

FIGURE 1

File Path: Q:\Development\Heritage\PROPERTY\MAINSTU\202\DSC june 22 2010.DOC

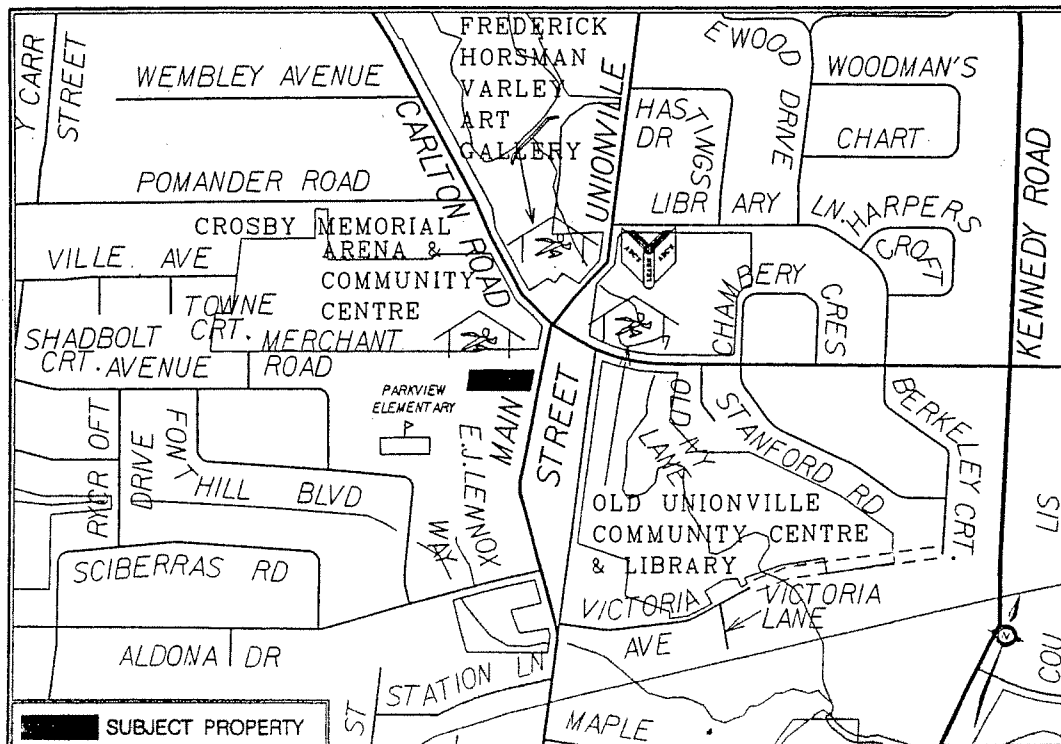
APPLICANT: Mr. Jack Valianes, Owner/Manager  
Jakes on Main Pub and Grill  
202 Main Street  
Unionville, ONL3R 2G9

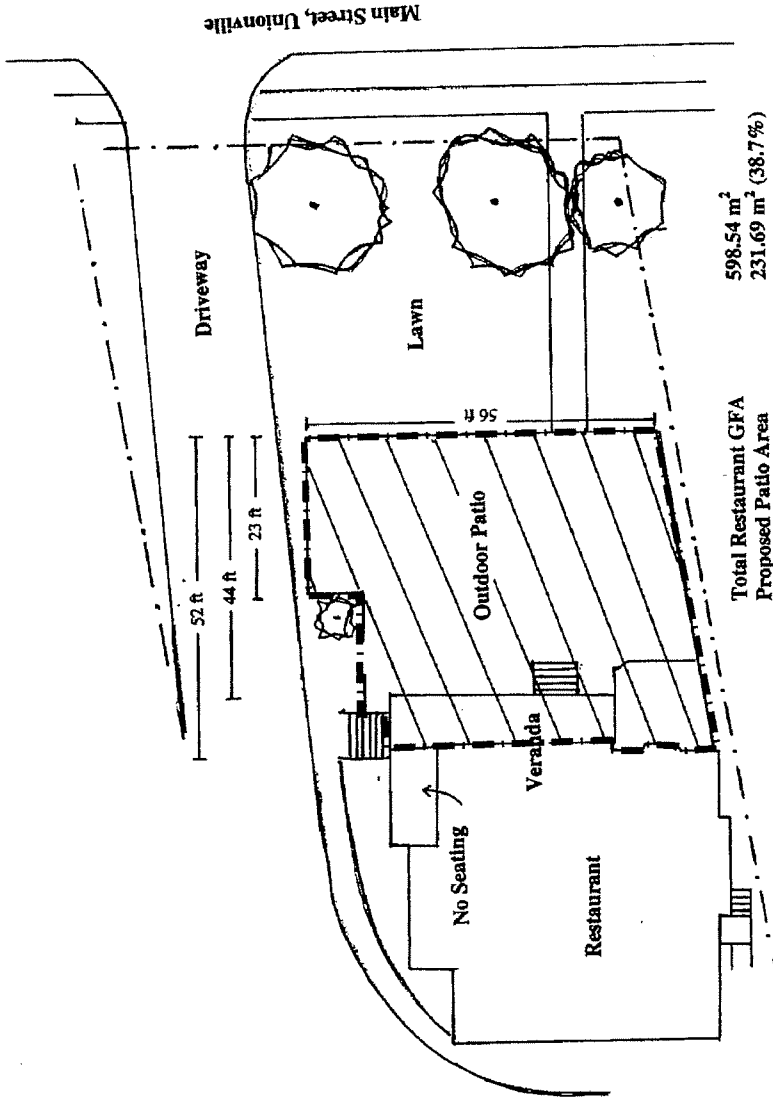
Tel: 905-470-6955

Fax: 905-470-0824

Email: [jackvalianes@rogers.com](mailto:jackvalianes@rogers.com)

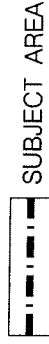
## LOCATION MAP:





Total Restaurant GFA 598.54 m<sup>2</sup>  
Proposed Patio Area 231.69 m<sup>2</sup> (38.7%)

Outdoor Seating 14 seats  
Veranda Seating 138 seats  
Outdoor Patio Seating 152 seats  
Total



SUBJECT AREA

DATE: 04/01/09

FIGURE No. 2

DRAWN BY: DD CHECKED BY: RH SCALE: 1:

# PATIO APPROVAL-FEBRUARY 2004

APPLICANT: JAKES ON MAIN PUB & GRILL  
202 MAIN ST. UNIONVILLE

FILE No: SC10116319 (RH)



DEVELOPMENT SERVICES COMMISSION

SC10116319.dgn 15/05/2010 12:31:25 PM

# PROPOSED PATIO

APPLICANT: JAKES ON MAIN PUB & GRILL  
202 MAIN ST. UNIONVILLE

FILE No: SC10116319(RH)



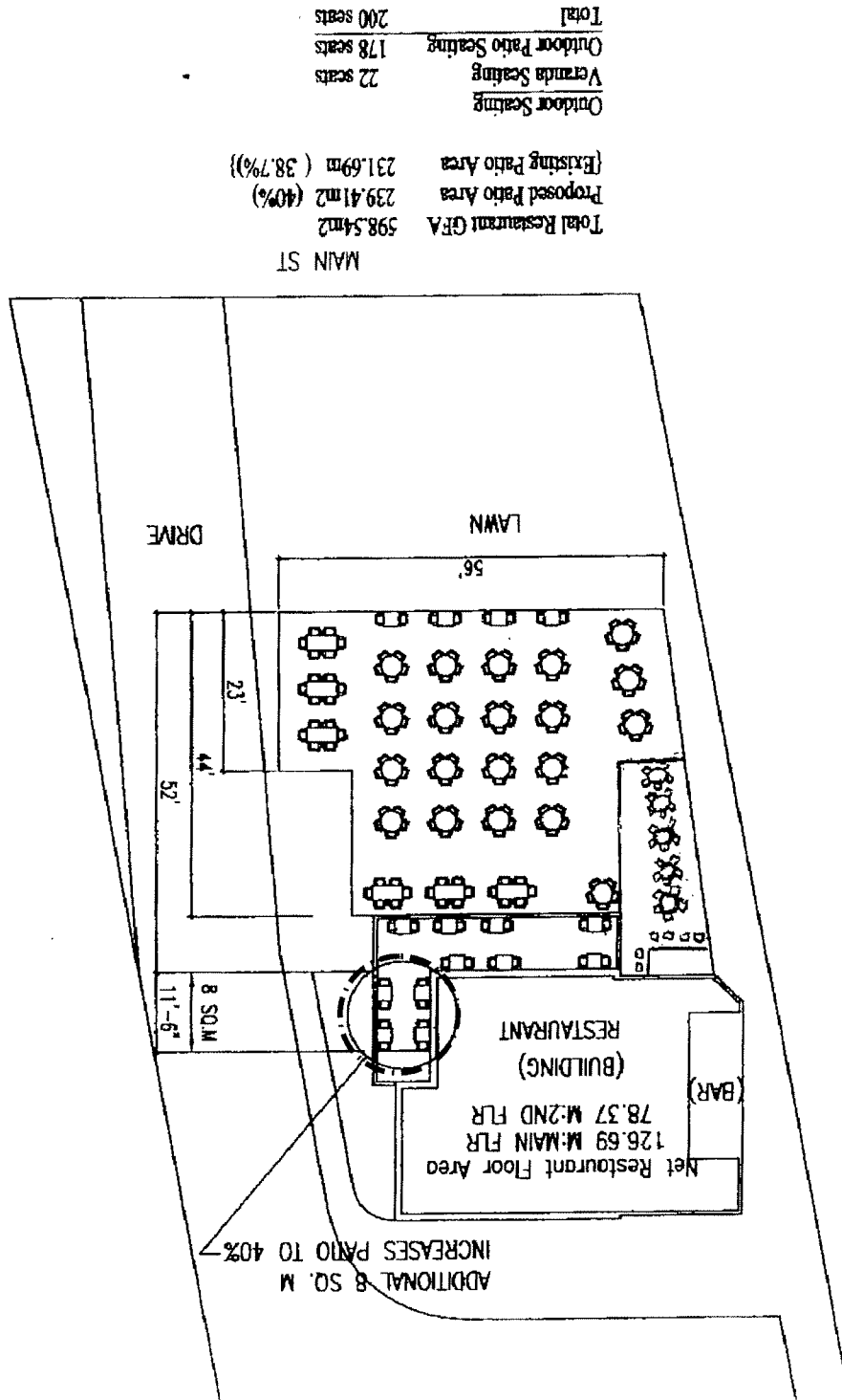
DEVELOPMENT SERVICES COMMISSION

DATE: 06/15/10

FIGURE No.3

DRAWN BY: DD CHECKED BY: RH SCALE 1:

SUBJECT LANDS





## APPENDIX A

March 24, 2010

To: Regan Hutcheson

Re: Site Plan Amendment

Jakes on Main Pub & Grille

202 Main Street, Unionville Ont.

L3R 2G9

Dear Regan:

2009 was a challenging year on Main Street. The recession combined with poor weather in the summer resulted in closures and bankruptcies on the street. For years now we have relied on summer business to carry us through the winter but last year the business just was not there. We need to maximize our summer business in order to survive the winter. All expenses are going up and business is going down.

The reason for this letter is to apply for an amendment to our site plan. On February 17, 2004 our site plan was amended to redistribute the capacities of the restaurant. Total capacity at the time was 280. We moved seating from inside to the outside to obtain a quick fix solution to a problem that existed for many years. We had a capacity of 120 main floor, 50 upstairs, 40 basement, 20 porch and 60 on the patio.

I would like to propose the following: Give us back our old capacities on the inside of the restaurant which were already approved in 1995. (120 Main Floor, 50 Upstairs). Increase the outside capacity to 30 on the porch (22 seats and 8 serving staff and walking traffic). I would like to increase the capacity on the patio to 200. (178 seats and 22 staff and walking traffic).

The main floor of the restaurant has 86 seats in a licensed area of 126.69 sq. meters. Allowing 1 per sq. meter 120 capacity is not out of line. Upstairs has 42 seats in an area of 78.37 sq. meters. It should support a capacity of 78 but we are only seeking a capacity of 50. Once again 120 downstairs and 50 upstairs was approved in 1995.

Our biggest concern remains on the porch and the patio. The approved drawing, which I have enclosed show a G.F.A. of 231.69 sq. meters (38.7 % of the indoor G.F.A) It allows 14 on the porch and 138 on the patio. I would like to license the remainder of the porch which would increase the G.F.A. to 40% which abides the existing by-law. This would increase the capacity to 22 seats plus 8 staff and walking traffic.

I would like to increase the patio occupancy to 200. With a G.F.A. of 231.69 sq. meters we should be able to have 30 on the porch and 201 on the patio. With a G.F.A. of 239.4 sq. meters we should be allowed 30 on the porch and 209 on the patio. We are seeking 190-200.

Parking should not be an issue. When the patio is full the inside is never full. Only during the Unionville Festival the inside and out runs at capacity but no one goes upstairs during the event.

Please review the attached drawings and consider our application and let us know how to proceed.

Thank You

Jack Valianes

Owner/Manager

Cc Frank Scarpitti

Don Hamilton