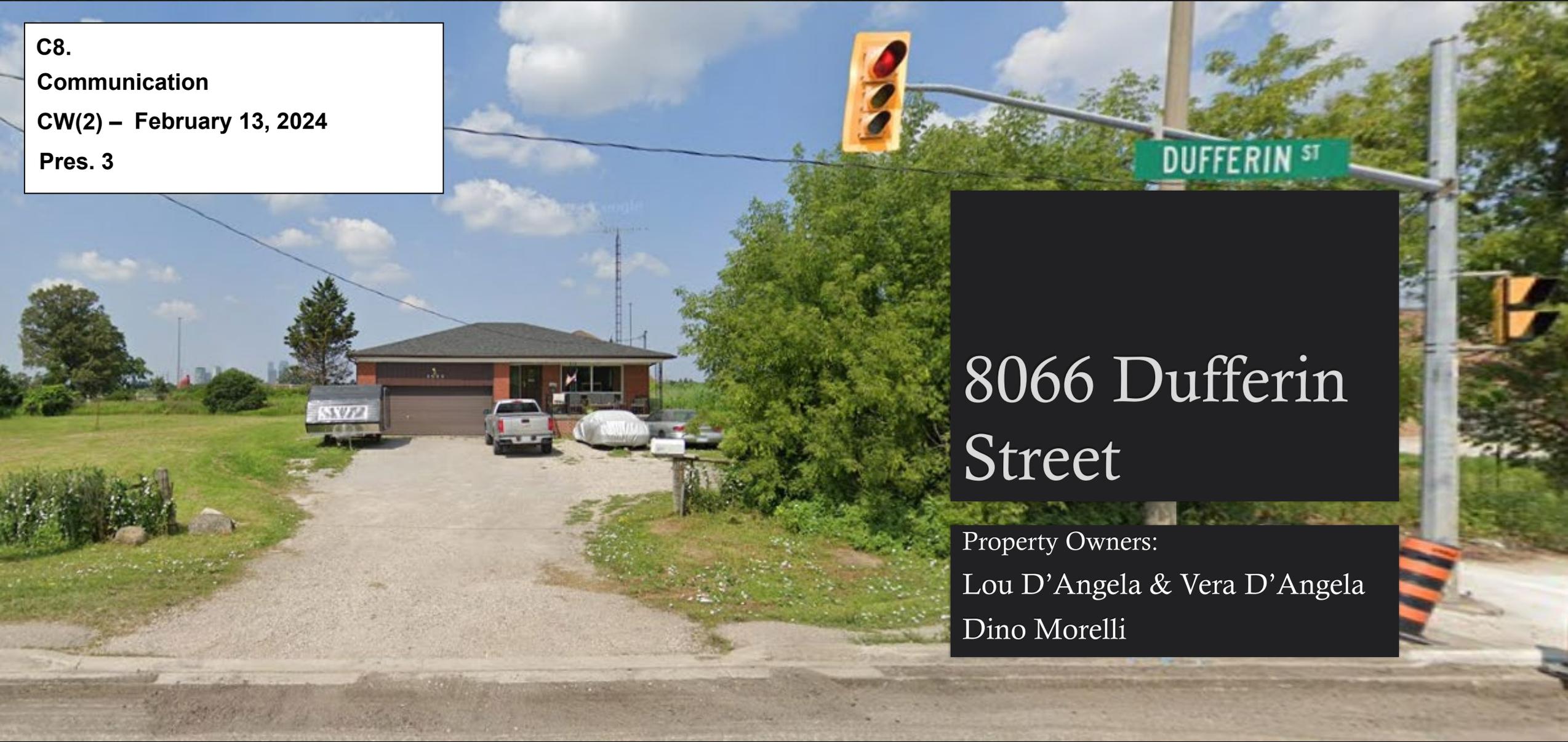


C8.

Communication

CW(2) – February 13, 2024

Pres. 3



8066 Dufferin  
Street

Property Owners:

Lou D'Angela & Vera D'Angela

Dino Morelli

# In 2004, a Holding (H) Provision was placed on the property.

- February 3, 2003 - A recommendation was put forward by the Commissioner of Planning in a Committee of the Whole meeting
- January 26, 2004 - the Recommendation from the Commissioner of Planning's 2003 report was adopted with an amendment and carried in a Council Meeting
- 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).*

# 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.

**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

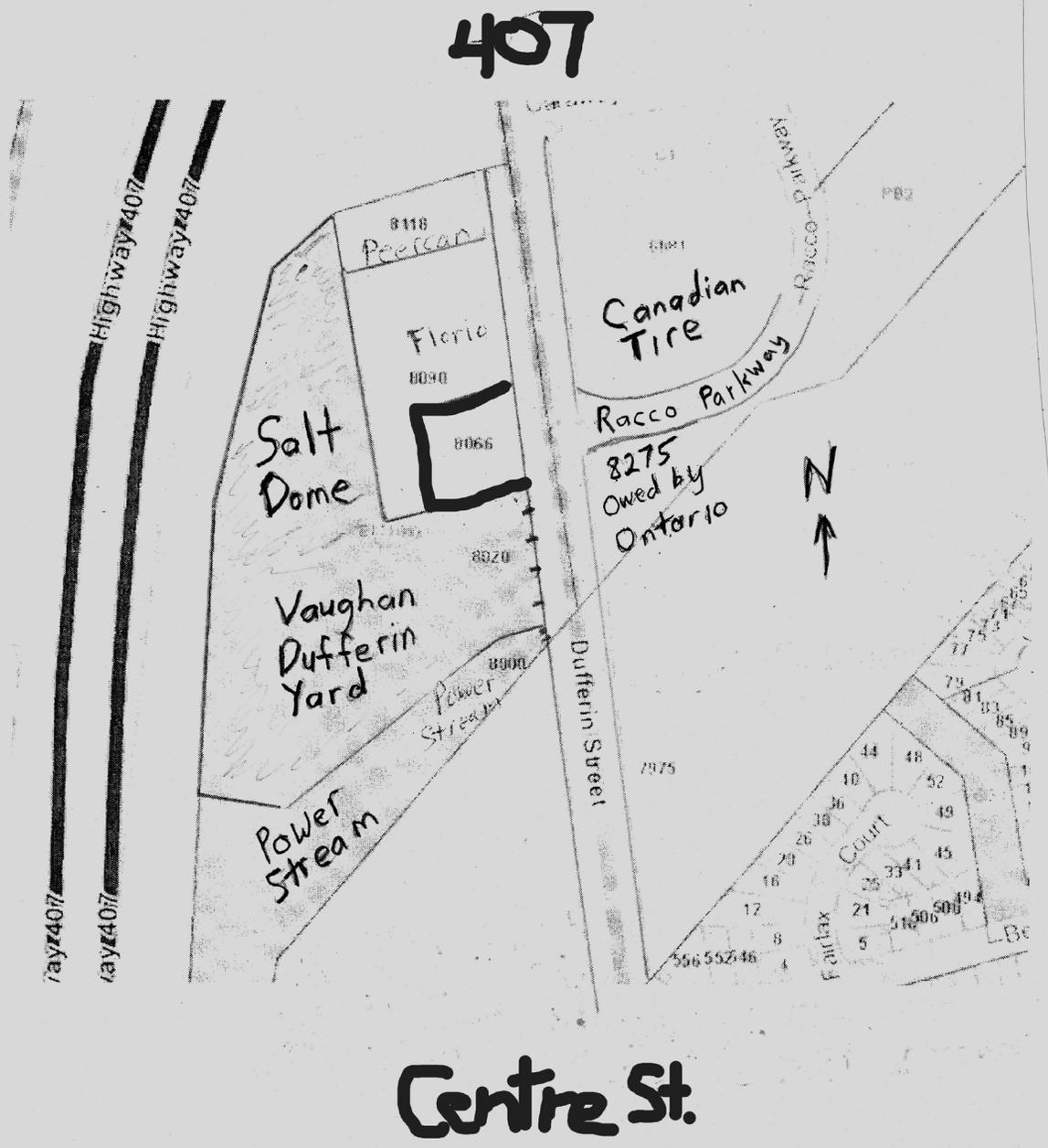
**8090 Dufferin Street**

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?



# In 2005, the City of Vaughan tried to expropriate 8066 Dufferin

“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)*”

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)



8066 Dufferin St. is surrounded by City Of Vaughan land use as the City of Vaughan sees fit. 8066 Dufferin must smell the garbage, breathe in the fumes, put up with noise.



Vaughan, Ontario  
Google Street View  
Jul 2023 See more dates

## 8090 York Regional Rd 53

Adjacent to 8066 Dufferin St. on the North side.  
Vaughan Parks has leased this for more than 20 years.



Vaughan, Ontario

Google Street View

Jul 2023

[See more dates](#)



## Dufferin St

8000 Dufferin St has alectra utilities and PowerStream preparing the land. This land belonged to the City Of Vaughan.



Vaughan, Ontario

Google Street View

Jul 2023

See more dates



Google

Directly south of 8066 Dufferin St. is the Vaughan Water Station and the new Dufferin operation Centre.

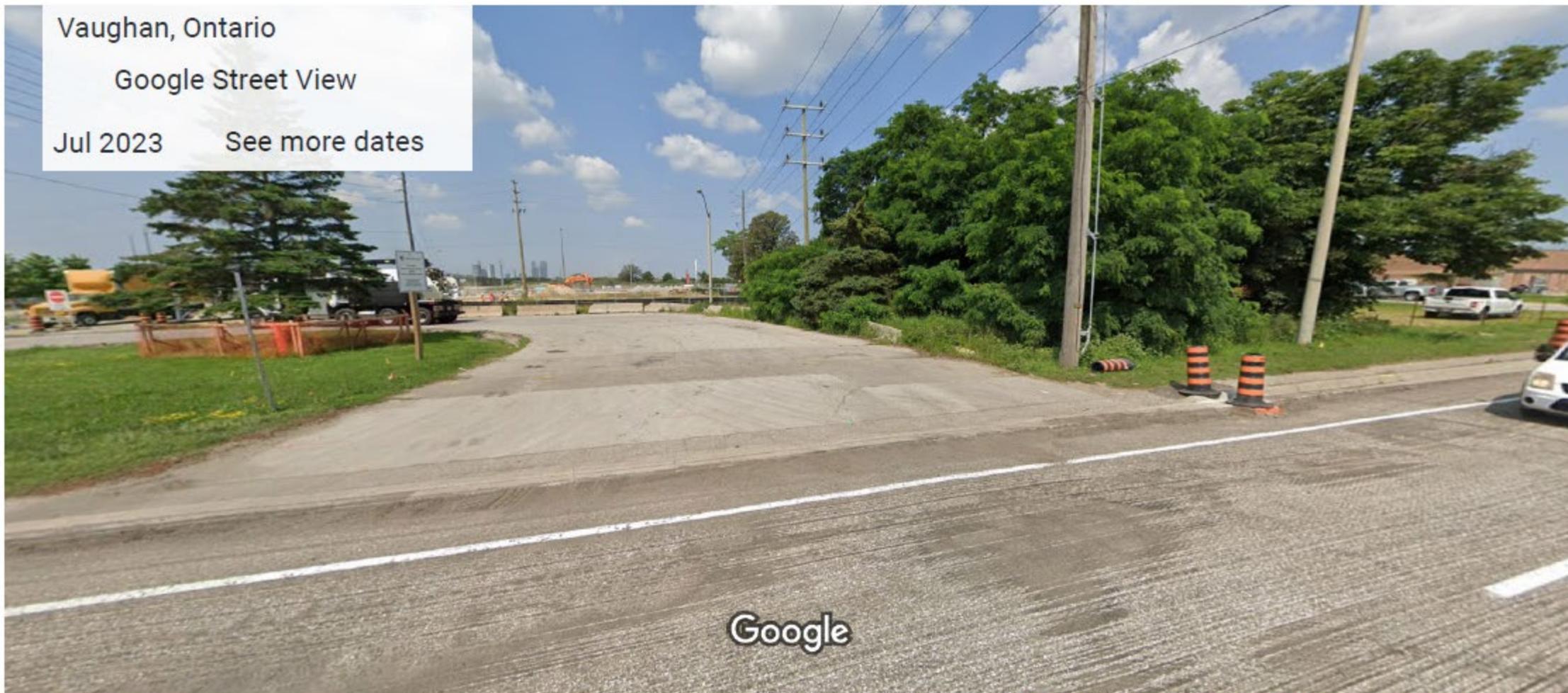


Vaughan, Ontario

Google Street View

Jul 2023

See more dates



# Development Planning Department

The Development Planning Department is responsible for the planning and general design of the City through the land use [planning process](#).

Land use planning enables the City to establish goals and objectives for growth and development. This is accomplished by having regard for important social issues, together with environmental and economic considerations which provide for sustainable and healthy communities. Through this process, the interests and objectives of individual property owners are balanced with the greater interests and objectives of the City.