

Committee of the Whole (2) Report

DATE: Tuesday, June 18, 2024

WARD(S): 4

TITLE: CITY OF VAUGHAN

ZONING BY-LAW AMENDMENT Z.24.010

7894, 8000, 8020, 8066, 8090 & 8118 DUFFERIN STREET

VICINITY OF HIGHWAY 407 AND DUFFERIN STREET

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole on Zoning By-law Amendment File Z.24.010 (City of Vaughan) to rezone the subject lands shown on Attachment 1 from EM1(H) Prestige Employment Zone with the Holding Symbol “(H)” to EM1 Prestige Employment Zone, as shown on Attachment 2.

Report Highlights

- City initiated Zoning By-law Amendment in response to Council’s direction to staff, recommending staff report back by Q2 2024 to investigate a solution to the deputation made by the Owner for 8066 Dufferin Street and the Holding symbol “(H)” on the subject lands.
- The Development Planning Department reviewed the deputation for 8066 Dufferin Street and the neighbouring lands subject to the “(H)” and supports the removal of the Holding Symbol “(H)” on the subject lands, as shown on Attachment 1.

Recommendations

1. THAT Zoning By-law Amendment File Z.24.010 (City of Vaughan) BE APPROVED, to amend Zoning By-law 001-2021, to rezone the Subject Lands shown on Attachment 1, from “EM1(H) Prestige Employment Zone” with a Holding Symbol “(H)”, subject to site-specific Exception 14.835 to “EM1 Prestige Employment Zone” in the manner shown on Attachment 2.

Background

Location: 7894, 8000, 8020, 8066, 8090 and 8118 Dufferin Street (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

A presentation was made to Council at the February 13, 2024 Committee of the Whole 2 ('CW2') meeting.

On February 13, 2024, the Owner, Lou D'Angela of 8066 Dufferin Street made a deputation to Council requesting that the Holding Symbol "(H)" be removed from their lands as the lands have been zoned with a Holding Symbol "(H)" since 2004, preventing redevelopment. He also identified that the remaining landowners are owned and/or operated by public entities which allow them to operate and develop despite containing the Holding Symbol "(H)" on the lands. The link to the presentation can be found below in the Previous Reports/Authority section of this report.

After Mr. D'Angela's deputation, Council recommended the following:

"25. PRESENTATION – LOU D'ANGELA: 8066 DUFFERIN STREET

The Committee of the Whole recommends:

- 1. That staff further investigate a solution to the matter and report back by Q2 2024; and*
- 2. That the presentation of Lou D'Angela, Dufferin Street, Concord, Communication C8., presentation material, dated February 13, 2024, and Communication C7., dated February 13, 2023, be received."*

This report is in response to the Council recommendation.

After CW2, the neighboring landowner at 8090 Dufferin Street wrote to the City to request the removal of the Holding Symbol "(H)".

The Owner of 8090 Dufferin Street (Attachment 2), located north of 8066 Dufferin Street, also requested the removal of the Holding Symbol "(H)". The City of Vaughan had been a long-term tenant at the property for the past 20 years. Currently this Owner is leasing the property to the City for a works yard on a month-to-month basis until the construction of a new City works yard to the south at 8020 Dufferin Street is complete.

Previous Reports/Authority

Previous communication related to the Subject Lands can be found at the following link:

[February 13, 2024, Committee of the Whole \(2\) Communication C7 \(Page 77-91\)](#)
[February 21, 2024, Item 25, Report No. 5, Council Extract](#)

Analysis and Options

The Subject lands are designated and zoned "Prestige Employment"

Vaughan Official Plan 2010 ('VOP 2010') designates the Subject Lands as "Prestige Employment" designation. Zoning By-law 001-2021 zones the Subject Lands as EM1(H) Prestige Employment Zone with the Holding Symbol "(H)" subject to Site-Specific

Exception 835 which is in line with VOP 2010 and complies with the existing operations on the Subject Lands.

Site-Specific Exception 835 includes the following “(H)” provisions:

“The “H” provision shall be removed in whole or in part at such time as when a site plan is approved by Council pursuant to Section 41 of the Planning Act, and the following matters have also been addressed to the satisfaction of the City:

- a. Comprehensive assembly of land or agreements entered with respect to land exchanges that create efficient parcels to accommodate the intended development;
- b. Master plans or block plans showing the manner in which initial development phases would be undertaken and that also provide for full build out and for longer-term expansion and intensification of priority land uses;
- c. Agreements are entered into to ensure the co-ordination of access points to Dufferin Street; and,
- d. Studies and approvals as necessary are supplied to demonstrate compliance with environmental guidelines, as well as, plans and agreements required to ensure compliance.”

In the early 2000s, Staff conducted a Dufferin Street Study-West Side which included the Subject Lands and lands south to Centre Street.

The above noted site-specific exception was as a result of the Dufferin Street Study completed in the early 2000s. The Dufferin Street Study included the Subject Lands and lands south to Centre Street, see Attachment 3. The exception permits existing uses on the Subject Lands on the date of the passing of the By-law (March 8, 2004) and interim uses permitted while the Holding provision is in place which also include Public Uses permitted under Subsection 3.10 (Zoning By-law 1-88) on the lands owned by the City and Hydro Vaughan Distribution Inc.

The majority of the Subject Lands have been developed and contain public uses such as City of Vaughan and PowerStream yards, municipally known as 7894, 8000 and 8020 Dufferin Street; 8118 Dufferin Street has a lease with PowerStream (Attachment 1). The lands south of the Subject Lands, west side of Dufferin Street to Centre Street have been subject to development applications and as a result the Holding Symbol “(H)” has already been removed from those lands, leaving 8066 and soon 8090 Dufferin Street with no public uses, and the Holding Symbol “(H)” requirement.

The Development Planning Department supports the Removal of the Holding Symbol “(H)” Zone.

The Development Planning Department recommends removal of the Holding Symbol “(H)” as most of the Subject Lands are owned and/or operated by public uses. No

development is being proposed at this time. Should development be proposed for Subject Lands, Development Planning applications will be required to be submitted. At that time, a thorough review of the application(s) will be conducted by internal and external departments/ agencies and should the conditions for the Holding Symbol “(H)” be required comments will be provided for at that time.

Public Notice will be given to the Subject Lands and abutting property owners in accordance with the Planning Act for the removal of a Holding Symbol “(H)”.

Should Council approve the recommendation outlined in this report, an accompanying Zoning By-law will be scheduled to a Council meeting removing the Holding Symbol “(H)”. Notice will be given to the owners of the Subject Lands and to the landowner directly abutting the Subject Lands.

Financial Impact

There are no requirements for new funding associated with this report.

Operational Impact

There are no operational impact at this time. Once development applications for the Subject Lands are submitted, the applications will be circulated and reviewed for comment.

Broader Regional Impacts/Considerations

There are no regional impacts at this time. Once development applications for the Subject Lands are submitted, the applications will be circulated and reviewed for comment.

Conclusion

In response to Council’s direction, the Development Planning Department supports the removal of the Holding Symbol “(H)” from the Subject Lands as shown on Attachment 2. No development is proposed at this time. Accordingly, the Development Planning Department can recommend approval of the Application.

For more information, please contact Margaret Holyday, Senior Planner, at ext. 8216.

Attachments

1. Context Location Map
2. Proposed Zoning
3. Dufferin Street Study Area

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