



Partners:

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*In Memoriam, Founding Partner:*

**Glen Schnarr**

October 28, 2025

GSAI File: 1569-001

City of Mississauga  
Planning and Building Department  
300 City Centre Drive  
Mississauga, ON  
L5B 3C1

**Re: Official Plan and Zoning By-law Amendment - Resubmission**  
**City File No.: OZ/OPA 24-16**  
**69 and 117 John Street East, City of Mississauga**

Glen Schnarr & Associates Inc. (GSAI) is pleased to resubmit this application for an Official Plan Amendment and Zoning By-law Amendment on behalf of our client, 13545130 Canada Inc., owners of 69 and 117 John Street East (herein referred to as the 'subject lands').

A number of informal resubmissions have been made via email to support advancement of this application if efforts to resolve items, specifically related to building/tower and general site design, vehicular access location, streetscape matters and tree preservation strategies amongst other items. The project team has continued to work to address the various comments received through the formal Project Status Report and the email exchanges. We are confident that the matters required to be resolved or addressed sufficiently prior to Recommendation Report are now at a satisfactory state with the resubmitted materials, and therefore, the application be able to proceed to a formal Recommendation Report at the next available Planning and Development Committee meeting.

We note for staff that despite the best efforts of this team to keep the content on each sheet consistent throughout all of the ePlans resubmissions, due to the changes resulting from the latest comments, contents of the Architectural set has changed – particularly the floor plans. GSAI has used the “A” naming convention prefix and maintained the same names for the sheets as previously uploaded (where logical), despite the fact that the content may be different from what was previously provided on those previous versions. We feel this is the most logical approach considering the changes made. We defer to staff on whether or not the non-versioned plan(s) (which represent former designs) should be moved to the recycling bin on the ePlans platform.

**Submission Deliverables**

In support of this resubmission, we have provided the following materials:

- Planning Justification Report prepared by Glen Schnarr and Associates Inc. dated August 2025;
- Architectural Set prepared by Tregebov Cogan Architects dated October 23<sup>rd</sup>, 2025, including:
  - A100 Site Statistics Context Plan and Roof Plan;

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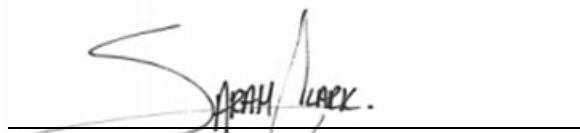
- A100A Site Statistics;
- A101 Building Massing;
- A102 Building Massing;
- A200 P2 Parking Plan;
- A201 P1 Parking Plan;
- A202 F1 Site Plan;
- A203 F1a Floor Plan;
- A204 F2 Floor Plan;
- A205 F3 Floor Plan;
- A206 F4 Floor Plan;
- A207 F5 Floor Plan;
- A208 F6 Floor Plan;
- A209 F7 Floor Plan;
- A210 F8 Floor Plan;
- A211 F9 Floor Plan;
- A212 F10 Floor Plan;
- A212 F10 Floor Plan;
- A213 F11 Floor Plan;
- A214 F12 Floor Plan;
- A223 F25 Floor Plan;
- A231 Roof Plan;
- A232 F32 Floor Plan;
- A300 Section AA Podium Section;
- A301 Section BB Podium Section;
- A302 Section CC Podium Section;
- A500 South and West Elevations;
- A501 North and East Elevations; and
- C103 Site Grading Plan prepared by Crozier Consulting Engineers dated October 27<sup>th</sup> 2025;
- Conceptual Streetscape Feasibility Study Crozier Consulting Engineers dated October 16<sup>th</sup>, 2024;
- Environmental Noise Feasibility Study prepared by Valcoustics Canada LTD. dated October 6<sup>th</sup>, 2025;
- L100 Tree Inventory and Preservation Plan prepared by Kuntz Forestry Consulting Inc. dated May 8<sup>th</sup>, 2024;
- L103 Landscape Plan prepared by Marton Smith Landscape Architects dated October 22<sup>nd</sup>, 2025;
- L103A Landscape Plan Enlargement prepared by Marton Smith Landscape Architects dated October 22<sup>nd</sup>, 2025;
- L103B Landscape Plan Enlargement prepared by Marton Smith Landscape Architects dated October 22<sup>nd</sup>, 2025;
- L104 Landscape Plan of Roof Terraces prepared by Marton Smith Landscape Architects dated October 22<sup>nd</sup>, 2025;



- L105 Landscape Sections prepared by Marton Smith Landscape Architects dated October 22<sup>nd</sup>, 2025;
- L106 Landscape Plan Second Level Deck prepared by Marton Smith Landscape Architects dated October 22<sup>nd</sup>, 2025;
- Ministry Letter – Archaeology dated May 10<sup>th</sup>, 2023;
- Pedestrian Level Wind Study prepared by Theakston Environmental dated October 24<sup>th</sup>, 2025;
- Railway Vibration Study prepared by Valcoustics Canada LTD. dated October 27<sup>th</sup>, 2025;
- Shadow Study Drawings prepared by Tregebov Cogan Architects dated September, 2025;
- Shadow Study Report prepared by Tregebov Cogan Architects dated September, 2025;
- Transportation Impact, and Parking and Loading Justification Study- Update Letter prepared by Crozier Consulting Engineers dated August 19<sup>th</sup>, 2025;
- Tree Inventory and Preservation Plan Report prepared by Kuntz Forestry Consulting Inc. dated October 16<sup>th</sup>, 2025.

We look forward to your review of these materials. Please do not hesitate to contact the undersigned if you have any questions or require any additional information.

**GLEN SCHNARR & ASSOCIATES INC.**



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Sarah Clark  
Associate, MCIP, RPP