



Hamilton

**COMMITTEE OF ADJUSTMENT**

City Hall, 5<sup>th</sup> 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](mailto:cofa@hamilton.ca)

**NOTICE OF PUBLIC HEARING**  
**Minor Variance**

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**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
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**APPLICATION NO.:** HM/A-20:202

**APPLICANTS:** Joseph Graci, owner

**SUBJECT PROPERTY:** Municipal address **154 Ward Ave., Hamilton**

**ZONING BY-LAW:** Zoning By-law 6593, as Amended by By-laws 95-02, 95-033, 80-274 & 19-307

**ZONING:** "C/S-1335, 1335a, 720 & 1788" (Urban Protected Residential) district

**PROPOSAL:** To permit the conversion of the existing single-family dwelling under Section 19 to contain a maximum of 2 dwelling units notwithstanding that;

1. A minimum of one parking space shall be provided instead of the minimum required one (1) parking space per each Class A dwelling unit; and
2. A minimum parking space length of 4.8 m shall be maintained instead of the minimum required 6.0 m; and
3. No front yard landscaped area shall be provided instead of the minimum required 50 % front yard landscaped area.

Notes:

Variations have been written based on the information provided on the application and the site plan.

No floor plans have been provided with this application.

The Zoning By-Law states under Section 19. (1) (iv) that except as permitted in clause (iv), the external appearance and character of the dwelling shall be preserved. No details have been provided by the applicant to determine zoning compliance; therefore, further variations may be required.

Please note that Building Permit BZ-055982 for 152 Ward Avenue and building permit BZ-055983 for 154 Ward Avenue were issued on February 8, 1988 for Lots 15 & 16 in Sunnyvale Survey Registered Plan No. 516.

Each of these lots are a full lot in a Registered Plan of Subdivision. This Plan of Subdivision was registered prior to Zoning By-Law 6593 being adopted in 1950. These two lots would constitute a "Lot of Record" and hence would be permitted notwithstanding that they do not meet the present "C" District requirements.

Since this property constitutes two full lots in a Registered Plan of Subdivision, no Land Division Committee approval was necessary. (per letter (on file) from the City of Hamilton dated April 7, 1988

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

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**DATE:** Thursday, November 5th, 2020  
**TIME:** 1:25 p.m.  
**PLACE:** Via video link or call in (see attached sheet for details)  
To be streamed at [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)  
for viewing purposes only

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#### **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](http://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](mailto:cofa@hamilton.ca)

DATED: October 20th, 2020.

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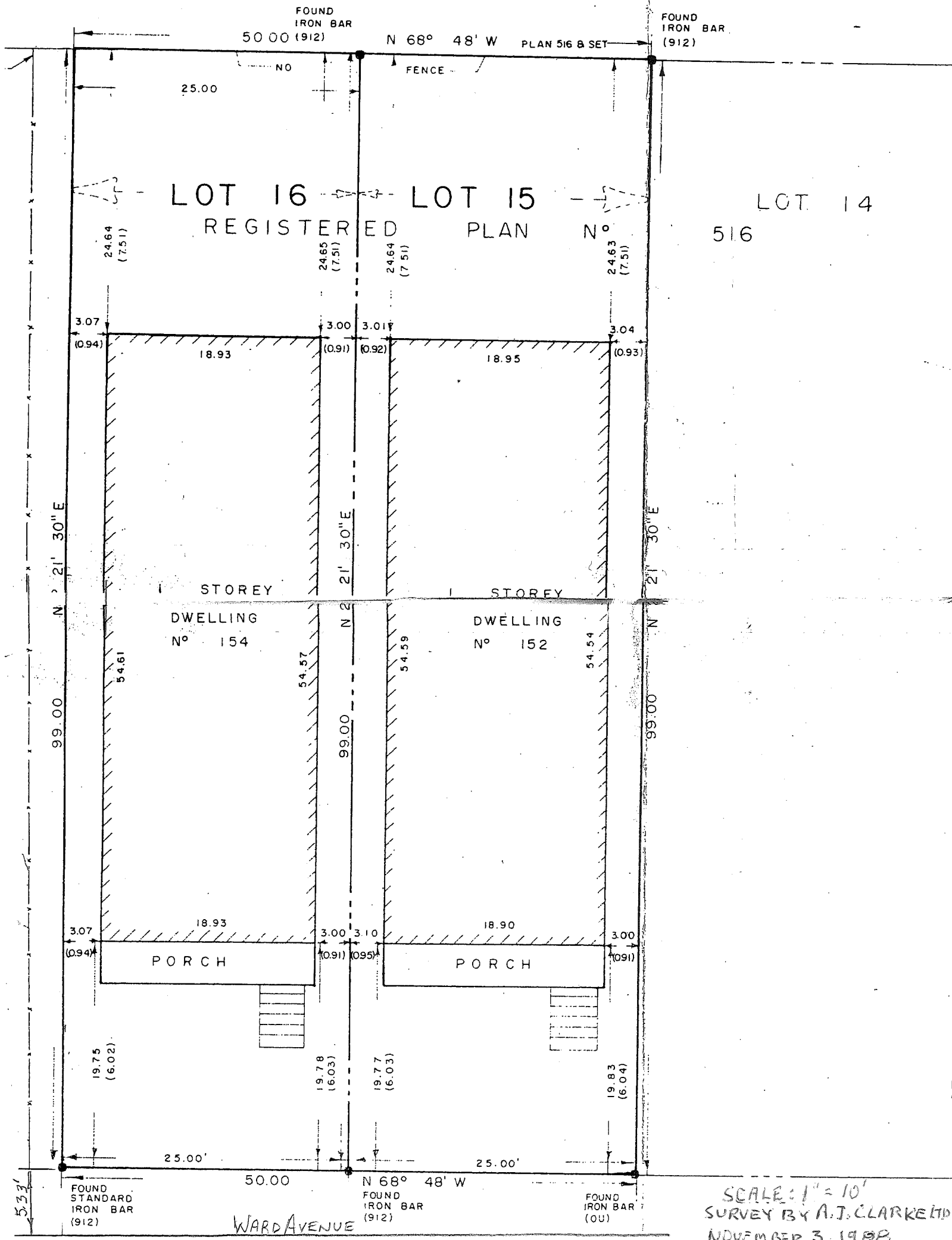
Jamila Sheffield,  
Secretary-Treasurer  
Committee of Adjustment

***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.***

OF  
IVALE SURVEY  
ON  
AMILTON - WENTWORTH

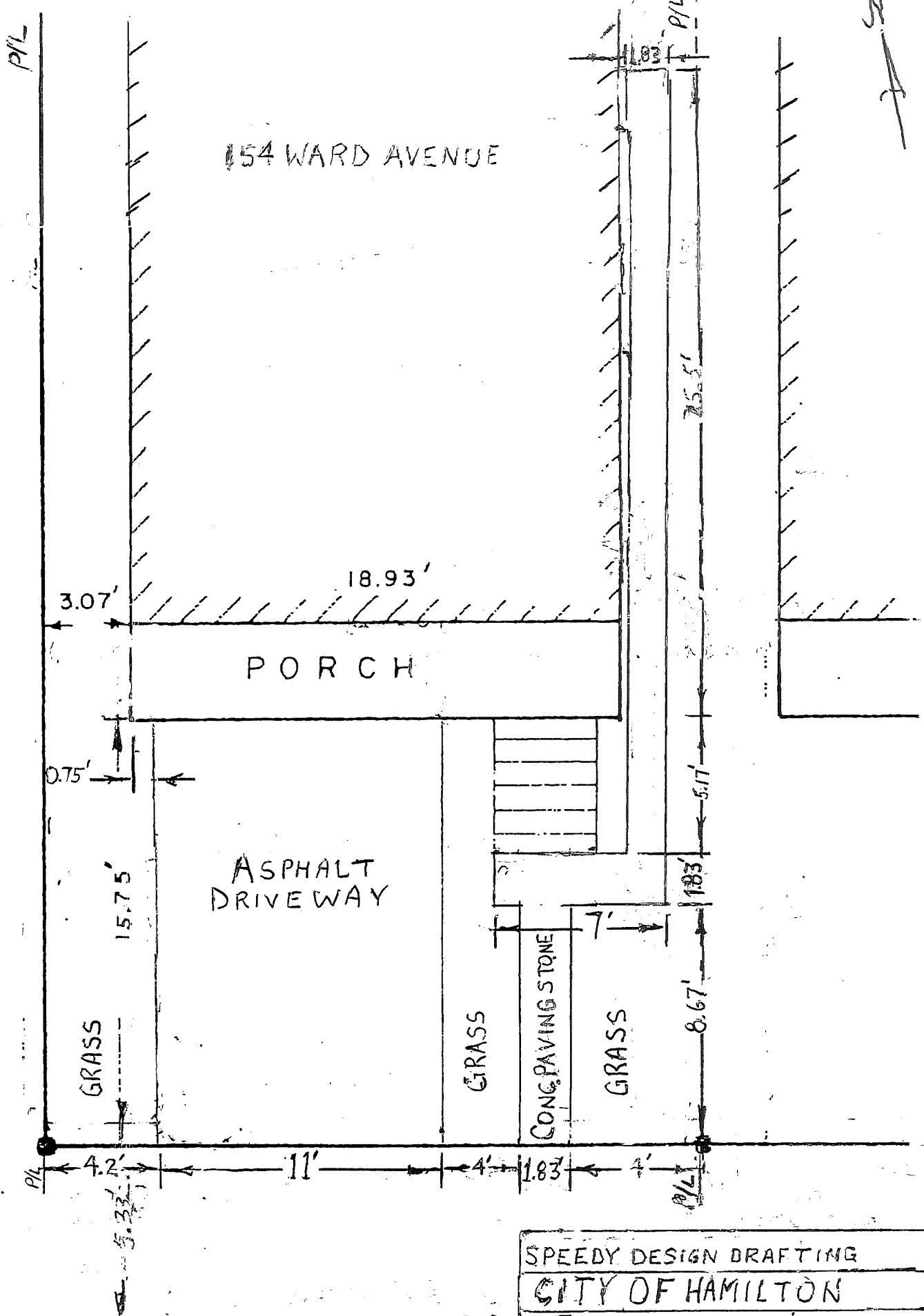


TORONTO HAMILTON & BUFFALO RAILWAY



SCALE: 1" = 10'  
SURVEY BY A.J. CLARKE LTD  
NOVEMBER 3, 1908

MCMASTER UNIVERSITY - PARKING LOT



154 WARD AVENUE

3.07' 18.93'

PORCH

0.75'

ASPHALT DRIVEWAY

GRASS 15.75'

GRASS

CONG. PAVING STONE 7'

GRASS

4.2' 11' 4' 1.83' 4' 8.67'

WARD AVENUE

SPEEDY DESIGN DRAFTING  
CITY OF HAMILTON  
154 WARD AVENUE | C. GRACI  
SITE PLAN - 11/5/2015

MCMASTER UNIVERSITY - PARKING LOT

F/L

P/L

154 WARD AVENUE

3.07'

18.93'

PORCH

0.75'

15.75'

ASPHALT DRIVEWAY

GRASS

GRASS

CONG. PAVING STONE

GRASS

8.67'

1.83'

5.11'

25.5'

1.83'

P/L

P/L

4.2'

11'

4'

1.83'

P/L

5.33'

WARD AVENUE

JA

SPEEDY DESIGN DRAFTING

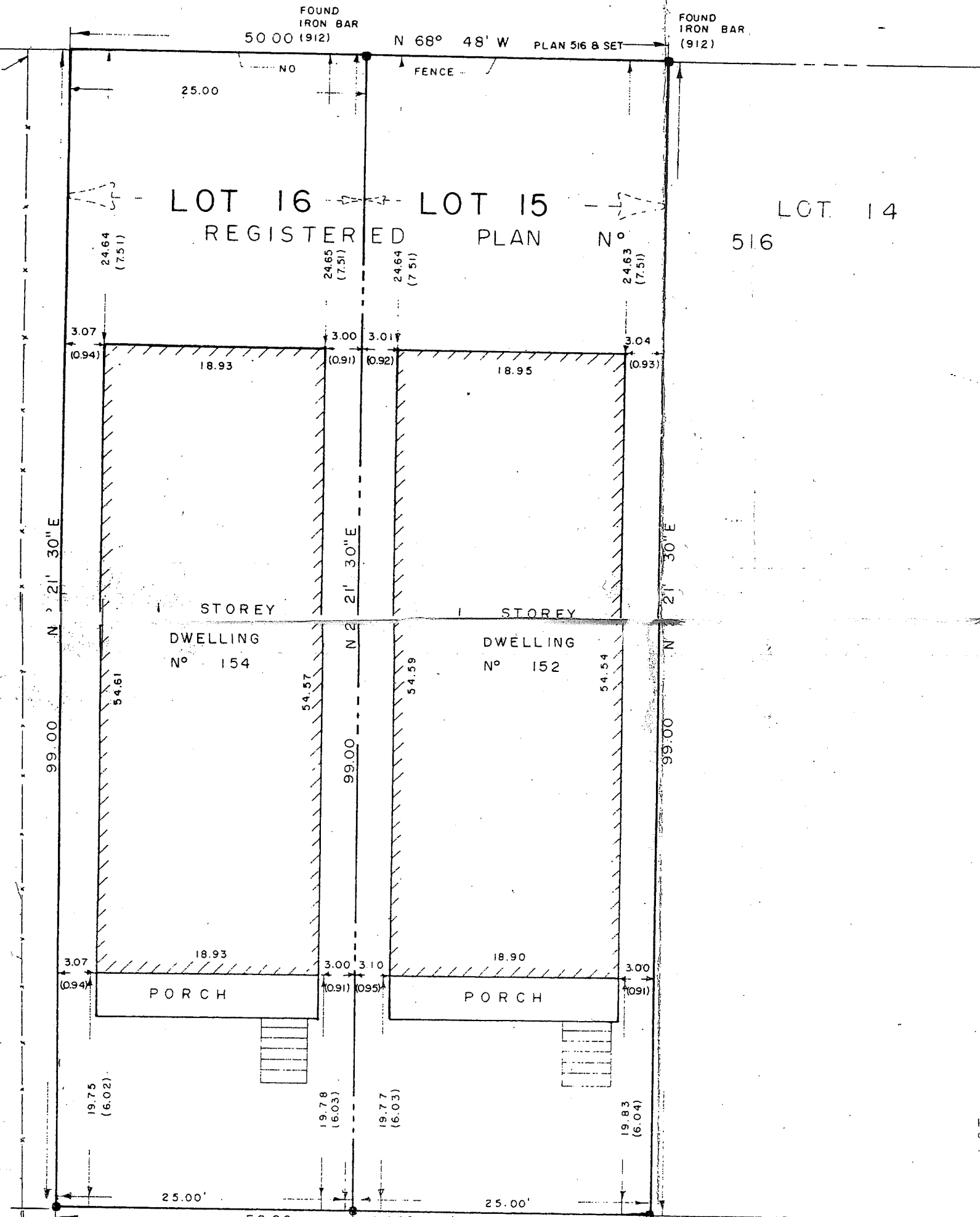
CITY OF HAMILTON

154 WARD AVENUE | C. GRACI

SITE PLAN | 1"=50'-1

OF  
IVALE SURVEY  
ON  
AMILTON - WENTWORTH

TORONTO · HAMILTON & BUFFALO RAILWAY



LOT 16 REGISTERED PLAN N° 516 LOT 15 LOT 14

1 STOREY DWELLING N° 154 1 STOREY DWELLING N° 152

PORCH PORCH

FOUND STANDARD IRON BAR (912)

FOUND IRON BAR (912)

FOUND IRON BAR (912)

WARD AVENUE

SCALE: 1" = 10'  
SURVEY BY A.J. CLARKE LTD  
NOVEMBER 3, 1908

*mlk*



**Hamilton**

Planning and Economic Development Department  
Planning Division

**Committee of Adjustment**  
City Hall  
5<sup>th</sup> floor 71 Main Street West  
Hamilton, Ontario L8P 4Y5

Phone (905) 546-2424 ext.4221  
Fax (905) 546-4202

**PLEASE FILL OUT THE FOLLOWING PAGES AND  
RETURN TO THE CITY OF HAMILTON PLANNING  
DEPARTMENT.**

20-184022


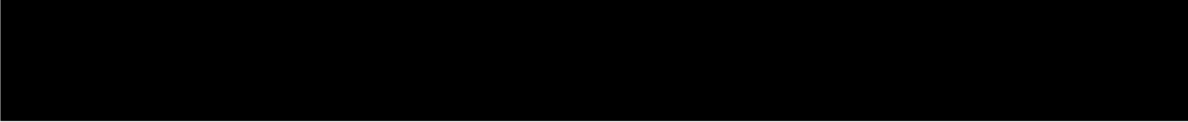
<b>FOR OFFICE USE ONLY.</b>	
APPLICATION NO. <u>Hm/A-20-202</u>	DATE APPLICATION RECEIVED <u>Sept. 17/20</u>
PAID _____	DATE APPLICATION DEEMED COMPLETE _____
SECRETARY'S SIGNATURE _____	

**CITY OF HAMILTON  
COMMITTEE OF ADJUSTMENT  
HAMILTON, ONTARIO**

***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.

- Name of Owner JOSEPH GRACI  
CHARLES GRACI   
FAX NO. \_\_\_\_\_ E-mail address \_\_\_\_\_
- 
- Name of Agent \_\_\_\_\_ Telephone No. \_\_\_\_\_  
FAX NO. \_\_\_\_\_ E-mail address. \_\_\_\_\_
- Address \_\_\_\_\_  
\_\_\_\_\_ Postal Code \_\_\_\_\_

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

- Names and addresses of any mortgagees, holders of charges or other encumbrances:  
\_\_\_\_\_  
\_\_\_\_\_ Postal Code \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ Postal Code \_\_\_\_\_

6. Nature and extent of relief applied for:  
PARKING VARIANCE - 2 SPACES REQUIRED (1 PROVIDED)  
LOT SIZE VARIANCE - BY LAW REQUIRES 360 m<sup>2</sup>  
(230.1 m<sup>2</sup> PROVIDED).

7. Why it is not possible to comply with the provisions of the By-law?  
ADDITIONAL ROOM AT NORTH END OF GARAGE  
LIMITS PARKING.

8. Legal description of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number):  
REGISTERED PLAN NUMBER 516, LOT 16  
SUNNIVALE SURVEY - CITY OF HAMILTON  
154 WARD AVENUE HAMILTON, ONTARIO L8S 2K3

9. PREVIOUS USE OF PROPERTY  
Residential  Industrial  Commercial   
Agricultural  Vacant   
Other \_\_\_\_\_

9.1 If Industrial or Commercial, specify use  
\_\_\_\_\_

9.2 Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?  
Yes  No  Unknown

9.3 Has a gas station been located on the subject land or adjacent lands at any time?  
Yes  No  Unknown

9.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?  
Yes  No  Unknown

9.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?  
Yes  No  Unknown

9.6 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

9.7 Have the lands or adjacent lands ever been used as a weapon firing range?  
Yes  No  Unknown

9.8 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

9.9 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



9.10 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 \_\_\_\_\_

9.11 What information did you use to determine the answers to 9.1 to 9.10 above?

PAST RESIDENTS, LIBRARIES AND INTERNET.

9.12 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

**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 9, 2020

Date

[Redacted Signature]

Signature Property Owner

CHARLES GRACI

X [Redacted Stamp]

10. Dimensions of lands affected:

Frontage 7.62m  
Depth 30.17m  
Area 230.1m<sup>2</sup>  
Width of street 8.69m

JOSEPH GRACI

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: GROUND FLOOR AREA (96.5m<sup>2</sup>), SINGLE STOREY  
GROSS FLOOR AREA (173.1m<sup>2</sup>), WIDTH (5.79m)  
LENGTH (16.66m), HEIGHT (4.88m)

Proposed: GROUND FLOOR AREA (96.5m<sup>2</sup>), SINGLE STOREY  
GROSS FLOOR AREA (173.1m<sup>2</sup>), WIDTH (5.79m)  
LENGTH (16.66m), HEIGHT (4.88m)

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

Existing: PLEASE SEE PLAN

Proposed: PLEASE SEE PLAN

