

APPLICATION NUMBER:

"B"-2024-0014

The personal Information collected on this form is collected pursuant to subsection 53(2) of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

APPLICATION

Consent

(Please read Instructions)

**NOTE:** Pursuant to subsection 53(2) of the PLANNING ACT, the applicant shall provide the Committee of Adjustment with such information or material as the Committee of Adjustment may require. The Committee of Adjustment may refuse to accept or further consider the application until the prescribed information, material and the required fee are received.

1. (a) Name of Owner/Applicant

Waheguru Investments Inc.

(print given and family names in full)

Address

1229 Lorimar Drive, Mississauga, Ontario, L5S 1R2

Phone #

(416) 671-0671

Fax #

N/A

Email

simran.walia@hotmail.com

(b) Name of Authorized Agent

Gagnon Walker Domes Ltd.

Address

7685 Hurontario Street, Suite 501, Brampton, ON, L6W 0B4

Phone #

(905) 796-5790 X257

Fax #

N/A

Email

mdenardis@gwdplanners.com

2. The type and the purpose of the proposed transaction, such as transfer for a creation of a new lot, lot addition, an easement, a charge, a lease or a correction of title.

Specify:

1) Re-establishment of the lot line between 1304 & 1310 Steeles Avenue East; 2) Access and passage easement in favor of the 1300 Steeles Avenue East; 3) Access and passage easements in favor of 1310 Steeles Avenue East; 4) Access and passage easement in favor of 1304 Steeles Avenue East.

3. If known, the name of the person to whom the land or an interest in the land is to be transferred, charged or leased.

11679724 Canada Inc., Waheguru Investments Inc.

4. Description of the subject land ("subject land" means the land to be severed and retained):

a) Name of Street

Steeles Avenue East

Number

1304, 1310

b) Concession No.

3 E.H.S.

Lot(s)

1

c) Registered Plan No.

RP-676

Lot(s)

Part of Block A

d) Reference Plan No.

Numerous

Lot(s)

N/A

e) Assessment Roll No.

10-09-0-014-11520-0000, 10-09-0-014-11500-0000

Geographic or Former Township

Chinguacousy

5. Are there any easements or restrictive covenants affecting the subject land?

Yes

☒

No

☐

Specify:

VS409509 - Watermain, storm, sanitary sewer easement in favor of Brampton, Peel, PR1963476 / PR1963402- Hydro guy wire easement in favor of Hydro One Brampton Networks, PR912911 - Access easement onto West Drive

6. Description of severed land: (in metric units)

a)      **Frontage** ~84 (Steeles Ave. E.)      **Depth** ~81      **Area** 0.73

b)      **Existing Use** Vacant - No Buildings or Structures      **Proposed Use** Commercial Hotel

c)      **Number and use of buildings and structures (both existing and proposed) on the land to be severed:**  
**(existing)** Vacant - No Buildings or Structures  
**(proposed)** 6-Storey, 100+ Unit Hotel

d)      **Access will be by:**

	Existing	Proposed
Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Road - Maintained all year	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>
Regional Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Seasonal Road	<input type="checkbox"/>	<input type="checkbox"/>
Private Right of Way	<input type="checkbox"/>	<input type="checkbox"/>

e)      **If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?**  
N/A

f)      **Water supply will be by:**

	Existing	Proposed
Publicly owned and operated water system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lake or other body of water	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal well	<input type="checkbox"/>	<input type="checkbox"/>

Other (specify): N/A

g)      **Sewage disposal will be by:**

	Existing	Proposed
Publicly owned and operated sanitary sewer system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Privy	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal septic system	<input type="checkbox"/>	<input type="checkbox"/>

Other (specify): N/A

7. Description of retained land: (in metric units)

a)      **Frontage** ~109 (Steeles Ave. E.)      **Depth** ~157      **Area** 1.70

b)      **Existing Use** Industrial Warehouse (Multi-Unit)      **Proposed Use** Industrial Warehouse (Multi-Unit), Office

c)      **Number and use of buildings and structures (both existing and proposed) on the land to be retained:**  
**(existing)** Industrial Warehouse (Multi-Unit)  
**(proposed)** No Change - Existing Building to undergo exterior and interior renovations

d)	Access will be by:	Existing	Proposed
	Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
	Municipal Road - Maintained all year	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>
	Regional Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Seasonal Road	<input type="checkbox"/>	<input type="checkbox"/>
	Private Right of Way	<input type="checkbox"/>	<input type="checkbox"/>

e) If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?

N/A

f)	Water supply will be by:	Existing	Proposed
	Publicly owned and operated water system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Lake or other body of water	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual or communal well	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify):	N/A	

g)	Sewage disposal will be by:	Existing	Proposed
	Publicly owned and operated sanitary sewer system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Privy	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual or communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify):	N/A	

8. What is the current designation of the land in any applicable zoning by-law and official plan?

	Land to be Severed	Land to be Retained
Zoning By-Law	M1-3559	M2-168
Official Plans		
City of Brampton	Business Corridor, Prestige Employment	Business Corridor, General Employment 2
Region of Peel	Urban System, Employment Area	Urban System, Employment Area

9. Has the subject land ever been the subject of an application for approval of a plan of subdivision under section 51 of the Planning Act or a consent under section 53 of the Act and if the answer is yes and if known, the file number of the application and the decision on the application?

Yes ☒ No ☐

File # B31/00 Status/Decision Approved

10. Has any land been severed from the parcel originally acquired by the owner of the subject land?

Yes ☐ No ☒

Date of Transfer N/A Land Use N/A

11. If known, is/was the subject land the subject of any other application under the Planning Act, such as:

	File Number	Status
Official Plan Amendment	N/A	N/A
Zoning By-law Amendment	C03E01.006	Approved
Minister's Zoning Order	N/A	N/A
Minor Variance	A-2015-056, A-2021-0100	Approved
Validation of the Title	N/A	N/A
Approval of Power and Sale	N/A	N/A
Plan of Subdivision	N/A	N/A

12. Is the proposal consistent with Policy Statements issued under subsection 3(1) of the *Planning Act*?  
Yes ☒ No ☐


13. Is the subject land within an area of land designated under any Provincial Plan?  
Yes ☒ No ☐

14. If the answer is yes, does the application conform to the applicable Provincial Plan?  
Yes ☒ No ☐

15. If the applicant is not the owner of the subject land, the written authorization, of the owner that the applicant is authorized to make the application, shall be attached. (See "APPOINTMENT AND AUTHORIZATION OF AGENTS" form attached).

Dated at the \_\_\_\_\_ City \_\_\_\_\_ of \_\_\_\_\_ Brampton \_\_\_\_\_  
this 16 day of August, 2024.

Check box if applicable:

  
\_\_\_\_\_  
Signature of Applicant, or Authorized Agent, see note on next page

☐ I have the authority to bind  
the Corporation

### DECLARATION

I, Marc De Nardis of the City of Vaughan

in the County/District/Regional Municipality of York solemnly declare that all the statements contained in t  
application are true and I make this as if made under oath and by virtue of "The Canada Evidence Act".

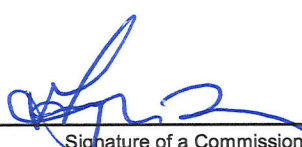
Declared before me at the City of Brampton

in the Region of Peel

this 16 day of August, 2024.

Valerie Low  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton.  
Expires June 21, 2027.

\_\_\_\_\_  
Signature of applicant/solicitor/authorized agent, etc.

  
\_\_\_\_\_  
Signature of a Commissioner, etc.

### FOR OFFICE USE ONLY - To Be Completed By the Zoning Division

This application has been reviewed with respect to possible variances required and the results  
of the said review are outlined on the attached checklist.

\_\_\_\_\_  
Zoning Officer

\_\_\_\_\_  
Date

DATE RECEIVED Aug 16, 2024

Date Application Deemed  
Complete by the Municipality

VL



**NOTES:**

1. If this application is signed by an agent or solicitor on behalf of the applicant, the owner's written authorization must accompany this application. If the applicant is a Corporation acting without agent or solicitor, the application must be signed by an Officer of the Corporation with a declaration indicating that the said Officer has the authority to bind the Corporation. If the application is signed by an agent or solicitor on behalf of the applicant who is a Corporation, the applicant's written authorization must accompany this application and must be signed by an Officer of the Corporation with a declaration indicating that the said Officer has the authority to bind the Corporation.
2. Each copy of the application must be accompanied by a sketch **and a key map** showing the location of the subject land
3. Sketches or reproductions are to be no larger than Legal Size. Application plans which are larger may be submitted provided at least **one reproduction** reduced to Legal Size is filed with the application.
4. Where it is determined that a sketch will not adequately provide the information required, it may be necessary to provide a plan prepared by an Ontario Land Surveyor.
5. The sketch shall show
  - a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
  - b) the approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
  - c) the boundaries and dimensions of the subject land, the part that is to be severed (shown in double hatch lines XXXX) and the part that is to be retained (shown in single hatched lines ////);
  - d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
  - e) the approximate location of all natural and artificial features on the subject land and on the land that is adjacent to the subject land that, in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks;
  - f) the existing uses on adjacent land, such as residential, agricultural and commercial uses;
  - g) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
  - h) if access to the subject land is by water only, the location of the parking and boat docking facilities to be used;
  - i) the location and nature of any easement affecting the subject land; a
  - j) if a natural or artificial feature is to be the proposed new property line or part thereof, identify the feature(s) as such on the sketch.
6. It is required that **1 original copy** of this application be filed, together with **2 copies** of the sketch described in item 2 above, with the Secretary-Treasurer, accompanied by the applicable fee.

**APPOINTMENT AND AUTHORIZATION OF AGENT(S)**

To: The Committee of Adjustment, City of Brampton,

I, Waheguru Investments Inc. \_\_\_\_\_,  
(Please print or type full name of the owner)


the undersigned, hereby appoint and authorize/have appointed and authorized as my agent(s) for the purpose of:

1.     Signing and filing the application(s) on behalf of the undersigned;
1. Gagnon Walker Domes Ltd. \_\_\_\_\_;  
(Please print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)
2.     Representing the undersigned before the Committee of Adjustment,
2. Gagnon Walker Domes Ltd. \_\_\_\_\_;  
(Please print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)
3.     Acting on behalf of the owner with respect to all matters related to the application,  
including but not limited to fulfilling conditions and acquiring the Secretary-Treasurer's Certificate,
3. Gagnon Walker Domes Ltd. \_\_\_\_\_;  
(Please print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)

**AND**, I do hereby declare and confirm that I am the (an) owner of the land to which this application relates;

**AND**, I do hereby ratify, confirm and adopt as my own, the act(s), representation(s), reply (replies) and commitment(s) made on my behalf by the said agent(s).

Dated this 15        day of August \_\_\_\_\_, 2024.

  
\_\_\_\_\_  
(Signature of the owner, or where the owner is a firm or corporation, the signing officer of the owner.)

Simran Walia  
\_\_\_\_\_  
(Where the owner is a firm or corporation, please type or print the full name of the person signing.)

**NOTES:**

1.     If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto).
2.     If there is more than one owner, **all owners** shall complete and sign **individual** appointment and authorization forms.
3.     If the agent is a firm or corporation, specify whether all members of the firm or corporation are appointed or, if not, specify by name(s) the person(s) of the firm or corporation that are appointed.

**PERMISSION TO ENTER**


To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2  
[coa@brampton.ca](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: 1304 and 1310 Steeles Avenue East

I/We, Waheguru Investments Inc.  
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject land, hereby authorize the Members of the City of Brampton Committee of Adjustment and City of Brampton staff members, to enter upon the above noted property for the purpose of conducting a site inspection with respect to the attached application for Minor Variance and/or consent.

Dated this 15 day of August, 2024.

  
\_\_\_\_\_  
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

Simran Walia  
\_\_\_\_\_  
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

**NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto**

**NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION**

PROPERTY DESCRIPTION:

PT BLK A, PL 676 CHING DES AS PTS 3, 6, PL 43R27212 SAVE AND EXCEPT PT 10, PL 43R28977; BRAMPTON; S/T EASEMENT IN FAVOUR OF THE CORPORATION OF THE CITY OF BRAMPTON, THE REGIONAL MUNICIPALITY OF PEEL OVER PT BLK A, PL 676 DES AS PT 6, PL 43R27212 AS IN VS409509; T/W EASEMENT OVER PT BLK A, PL 676 DES AS PT 10, PL 43R28977 AS IN PR912911. S/T EASEMENT OVER PT 1 EXPRO. PL PR1963476 AS IN PR1963476.

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE  
LT CONVERSION QUALIFIED

RECENTLY:

DIVISION FROM 14162-0163

PIN CREATION DATE:

2005/09/22

OWNERS' NAMES

WAHEGURU INVESTMENTS INC.

CAPACITY SHARE

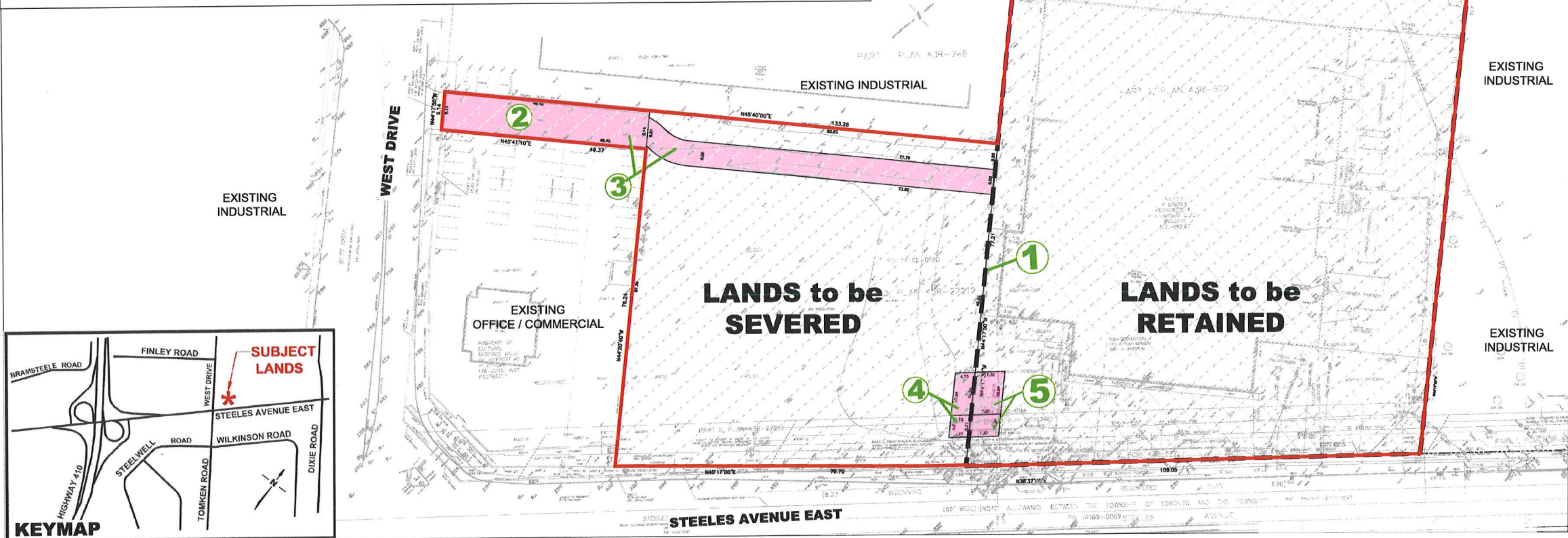
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **					
**SUBJECT,	ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:					
**	SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *					
**	AND ESCHEATS OR FORFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
**DATE OF CONVERSION TO	LAND TITLES: 1998/12/22 **					
VS145461	1970/07/16	BYLAW				C
43R700	1972/12/19	PLAN REFERENCE				C
VS409509	1976/10/20	TRANSFER EASEMENT			THE CORPORATION OF THE CITY OF BRAMPTON THE REGIONAL MUNICIPALITY OF PEEL	C
LT1928422	1999/04/08	NOTICE AGREEMENT		1276806 ONTARIO INC.	THE CORPORATION OF THE CITY OF BRAMPTON	C
43R24151	2000/02/10	PLAN REFERENCE				C
LT2057426	2000/03/27	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF THE DEPARTMENT OF TRANSPORT CANADA		C
REMARKS: PEARSON AIRPORT ZONING REGULATION						
43R25024	2001/01/18	PLAN REFERENCE				C
43R27212	2002/06/11	PLAN REFERENCE				C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



PROPOSED CONSENT AND EASEMENTS

1. The re-establishment of the lot line between the lands municipally known as 1304 and 1310 Steeles Avenue East, which previously existed as two separate properties and have now inadvertently merged on title;
2. An access and passage easement having an approximate width of 9.14 metres, a depth of 49.42 metres, and an area of 0.045 hectares in favor of the property municipally known as 1300 Steeles Avenue East;
3. An access and passage easement having an approximate width ranging from 6.0 to 9.0 metres, a depth of 133.40 metres, and an area of 0.096 hectares in favor of the property municipally known as 1310 Steeles Avenue East;
4. An access and passage easement having an approximate width of 4.73 metres, a depth of 15.51 metres, and an area of 0.007 hectares in favor of the property municipally known as 1310 Steeles Avenue East; and
5. An access and passage easement having an approximate width of 7.32 metres, a depth of 15.59 metres, and an area of 0.011 hectares in favor of the property municipally known as 1304 Steeles Avenue East.



**CONSENT SKETCH**  
**PROPOSED SEVERANCE and EASEMENT PLAN**  
**1304 and 1310 STEELES AVENUE EAST**  
**CITY of BRAMPTON**  
**REGION of PEEL**

STATISTICS OVERVIEW

TOTAL LOT AREA: 2.44 ha (6.02 ac)  
LANDS to be RETAINED: 1.71 ha (4.23 ac)  
LANDS to be SEVERED: 0.73 ha (1.79 ac)

LEGEND

- PROPERTY BOUNDARY
- LANDS to be RETAINED
- LANDS to be SEVERED
- AREAS SUBJECT to ACCESS & PASSAGE EASEMENT

P.N.: 16.2189.00

Date: August 15, 2024

Scale: N.T.S

Revised:

Drawn By: D.S.

File No.: PN 2189\_Consent\_Plan



7685 Hurontario Street  
Suite 501  
Brampton, Ontario  
L6W 0B4  
P: (905) 796-6799  
F: 1 (855) 771-7266  
W: www.gwdplanners.com



REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
43R28977	2004/02/25	PLAN REFERENCE		THE CORPORATION OF THE CITY OF BRAMPTON		C
PR861569	2005/06/02	BYLAW				C
REMARKS: REPEALS BY-LAWS						
43R33333	2010/06/09	PLAN REFERENCE	\$70		THE CORPORATION OF THE CITY OF BRAMPTON	C
PR1963476	2011/02/16	PLAN EXPROPRIATION				C
REMARKS: PT 1 AS TO EASEMENT PT 1						
PR2044945	2011/07/27	TRANSFER	\$5,000,000	SAPUTO FOODS LIMITED ALIMENTS SAPUTO LIMITEE	WAHEGURU INVESTMENTS INC.	C
PR2045278	2011/07/28	APL ANNEX REST COV		WAHEGURU INVESTMENTS INC.		C
PR3570674	2019/11/13	CHARGE	\$10,725,000	WAHEGURU INVESTMENTS INC.	BANK OF MONTREAL	C
PR3570675	2019/11/13	NO ASSGN RENT GEN		WAHEGURU INVESTMENTS INC.	BANK OF MONTREAL	C
REMARKS: PR3570674						
PR4320108	2024/04/09	CHARGE	\$5,000,000	WAHEGURU INVESTMENTS INC.	TSX TRUST COMPANY	C
PR4320109	2024/04/09	NO ASSGN RENT GEN		WAHEGURU INVESTMENTS INC.	TSX TRUST COMPANY	C
REMARKS: PR4320108						
PR4343902	2024/06/18	NOTICE	\$2	THE REGIONAL MUNICIPALITY OF PEEL		C

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PROPERTY DESCRIPTION:

PT BLK A PL 676 CHINGUACOUSY PTS 1 & 2, 43R577 ;SAVE AND EXCEPT PT 1, EXPROPRIATION PLAN PR1963402; S/T VS409509 ; S/T PERMANENT EASEMENT OVER PART 1, EXPROPRIATION PLAN PR1963402, AS IN PR1963402.; CITY OF BRAMPTON

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE  
LT CONVERSION QUALIFIED

RECENTLY:

DIVISION FROM 14162-0057

PIN CREATION DATE:

2011/02/16

OWNERS' NAMES

WAHEGURU INVESTMENTS INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
<b>** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **</b>						
<b>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</b>						
**	SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *					
**	AND ESCHEATS OR FORFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
<b>**DATE OF CONVERSION TO LAND TITLES: 1998/12/22 **</b>						
VS145461	1970/07/16	BYLAW			THE CORPORATION OF THE CITY OF BRAMPTON THE REGIONAL MUNICIPALITY OF PEEL	C
43R577	1972/06/23	PLAN REFERENCE				C
VS409509	1976/10/20	TRANSFER EASEMENT				C
LT2057426	2000/03/27	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF THE DEPARTMENT OF TRANSPORT CANADA		C
REMARKS: PEARSON AIRPORT ZONING REGULATION						
PR861540	2005/06/02	BYLAW		THE CORPORATION OF THE CITY OF BRAMPTON	THE CORPORATION OF THE CITY OF BRAMPTON	C
REMARKS: BY-LAW NO. 143-2005 TO REPEAL BY-LAWS EXEMPTING LANDS FROM PART LOT CONTROL, SEE SCHEDULE ATTACHED.						
43R33333	2010/06/09	PLAN REFERENCE	\$70			C
PR1963402	2011/02/16	PLAN EXPROPRIATION			THE CORPORATION OF THE CITY OF BRAMPTON	C
REMARKS: PT 1 AS TO LANDS; PT 1 AS TO PERMANENT EASEMENT PT 1						

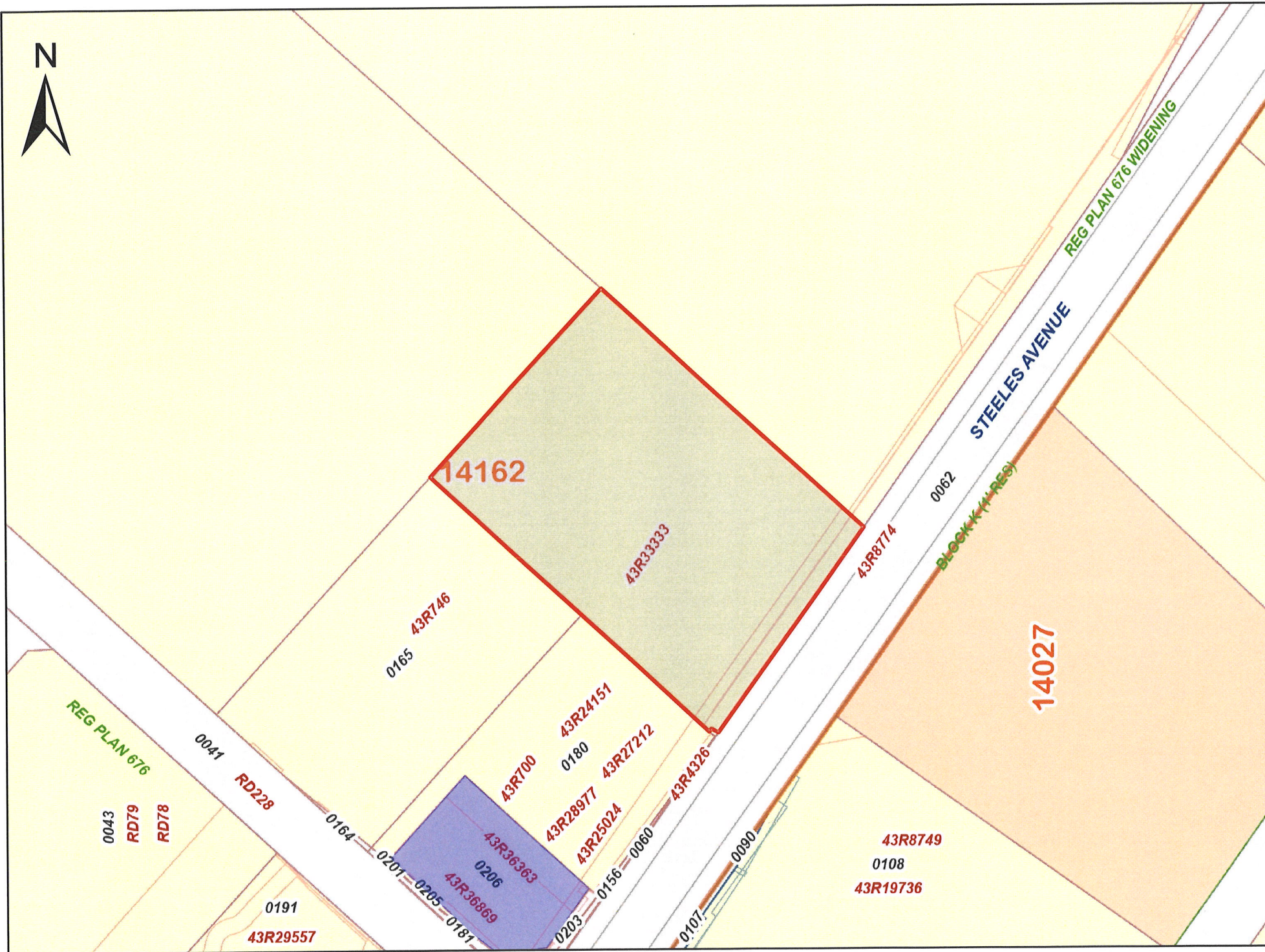
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PR2045278	2011/07/28	APL ANNEX REST COV		WAHEGURU INVESTMENTS INC.		C
PR3570674	2019/11/13	CHARGE	\$10,725,000	WAHEGURU INVESTMENTS INC.	BANK OF MONTREAL	C
PR3570675	2019/11/13	NO ASSGN RENT GEN		WAHEGURU INVESTMENTS INC.	BANK OF MONTREAL	C
REMARKS: PR3570674						
43R41318	2024/03/20	PLAN REFERENCE				C
PR4320108	2024/04/09	CHARGE	\$5,000,000	WAHEGURU INVESTMENTS INC.	TSX TRUST COMPANY	C
PR4320109	2024/04/09	NO ASSGN RENT GEN		WAHEGURU INVESTMENTS INC.	TSX TRUST COMPANY	C
REMARKS: PR4320108						

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Principals

Michael Gagnon  
Lena Gagnon  
Andrew Walker  
Richard Domes

August 15, 2024

**GWD File:**  
**16.2189.00 COA**

The Corporation of the City of Brampton  
2 Wellington Street West  
City of Brampton, Ontario  
L6Y 4R2

**Attention: Ms. Clara Vani**  
**Secretary-Treasurer, Committee of Adjustment**

**Subject: Application to the Committee of Adjustment – Consent**  
**1304 and 1310 Steeles Avenue East**  
**Part of Block A, Plan 676**  
**Part of East Half Lot 1, Concession 3, E.H.S.**  
**City of Brampton, Ontario**  
**City Related Files: SPA-2019-0067, SPA-2021-0147**  
**Ward 3**

**Dear Clara:**

Gagnon Walker Domes Ltd. ("GWD") acts as Planning Consultant to Waheguru Investments Inc. ("Waheguru"), the Registered Owner of 1304 and 1310 Steeles Avenue East in the City of Brampton. Our office is pleased to submit the enclosed Consent Application for the purpose of granting:

1. The re-establishment of the lot line between the lands municipally known as 1304 and 1310 Steeles Avenue East, which previously existed as two separate properties and have now inadvertently merged on title;
2. An access and passage easement having an approximate width of 9.14 metres, a depth of 49.42 metres, and an area of 0.045 hectares in favor of the property municipally known as 1300 Steeles Avenue East;
3. An access and passage easement having an approximate width ranging from 6.0 to 9.0 metres, a depth of 133.40 metres, and an area of 0.096 hectares in favor of the property municipally known as 1310 Steeles Avenue East;
4. An access and passage easement having an approximate width of 4.73 metres, a depth of 15.51 metres, and an area of 0.007 hectares in favor of the property municipally known as 1310 Steeles Avenue East; and

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**GAGNON WALKER DOMES LTD.**

7685 Hurontario Street, Suite 501 • Brampton ON Canada L6W 0B4 • P: 905-796-5790  
www.gwdplanners.com • Toll Free: 1-855-771-7266

**CONFIDENTIALITY  
CAUTION**

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5. An access and passage easement having an approximate width of 7.32 metres, a depth of 15.59 metres, and an area of 0.011 hectares in favor of the property municipally known as 1304 Steeles Avenue East.

### **Background and Planning Approvals**

By way of background the subject lands were purchased by Waheguru in July 2011. Both properties were generally consistent with existing conditions. 1304 Steeles Avenue East had been created by Consent in 2000 resulting in the severance of the abutting property to the west municipally known as 1300 Steeles Avenue East. The 2-storey office, a designated heritage resource, remains sited on the property and continues to be used for commercial office use.

In 2019 separate and unrelated planning applications were filed with City Planning Department to: 1) facilitate interior and exterior alterations to the existing warehouse located on 1310 Steeles Avenue East; and 2) construct a new 6-storey, 100+ unit Holiday Inn Express Suites Hotel on 1304 Steeles Avenue East.

Attached to this letter are reduced copies the current architectural site plans and rendered perspectives. Each Site Plan Approval Application has undergone several rounds of review and are now considered 'substantially' complete. In preparing the Agreement for 1304 Steeles Avenue, City Legal Staff discovered that the two properties merged on title (becoming one parcel) as ownership was placed in the same name.

### **Deliverables**

The severance and easements have been reviewed in the context of the relevant provisions prescribed within Section 53(12) and 51(24) of the *Planning Act*. We are of the opinion that they represent proper and orderly planning and can be supported from a land use perspective. The Application will result in:

1. Re-establishing individual properties which were inadvertently merged on title when they were placed in the same ownership;
2. Establish reciprocal access/passage easements for pedestrians and vehicles coinciding with the 1304/1310 Steele Avenue East mutual property line and shared street access;
3. Establish an access/passage easement in favor of 1310 Steeles Avenue East intended to permit pedestrian and vehicular access/egress to West Drive; and
4. Establish an access/passage easement in favor of 1300 Steeles Avenue East intended to permit pedestrian and vehicular access/egress to West Drive.

In support of the Application, we submit the following:

- Completed Application Form;
- Covering Letter;



- Property Index Mapping and Parcel Abstracts servicing as Proof of Ownership;
- Consent Sketch prepared by Gagnon Walker Domes Ltd.;
- \$4,519.00 processing fee payable to the "City of Brampton".

Should you require additional information or have any questions, please do not hesitate to contact the undersigned.

**Yours truly,**

Marc De Nardis, B.U.R.Pl., M.C.I.P., R.P.P.  
Planning Associate  
[mdenardis@gwdplanners.com](mailto:mdenardis@gwdplanners.com)



Michelle Harris, M. Sc.  
Planning Associate  
[mharris@gwdplanners.com](mailto:mharris@gwdplanners.com)

**C.c. F. Hemon-Morneau, City of Brampton**  
**J. Salaya, City of Brampton**  
**A. Sepe, City of Brampton**  
**Waheguru Investments Inc.**  
**M. Gagnon, Gagnon Walker Domes Ltd.**

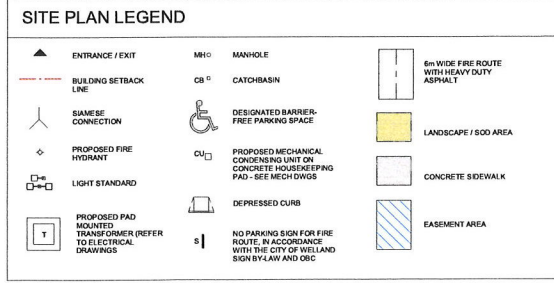
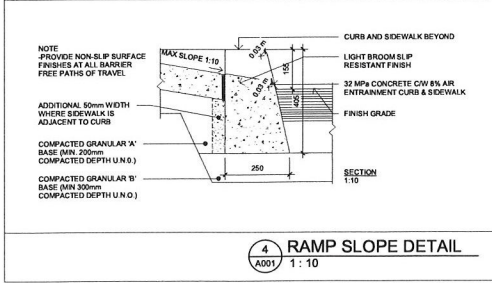
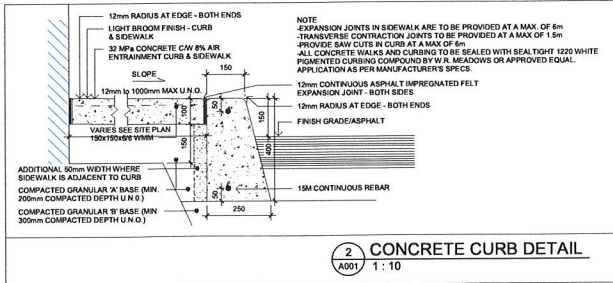
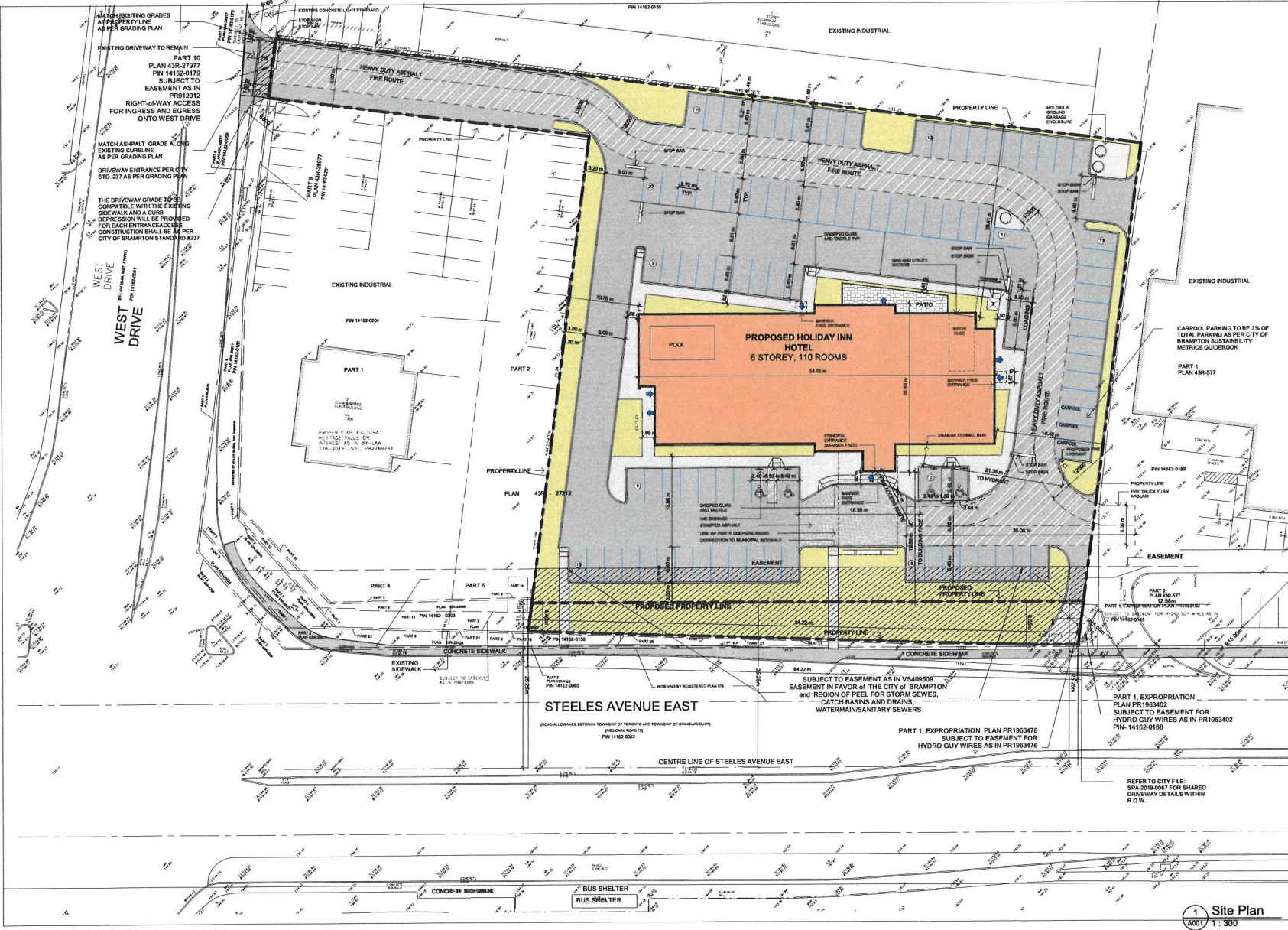




**AIR PHOTO - SUBJECT SITE**  
**1304 STEELES AVENUE EAST**  
**CITY of BRAMPTON**  
**REGION of PEEL**

<b>LEGEND</b>		P.N.: 16.2189	Date: August 13, 2024
	<b>SUBJECT SITE</b> <b>(1304 STEELES AVENUE EAST)</b>	Scale: N.T.S.	Revised:
	<b>1300 STEELES AVENUE EAST</b>	Drawn By: D.S.	File No.: PN 2189_Aerial_Images_Aug_2024
	<b>1310 STEELES AVENUE EAST</b>	  <div>7885 Hurontario Street Suite 501 Brampton, Ontario L6Y 6B4 p: (905) 796-5760 t: 1 (855) 771-7266 w: www.gwd-planners.com</div>	





ZONING BY-LAW REQUIREMENTS  
ZONE: INDUSTRIAL ONE - 3559 (M1 - 3559)  
TOTAL SITE AREA - 0.73 HA (1.79 AC)  
TOTAL SITE AREA (AFTER CONVEYANCES) - 0.68 HA (1.68 AC)

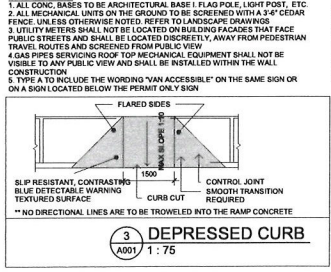
SETBACKS	REQUIRED	PROVIDED
MINIMUM LOT WIDTH (STEELES AVENUE EAST)	30m	84.2m
MINIMUM FRONT YARD DEPTH	6.0m	19.86m
MINIMUM INTERIOR SIDE YARD WIDTH	3.0m	16.48m (EAST) 10.70m (WEST)
MINIMUM REAR YARD DEPTH	6.0m	28.81m
MAXIMUM BUILDING HEIGHT	17.0m or 6 STOREYS	6 STOREYS
LANDSCAPE STRIP (STEELES AVE EAST)	3m	3m

PARKING REQUIREMENTS  
HOTEL: 1 PARKING SPACE FOR EACH 2.3 BEDROOMS PLUS 1 PARKING SPACE FOR EACH 10 SQUARE METRES OF GROSS COMMERCIAL FLOOR AREA OF PORTION THEREOF DEVOTED TO PUBLIC USE INCLUDING MEETING ROOMS, CONFERENCE ROOMS, RECREATIONAL FACILITIES, DINING LOUNGE AND TAVERN AREAS, BUT EXCLUDING BEDROOMS, WASHROOMS, LOBBIES, HALLWAYS, ELEVATORS, AND STAIRWAYS  
HOTEL-1 SPACE PER 2.3 ROOMS: 48 SPACES  
CONFERENCE/MEETING ROOMS: 465.6m<sup>2</sup> (5,231m<sup>2</sup>) 47 SPACES  
TOTAL PARKING REQUIRED: 95 SPACES

ACCESSIBLE PARKING		
REQUIREMENT FOR 101 TO 200 PARKING SPACES IS 4% OF TOTAL SPACES = 4 TOTAL (2 TYPE A + 2 TYPE B)		
Type	SIZE	COUNT
ACCESSIBLE TYPE A	3.4m x 5.4m	2
ACCESSIBLE TYPE B	2.4m x 5.4m	2
TYPICAL PARKING	2.7m x 5.4m	91

FLOOR AREA SCHEDULE		
Level	Area	Area (m <sup>2</sup> )
T/O GROUND FLOOR	11962 SF	1110 m <sup>2</sup>
T/O SECOND FLOOR	11409 SF	1060 m <sup>2</sup>
T/O THIRD FLOOR	11441 SF	1063 m <sup>2</sup>
T/O FOURTH FLOOR	11441 SF	1063 m <sup>2</sup>
T/O FIFTH FLOOR	11441 SF	1063 m <sup>2</sup>
T/O SIXTH FLOOR	11441 SF	1063 m <sup>2</sup>
TOTAL	69555 SF	6420 m <sup>2</sup>

SUITE MIX		
SUITE MIX	Count	%
KING	30	27%
KING ACCESSIBLE	8	7%
KING SUITE	15	14%
KING XWIDE	7	6%
QQ	35	32%
QQ ACCESSIBLE	3	3%
QQ SUITE	12	11%
TOTAL ROOMS	110	100%



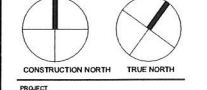
Chamberlain Architect Services  
4671 Palladium Way, Suite 1  
Burlington, Ontario L7M 0W9  
CANADA  
Tel: 905.631.7777  
Fax: 905.631.7717  
www.chamberlainadp.com

NO.	ISSUED	DATE
1	THE ZONING	MAY 31 2020
2	SITE PLAN APPROVAL	JUNE 30 2020
3	SPA 21	FEB 10 2021
4	SPA 21	APR 06 2021
5	SPA 21	JUNE 20 2021
6	SPA 21	AUG 04 2021

CREDIT NOTE:  
THIS SITE PLAN IS BASED UPON AND MUST BE READ IN CONJUNCTION WITH THE SURVEY PLAN PREPARED BY TASCAN MOULAN ARCHITECT LIMITED, ONTARIO LAND SURVEYORS, DATED JANUARY 15, 2020. CHAMBERLAIN ARCHITECT SERVICES LIMITED ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE DATA SUPPLIED AND SUCH DATA IS NOT INCLUDED UNDER SEALS OF CERTIFICATION, IF ANY.

DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "TAKEN FOR CONSTRUCTION". VERIFY CONFIGURATIONS AND DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.  
CHAMBERLAIN ARCHITECT SERVICES LIMITED AND CHAMBERLAIN CONSTRUCTION SERVICES LIMITED HAVE SEPARATE OWNERSHIP.  
CLIENT:

WAHEGURU INVESTMENTS INC



6 STOREY HOTEL 110 ROOMS

SPA-2021-0147  
Region File: SP-21-147B.

1304  
STEELES AVE.  
BRAMPTON, ON.

SHEET NAME

SITE PLAN

START DATE: MARCH, 2018

DRAWN BY: SM

CHECKED BY: SM

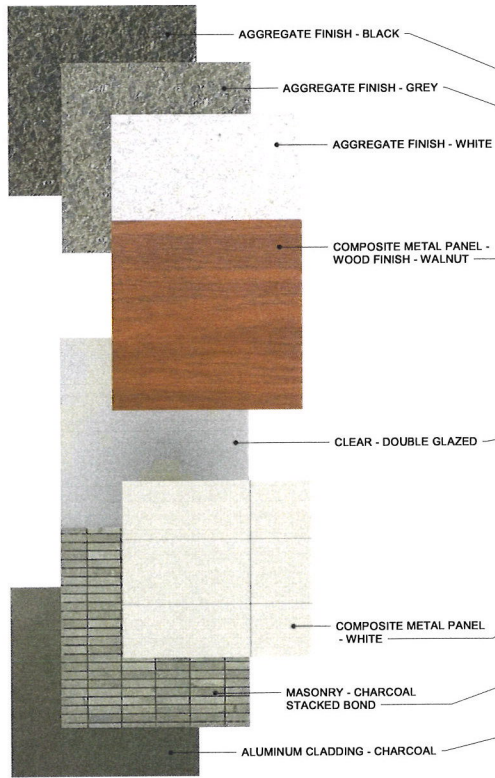
SCALE: As indicated

PROJECT NO: 118025

DRAWING

A001





VIEW FROM STEELES AVENUE



VIEW FROM STEELES AVENUE - PORTE COCHERE



VIEW FROM REAR (NORTH)

Chamberlain Architects  
Constructors  
Managers

Chamberlain Architect Services  
4671 Palladium Way, Suite 1  
Burlington, Ontario L7M 0W9  
CANADA  
Tel: 905.631.7777  
Fax: 905.631.7717  
www.chamberlainpd.com

NO.	ISSUED	DATE
1	REVISION	MAY 31 2020
	SITE PLAN APPROVAL	JUNE 30 2021
	SPA 12	DEC 12 2021

DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "READY FOR CONSTRUCTION". VERIFY CONFIGURATIONS AND DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES. CHAMBERLAIN ARCHITECT SERVICES LIMITED AND CHAMBERLAIN CONSTRUCTION SERVICES LIMITED HAVE SIMILAR OWNERSHIP.

CLIENT  
WAHEGURU INVESTMENTS INC

SEAL  
ONARIO ASSOCIATION OF ARCHITECTS  
STEPHEN A. MAURO  
L18025  
1994

CONSTRUCTION NORTH TRUE NORTH

PROJECT  
6 STOREY HOTEL 110 ROOMS

SPA-2021-0147  
Region File: SP-21-147B  
1304  
STEELES AVE.  
BRAMPTON, ON.

SHEET NAME  
PERPSECTIVES

START DATE  
MARCH, 2018

DRAWN BY  
Author

CHECKED BY  
Checker

SCALE

PROJECT NO.  
118025

DRAWING  
A202





VIEW ENTERING SITE FROM WEST DRIVE



VIEW FROM STEELES AVENUE



Architects  
Consultants  
Managers

Chamberlain Architect  
Services

4671 Palladium Way, Suite 1  
Burlington, Ontario L7M 0W8  
CANADA

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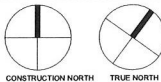
NO.	ISSUED	DATE
1	REVISION	MAY 31 2018
2	SITE PLAN APPROVAL	JUNE 30 2017
3	SPA 17	DEC 12 2017

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OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.  
CHAMBERLAIN ARCHITECT SERVICES LIMITED AND  
CHAMBERLAIN CONSTRUCTION SERVICES LIMITED  
HAVE RELEASED THIS DRAWING.

CLIENT

WAHEGURU  
INVESTMENTS INC

SEAL



PROJECT



6 STOREY HOTEL 110  
ROOMS

SPA-2021-0147  
Region File: SP-21-147B.  
1304  
STEELES AVE.  
BRAMPTON, ON.

SHEET NAME

PERSPECTIVES

START DATE MARCH, 2018

DRAWN BY Author

CHECKED BY Checker

SCALE 1 : 1

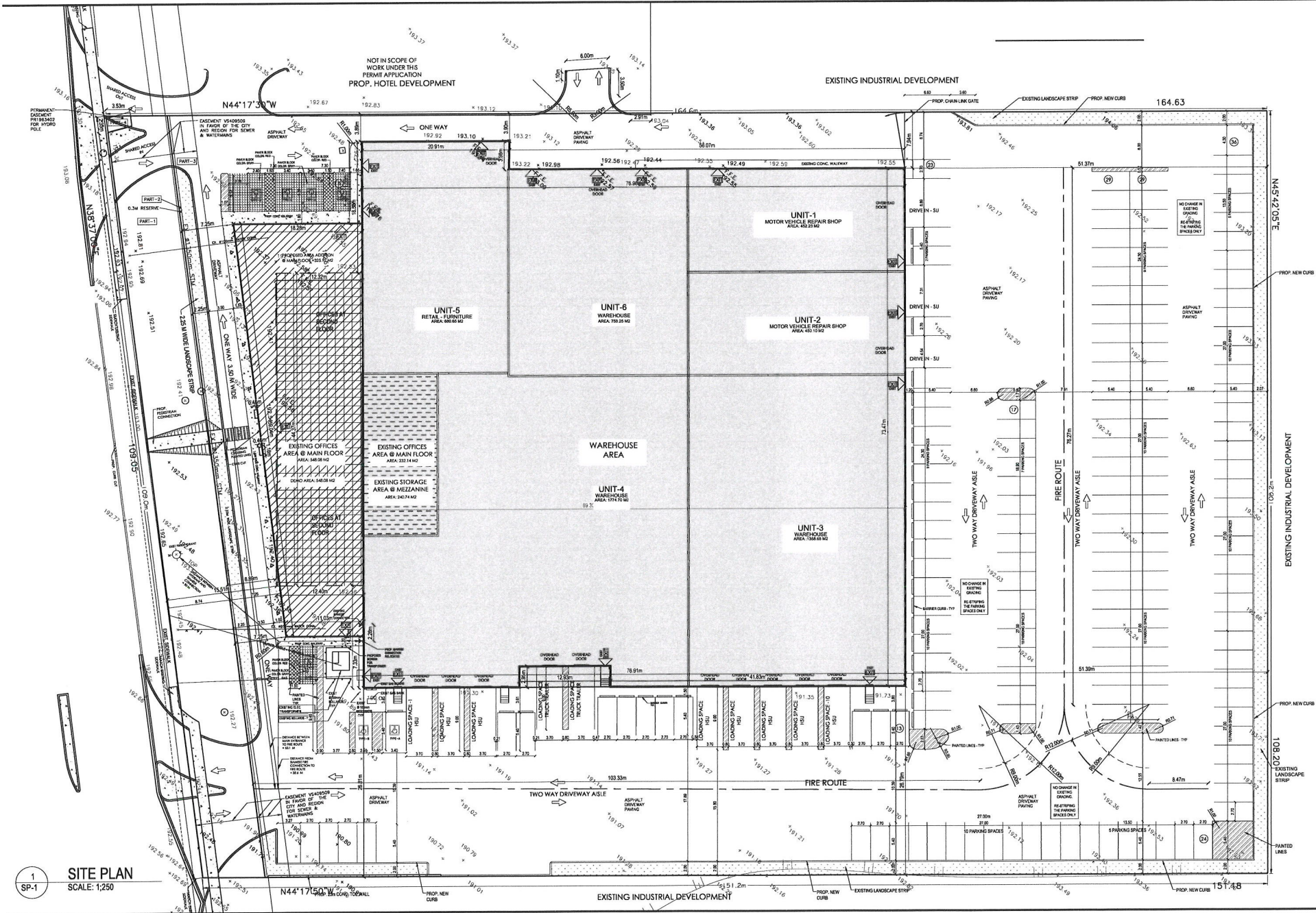
PROJECT NO 118025

DRAWING

A203

C:\Users\chamberlain\Documents\118025 BRAMPTON HO.DWG, N/A, 2/28/2018, 2:00:44:00, chamberlainipd.com





LEGEND	
	EXISTING CONSTRUCTION TO REMAIN
	EXISTING CONSTRUCTION TO BE DEMOLISHED
	PROPOSED NEW CONSTRUCTION
	LANDSCAPE AREA
	ENTRANCE TO PROPOSED NEW UNITS

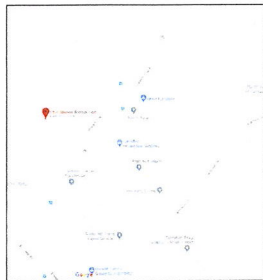
ZONING: M2-168 - INDUSTRIAL  
HEIGHT: NO RESTRICTION, BUT MAXIMUM 2 STOREYS ON A LOT WHICH ADJACENT TO A RESIDENTIAL ZONE  
FIRE WALL

BUILDING OCCUPANCY CLASSIFICATION:  
GROUP - 1, DIVISION - 2, 3, 2.2.69 (B)  
UP TO 4 STOREYS, SPRINKLERED

SETBACKS			
	REQUIRED	PROVIDED	REMARK
NORTH (REAR)	7.00m	51.37m	EXISTING
EAST (SIDE)	7.60m	26.78m	EXISTING
SOUTH (FRONT)	9.00m	12.52m	PROP.
WEST (SIDE)	7.60m	3.99/7.92m	EXISTING

LIST OF DRAWINGS	
DWG #	TITLE
SP-1	SITE PLAN
SP-2	SITE SECTION
SP-3	SITE PLAN - TYP DETAILS
A01	OVERALL EXISTING MAIN FLOOR PLAN
A02	DEMO PLAN
A03	OVERALL MAIN FLOOR PLAN
A04	OVERALL SECOND FLOOR PLAN
A05.1	PROPOSED GROUND FLOOR PLANS
A05.2	PROPOSED SECOND FLOOR PLANS
A05.3	FLOOR AREA DIAGRAM
A06	ROOF PLAN
A07	ELEVATIONS
A08	SECTIONS

2  
SP-1  
LIST OF DRAWINGS  
SCALE: NTS



3  
SP-1  
CONTEXT PLAN  
SCALE: NTS

**LPM**  
LAXMAN PATEL  
ARCHITECT

1601-21 MARKHAM LANE, TORONTO, ON, M3V 5E4  
647 967 7937 E: LAXMAN@KALPARCHITECT.COM

ALL INFORMATION AND DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE. DO NOT SCALE DRAWINGS ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT OF THE WORK. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BY-LAWS AND CODES HAVING JURISDICTION OVER THE CONSTRUCTION SITE. THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT OF THE DESIGNER AND MAY NOT BE REPRODUCED, COPIED OR ALTERED WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.

NO.	BY	DESCRIPTION	DATE
5	LP	SPA SUBMISSION-5	2022.12.06
4	LP	SPA SUBMISSION-4	2022.09.28
3	LP	SPA SUBMISSION-3	2022.05.19
2	LP	ISSUED FOR CMA	2021.04.20
1	LP	ISSUED FOR SPA APPLICATION	2019.12.05

THE GENERAL CONTRACTOR SHALL REPORT AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO THE ARCHITECT. DRAWING MUST NOT BE SCALED. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS COUNTERSIGNED BY:

NOTE:  
1. FOR LIST OF DRAWINGS AND CONTEXT PLAN REFER DWG NO. SP-01

PROJECT:  
ADDITION & ALTERATION OF INDUSTRIAL UNIT  
1310 STEELES AVE, EAST, BRAMPTON  
DRAWING TITLE:  
PROPOSED SITE PLAN

DRAWN BY: LP  
CHECKED BY: LP  
DATE: 2019.02.20  
SCALE: AS NOTED  
DRAWING NO. SP-1



FILE NO.  
SPA-2019  
-0067



