

Tuesday February 13, 2024

Deputation to Council as a Whole re: Property of 8066 Dufferin St.

C7.

Communication

CW(2) – February 13, 2024

Pres. 3

- 8066 Dufferin St. is situated on the west side of Dufferin, south of Hwy 407, North of Centre Street, and directly in front of Racco Parkway
- The property has been owned by the D’Angela and Morelli family since 1964.
- In 2004, a Holding (H) Provision was placed on the property.
  - A recommendation was put forward by the Commissioner of Planning in a Committee of the Whole meeting on February 3, 2003<sup>1</sup>
  - In a Council Meeting on January 26, 2004, the Recommendation from the Commissioner of Planning’s 2003 report was adopted with an amendment and carried.<sup>2</sup>
  - In a council Meeting on March 8, 2004, By-law 75-2004 was read and enacted which stated: *A By-law to amend City of Vaughan By-law 1-88. (City of Vaughan, Dufferin Street Study-West Side, Z.01.030, bounded by Dufferin Street, Centre Street and Highway 407, part of Lots 6, 7 and 8, Concession 3) (Council, January 26, 2004, Item 16, Committee of the Whole, Report No. 5).*<sup>3</sup>
- This Zoning By-law Amendment placed a Holding Symbol (H) on “the lands in accordance with the Official Plan policies” and were “to be lifted upon appropriate land assembly and approval of a comprehensive concept plan providing for efficient development of the parcels and co-ordinated access to Dufferin Street; interim uses permitted while the Holding Zone is in place shall include Public Uses on the City-owned lands.”<sup>4</sup>
- The specific requirements and process for lifting the holding provisions is dependant upon the following:
  1. Comprehensive assembly of land or agreements with respect to land exchanges that create efficient parcels to accommodate the intended development;
  2. Master plans or block plans showing the manner in which initial development phases would be undertaken that also provides for full build out and for longer-term expansion and intensification of priority land uses;
  3. Agreements to ensure the co-ordination of access points to Dufferin Street;
  4. Site plan approval and agreements to effectively implement such approval; and,
  5. Studies and approvals as necessary to demonstrate compliance with environmental guidelines, as well as, plans and agreements required to ensure compliance.
- In 2005, the City of Vaughan tried to expropriate 8066 Dufferin, along with two other Dufferin properties. This is reflected in “*BY-LAW NUMBER 236-2005 (Item 7, Committee of the Whole Report No. 43) A By-law to provide the making of an application for approval to expropriate land in fee simple, being Part of Lot 8, Concession 3, in the City of Vaughan, in the Regional Municipality of York. (8066 Dufferin Street)*”<sup>5</sup>
- In the report given by the Commissioner of Planning in 2003, there was attention to 8066 Dufferin as the property opposite to Racco Parkway, specifically, with the concern of access. The report states, “The only acceptable consolidated access location for the northerly block is opposite Racco Parkway...This access...would require land within the northerly block for road purposes. A developer’s

<sup>1</sup>COMMITTEE OF THE WHOLE FEBRUARY 3, 2003 ZONING BY-LAW AMENDMENT FILE Z.01.030 CITY OF VAUGHAN (DUFFERIN STREET ZONING STUDY – WEST SIDE) REPORT # P.2001.49 [https://meetingarchives.vaughan.ca/committee\\_2003/pdf/CWA20030203\\_11.pdf](https://meetingarchives.vaughan.ca/committee_2003/pdf/CWA20030203_11.pdf)

<sup>2</sup> Item-16 “Zoning By-law amendment file z.01.030 city of Vaughan (Dufferin street zoning study – west side) report #p.2001.49 [https://meetingarchives.vaughan.ca/council\\_2004/pdf/0126m.pdf](https://meetingarchives.vaughan.ca/council_2004/pdf/0126m.pdf)

<sup>3</sup> CITY OF VAUGHAN COUNCIL MINUTES MARCH 8, 2004 [https://meetingarchives.vaughan.ca/council\\_2004/pdf/0308m.pdf](https://meetingarchives.vaughan.ca/council_2004/pdf/0308m.pdf)

<sup>4</sup> COMMITTEE OF THE WHOLE FEBRUARY 3, 2003 ZONING BY-LAW AMENDMENT FILE Z.01.030 CITY OF VAUGHAN (DUFFERIN STREET ZONING STUDY – WEST SIDE) REPORT # P.2001.49 [https://meetingarchives.vaughan.ca/committee\\_2003/pdf/CWA20030203\\_11.pdf](https://meetingarchives.vaughan.ca/committee_2003/pdf/CWA20030203_11.pdf)

<sup>5</sup> CITY OF VAUGHAN COUNCIL MINUTES JUNE 27, 2005 [https://meetingarchives.vaughan.ca/council\\_2005/pdf/0627m.pdf](https://meetingarchives.vaughan.ca/council_2005/pdf/0627m.pdf)

group would assist in addressing the cost-sharing of the roads and services for each of the north and south blocks.”

- In the past, we have asked the City of Vaughan why the Holding (H) Provision remained on our property. We received excuses such as: a bus station had to be built, Racco Parkway had to be extended, a waste transfer station had to be created. None of these matters occurred, yet the Holding (H) Provision remains on the property.
- Majority of the land situated around 8066 Dufferin is City owned or government affiliated. These include:
  - Vaughan Water; Salt Dome; PowerStream; Parks Operations; Alectra
  - Note: Parks Operations - the property directly north of 8066 Dufferin (8090 Dufferin) - was leased by the City of Vaughan for the last twenty years.
  - The development of these properties does not meet the requirements of the Holding (H) Provision
- The history that the City has with 8066 Dufferin suggests that any proposals we, the property owners, put forward would not be approved as it does not fit into the “Official Plan” discussed in the Commissioner of Planning’s 2003 report nor with the other developments made within the area.
- On the website for the Development Planning Department the mission statement states, “Land use planning enables the City to establish goals and objectives for growth and development...Through this process, the interests and objectives of individual property owners are balanced with the greater interests and objectives of the City.”<sup>6</sup>
- We do not feel that there is a balance between the City and the property owners of 8066 Dufferin Street.
- Plans have been made for the properties surrounding 8066 Dufferin, without our consultation. These decisions have not only brought down the value of our property and deterred potential buyers, but have also prevented us from doing what we want with our land. The Development Planning department and Council may have had good intentions in 2004 when the Holding (H) Provision was first placed. However, these good Intentions have been lost over the last twenty years.
- To conclude, we are asking that the Holding (H) Provision be removed from 8066 Dufferin since we feel that it is being misused on the property for the City of Vaughan’s personal objectives. Therefore, we are asking for an amendment to be made to By-law 75-2004, in accordance with Section 36 of the Planning Act.

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<sup>6</sup>City of Vaughan - Development Planning Department. <https://www.vaughan.ca/about-city-vaughan/departments/development-planning-department>

Map 1 - Description and location of discussed properties:

Overview of the properties adjacent to 8066 Dufferin Street. (Going from south to north)

**8000 Dufferin Street**  
PowerStream owns property

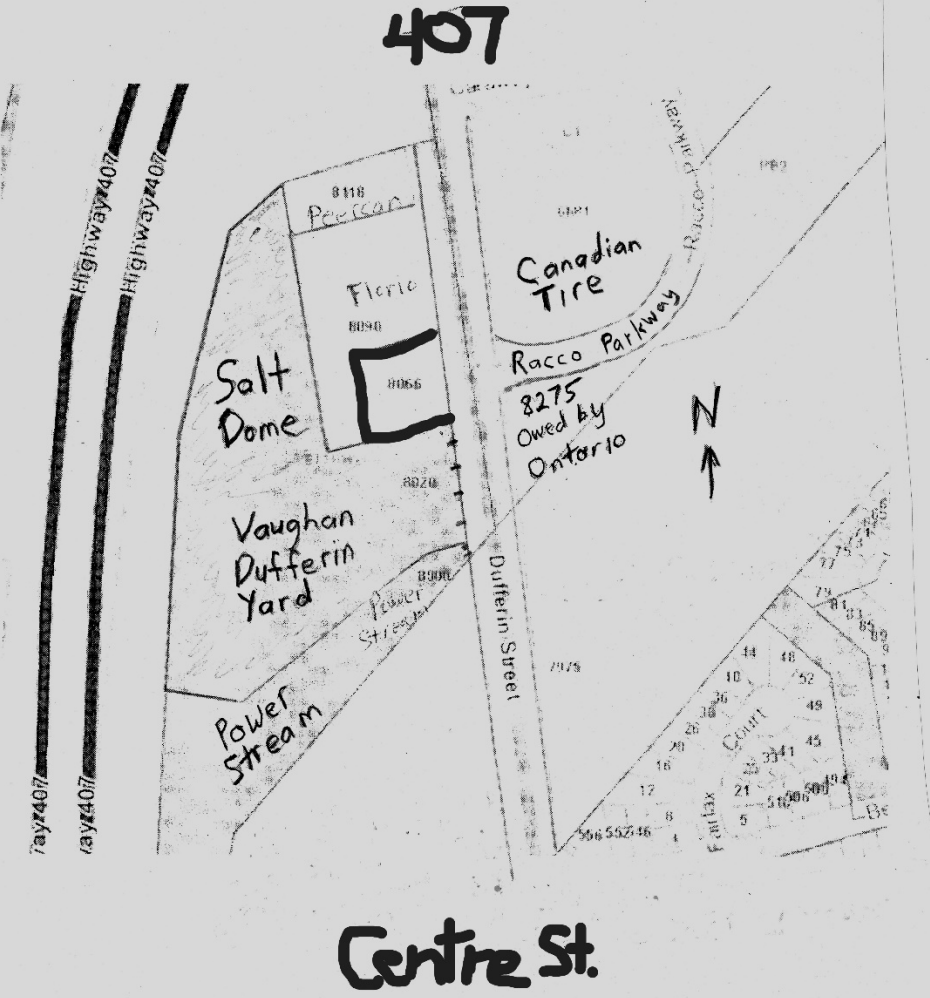
**8020 Dufferin Street**  
Vaughan Dufferin Yard  
Water Station selling water to trucks  
Salt Dome, was also Long Horn Beetle recycling yard.  
Property is owned by the City of Vaughan for the past 20 years

**8066 Dufferin Street**  
Property in Question for "H" removal  
D'Angela and Morelli own the property for the past 60 years

**8090 Dufferin Street**  
Vaughan Park Operation leased the property for the last 20 years.  
Property owned by Florio and numbered company

**8118 Dufferin Street**  
PowerStream is setting up battery charging station.  
Peercan owns property

How is 8066 Dufferin St supposed to fulfill the requirements to remove the "H" if the City Of Vaughan owns or leases all the properties around 8066 Dufferin St. Has the planning department looked at this? Have the City Lawyers looked at this?



Map 2 - Area surrounding 8066 Dufferin, owned by City of Vaughan:

