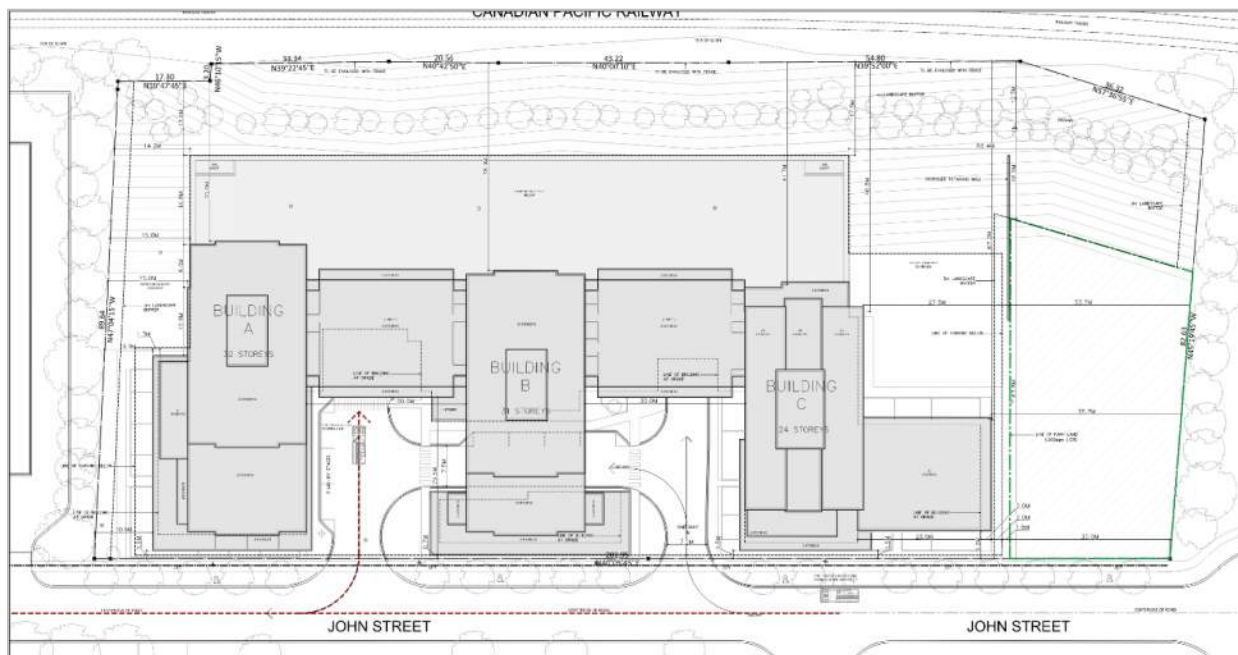


Figure 1 Site Plan

Based on the Site Plan and Underground Parking Plans, the setback distance from the closest building structure to the rail right-of-way remains the same as in the Vibration Report. Therefore, the assessment results and conclusions in the Vibration Report remain unchanged. Thus, as previously concluded, vibration mitigation measures are required for this development.

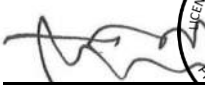
Various vibration mitigation options that could be implemented to reduce the vibration levels include perimeter and/or footing isolation of the underground parking structure; acoustic isolation joints between the residential portion of the building and part of the underground parking structure; increased setback to the underground structure; or a combination of these and other vibration isolation strategies.

The specific of vibration mitigation can be determined once the building/structural design is more advanced.

If there are any questions, please do not hesitate to call.

Yours truly,

VALCOUSTICS CANADA LTD.

Per:  
Richard Qiang P.Eng.

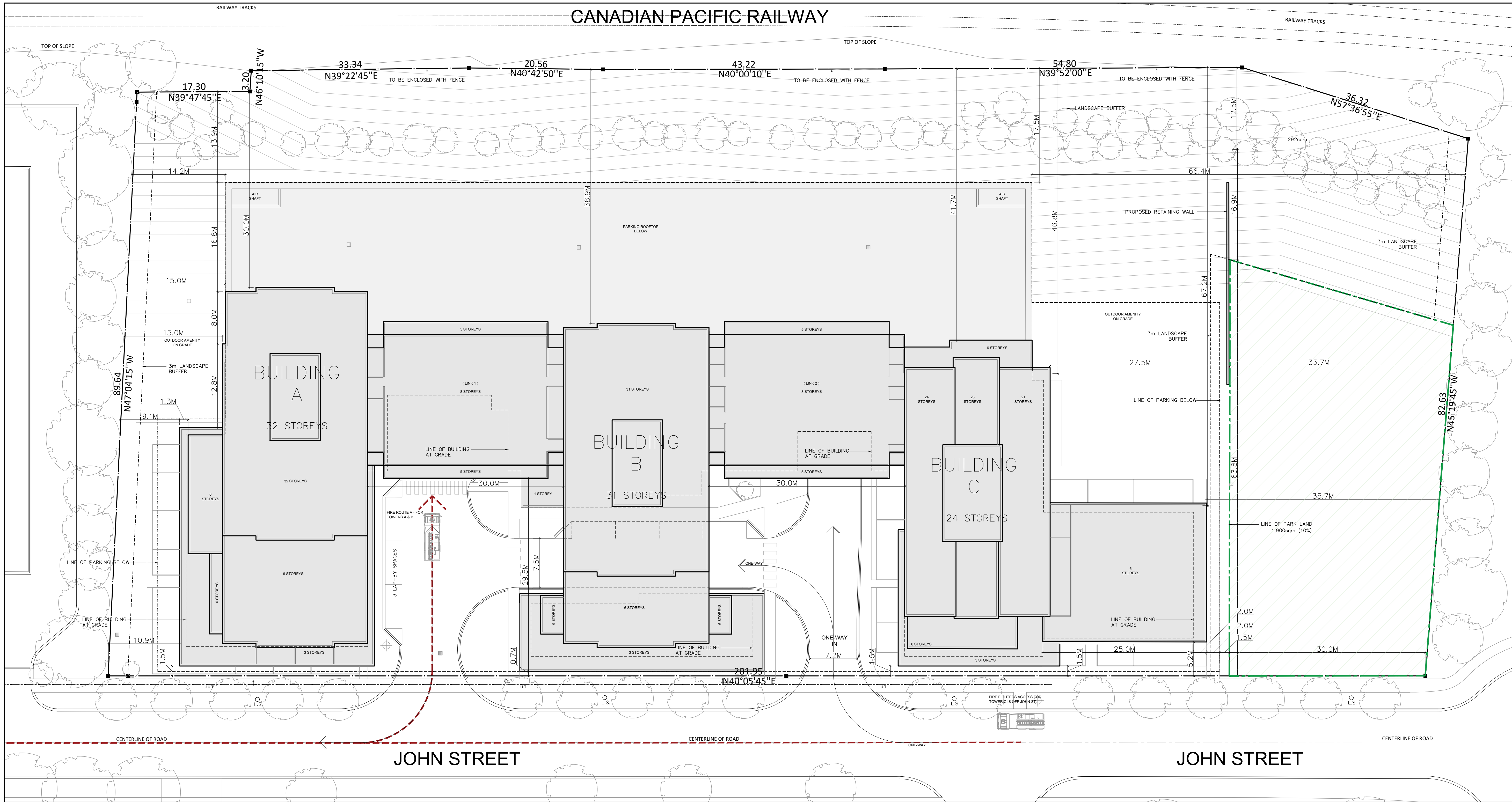
RL\KK\sk

L#1 Addendum - 69 & 117 John Street, Mississauga - Railway Vibration V1_0.docx

cc: Bashar Ghreiwati basharghreiwati@gmail.com

Anahita Jam anahita@tcarchitecture.ca

Sarah Clark sarahc@gsai.ca



2 CONTEXT PLAN

Scale: 1:5000

LEGAL DESCRIPTION

PART OF LOT 15 CONCESSION 1, NORTH OF DUNDAS STREET
(GEOGRAPHIC TOWNSHIP OF TORONTO)

CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

SITE DATA

LOT AREA	18,685 sq.m (1.87 hectare)
PARKLAND AREA	1,900 sq.m (0.19 hectare)
NET LOT AREA	16,785 sq.m (1.68 hectare)
BUILDING AREA (GROUND FLOOR)	7,201 sq.m (43% OF LOT AREA)
GROSS FLOOR AREA	77,230 sq.m
FLOOR SPACE INDEX (F.S.I.)	4.6

FLOOR AREAS AND SUITES

TYPE	STOREYS	FLOOR PLATE* (m²)	AREA (GFA)(m²)				
COMMERCIAL	-		300				
PODIUM (F1-F6)				AREAS (m²)			
				1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL UNITS
TOWER A (F7-F8)	32	850	28,912	300	20	60	380
TOWER B (F7-F8)	31	850	17,875	220	70	0	295
TOWER C (F7-F8)	24	850	11,853	300	35	0	335
TOTAL			77,230	1,050	200	60	1,310

NOTES:

2.5% OF TOTAL UNITS DEDICATED TO RENTAL TENANCY AND 7% OF TOTAL UNITS DEDICATED TO AFFORDABLE HOUSING
*FLOOR PLATE AREAS FOR TOWERS ARE BASED ON FLOORS P9 AND ABOVE. FLOOR PLATE AREAS INDICATE TYPICAL PLAN IN EACH TOWER UPPER FLOORS OF TOWER C HAS DRastically REDUCED FLOOR PLATE AREAS DUE TO TAPERING MASSING/FORM ON TOP OF TOWER

MIN. SUITE AREA	50 sq.m
AVERAGE AREA/SUITE (net)	60 sq.m
UNITS PER HECTARE (U.P.H.)	780

LAND USE AT GRADE

PAVED AREA	2,150 sq.m	12%
LANDSCAPED AREA	7,394 sq.m	40%
AREA OF BLDGS. AT GRADE	7,241 sq.m	38%
PARKLAND	1,900 sq.m	10%
TOTAL	18,685 sq.m	100%

SETBACKS

PROVIDED

SOUTH SIDE (JOHN STREET)	VARIES 1.5 m – 31.0 m
WEST SIDE	VARIES 9.1 m – 15.0 m
NORTH SIDE (C.P.R. RAILWAY)	VARIES 30.0 m – 67.2 m
EAST SIDE	VARIES 35.0 m – 66.4 m
EAST SIDE (TO PARKLAND)	VARIES 3.5 m – 27.5 m

BUILDING HEIGHTS

TOWER A HEIGHT TO TOP OF FLAT ROOF (TAKEN FROM ESTABLISHED GRADE LINE)	99 m
TOWER B HEIGHT TO TOP OF FLAT ROOF (TAKEN FROM ESTABLISHED GRADE LINE)	96 m
TOWER C HEIGHT TO TOP OF FLAT ROOF (TAKEN FROM ESTABLISHED GRADE LINE)	75 m

PARKING

REQUIRED

TYPE OF UNIT	NO. OF UNITS	PARKING RATIO	PARKING REQUIRED
1 BEDROOM	1,050	0.00	0
2 BEDROOM	200	0.00	0
3 BEDROOM	60	0.00	0
TOTAL RESIDENTIAL PARKING			0
VISITOR PARKING	1,310	0.00	0
TOTAL PARKING REQUIRED			0

PROVIDED

PARKING LEVEL	TOTAL PARKING SPACES (0.61 PARKING RATIO)
SURFACE	7
P1 LEVEL	116
P2 LEVEL	114
P3 LEVEL	284
P4 LEVEL	304
TOTAL	825

PARKING SPACE TYPICAL DIMENSIONS: 2.6 m X 5.2 m
BARRIER-FREE: 4.5 m X 5.7 m
DRIVEWAY: 7.00 m MIN. WIDTH

NOTES:

INCLUDES 18 BARRIER-FREE PARKING SPACES, 807 RESIDENTIAL SPACES
SURFACE LEVEL PARKING SPACES ARE INCLUDED IN TOTAL PARKING PROVIDED
PARKING RATIOS ARE BASED ON NEW REQUIREMENTS SUPPORTED BY MISSISSAUGA CITY COUNCIL
INCLUDES 185 RESIDENTIAL EV SPACES (20% OF TOTAL)

BICYCLE PARKING PROVIDED

SURFACE LEVEL	44 SPACES
BASEMENT LEVELS	805 SPACES
TOTAL ON SITE	849 SPACES

NOTES:

SURFACE LEVEL SPOTS ARE SHORT-TERM VISITOR SPACES

AMENITY/OPEN SPACE

REAR YARD OPEN SPACE (BERM AREA)	4,000 sq.m
COMMON OUTDOOR SIDEYARD AMENITY	1,958 sq.m
OUTDOOR REAR TERRACE AMENITY (AT FLOOR 2)	2,427 sq.m
PROVIDED SHARED OUTDOOR AMENITY (AT FLOORS 4 AND 9)	1,270 sq.m (F4- 216 sq.m F9- 1,054 sq.m)
INDOOR AMENITY (TOTAL OF FLOORS 1, 4 AND 9)	1,150 sq.m (F3- 115 sq.m F4- 610 sq.m F9- 425 sq.m)
TOTAL	6,805 sq.m*

NOTES:

OUTDOOR REAR YARD AMENITY SPACE EXCLUDES PRIVATE PATIOS AND RAILWAY BERM AREAS
* COMBINED PROGRAMMED INDOOR/OUTDOOR AMENITY IS APPROX. 5.8 sq.m/unit

LANDSCAPE AREAS

REAR YARD (BERM AREA)	4,000 sq.m
FRONT YARD LANDSCAPING (ISLAND AND MISC. AREAS)	3,394 sq.m
OUTDOOR AMENITY (TOTAL OF FLOORS 1, 2, 4 AND 9)	5,655 sq.m
TOTAL	9,049 sq.m*

NOTES:

OUTDOOR AMENITY SPACE EXCLUDES PRIVATE PATIOS
* DOES NOT INCLUDE ANY PART OF PARKLAND AREA, BERM AREAS OR PAVED AREAS
REAR YARD BERM + FRONT YARD LANDSCAPING EQUALS LANDSCAPE PORTION OF LAND USE ON GRADE (7,394 sq.m)

3 SITE PLAN

Scale: 1:300

1 STATISTICS

CONSULTANTS:

2025-09-17 01 FOR REVIEW

DATE No. ISSUE

ARCHITECT:

TREGBOV COGAN ARCHITECT

40 Saint Clair Avenue East, Suite 303
Toronto, ON M4T 1M9
PHONE: 647.352.3350

OWNER:

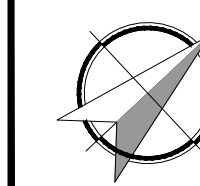
PROJECT NAME:

69 & 117 JOHN ST.
MISSISSAUGA

DRAWING TITLE:

SITE STATISTICS, CONTEXT
PLAN AND ROOF PLAN

PRINT DATE: 25-SEPT 2025



NORTH

PROJ. No.: 1101

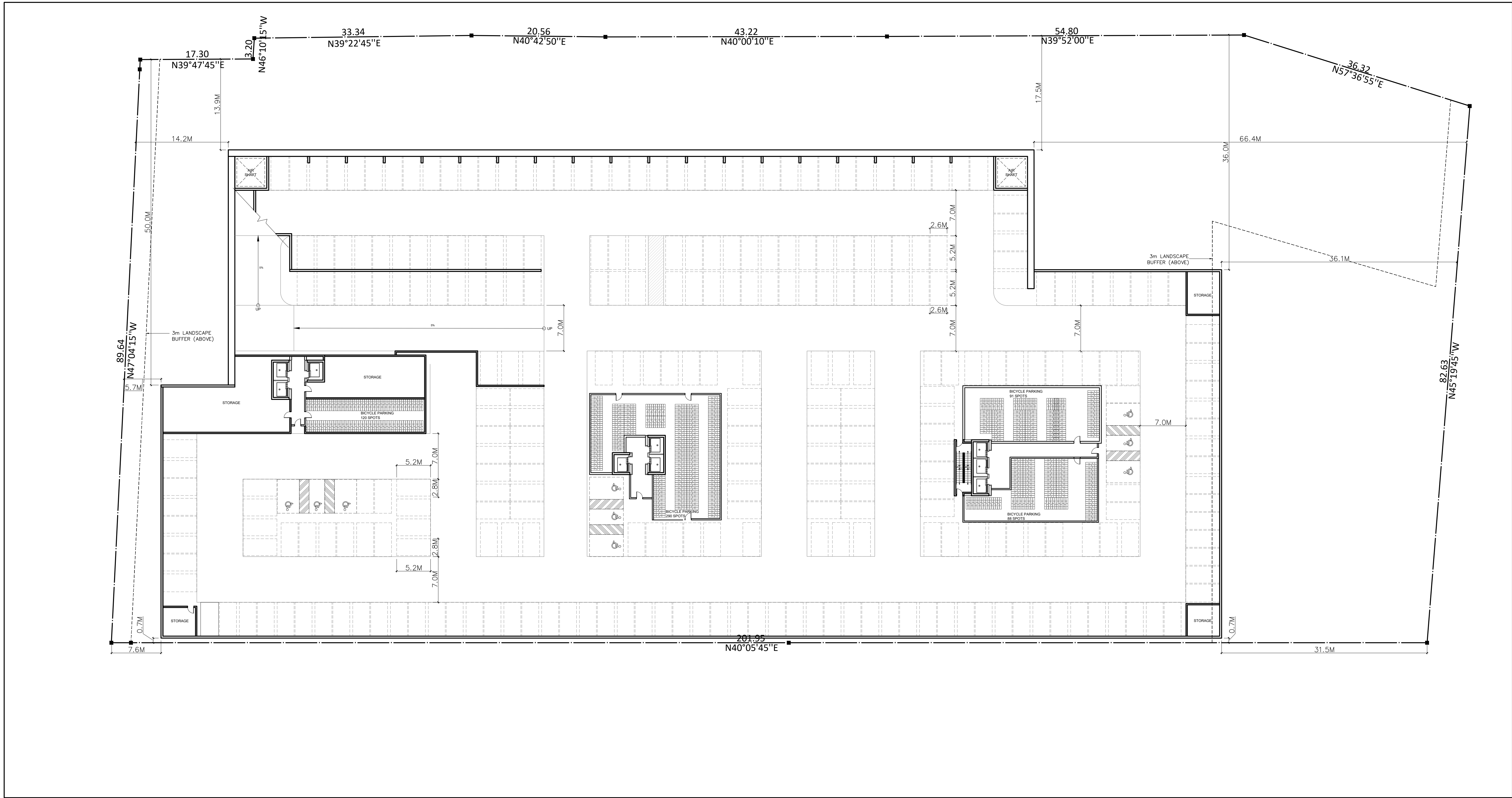
SCALE: AS NOTED

DRAWN BY: KT, AJ

DEV APPLICATION NO:

DWG NO.

A1.0a



1 PARKING PLAN - P2
Scale: 1:300

CONSULTANTS:

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TREGEBOV COGAN ARCHITECT

40 Saint Clair Avenue East, Suite 303
Toronto, ON M4T 1M9
PHONE: 647.352.3350

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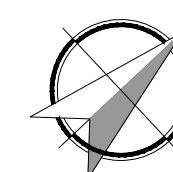
PROJECT NAME:

69 & 117 JOHN ST.
MISSISSAUGA

DRAWING TITLE:

P2 PARKING PLAN

PRINT DATE: 25-SEPT 2025



NORTH

PROJ. No.:

1101

SCALE:

AS NOTED

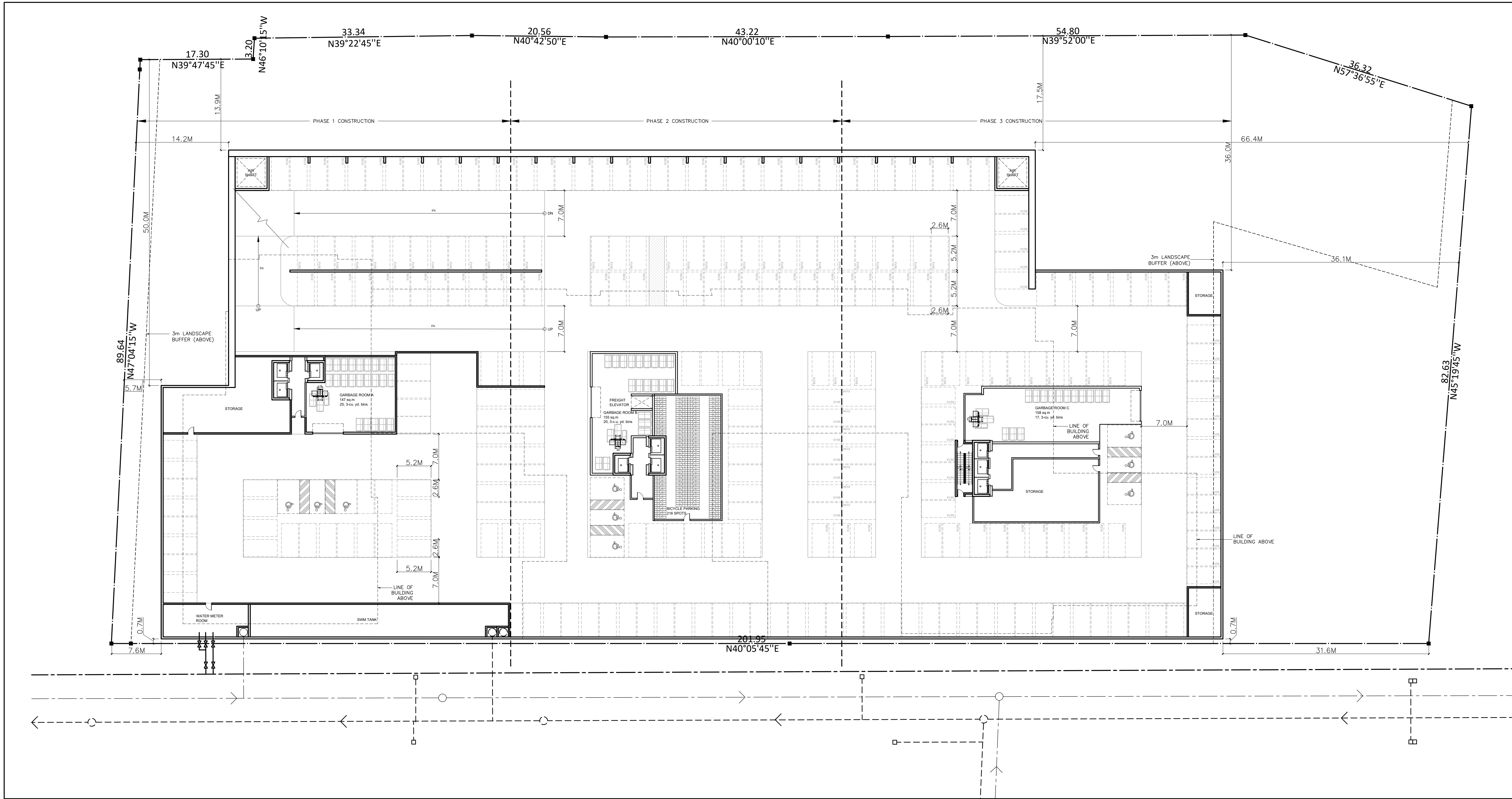
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KT, AJ

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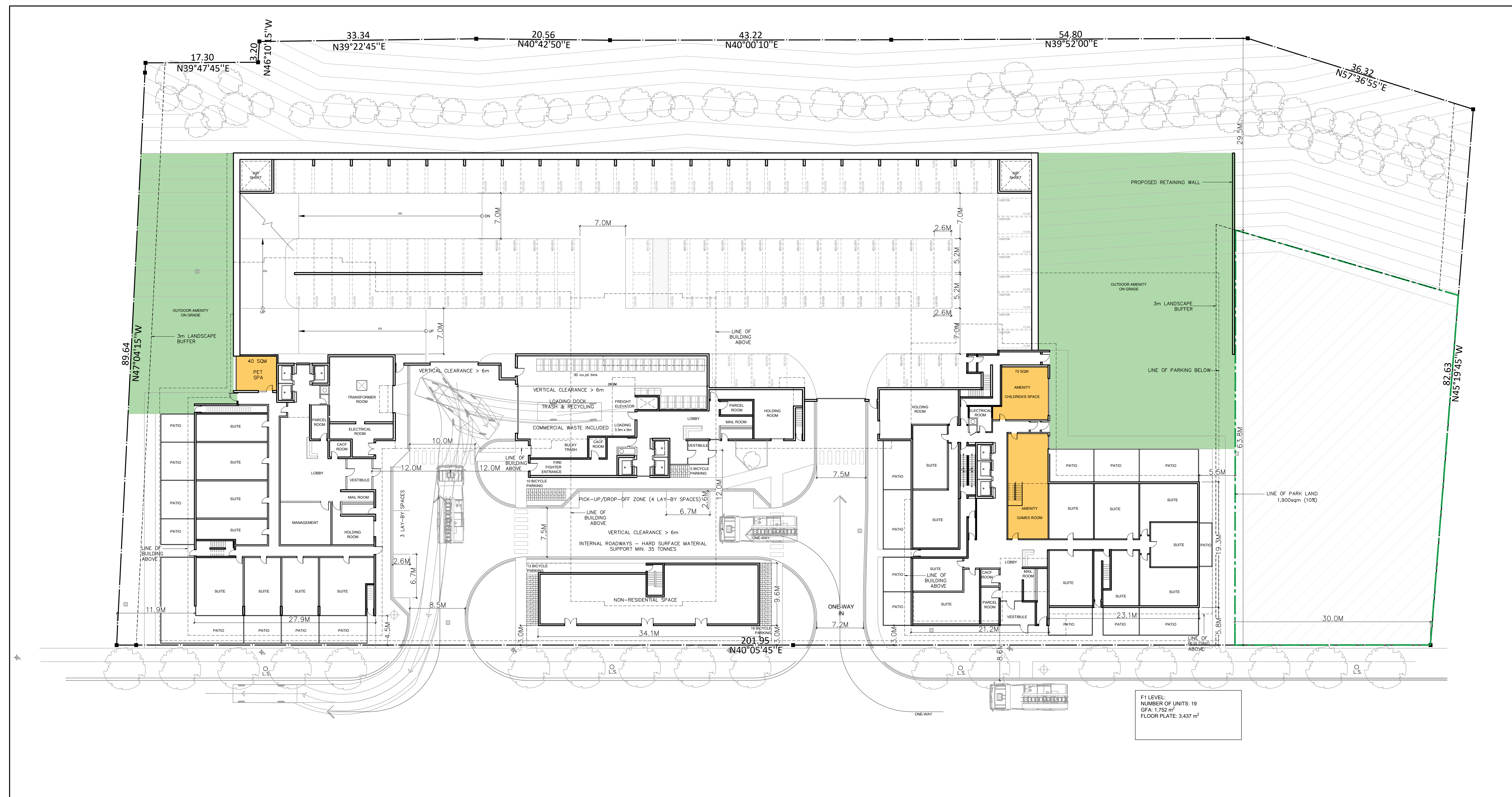
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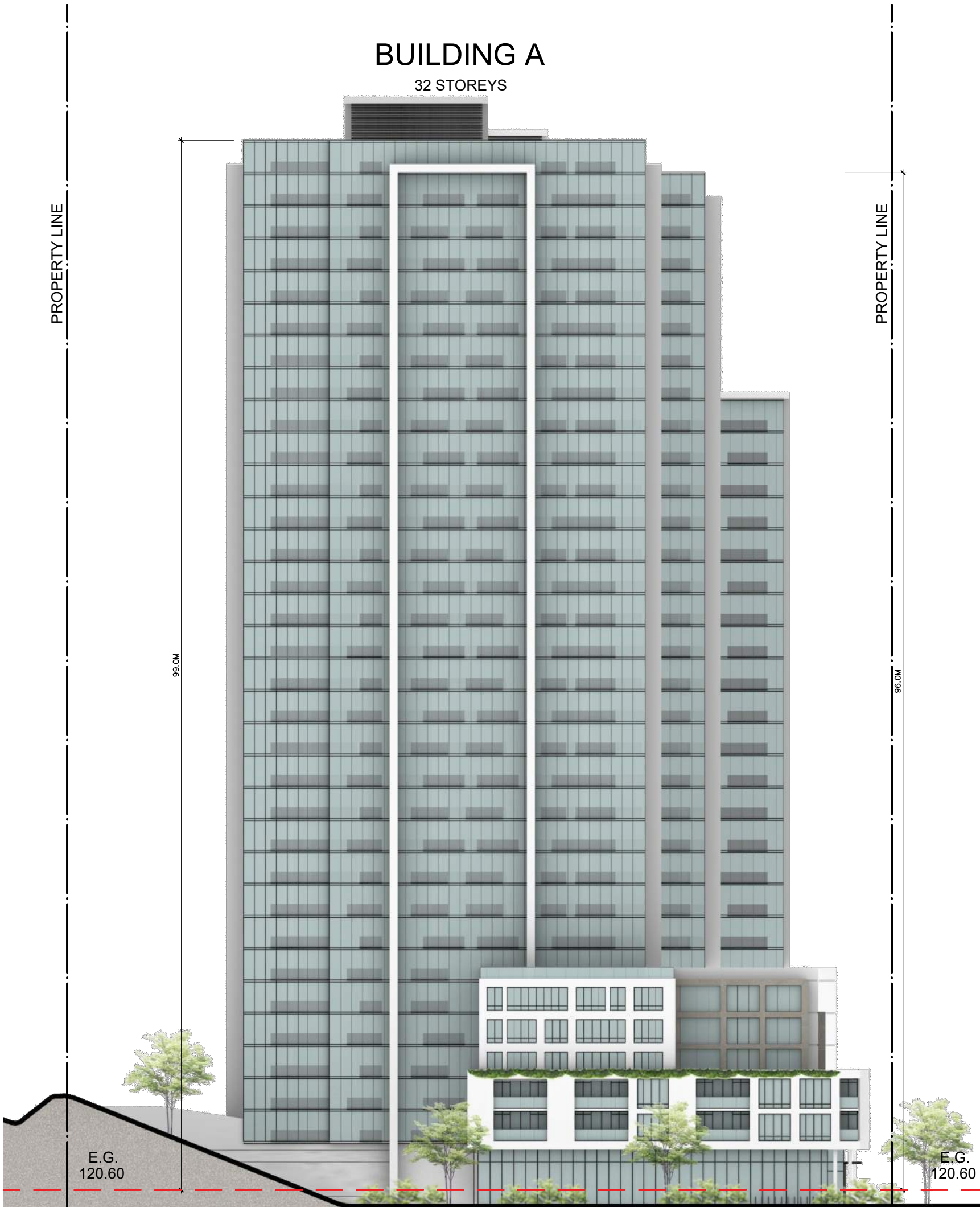
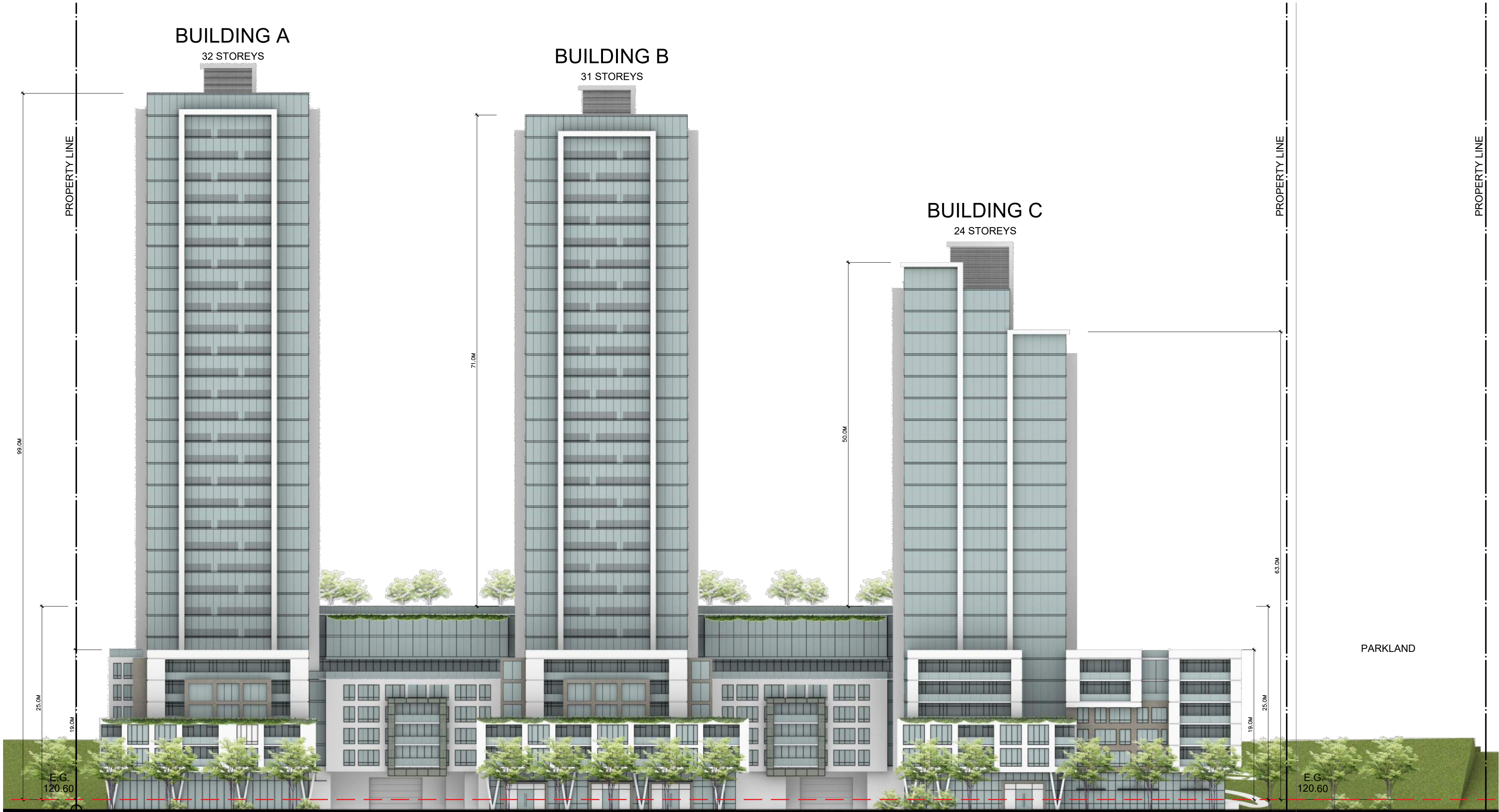
1 PARKING PLAN - P1
Scale: 1:300

CONSULTANTS:		



CONSULTANTS:

DWG NO.
A2.3



CONSULTANTS:

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ARCHITECT:

TREGBOV COGAN ARCHITECT

40 Saint Clair Avenue East, Suite 303
Toronto, ON M4T 1M9
PHONE: 647.352.3350

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PROJECT NAME:

69 & 117 JOHN ST.
MISSISSAUGA

DRAWING TITLE:

SOUTH AND WEST ELEVATIONS

PRINT DATE: 25-SEPT 2025

PROJ. No.: 1101

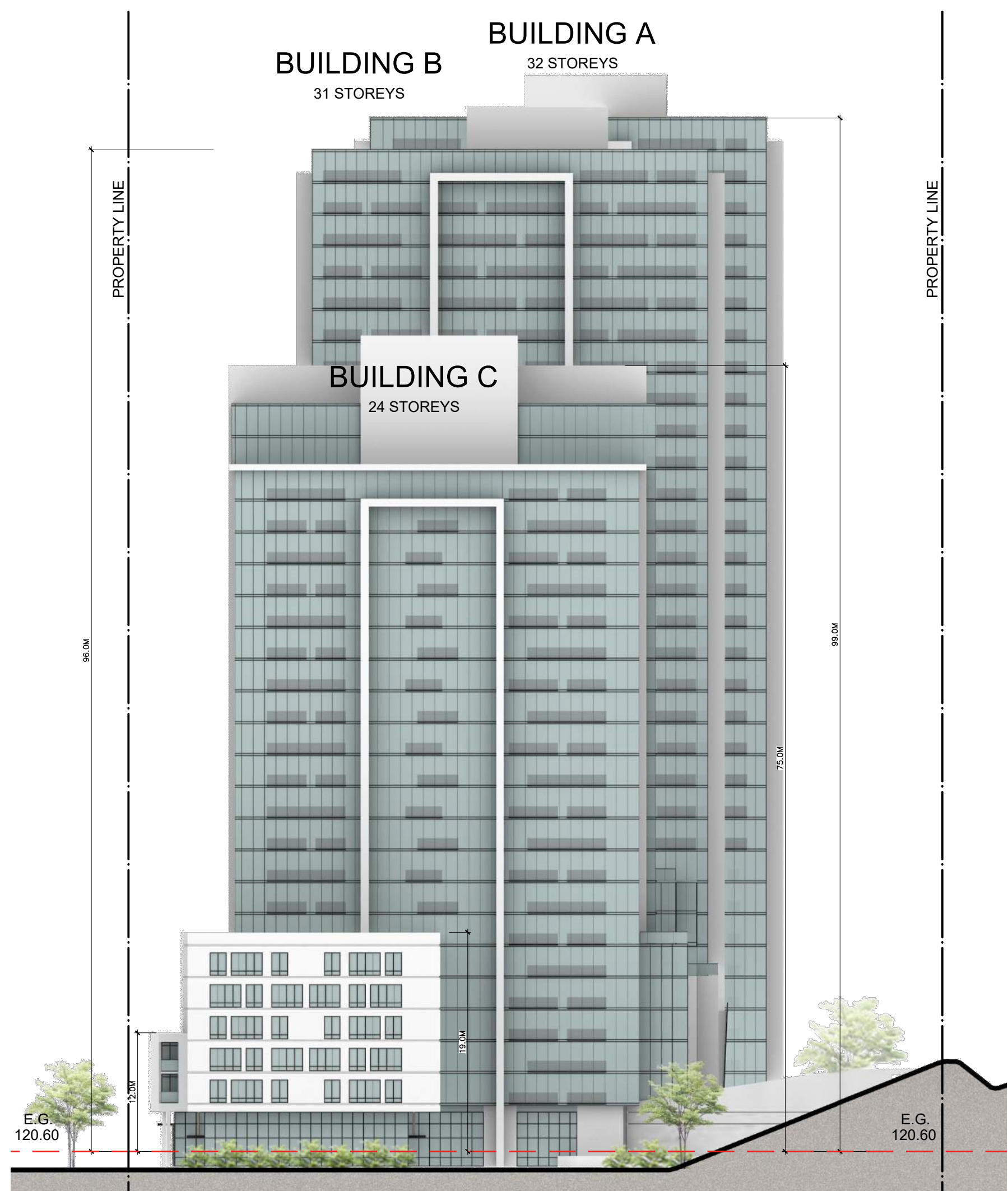
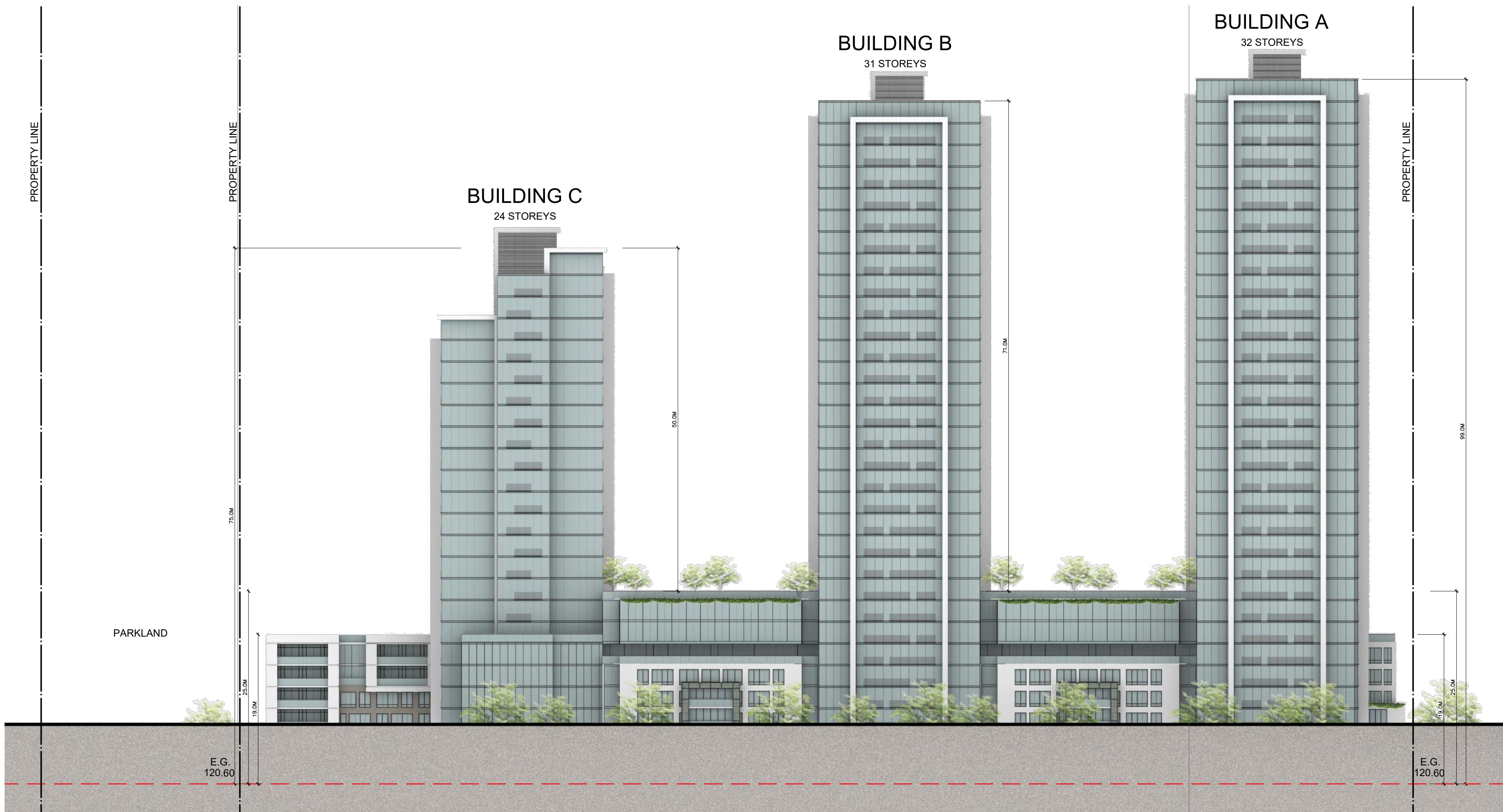
SCALE: AS NOTED

DRAWN BY: KT,AJ

DEV APPLICATION NO:

DWG NO.

A5.0



CONSULTANTS:

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DATE	No.	ISSUE
ARCHITECT:		
TREGBOV COGAN ARCHITECT		
40 Saint Clair Avenue East, Suite 303 Toronto, ON M4T 1M9 PHONE: 647.352.3350		

OWNER:

PROJECT NAME:

69 & 117 JOHN ST.
MISSISSAUGA

DRAWING TITLE:

NORTH AND EAST ELEVATIONS

PRINT DATE: 25-SEPT 2025

PROJ. No.: 1101	DEV APPLICATION NO:
SCALE: AS NOTED	DWG NO. A5.1
DRAWN BY: KT,AJ	