

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-21:163

APPLICANTS: Agent IBI Group
Owner McDonalds

SUBJECT PROPERTY: Municipal address **787 Barton St. E., Hamilton**

ZONING BY-LAW: Zoning By-law 05-200, as Amended 17-240

ZONING: "C5" (Mixed Use Medium Density) district

PROPOSAL: To permit the construction of a one (1) Storey, 25.1 m² west side addition to the existing restaurant building notwithstanding that;

1. A maximum 15.2 m building setback shall be provided abutting Lottridge Street instead of the maximum permitted 4.5 m building setback from a street line; and
2. A minimum 5.6 m building façade shall be provided instead of the minimum required 7.5 m façade height for any portion of a building along the street line; and
3. To permit the ground floor façade facing the front and flankage lot line to be less than 50% of the measurement of all lot lines abutting a street, whereas the By-law requires for a corner lot, that the minimum combined width of the ground floor façade facing the front and flankage lot line be greater than or equal to 50% of all lot lines; and
4. No additional parking spaces shall be provided on site, whereas the by-law requires a minimum of 3 additional parking spaces to be provided for the proposed addition; and
5. No barrier free parking space shall be provided, whereas the by-law requires 1 additional barrier free parking space to be provided.

Notes:

These variances are necessary to facilitate Site Plan Application SPA-21-013.
Variances have been written as requested by the applicant

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

DATE: Thursday, June 3rd, 2021
TIME: 1:35 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

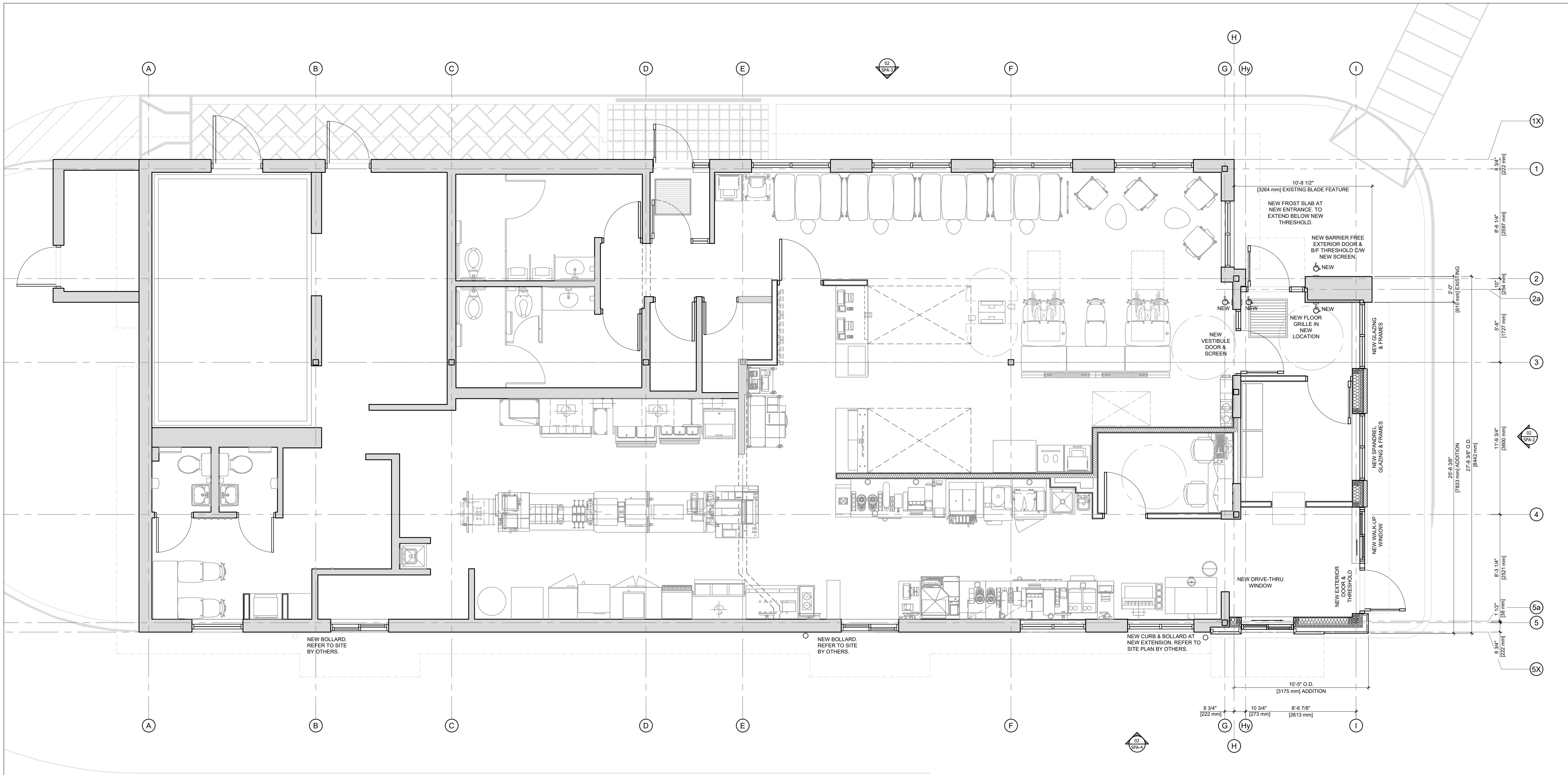
For more information on this matter, including access to drawings illustrating this request:

- 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: May 18th, 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.



01
SPA-1
EXTERIOR SHELL CONSTRUCTION PLAN
SCALE 1/4" = 1'-0"

GENERAL NOTES

- ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH APPLICABLE HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
- ALL WORK AND MATERIALS TO CONFORM TO APPLICABLE PROVINCIAL AND/OR FEDERAL STANDARDS AND SPECIFICATIONS INCLUDING ENVIRONMENT, TRANSPORTATION AND LOCAL UTILITIES.
- ALL WORK TO BE IN ACCORDANCE TO LOCAL, PROVINCIAL AND NATIONAL CODES, BYLAWS AND AUTHORITIES HAVING JURISDICTION.
- G.C. IS ADVISED THAT WORKS BY OTHERS MAY BE ONGOING DURING THE PERIOD OF THIS CONTRACT.
- G.C. SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH ALL OTHER CONTRACTORS TO PREVENT CONSTRUCTION CONFLICTS AND/OR DELAYS.
- G.C. TO PROVIDE AND INSTALL WOOD BLOCKING WITHIN WALL/PARAPET CONSTRUCTION FOR MOUNTING OF SIGNS. BLOCKING TO BE ALIGNED WITH EXTERIOR FACE OF STUDS. REFER TO SIGN SHOP DRAWINGS FOR BLOCKING REQUIRED.
- G.C. TO CAULK ALL DISSIMILAR FINISHES.
- G.C. TO CONFIRM AVAILABILITY AND LEAD TIMES ON ALL FINISHES SPECIFIED; G.C. SHALL HAVE ALL FINISHES ORDERED AND/OR PLACED ON HOLD FOR THE PROJECT AS SOON AS THE PROJECT IS AWARDED TO AVOID DELIVERY ISSUES.
- G.C. TO SUBMIT TWO (2) SETS OF SAMPLES FOR APPROVAL BY ARCHITECT PRIOR TO ORDERING ANY ALTERNATIVES, SUBSTITUTIONS AND/OR ALTERNATIVES SHALL BE SUBMITTED WITH COMPARISON CHART OUTLINING THE SIMILARITIES/DIFFERENCES FROM THE SPECIFIED PRODUCT. NOTE THAT SUPPLY AGREEMENTS ARE IN PLACE AND SUBSTITUTIONS/ALTERNATIVES WILL NOT BE ACCEPTED WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT.
- SUBSTITUTES / ALTERNATIVES INSTALLED WITHOUT WRITTEN APPROVALS FROM THE ARCHITECT SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL COSTS ASSOCIATED WITH THE REMOVAL, INSTALLATION, RE-STOCK FEES AS APPLICABLE SHALL BE ASSUMED BY THE G.C.
- FOR SIGNS, REFER TO PROPOSED EXTERIOR ELEVATIONS.
- REFER TO PLAN DETAILS AND WALL SECTIONS FOR DIMENSIONS.
- TOP OF NEW PARAPETS, DRIVE-THRU CLIPS, BLADES, RIBBONS, CANOPIES AND METAL CORNICE TO HAVE MINIMUM 2% SLOPE. REFER TO WALL SECTIONS.
- EXTERIOR WALL GRADE PLYWOOD TO BE TOE NAILED INTO BASEPLATE/TOP PLATES AS PER MUNICIPAL/JUDICIAL BY-LAWS/GOVERNING AUTHORITY.
- THE BUILDING ENVELOPE SHALL BE INSULATED IN ACCORDANCE WITH THE REQUIREMENTS LISTED UNDER OBC SB-10 AND THE REQUIREMENTS OF ASHRAE 90.1-2010.
- THE BUILDING ENVELOPE SHALL BE FULLY INSULATED WITH EXCEPTION TO DOORS, WINDOWS, ROOF PENETRATIONS AND BUILDING SERVICE PENETRATIONS AS PERMITTED UNDER THE REQUIREMENTS OF ABOVE CLAUSE.
- G.C. SHALL INCLUDE BID PRICING FOR REPLACING ROOF INSULATION REGARDLESS OF DISCREPANCIES OR OMISSIONS OF SUCH INSULATION IN THE ATTACHED DRAWINGS, WHETHER ON THE FLOOR PLANS, BUILDING SECTIONS, WALL SECTIONS, PLAN DETAILS AND/OR DETAIL SECTIONS, WHETHER THE DRAWING IDENTIFIES SUCH OMISSION FOR CLARITY OF DETAIL OR NOT.
- ADDITIONAL FEES RELATING TO INSULATION WITHIN THE BUILDING ENVELOPE WILL NOT BE CONSIDERED.
- GENERAL CONTRACTOR TO PROVIDE PROPER HOARDING DURING THE ENTIRE DEMOLITION AND CONSTRUCTION AND ENSURE THAT THE OPERATION OF TENANT'S BUSINESS NOT TO BE DISTURBED DURING CONSTRUCTION.
- THE CONTRACTOR AND SUBCONTRACTORS SHALL VISIT THE SITE DURING THE TENDERING AND COMPLETELY FAMILIARIZE THEMSELVES WITH THE SCOPE OF WORK, NO EXTRA WILL BE CONSIDERED FOR WORK REQUIRED TO MAKE GOOD AND PROVIDE A COMPLETE JOB.

LANDSCAPE NOTES

- ALL EXISTING LANDSCAPING THAT IS AFFECTED BY CONSTRUCTION TO BE RETURNED TO EXISTING CONDITION; IF LANDSCAPE IS FOUND NOT TO BE IN EXISTING CONDITION, CONTRACTOR IS SOLELY RESPONSIBLE FOR MAKING GOOD AT THEIR SOLE EXPENSE, AND SO AS NOT TO DELAY THE SCHEDULE.
- ALL EXISTING RAILING TO BE PATCHED AND REPAIRED PRIOR TO PAINT. G.C. TO PAINT RAILING TO MATCH -PT-2- ALL EXISTING STAIR RAILING AND GUARDS TO REMAIN AS IS UNLESS SPECIFIED OTHERWISE.

STAGING AREA NOTES

G.C. TO CONFIRM WITH CONSTRUCTION PROJECT MANAGER OR APPROACH LANDLORD (IF APPLICABLE) REGARDING STAGING AREA (FOR SUPPLIES, EQUIPMENT, DISPOSAL BINS AND TRADE PARKING).

NOTES

- CONFIRM WITH CONSTRUCTION PROJECT MANAGER OR APPROACH LANDLORD (IF APPLICABLE) REGARDING STAGING AREA FOR SUPPLIES, EQUIPMENT, DISPOSAL BINS AND TRADE PARKING.
- ALL HOLLOW METAL DOORS & FRAMES AND GARBAGE ENCLOSURE GATES TO BE PAINTED TO MATCH PT-2 CHARCOAL GREY.
- ALL EXISTING AND NEW BOLLARDS TO RECEIVE NEW GREY W/ WHITE STRIPE COVER.

SYMBOL LEGEND

	DETAIL NUMBER DRAWING NUMBER		CEILING TYPE EXISTING OR NEW
	SECTION NUMBER DRAWING NUMBER		CEILING HEIGHT EXISTING OR NEW
	ELEVATION NUMBER DRAWING NUMBER		FINISH TAG
	NOTE REFERENCE		WALL TYPE
	DOOR / WINDOW TAG		ROOM NAME & NUMBER
	EQUIPMENT NUMBER		ELEVATION HEIGHT

WALL HATCH LEGEND

	EXISTING WALL TO REMAIN.
	NEW WALL. REFER TO WALL TYPE SCHEDULE FOR DETAILS.

ISSUE TABLE

No.	Date (mon/dd/yyyy)	Description
01	JAN 05, 2021	ISSUED FOR SPA

ADDENDA TABLE

No.	Date (mon/dd/yyyy)	Description
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NOTICE OF CHANGE / SITE INSTRUCTION TABLE

No.	Date (mon/dd/yyyy)	Description
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AVENUE ARCHITECTURE INC.
291 Eglinton Ave. EAST
Toronto, ON M4P 1L3
T: (416) 481-1678

IMPORTANT NOTE:

ALL DIMENSIONS TO BE CONFIRMED ON SITE BY GC. G.C. TO PROVIDE PM AND ARCHITECT WITH PROGRESS PHOTOGRAPHS ON A WEEKLY BASIS FOR THE DURATION OF CONSTRUCTION.

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Do not scale the drawings.

The Contractor is to verify all dimension and conditions on the project and to report any discrepancies to the McDonald's Restaurants of Canada Limited representative prior to commencing work. These drawings are not to be used for construction purposes unless indicated by McDonald's Restaurants of Canada Limited as "Issued for construction".

ISSUED FOR CONSTRUCTION _____ DATE _____

McDONALD'S RESTAURANTS OF CANADA LIMITED
1 McDonald's PLACE
TORONTO, ONTARIO M5C 3L4
TELEPHONE: (416) 443-1000

Store Type
INTERIOR & EXTERIOR RE-IMAGE

Location
McDONALD'S NATIONAL ID NO. 25020
787 BARTON STREET,
HAMILTON, ON. L8L 3B2

Drawing Title
EXTERIOR SHELL
CONSTRUCTION PLAN

Drawn By:
EVAN KIEFT

QA Level Check 1:
EVAN KIEFT

QA Level Check 2:
EUGENE PILKIWI

QA Level Check 3:
SHEFALI KUMAR

Scale
1/4" = 1'-0"

Date
JAN 05, 2021

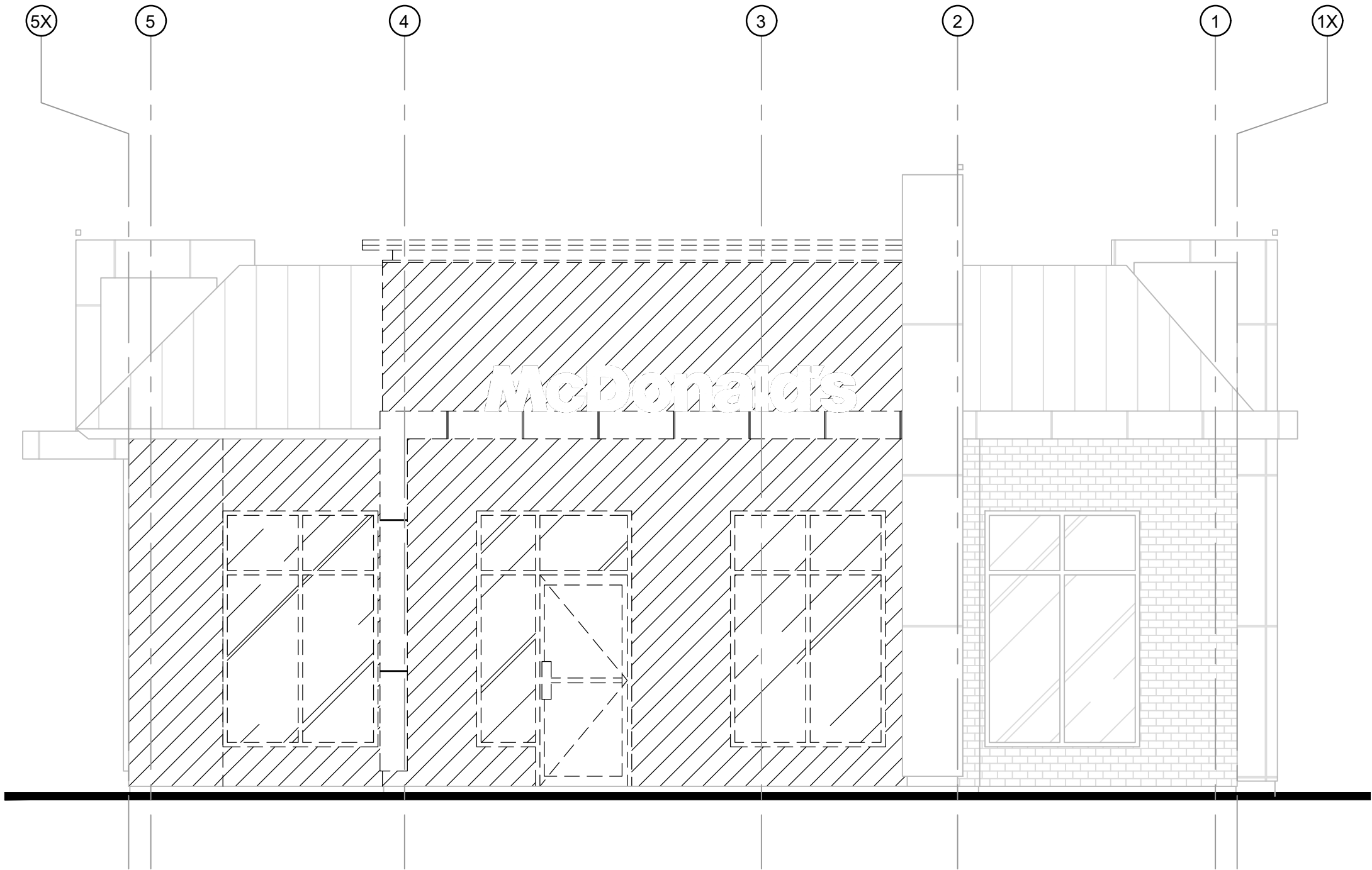
Project No.
MD-2020-25020

Drawing No.
SPA-1

SYMBOL LEGEND			
	DETAIL NUMBER		FINISH TAG
	SECTION NUMBER		
	DOOR / WINDOW TAG		ELEVATION HEIGHT

EXTERIOR ELEVATION LEGEND			
	EXISTING FINISH TO BE REMOVED		EXISTING GRAPHICS TO BE REMOVED
	EXISTING FINISH TO BE REPAIRED/REPLACED		EXISTING ELEMENTS TO BE REMOVED
			EXISTING ELEMENTS TO REMAIN

GENERAL NOTES - ALL EXTERIOR ELEVATIONS	
1.	REPAIR/REPLACE DAMAGED EXTERIOR JAMBS/DOOR FRAMES (ANODIZED ALUMINUM) AND DOOR THRESHOLDS AS REQUIRED.
2.	REPAIR/REPLACE ALL CAULKING AT EXISTING DOORS & WINDOWS WITH NEW APPLICABLE FLASHING.
3.	FOR ALL EXTERIOR FINISHES REMOVED, REPAIR/REPLACE ALL DAMAGED PLYWOOD AND DENS GLASS GOLD SHEATHING WITH AN EQUIVALENT THICKNESS OF EXTERIOR GRADE SHEATHING
4.	G.C. TO PROVIDE 3/4" PLYWOOD AT ALL SIGNAGE LOCATIONS. TO BE FLUSH WITH SURROUNDING PLYWOOD.
5.	PATCH AND REPAIR EXISTING STUCCO TO MATCH EXISTING TEXTURE PRIOR TO PAINTING.

 TO EXIST. TOWER BLADE TO EXIST. DIT CLIP TO ENTRANCE BLADE TO MANSARD ROOF U/S EXIST. MANSARD ROOF U/S OF EXIST. DIT CANOPY TO EXIST. WINDOW TO WINDOW SILL TO FINISHED FLOOR

01
SPA-2
EXISTING ELEVATION A
SCALE 1/4" = 1'-0"

 TO EXIST. TOWER BLADE TO EXIST. DIT CLIP TO MANSARD ROOF TO NEW PARAPET U/S EXIST. MANSARD ROOF U/S OF EXIST. DIT CANOPY TO EXIST. WINDOW TO WINDOW SILL TO FINISHED FLOOR

02
SPA-2
PROPOSED ELEVATION A
SCALE 1/4" = 1'-0"

ISSUE TABLE		
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01	JAN 05, 2021	ISSUED FOR SPA

ADDENDA TABLE		
No.	Date (mon/dd/yy)	Description

NOTICE OF CHANGE / SITE INSTRUCTION TABLE		
No.	Date (mon/dd/yy)	Description

ONARIO ASSOCIATION
OF
ARCHITECTS
SHEFALI KUMAR
LICENCE
5751

AVENUE ARCHITECTURE INC.
291 Eglinton Ave. EAST
Toronto, ON M4P 1L3
T : (416) 481-1678

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ISSUED FOR CONSTRUCTION _____ DATE _____

Project
McDONALD'S RESTAURANTS OF CANADA LIMITED
1 McDonald's PLACE
TORONTO, ONTARIO M3C 3L4
TELEPHONE: (416) 443-1000

Store Type
INTERIOR & EXTERIOR RE-IMAGE

Location
McDONALD'S NATIONAL ID NO. 25020
787 BARTON STREET,
HAMILTON, ON. L8L 3B2

Drawing Title
DEMO & PROPOSED EXTERIOR ELEVATIONS

Drawn By:
EVAN KIEFT

QA Level Check 1:
EVAN KIEFT

QA Level Check 2:
EUGENE PILKIW

QA Level Check 3:
SHEFALI KUMAR

Scale
1/4" = 1' - 0"

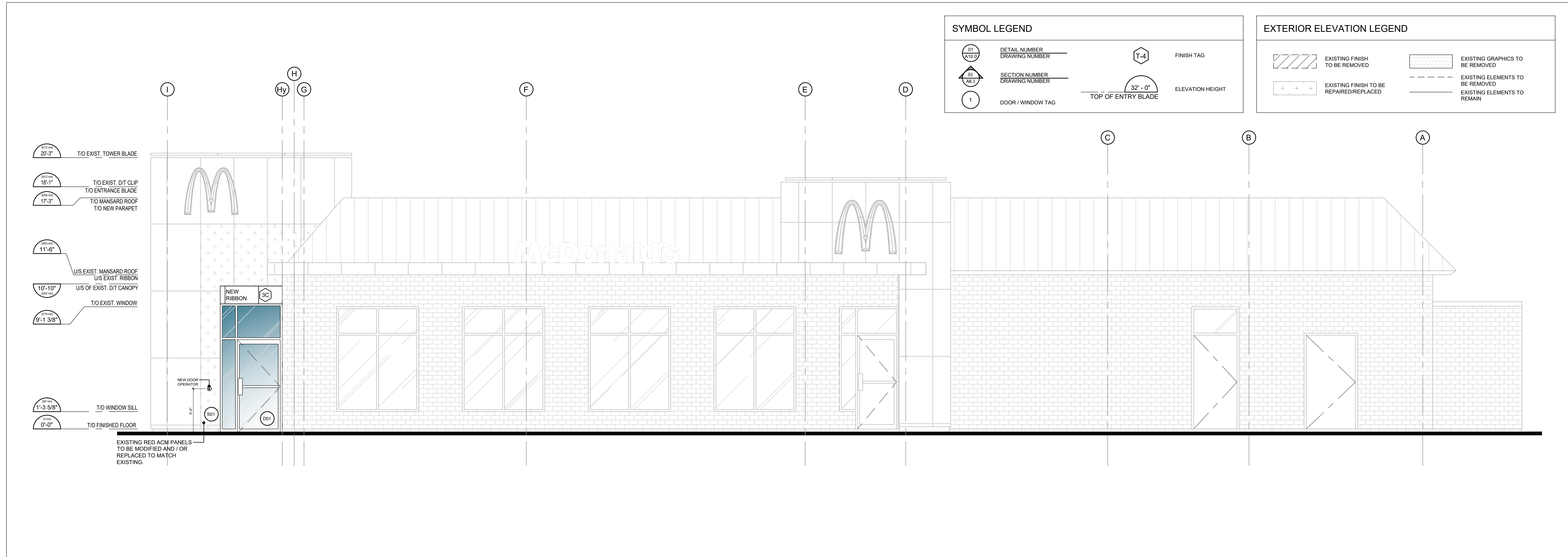
Date
JAN 05, 2021

Project No.
MD-2020-25020

Drawing No.
SPA-2



01 EXISTING ELEVATION B
SPA-3 SCALE 1/4" = 1'-0"



02 PROPOSED ELEVATION B
SPA-3 SCALE 1/4" = 1'-0"

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ISSUED FOR CONSTRUCTION DATE

Project
McDONALD'S RESTAURANTS OF CANADA LIMITED
1 McDONALD'S PLACE
TORONTO, ONTARIO M3C 3L4
TELEPHONE: (416) 443-1000

Store Type
INTERIOR & EXTERIOR RE-IMAGE

Location
McDONALD'S NATIONAL ID NO. 25020
787 BARTON STREET,
HAMILTON, ON. L8L 3B2

Drawing Title
DEMO & PROPOSED EXTERIOR ELEVATIONS

Drawn By:
EVAN KIEFT

QA Level Check 1:
EVAN KIEFT

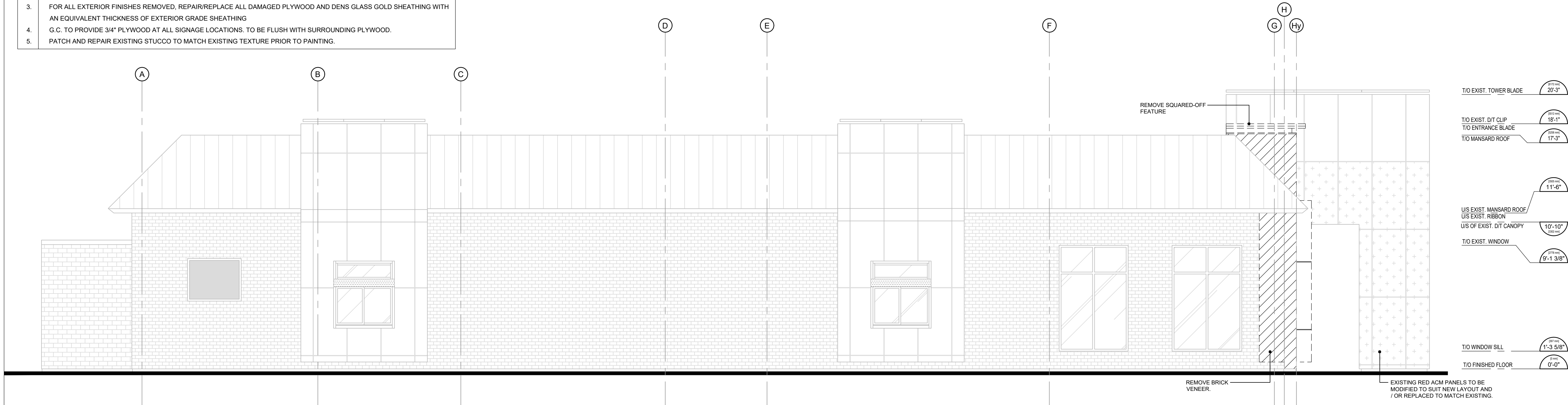
QA Level Check 2:
EUGENE PILKIW

QA Level Check 3:
SHEFALI KUMAR

Scale
1/4" = 1' - 0"
Date
JAN 05, 2021

Project No.
MD-2020-25020
Drawing No.
SPA-3

- GENERAL NOTES - ALL EXTERIOR ELEVATIONS
- REPAIR/REPLACE DAMAGED EXTERIOR JAMBS/DOOR FRAMES (ANODIZED ALUMINUM) AND DOOR THRESHOLDS AS REQUIRED.
 - REPAIR/REPLACE ALL CAULKING AT EXISTING DOORS & WINDOWS WITH NEW APPLICABLE FLASHING.
 - FOR ALL EXTERIOR FINISHES REMOVED, REPAIR/REPLACE ALL DAMAGED PLYWOOD AND DENS GLASS GOLD SHEATHING WITH AN EQUIVALENT THICKNESS OF EXTERIOR GRADE SHEATHING
 - G.C. TO PROVIDE 3/4" PLYWOOD AT ALL SIGNAGE LOCATIONS. TO BE FLUSH WITH SURROUNDING PLYWOOD.
 - PATCH AND REPAIR EXISTING STUCCO TO MATCH EXISTING TEXTURE PRIOR TO PAINTING.



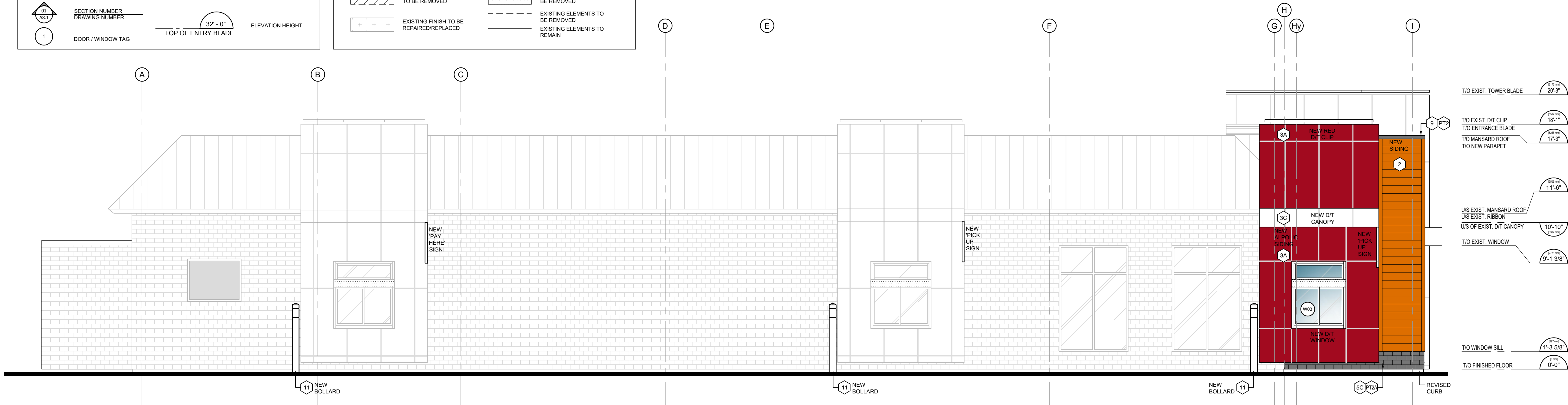
01 EXISTING ELEVATION C
SPA-4 SCALE 1/4" = 1'-0"

SYMBOL LEGEND

01 K10.0	DETAIL NUMBER DRAWING NUMBER	T-4	FINISH TAG
01 A8.1	SECTION NUMBER DRAWING NUMBER	32' - 0"	ELEVATION HEIGHT
1	DOOR / WINDOW TAG	TOP OF ENTRY BLADE	

EXTERIOR ELEVATION LEGEND

	EXISTING FINISH TO BE REMOVED		EXISTING GRAPHICS TO BE REMOVED
	EXISTING FINISH TO BE REPAIRED/REPLACED		EXISTING ELEMENTS TO BE REMOVED
			EXISTING ELEMENTS TO REMAIN



02 PROPOSED ELEVATION C
SPA-4 SCALE 1/4" = 1'-0"

ISSUE TABLE

No.	Date (mon/dd/yy)	Description
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ISSUED FOR CONSTRUCTION DATE

Project

McDONALD'S RESTAURANTS OF CANADA LIMITED
1 McDonald's Place
Toronto, Ontario M3C 3L4
Telephone: (416) 443-1000

Store Type
INTERIOR & EXTERIOR RE-IMAGE

Location
McDONALD'S NATIONAL ID NO. 25020
787 BARTON STREET,
HAMILTON, ON. L8L 3B2

Drawing Title
DEMO & PROPOSED EXTERIOR ELEVATIONS

Drawn By:
EVAN KIEFT

QA Level Check 1:
EVAN KIEFT

QA Level Check 2:
EUGENE PILKIW




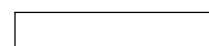

QA Level Check 3:
SHEFALI KUMAR



Scale
1/4" = 1' - 0"

Date
JAN 05, 2021

Project No.
MD-2020-25020


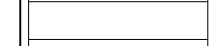





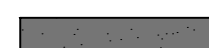




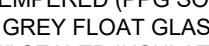



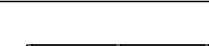
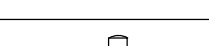
Drawing No.
SPA-4

PAINT FINISH SCHEDULE					
CODE	IMAGE	NAME	MANUF.	SPECIFICATION	CONTACT
PT1		COLOUR: REGENT GREY	DULUX	EXISTING BASE/SILL EXISTING BLOCK/STUCCO BELOW WINDOW TOP SILL LEVEL COLOUR: REGENT GREY (MCD-49)	PPG COATINGS CONTACT: RICK GARLIN ONE PPG PLACE PITTSBURGH, PA 15272 GARLIN@PPG.COM T) 866-298-7245 WWW.PPG.COM
PT2		COLOUR: CHARCOAL GREY	DULUX	DOORS & FRAMES, GUARD RAIL, ROOF ACCESS LADDER, METAL FLASHING / CORNICE, SCUPPER DRAIN / RWL COLOUR: CHARCOAL GREY URETHANE GLOSS (MCD-44)	
PT2H		COLOUR: CHARCOAL GREY	DULUX	STUCCO, GARBAGE ENCLOSURE DOORS & FRAMES COLOUR: CHARCOAL GREY MATTE (MCD-42)	
PT3		COLOUR: WHITE	DULUX	STUCCO ADJACENT TO DRIVE-THRU CLIP COLOUR: WHITE MATTE (MCD-51)	
PT4		COLOUR: ANCHOR BROWN	DULUX	SCUPPER DRAIN AND DOWN PIPE AT LAP SIDING COLOUR: ANCHOR BROWN MATTE (MCD-37)	

EXISTING EXTERIOR MATERIAL AND COLOUR SCHEDULE					
CODE	IMAGE	NAME	MANUF.	SPECIFICATION	CONTACT
E1		EXISTING STUCCO	---	EXISTING STUCCO FINISH TO REMAIN AND REPAINTED. COLOUR: PT1 / PT2	---
E2		EXISTING BLOCK / BRICK	G.C. TO VERIFY ON SITE.	CANADA BRICK (CSR) EXISTING MASONRY TO REMAIN, CLEANED, STAINED AND REPAIRED AS REQUIRED. COLOUR: PT1 / PT2A	G.C. TO SOURCE BRICK TO MATCH EXISTING IN SIZE, TEXTURE FOR USE AT NEW WALL CONSTRUCTION. G.C. TO MATCH JOINT TYPE AND SIZE.

GENERAL NOTES

- REPAIR/REPLACE DAMAGED EXTEIROR JAMBS/DOOR FRAMES (ANODIZED ALUMINUM) AND DOOR THRESHOLDS AS REQUIRED.
- REPAIR/REPLACE ALL CAULKING AT EXISTING DOORS & WINDOWS WITH NEW APPLICABLE FLASHING.
- PATCH AND REPAIR EXISTING STUCCO TO MATCH EXISTING TEXTURE PRIOR TO PAINTING.

CODE	IMAGE	NAME	MANUF.	SPECIFICATION	CONTACT
1B		AD 300 METAL SIDING (CHARCOAL GREY)	VICWEST	VICWEST METAL PANELS AD-300 & AD-300 SR PROFILES CHARCOAL GREY COLOUR: QC56072 (WALL) CAMBRIDGE WHITE COLOUR: QC56161 (WALL & SOFFIT)	VICWEST CONTACT: DAVID SHIELDS 1296 SOUTH SERVICE ROAD WEST OAKVILLE, ON L6L 5T7 DSHIELDS@VICWEST.COM T) 905-825-2252 F) 905-825-2272 WWW.VICWEST.COM
1C		AD 300 METAL SIDING (CAMBRIDGE WHITE)			
1D		AD 300 METAL SIDING RIBBON/CANOPY & SOFFIT (CAMBRIDGE WHITE)			
2		HARDIE PLANK - FIBER CEMENT LAP SIDING (WITH TRIM)	JAMES HARDIE	HARDIE PLANK LAP SIDING (DREAM COLLECTION) COLOUR: ANCHOR BROWN TEXTURE: SELECT CEDARMILL LAP SIDING SIZE: 3/8" X 8 1/4" X 1 1/2" - 7" EXPOSURE TRIM BOARD SIZE: 3" X 1"	1-888-J-HARDIE
3A		ALPOLIC ACM PANEL SYSTEM (RED)	CLADCO	ACM PANEL SYSTEM RED COLOUR: MR-RON RED (BLADE, DRIVE THRU SURROUND) WHITE COLOUR: MW-BNT WHITE (RIBBON, DRIVE THRU CANOPY/CLIP, CANOPY) GREY COLOUR: MZG GREY (BLADE) ALPOLIC/FR AT D/T FACADE	CLADCO 2270 INDUSTRIAL STREET BURLINGTON, ON L7P 1A1 RINA.MANZANO@CLADCO.COM T) 905-336-1219 F) 905-336-1205 WWW.CLADCO.COM
3B		ALPOLIC ACM PANEL SYSTEM (WHITE)			
3C		ALPOLIC RIBBON & CANOPY C/W AD 300 SOFFIT (WHITE / WHITE)			
4		ACRYLIC STUCCO FINISH	DRYVIT SYSTEMS OUTSULATION PD (NO SUBSTITUTES)	PMR ACRYLIC PAINT WITH "STRATOTONE" REFER TO EXTERIOR ELEVATIONS FOR COLOUR	DRYVIT SYSTEMS CANADA LTD. 1-800-263-3308 (ONTARIO & QUEBEC) 1-800-668-0305 (ALL OTHERS)
5A		NEW BASE SILL	RICHVALE YORK BLOCK INC.	RICHVALE CAMBRIDGE ARCHITECTURAL SILL 3 1/2" x 5 1/2" x 24" COLOUR TO MATCH ARCHITECTURAL BLOCK	RICHVALE YORK BLOOD INC. CONTACT: TINO CORRADO 1298 CLARKE RD. LONDON, ON N5V 3B5 TCORRADO.RICHVALEYORK@BELLNET.CA T) 416-213-7444 WWW.RICHVALEYORK.COM
5B		ARCHITECTURAL BLOCK	RICHVALE YORK BLOCK INC.	RICHVALE YORK BLOCK 4" X 4" X 16" OR SLICE TO SUIT DEPTH ON SITE. "ONYX" COLOUR GROUND FACE ARCHITECTURAL BLOCK	
5C		NEW BRICK & SILL (TO MATCH EXISTING)	G.C. TO SOURCE	G.C. TO VERIFY ON SITE FOR REPAIRS TO STONE SILL. G.C. TO KEY BRICK INTO SIDES OF OPENING.	G.C. TO SOURCE
6A		STOREFRONT WINDOW FRAMES / TRIM	KAWNEER	KAWNEER TRIFAB VG 451 SYSTEM (FRONT PLANE) FINISH: CLEAR ANODIZED ALUMINUM	KAWNEER CO. CANADA LTD. CONTACT: PAUL CLAYTON 200 CONFEDERATION PARKWAY, UNIT 2 VAUGHAN, ON L4K 4T8 T) 416-294-0684
			WINDSPEC	WINDSPEC 655 SERIES (STOREFRONT GLAZING) 2" SIGHTLINE AND 4 1/2" OVERALL DEPTH	WINDSPEC INC. 1310 CREDITSTONE RD. CONCORD, ON L4K 5T7 T) 905-738-5311
			COMMDOOR	COMMDOOR 2500 FRAMING SYSTEM THERMALLY BROKEN FLUSH GLAZING SYSTEM 2" SIGHTLINE AND 4 1/2" OVERALL DEPTH	COMMDOOR ALUMINUM 471 CHRISLEA ROAD, WOODBRIDGE, ON L4L 8N6 TOLL 1.800.565.1851 PHONE 416.743.3667
6B		CURTAINWALL WINDOW FRAMES / TRIM	ALUMICOR	ALUMICOR 2200 SERIES (CURTAIN WALL SYSTEM) THERMAWALL TW2200 (FULLY THERMALLY BROKEN) (PREFERRED)	ALUMICOR 290 HUMBERLINE DR, TORONTO, ON M9W 582 T) 416-745-4222 TF) 877-258-6426
				ALUMICOR 2200 SERIES (CURTAIN WALL SYSTEM) VERSAWALL MIDLINE 2200 C/W ADDED PRESSURE PLATES	
7		WINDOW FRAMES / TRIM	EASI-SERV INC.	DRIVE-THRU WINDOW TO REPLACE EXISTING GLAZING SS200-2 MANUAL IN-LINE SIDE SLIDER BY EASI-SERV. CLEAR ANODIZED ALUMINUM FINISH, RIGHT TO LEFT OPERATION WHEN VIEWED FROM OUTSIDE (COORDINATE WITH ELEVATIONS), WITH CUSTOM TRANSOM GLASS ABOVE AND BELOW TO INCLUDE OPACI-COAT-300 OPAQUE FILM ON INSIDE OF EXTERIOR GLAZING COLOUR TO MATCH "HARMONY GREY"	EASI-SERV INC. CONTACT: FELIPE MONTIEL UNIT 302, BUILDING D 6741 CARIBOD RD., BURNABY, BC V3N 4A3 T) 1-888-591-0106 WWW.EASY-SERV.COM
8		SPANDREL GLASS	VITRO ARCHITECTURAL GLASS	SPANDREL GLASS - TEMPERED (PPG SOLAR GREY FLOAT GLASS) - 1" SEALED INSULATED DOUBLE GLAZING	VITRO ARCHITECTURAL GLASS CONTACT: ANTHONY SHEFFO CHESWICK, PA 15024 ASHEFFO@VITRO.COM T) 412-820-8529 WWW.VITROGLASSHUB.COM
9		PREFINISHED METAL FLASHING	WESTMAN STEEL	PRE-FINISHED METAL CAPPED FLASHING REFER TO ELEVATIONS FOR COLOUR / MATERIAL TO MATCH	WESTMAN STEEL CONTACT: DEBBIE 605 SHELDON DRIVE CAMBRIDGE, ON N1T 2K1 T) 519-820-6001 WWW.WESTMANSTEEL.CA
10		OPACI-COAT-300 GLAZING FILM	ICD HIGH PERFORMANCE COATINGS	OPAQUE FILM ON EXTERIOR GLAZING COLOUR: #1-0016 "SOLAR GREY" FILM	ICD High Performance Coatings CONTACT: JAMIE 7350 S UNION RIDGE PARKWAY RIDGFIELD, WA 98842 T) 360-546-2286 WWW.ICDCOATINGS.COM
11		BOLLARD COVER	SUREGUARD SECURITY PRODUCTS	COVER IN GREY WITH WHITE TAPE	SUREGUARD T) 1-800-756-3537

ISSUE TABLE

No.	Date (mon/dd/yy)	Description
01	JAN 05, 2021	ISSUED FOR SPA

ADDENDA TABLE

No.	Date (mon/dd/yy)	Description

NOTICE OF CHANGE / SITE INSTRUCTION TABLE

No.	Date (mon/dd/yy)	Description



IMPORTANT NOTE:

ALL DIMENSIONS TO BE CONFIRMED ON SITE BY GC. G.C. TO PROVIDE PM AND ARCHITECT WITH PROGRESS PHOTOGRAPHS ON A WEEKLY BASIS FOR THE DURATION OF CONSTRUCTION.

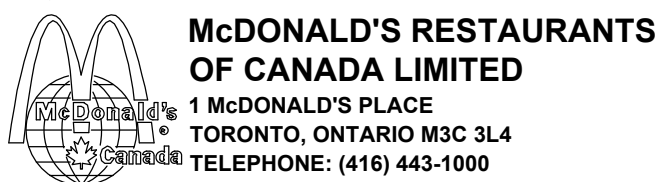
This drawing is owned by or licensed for use by McDonald's Restaurants of Canada Limited (or its affiliated or related companies) and may not be reproduced, used, downloaded, disseminated, published, or transferred in any form or by any means, except with the prior written consent of McDonald's Restaurants of Canada Limited. Copyright infringement is a violation of federal law subject to criminal and civil penalties.

Do not scale the drawings.

The Contractor is to verify all dimension and conditions on the project and to report any discrepancies to the McDonald's Restaurants of Canada Limited representative prior to commencing work. These drawings are not to be used for construction purposes unless indicated by McDonald's Restaurants of Canada Limited as "issued for construction".

ISSUED FOR CONSTRUCTION _____ DATE _____

Project



Store Type

INTERIOR & EXTERIOR RE-IMAGE

Location

McDONALD'S NATIONAL ID NO. 25020
787 BARTON STREET,
HAMILTON, ON. L8L 3B2

Drawing Title

EXTERIOR MATERIAL
AND COLOUR SCHEDULE

Drawn By:

EVAN KIEFT

QA Level Check 1:

EVAN KIEFT

QA Level Check 2:

EUGENE PILKIWI

QA Level Check 3:

SHEFALI KUMAR

Scale

N.T.S.

Date

JAN 05, 2021

Project No.

MD-2020-25020

Drawing No.

SPA-5

**IBI GROUP**

200 East Wing – 360 James Street North
Hamilton ON L8L 1H5 Canada
tel 905 546 1010 fax 905 546 1011
ibigroup.com

April 15, 2021

Ms. Jamila Sheffield
Secretary Treasurer-Committee of Adjustment
City of Hamilton
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

Dear Ms. Sheffield,

**787 Barton Street East, Hamilton, ON – Re: SPA-21-013
Minor Variance Application**

On behalf of our client, McDonald's Restaurants of Canada, we are pleased to submit a Minor Variance application for the above noted development application. The application seeks to add a 25.1-meter square addition to the front portion of the existing western wall of the McDonald's restaurant.

Background

On January 15, 2021, a Site Plan Amendment Application (SPA-21-013) was submitted to the Planning Department in order to facilitate the proposed addition to the existing McDonald's restaurant. On March 9th, 2021, zoning comments were received, dated March 1, 2021, which indicated that the subject site is zoned Mixed Use – Medium Density "C5" within the Hamilton Zoning By-law 05-200, and that the proposal was a recognized and permitted use. Furthermore, the comments provided areas where the proposal did not conform to the zoning By-law, resulting in the requested minor variances.

Requested Variances

The variances being sought in support of the proposal are as follows:

1. *Section 10.5.3 (a)(ii) of Zoning By-law 05-200, as amended*

That a 15.16 metre setback be provided abutting Lotridge Street East, whereas the By-law requires a maximum 4.5 metre building setback from a Street Line, except where a visibility triangle is required for a driveway access.

2. *Section 10.5.3 (d)(i) of Zoning By-law 05-200, as amended*

That a minimum façade height of 5.6 metres is provided for a portion of a building along a street line, whereas the By-law requires a minimum 7.5 metre façade height for any portion of a building along a street line.

3. *Section 10.5.3 (g)(iii) of Zoning By-law 05-200, as amended*

That the ground floor façade facing the front and flankage lot line be less than 50% of the measurement of all lot lines abutting a street, whereas the By-law requires for a corner lot, that the minimum combined width of the ground floor façade facing the front and flankage lot line be greater than or equal to 50% of all lot lines

4. *Section 5.6 of Zoning By-law 05-200, as amended*

No additional parking spaces are to be provided, whereas the by-law requires 3 additional parking spaces to be provided for the proposed addition

5. *Section 5.5 of Zoning By-law 05-200, as amended*

No additional barrier free parking spaces are to be provided, whereas the by-law requires 1 additional barrier free space to be provided.

Planning Analysis

1. *Maintain the general intent and purpose of the Official Plan.*

The subject site is designated *Mixed Use – Medium Density* on Schedule E-1 Urban Land Use Designations within the Urban Hamilton Official Plan. A restaurant and a drive through facility, among others, are permitted uses within the land designation. As such, the proposal seeks to expand a permitted use within the Official Plan. It is our opinion that the proposal maintains the general intent and purpose of the Official Plan.

2. *Maintain the general intent and purpose of the Zoning By-law.*

As mentioned above, the subject site is Zoned Mixed Use – Medium Density ‘C5’ within the City of Hamilton Zoning By-law 05-200. The applicable zoning for the subject site requires a maximum 4.5 metre building setback from a Street Line, except where a visibility triangle is required for a driveway access, whereas the applicant is proposing a maximum setback of 15.16 metres from a street line. The general intent and purpose of this provision in the By-law is to ensure a consistent Mixed Use – Medium Density streetscape that provides a pedestrian focused urban character. The proposed addition to the existing McDonald’s restaurant is establishing a setback closer to the streetscape than what has previously been constructed and is more aligned with the current zoning. It is our opinion that the variance maintains the general intent and purpose of the Zoning By-law as the setback will still maintain an urban mixed use medium density streetscape.

The applicable zoning for the subject site requires a minimum 7.5 metre façade height for any portion of a building along a street line, whereas the applicant is proposing a minimum façade height of 5.6 metres for a portion of a building along a street line. The general intent and purpose of this provision in the By-law is to ensure an appropriate medium density-built form is being provided. The proposal is an addition to an existing restaurant, which provides an appropriate height for the proposed use. It is our opinion that the general intent and purpose of the By-law is being maintained as the proposed height of the addition will provide an appropriate building height for the existing use.

The applicable zoning for the subject site also requires for a corner lot, that the minimum combined width of the ground floor façade facing the front and flankage lot line be greater than or equal to 50% of all lot lines, whereas the proposal is providing that the ground floor façade facing the front and flankage lot line be less than 50% of the measurement of all lot lines abutting a street. The general intent and purpose of this provision in the By-law is to provide a continuous built form streetscape within a mixed-use zone. The proposed addition is maintaining the existing built form context of a restaurant. It is our opinion that the proposed variance maintains the general intent and purpose of the By-law as the established built form streetscape is being maintained.

Furthermore, the applicable zoning for the subject site also requires 3 additional parking spaces and 1 barrier free parking space to be provided for the proposed addition, whereas the proposal does not increase the provided parking spaces. The general intent and purpose of this provision in the By-law is to ensure adequate parking is being provided for the proposed use. In this case, the proposed addition

is not proposing any increase in seating, therefore, will not increase the volume of customers to eat in the store at once. No parking spaces that currently exist will be eliminated due to the proposed addition. Additionally, the subject site currently has 1 existing barrier free parking space, which, when analysed on an overall basis for the entire restaurant, conforms to the 1 barrier free parking space required per the Zoning By-law. It is our opinion that the variance maintains the general intent and purpose of the By-law as the existing provided parking is sufficient for the restaurant use which has continued to operate with no issues.

3. The variance is desirable and appropriate for the development of the land.

In our opinion, the variances being requested are desirable and appropriate for the development of the land as it will allow for the subject site to continue to accommodate a use that is permitted for it, as provided within the Official Plan policy framework and the applicable Zoning By-law. Also, as this proposal is an addition to an existing structure, the requested variances allow for the addition to be placed where no loss of existing parking or obstructions to the existing drive through lanes will take place.

4. The variance is minor in nature.

In our opinion, the variances being requested are minor in both a quantitative and qualitative nature. Minor in nature can not only be determined through a numerical perspective, but also whether there are any negative impacts to the subject site or surrounding area. In our opinion, all the variances requested are minor in a quantitative nature in respect to the proposal being an addition to an already existing structure. Furthermore, the variances being requested are, in our opinion, minor in a qualitative nature as no negative impact to the subject site or surrounding area is anticipated.

Conclusion

As provided above, it is our opinion that the requested variances meet the four tests of a minor variance as set out in the *Planning Act* as they meet the general intent and purpose of the Official Plan and Zoning By-law, are desirable and appropriate for the development of the land, and are minor in nature. Therefore, it is our opinion that the application shall be approved.

Should you require anything further, please do not hesitate to contact me by email at joseph.buordolone@ibigroup.com.

Yours truly,
IBI GROUP



Joe Buordolone
Project Coordinator

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)	McDonald's Restaurants of Canada Ltd		
Applicant(s)*	IBI Group c/o Joe Buordolone		
Agent or Solicitor	Same as Applicant		Phone:
			E-mail:

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:
Please refer to attached planning rationale
5. Why it is not possible to comply with the provisions of the By-law?
Existing structure. Please refer to attached planning rationale for further detail.
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**):
787 Barton St E, Hamilton

Registered Plan # 1488, Part of Lots 58 & 59, 62R-14412, Part 2
7. PREVIOUS USE OF PROPERTY
Residential ☐ Industrial ☐ Commercial ☒
Agricultural ☐ Vacant ☐
Other _____
- 8.1 If Industrial or Commercial, specify use McDonald's 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?

Subject lands have been used for commercial purposes for 20+ years, surrounding lands have historically been used for residential and commercial purposes

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.

April 13 2021

Date

Sig

Josie Ferreira o.b.o McDonald's F

Print Name of Owner

10. Dimensions of lands affected:

Frontage	40.48 m
Depth	54-60 m
Area	2,809.57sm
Width of street	Lottridge approx. 12m Barton approx. 20 m

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: _

GFA of current building 322.1 m2. Please refer to submitted site plan for additional details

Proposed

25.1 m2 addition.

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

Existing:

GFA of current building 322.1 m2. Please refer to submitted site plan for additional details

Proposed:

25.1 m2 addition.

13. Date of acquisition of subject lands:
20 + years
-
14. Date of construction of all buildings and structures on subject lands:
-
15. Existing uses of the subject property:
Restaurant
16. Existing uses of abutting properties:
Commercial and residential
17. Length of time the existing uses of the subject property have continued:
Unknown
18. Municipal services available: (check the appropriate space or spaces)
Water * _____ Connected * _____
Sanitary Sewer * _____ Connected * _____
Storm Sewers * _____
19. Present Official Plan/Secondary Plan provisions applying to the land:
Mixed Use – Medium Density
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
Mixed Use – Medium Density "C5"
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.