



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221, 3935 Fax (905) 546-4202
E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING **Minor Variance**

You are receiving this notice because you are either:

- Assessed owner of a property located within 60 metres of the subject property
 - Applicant/agent on file, or
 - Person likely to be interested in this application
-

APPLICATION NO.: HM/A-21:304

APPLICANTS: Owner Jim Perdikoulis
Agent Donald Weekes

SUBJECT PROPERTY: Municipal address **175 Young St., Hamilton**

ZONING BY-LAW: Zoning By-law 05-200, as Amended

ZONING: C2 district (Neighbourhood Commercial)

PROPOSAL: To permit the establishment of an Outdoor Commercial Patio in the parking area of the existing Restaurant, notwithstanding,

1. The proposed outdoor commercial patio shall be permitted to be located within the rear yard notwithstanding an outdoor commercial patio is only permitted to be located within the front yard where the rear lot line abuts a residential zone.
2. The capacity of the existing parking area shall be permitted to be reduced to provide 12 on-site parking spaces instead of providing a minimum of 27 parking spaces required to be provided for a building containing one (1) residential dwelling unit and a restaurant with a gross floor area of 214.8 square metres;

NOTES:

1. The seating capacity of the proposed outdoor commercial patio has not been provided. A further variance will be required if a minimum of 1.10 square metres of patio area is not provided per person.
2. Please be advised that an outdoor commercial patio is not permitted to be used for commercial entertainment or commercial recreation including live or recorded music or dance facilities.
3. The applicant shall ensure the gross floor area of the existing restaurant has been provided in accordance with the definition of Gross Floor Area as defined within the Zoning By-law.
4. Pursuant to GISNet, this property is shown to abut a residential zone along the westerly (rear) lot line.

This application will be heard by the Committee as shown below:

DATE: Thursday, September 23rd, 2021
TIME: 1:30 p.m.
PLACE: Via video link or call in (see attached sheet for details)
To be streamed at
www.hamilton.ca/committeeofadjustment
for viewing purposes only

PUBLIC INPUT

Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, including deadlines for submitting to be seen by the Committee.

Orally: If you would like to speak to this item at the hearing you may do so via video link or by calling in. Please see attached page for complete instructions, including deadlines for registering to participate.

MORE INFORMATION

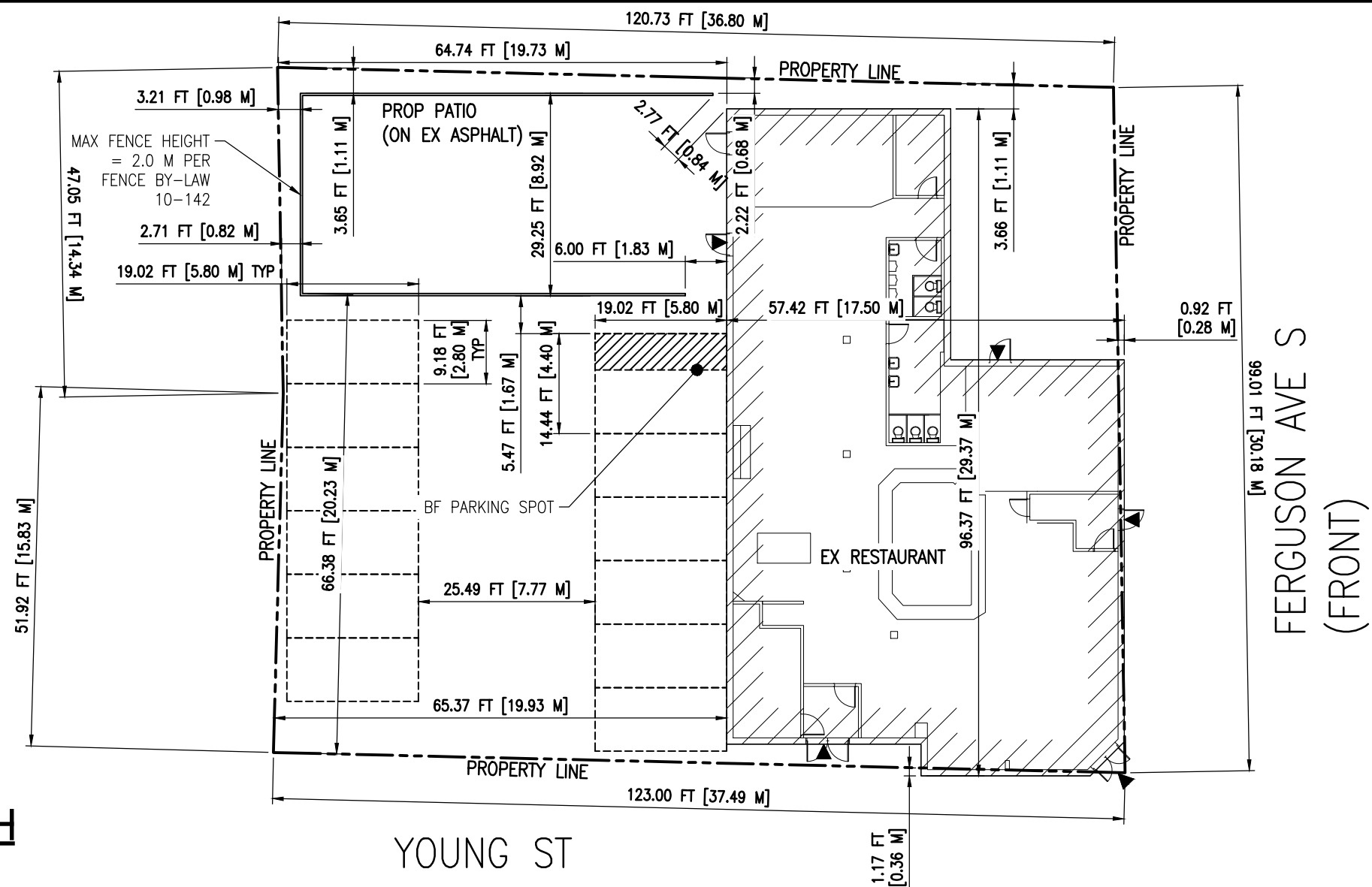
For more information on this matter, including access to drawings illustrating this request:

- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

DATED: September 7th, 2021.

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public.



SITE SKETCH

1:250

ZONING NOTES

ZONING CLASSIFICATION 'C2' (NEIGHBOURHOOD COMMERCIAL) (CITY OF HAMILTON BY-LAW 05-200)

MIN SETBACK FROM STREET LINE: 1.5 M
 MIN REAR YARD SETBACK: 6.0 M
 EX REAR YARD SETBACK: 19.7 M
 MIN SIDE YARD SETBACK: 1.5 M
 EX SIDE YARD SETBACK: 1.11 M

REQUIRED PARKING SPACES: 1 PER 8 M OF DINING GFA = 27
 BASED ON 214.8 SM INTERIOR DINING INCLUDING 1 BF SPACE

PROVIDED PARKING SPACES: 12 (INCLUDING 1 BF SPACE)

REQUIRED BICYCLE PARKING: NOT REQUIRED (BY-LAW 05-200 5.7(F))

MAX FENCE HEIGHT: 2.0 M PER FENCE BY-LAW 10-142 SENTENCE 3.2(A)

PROPERTY LINE PER SIDNEY W WOODS, INC. 1989.

IMPERIAL: ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE NOTED

REV	Y-M-D	DESCRIPTION	BY	CHECKED
0	2021-04-07	FOR REVIEW	E SELINGER	DG WEEKES
1	2021-04-23	FOR REVIEW	E SELINGER	DG WEEKES
2	2021-07-14	FOR MINOR VARIANCE	E SELINGER	DG WEEKES
3	2021-07-27	FOR MINOR VARIANCE	E SELINGER	DG WEEKES

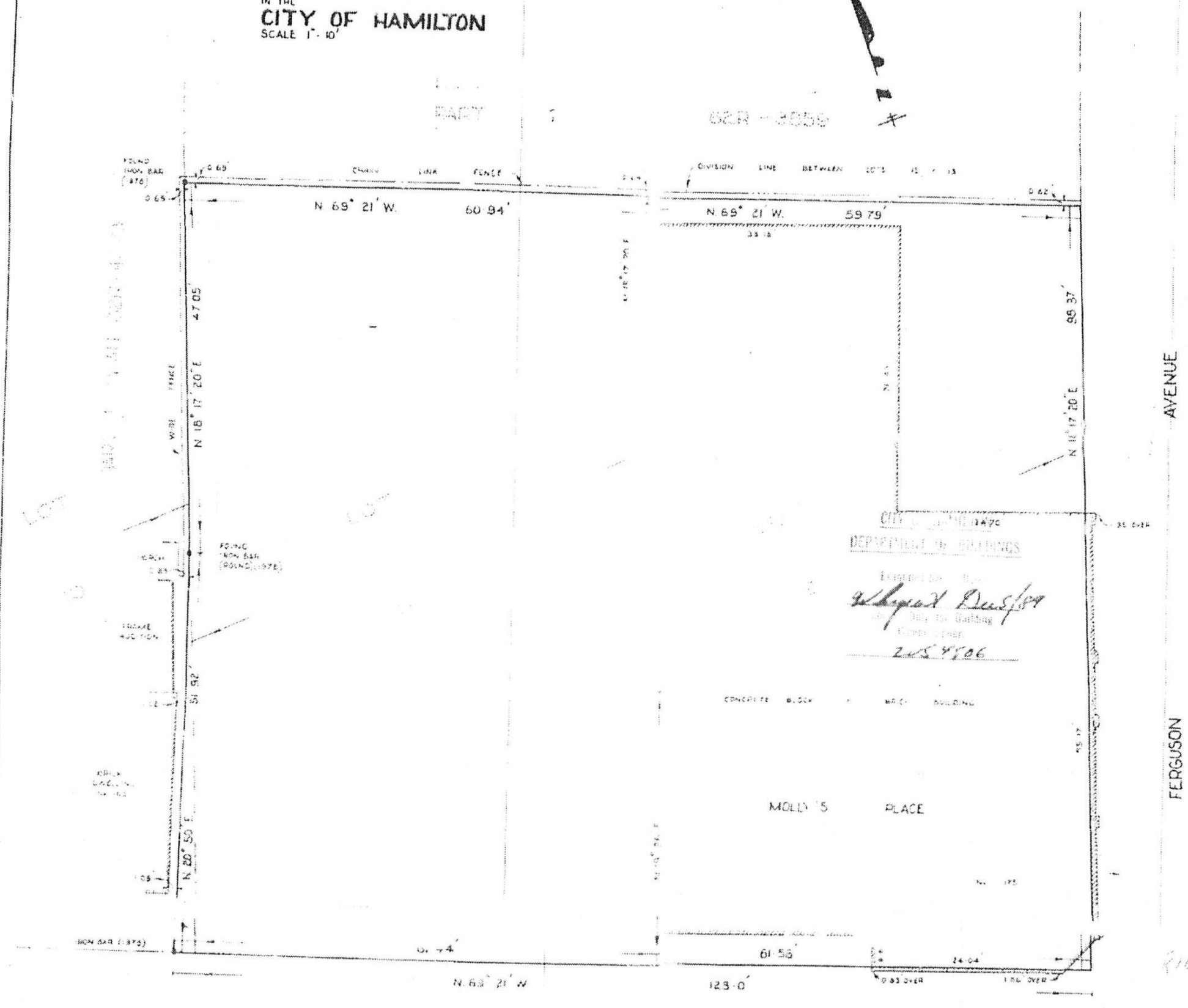
WEEKES ENGINEERING
 130 FERGUSON AVE N
 HAMILTON ON L8R1L7
 905-218-5482
 www.WeekesEngineering.com

THE CORKTOWN PUB
 175 YOUNG ST
 HAMILTON, ON L8N1V7
 SITE SKETCH

W.E. Prj #:	1376	DWG:	Z-100	SHT:	1	REV:	3
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LOT 11 PARTS OF LOTS 10 & 12
 IN THE BLOCK BOUNDED BY
 YOUNG, WALNUT & AUGUSTA STREET & FERGUSON AVENUE
 IN THE
 O.T. SPRINGER SURVEY
 REGISTERED PLAN N. 48
 IN THE
 CITY OF HAMILTON
 SCALE 1" = 10'

RIGHT TOP



CITY OF HAMILTON
 DEPARTMENT OF BUILDINGS
 EXEMPTED BY
Whipcord Dec 1/89
 2054506

NOTE -
 THIS PLAN IS PARTIALLY COMPILED FROM PREVIOUS SURVEYS
 MADE DURING 1881 & 1879
 READINGS ARE ASTROGNOMIC AND ARE REFERRED TO THE EASTERN
 LIMIT OF PLAN 429-14073 AS N 8° 17' 20" E
 LEFT BOTTOM

175 YOUNG STREET

SIDNEY W. WOODS INC.
 ENGINEERS & SURVEYORS
 HAMILTON ONTARIO
Sidney W. Woods

RIGHT BOTTOM



Committee of Adjustment
 City Hall, 5th Floor,
 71 Main St. W.,
 Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221
 Email: cofa@hamilton.ca

APPLICATION FOR A MINOR VARIANCE

FOR OFFICE USE ONLY.

APPLICATION NO. _____ DATE APPLICATION RECEIVED _____

PAID _____ DATE APPLICATION DEEMED COMPLETE _____

SECRETARY'S SIGNATURE _____

The Planning Act

Application for Minor Variance or for Permission

The undersigned hereby applies to the Committee of Adjustment for the City of Hamilton under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter P.13 for relief, as described in this application, from the Zoning By-law.

1, 2	NAME	ADDRESS
Registered Owners(s)	Dimitrios (Jim) Perdikoulas	[REDACTED]
Applicant(s)*	Weekes Engineering Donald Gregory Weekes	
Agent or Solicitor	Weekes Engineering Inc Donald Gregory Weekes	

Note: Unless otherwise requested all communications will be sent to the agent, if any.

3. Names and addresses of any mortgagees, holders of charges or other encumbrances:

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

4. Nature and extent of relief applied for:
Parking requirements, location of proposed patio

5. Why it is not possible to comply with the provisions of the By-law?
Existing Mixed Use Lot, insufficient area for required parking
Restaurant/Bar, 1 Apartment.

6. Legal description and Address of subject lands (registered plan number and lot number or other legal description and where applicable, **street and street number**):
175 Young St, Hamilton

7. PREVIOUS USE OF PROPERTY

Residential Industrial Commercial
Agricultural Vacant

Other _____

8.1 If Industrial or Commercial, specify use Restaurant

8.2 Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?

Yes No Unknown

8.3 Has a gas station been located on the subject land or adjacent lands at any time?

Yes No Unknown

8.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?

Yes No Unknown

8.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?

Yes No Unknown

8.6 Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been used as pesticides and/or sewage sludge was applied to the lands?

Yes No Unknown

8.7 Have the lands or adjacent lands ever been used as a weapon firing range?

Yes No Unknown

8.8 Is the nearest boundary line of the application within 500 metres (1,640 feet) of the fill area of an operational/non-operational landfill or dump?

Yes No Unknown

8.9 If there are existing or previously existing buildings, are there any building materials remaining on site which are potentially hazardous to public health (eg. asbestos, PCB's)?

Yes No Unknown

8.10 Is there any reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?
Yes No Unknown

8.11 What information did you use to determine the answers to 9.1 to 9.10 above?
Late 1800s construction

8.12 If previous use of property is industrial or commercial or if YES to any of 9.2 to 9.10, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed.

Is the previous use inventory attached? Yes No

9. ACKNOWLEDGEMENT CLAUSE

I acknowledge that the City of Hamilton is not responsible for the identification and remediation of contamination on the property which is the subject of this Application – by reason of its approval to this Application.

July 14 / 21
Date

[Signature]
Signature Property Owner

Jim Perdikaris
Print Name of Owner

10. Dimensions of lands affected:
Frontage 30.2 m
Depth 36.8 M
Area 1114.9 SM
Width of street _____

11. Particulars of all buildings and structures on or proposed for the subject lands: (Specify ground floor area, gross floor area, number of stories, width, length, height, etc.)
Existing: _
Building Area 416.4 SM, Gross Floor Area ~995 SM, 2.5 stys, ~11.0 m high, Length and width per drawing Z-100

Proposed
Patio Per Drawing Z-100

12. Location of all buildings and structures on or proposed for the subject lands; (Specify distance from side, rear and front lot lines)

Existing:
Per Z-100

Proposed:
Per Z-100

13. Date of acquisition of subject lands:
July 2013
14. Date of construction of all buildings and structures on subject lands:
Late 1800s (west side may be a later addition)
15. Existing uses of the subject property:
 Mixed Use Commercial
Restaurant/Bar, 1 Apartment.
16. Existing uses of abutting properties:
 E (Multiple Dwellings, By-law 6593), P1 (Neighbourhood Park)
17. Length of time the existing uses of the subject property have continued:
Since 1931
18. Municipal services available: (check the appropriate space or spaces)
 Water Y Connected Y
 Sanitary Sewer Y Connected Y
 Storm Sewers Y
19. Present Official Plan/Secondary Plan provisions applying to the land:
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
 C2 (Neighbourhood Commercial)
21. Has the owner previously applied for relief in respect of the subject property?
 Yes No
 If the answer is yes, describe briefly.
22. Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?
 Yes No
23. Additional Information
24. The applicant shall attach to each copy of this application a plan showing the dimensions of the subject lands and of all abutting lands and showing the location, size and type of all buildings and structures on the subject and abutting lands, and where required by the Committee of Adjustment such plan shall be signed by an Ontario Land Surveyor.