

# RESIDENTIAL INTENSIFICATION

Alex Casamassima

# IN 5 MINUTES:

Residential Desert  
Developer-led Zoning  
City-led Zoning  
Developer Contribution  
Project Considerations



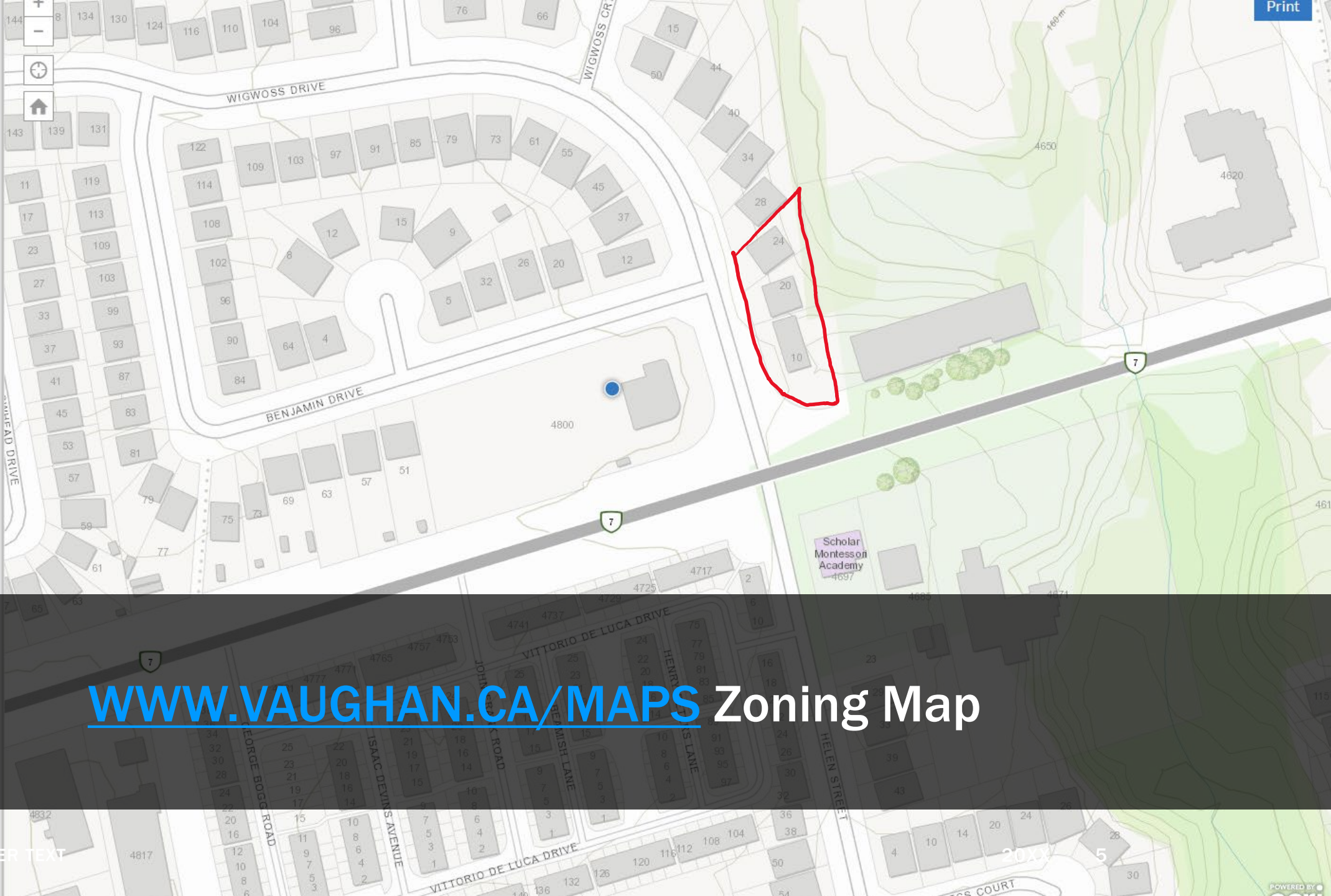
# TLDR

Intensifying residential areas amid a residential desert without an accompanying walkability plan works against the best interest of the city.



# **FIRST POINT:**

**WIGWOSS and HWY 7 are in the middle of a  
RESIDENTIAL DESERT**



[WWW.VAUGHAN.CA/MAPS](http://WWW.VAUGHAN.CA/MAPS) Zoning Map



Legend  
No legend

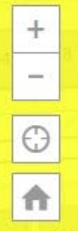
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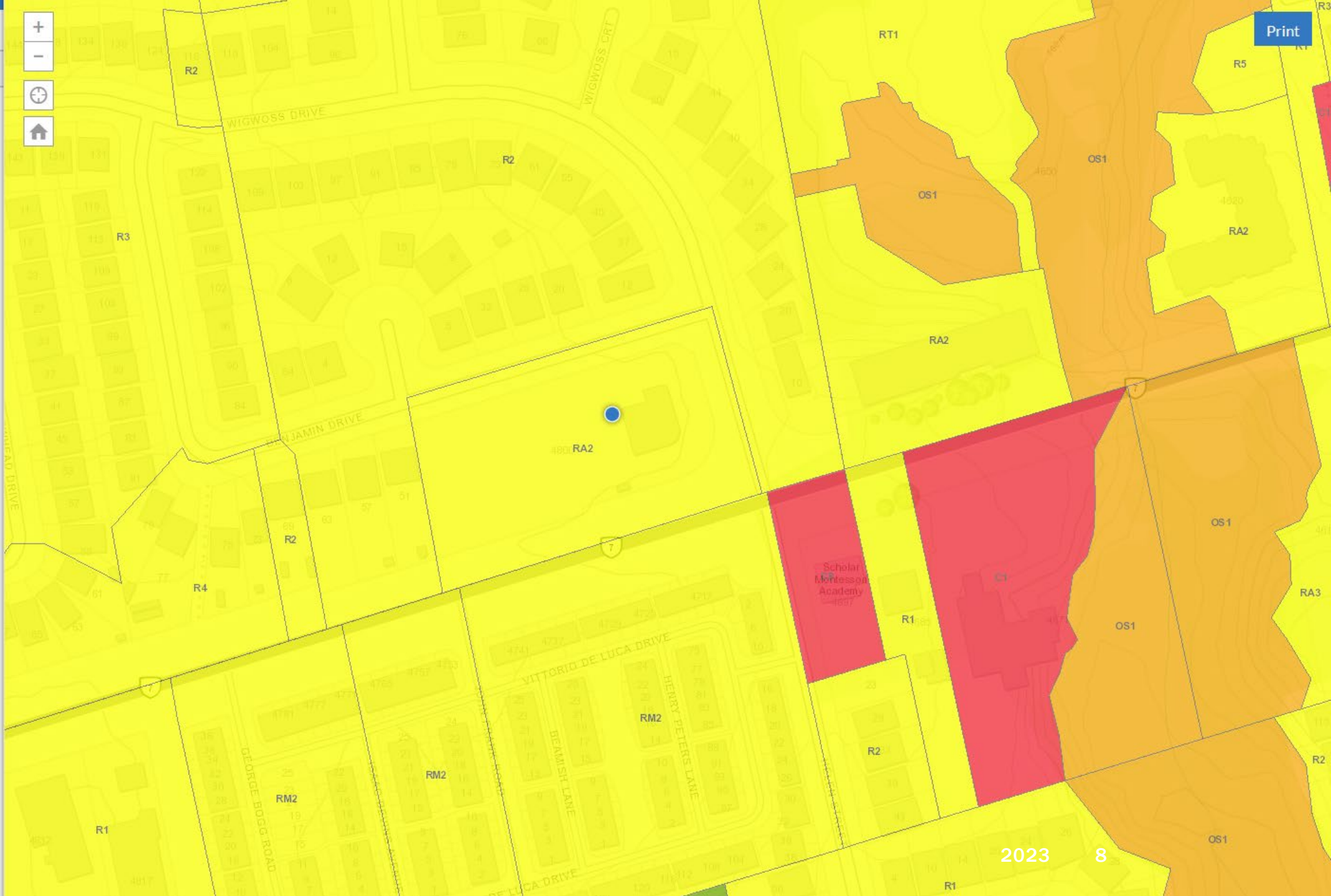
2023

Layers

Zones >



Print



Scholar Montessori Academy  
4897

4880 RA2

2023 8





# WALKABILITY?

- 2km to nearest restaurant
- 2.8km to nearest bakery
- 4.2km to nearest grocery store
- 4.2km to nearest 'official' dog friendly park



WATCH LIVE: CityNews



# No dogs allowed sign creating controversy in Vaughan



A big feud brewing in a Vaughan neighbourhood, pitting dog owners against homeowners. A number of 'No Dogs Allowed' signs have been popping up, not just on personal property, but on city land as well

By Tina Yazdani

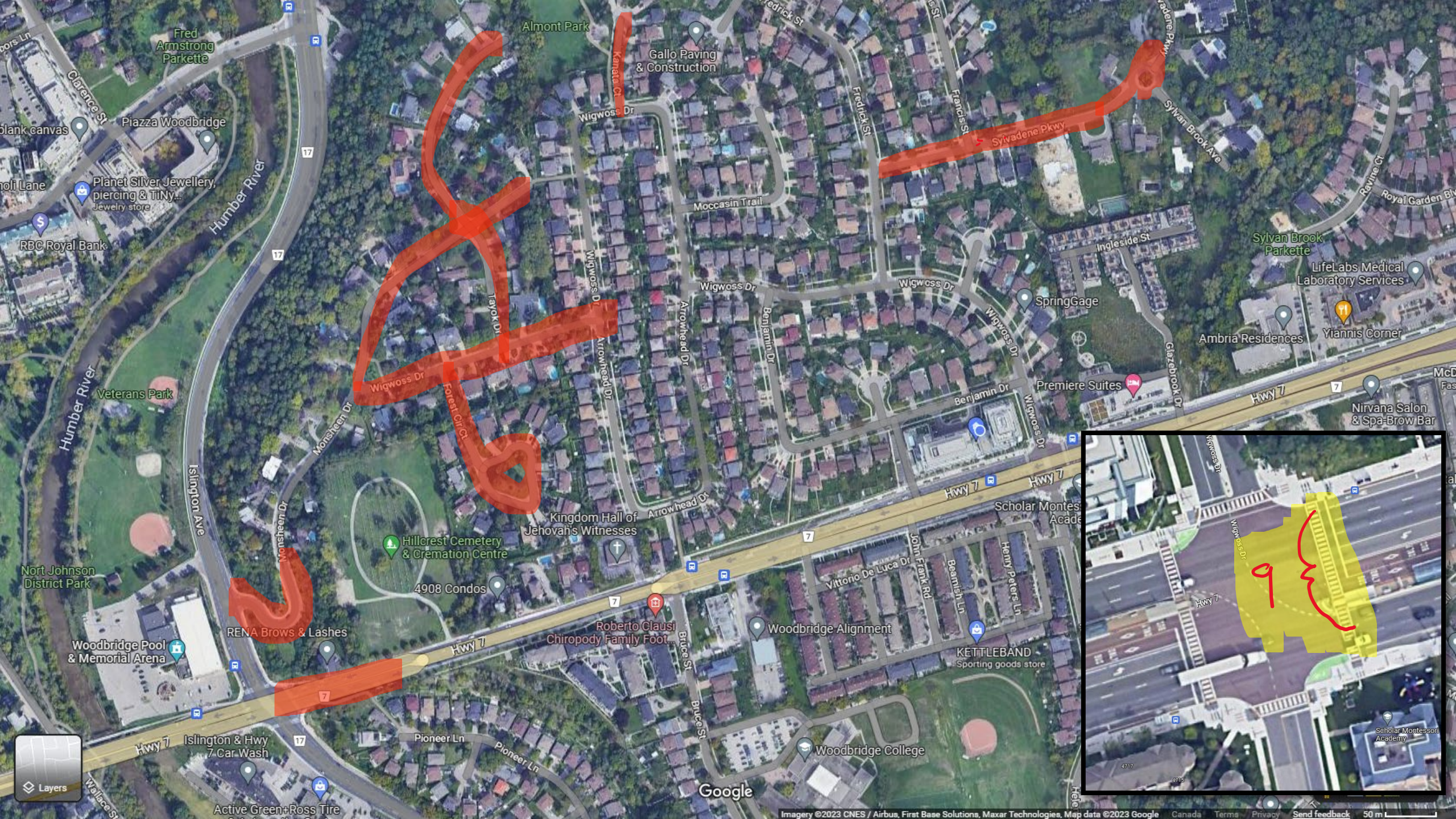
Posted May 22, 2019, 12:39PM EDT. Last Updated May 22, 2019, 6:28PM EDT.

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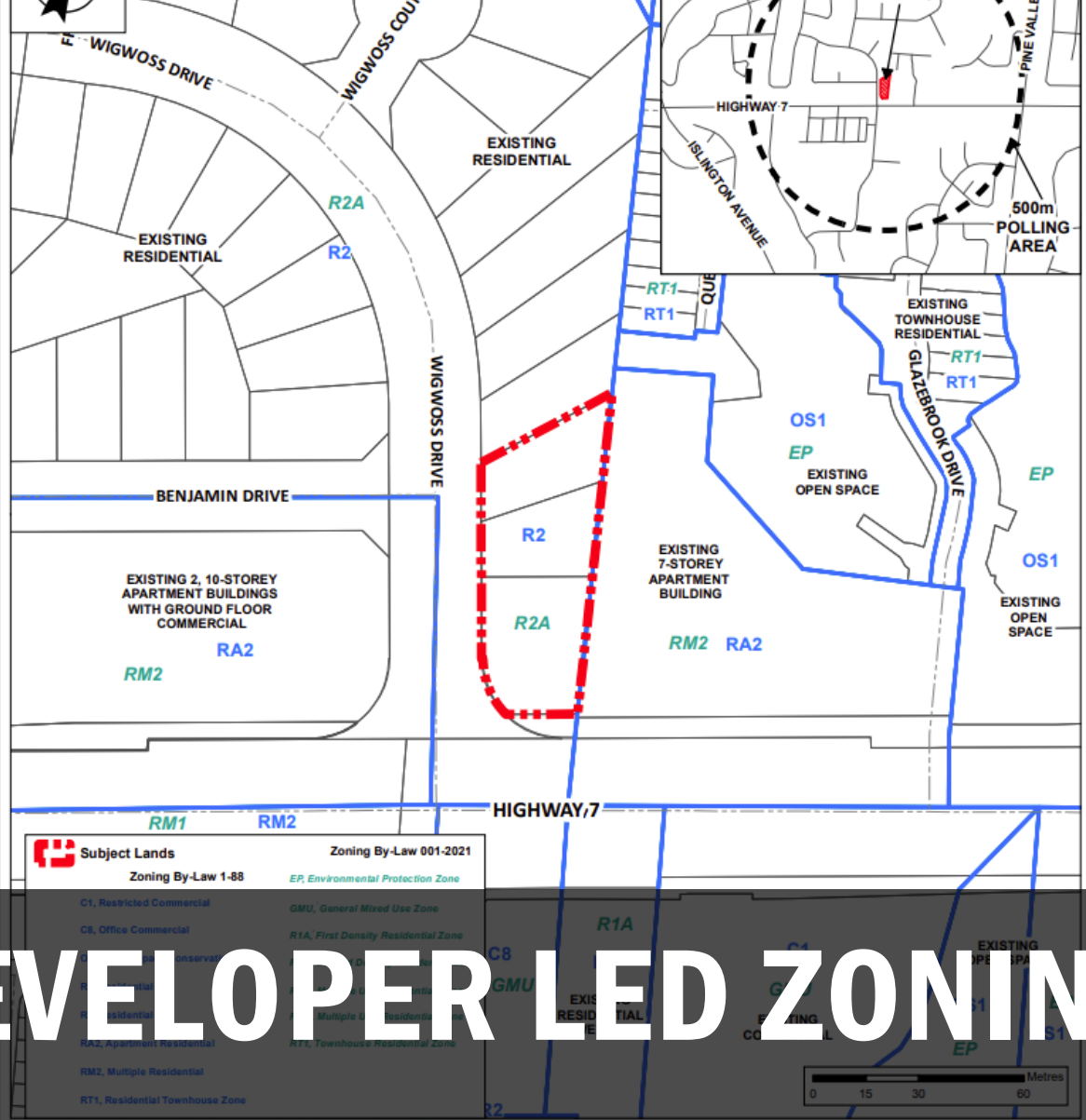
- ### In other news
1. Police investigate double homicide at Bowmanville home
  2. US shoots down Chinese balloon, China threatens to 'take further actions'
  3. Metrolinx loses injunction regarding Osgoode Hall trees





# POINT TWO:

The city is relying on developers to re-zone the city for intensification, not on resident needs.



Subject Lands	Zoning By-Law 001-2021
Zoning By-Law 1-88	EP, Environmental Protection Zone
C1, Restricted Commercial	GMU, General Mixed Use Zone
C8, Office Commercial	R1A, First Density Residential Zone
GMU, General Mixed Use Zone	C1, Restricted Commercial Zone
R1A, First Density Residential Zone	C8, Office Commercial Zone
EP, Environmental Protection Zone	R1A, First Density Residential Zone
RT1, Residential Townhouse Zone	RT1, Townhouse Residential Zone
RM2, Multiple Residential	RM2, Multiple Residential Zone
RT1, Residential Townhouse Zone	RT1, Residential Townhouse Zone

# DEVELOPER LED ZONING!

## Context and Location Map

LOCATION: 10, 20, 24 Wigwoss Drive  
Part of Lot 6, Concession 7

APPLICANT: Wigwoss Investments Inc.  
and 2561658 Ontario Inc.

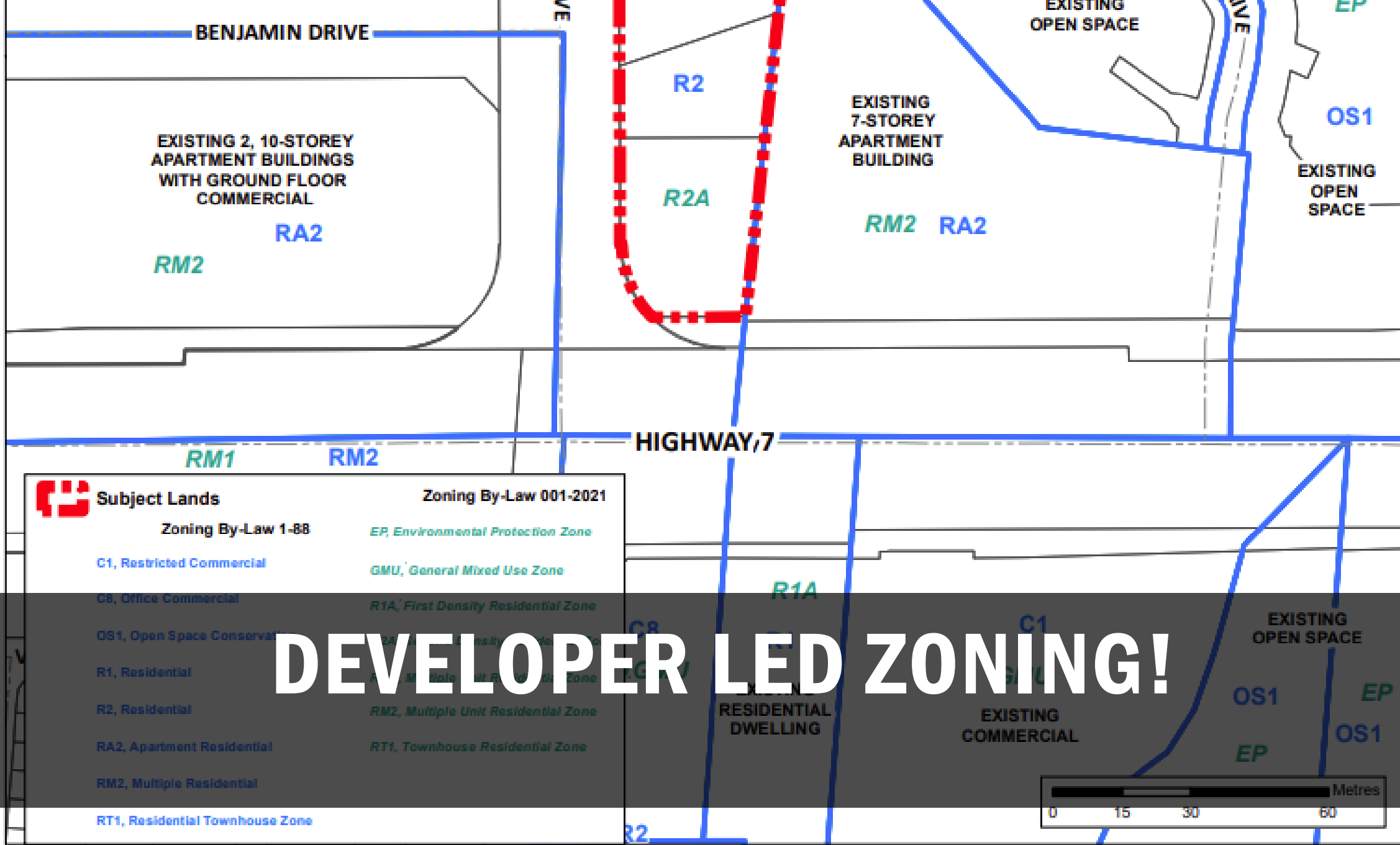


## Attachment

FILES: OP.22.016 and  
Z.22.036

DATE:  
February 7, 2023

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# DEVELOPER LED ZONING!

## BACKGROUNDER

# More Homes Built Faster Act, 2022

November 28, 2022  
[Municipal Affairs and Housing](#)

### Table of Contents

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- [2. Related Topics](#)

### Share



### Media Contacts

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[victoria.podbielski2@ontario.ca](mailto:victoria.podbielski2@ontario.ca)

Communications Branch  
[MMA.media@ontario.ca](mailto:MMA.media@ontario.ca)

The Ontario government's legislation to support the province's [newest Housing Supply Action Plan](#), More Homes Built Faster, has been given Royal Assent. This plan is part of a long-term strategy to help build more homes and make life more affordable for Ontario families.

Initiatives in the plan include:

#### *Addressing the Missing Middle*

Building on a number of as-of-right residential tools which Ontario provided municipalities with since 2019, the government is changing the *Planning Act* to create a new provincewide standard threshold for what's allowed to be built by strengthening the additional residential unit framework. With the More Homes Built Faster plan, up to three residential units are permitted "as of right" on most land zoned for one home in residential areas without needing a municipal by-law amendment. Depending on the property in question, these three units could all be within the existing residential structure or could take the form of a residence with an in-law or basement

# **THIRDLY:**

**The city secondary plan should lead on rezoning proposals with tax-payer input – instead of independent developers.**





Home > Online Maps

GEOGRAPHIC INFORMATION SYSTEMS



Contact Information

Phone: 905-832-2281

Email: gis@vaughan.ca

Location: City Hall, Level 000, 2141 Major Mackenzie Drive, Vaughan, L6A 1T1

Have you heard about geographic information systems (GIS)?

GIS is designed to capture, store, manipulate, analyze, manage and present different types of geographical data. City Viewer, PLANit Viewer and Vaughan Zoning maps provide information about the City's services, businesses, boundaries, proposed developments and zoning designations.

Want to learn more?

PLANit Viewer: A user-friendly tool that allows people to search and view information about proposed developments within the City of Vaughan.

Vaughan Zoning: A simple map that provides users with information about Vaughan's zoning designations.

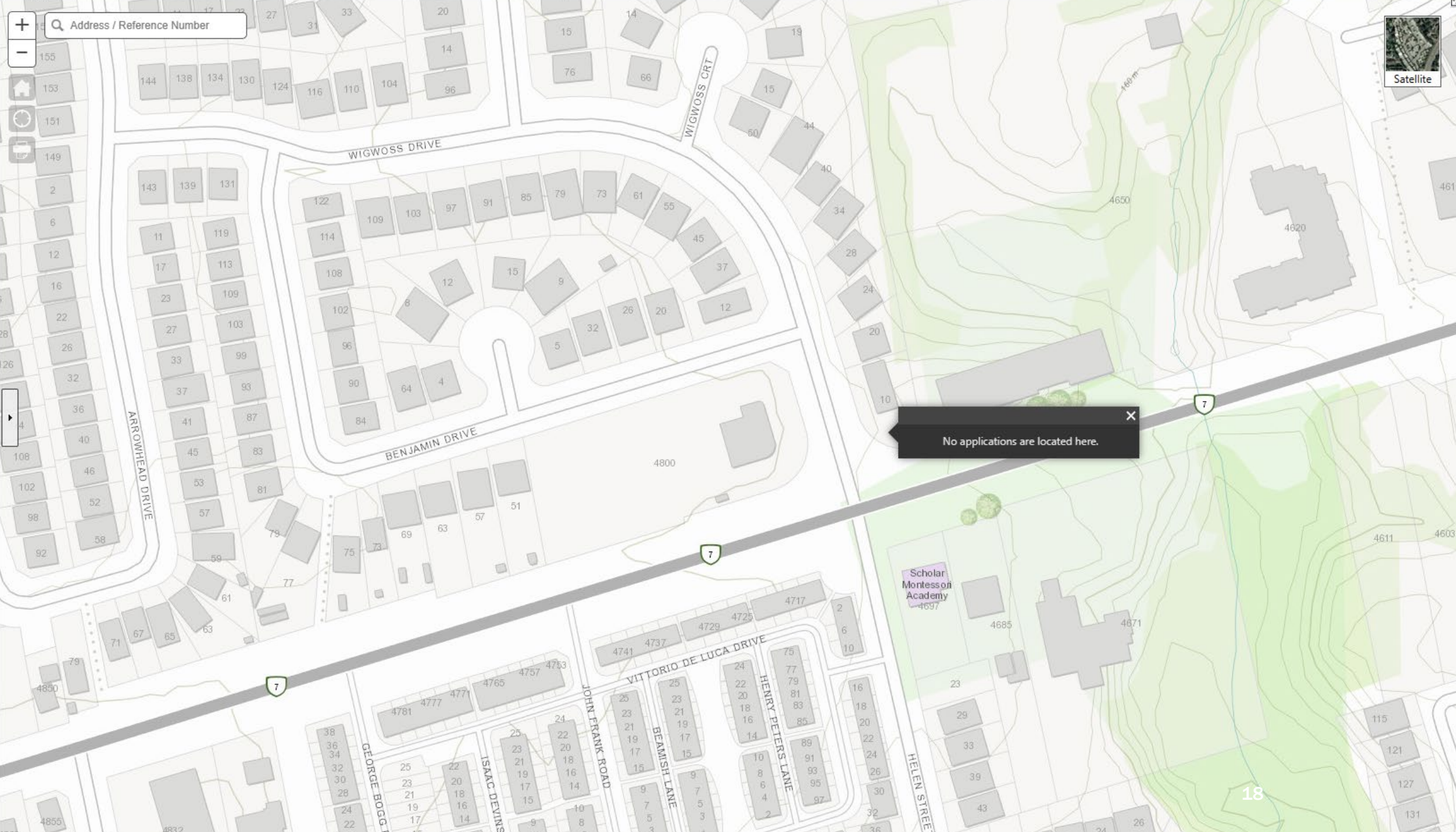


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Address / Reference Number



No applications are located here.

Scholar  
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Toronto

## Property tax hikes loom in wake of provincial housing rule changes, GTA municipalities warn



A third of GTA municipalities say they plan to raise property taxes to cope with development charge loss



Michael Smeed · CBC News · Posted: Jan 09, 2023 4:00 AM EST | Last Updated: January 9



Aurora Mayor Tom Mrakas says municipalities were taken by surprise by the province's More Homes Built Faster Act, which allows home builders to avoid municipal development charges when they're building

### Popular Now in Toronto

- CBC INVESTIGATES**  
'Crypto King' associate wipes iPhone, hands over \$1M in bank drafts payable to Aiden Pleterski
- Toronto dentist broke rules, had sex with patient, fathered child but still practising: regulator**
- Masking likely wouldn't have eased respiratory virus surge in the fall: PHO document**
- Police identify man struck in fatal hit and run, now being investigated as homicide**
- Former Brampton fire captain charged in death of wife in Blue Mountains**

## \$5 billion in lost development charges provincewide

The survey responses indicated that while residents in East Gwillimbury could be hardest hit, other municipalities are also predicting steep hikes:

The City of Vaughan is predicting annual losses of between \$169 million and \$174 million, and a property tax increase of between 77 and 88 per cent.

Whitchurch-Stouffville is predicting losses of \$19.6 million over five years, and tax hikes totalling 52.3 per cent over four years, starting with a 20.3 per cent jump in 2024.



# 77-88% PROPERTY TAX INCREASE!

Newmarket residents can expect to see their property taxes go up between five and 15 per cent, according to staff.

Mississauga expects to lose about \$1 billion in revenues forcing an eight to 10 percent jump in property taxes. Staff there say that will add about \$500 to the average tax bill on a house worth about \$730,000, plus an additional \$180 on residents' water bills.

## Popular Now in Toronto

- 1 CBC INVESTIGATES**  
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- 2 Toronto dentist broke rules, had sex with patient, fathered child but still practising: regulator**
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# #4

**Developers should be required to contribute to proposed plans OR a fund for prospective plans.**

# GOOD CITIZEN DEVELOPERS:

## POLICY

- Height Factor Regulation: return adjacent land
- Zoning application prerequisites
- 2km “walkability” standard
- Intensification requirements.

## PROJECTS

- Non-exclusive use parks/greenspace
- Pedestrian passes, pathway grading, bike infrastructure, or safety projects.
- Mix-use zones (that must be delivered)
- Transit Works: Rapid, Accessible, Consistent, and/or Affordability.



# BAD CITIZEN DEVELOPERS:

## POLICY

- Increase Taxes 77-88%
- Oversaturating residential areas.
- Traffic planning without community considerations
- Parking minimums in a non-walkable neighbourhood

## PROJECTS

- Projects that skip the missing middle.
- All residential developers not offering public chattels
- Any exclusive entrance <100 meters from a major stroad.
- Residential Desertification



# WESTON & 7



# WOODSTREAM & 7



# **LAST AND MOST LOCALLY:**

**A pedestrian friendly traffic consideration should be a prerequisite for the WigWoss & 7 project!**



Wigwoss Dr

Wigwoss Dr

Queen Mary Ct

Glazebrook Dr

Wigwoss Dr

Benjamin Dr

Benjamin Dr

Wigwoss Dr

Francine Ct

Viva Rapidway



27

4800

44

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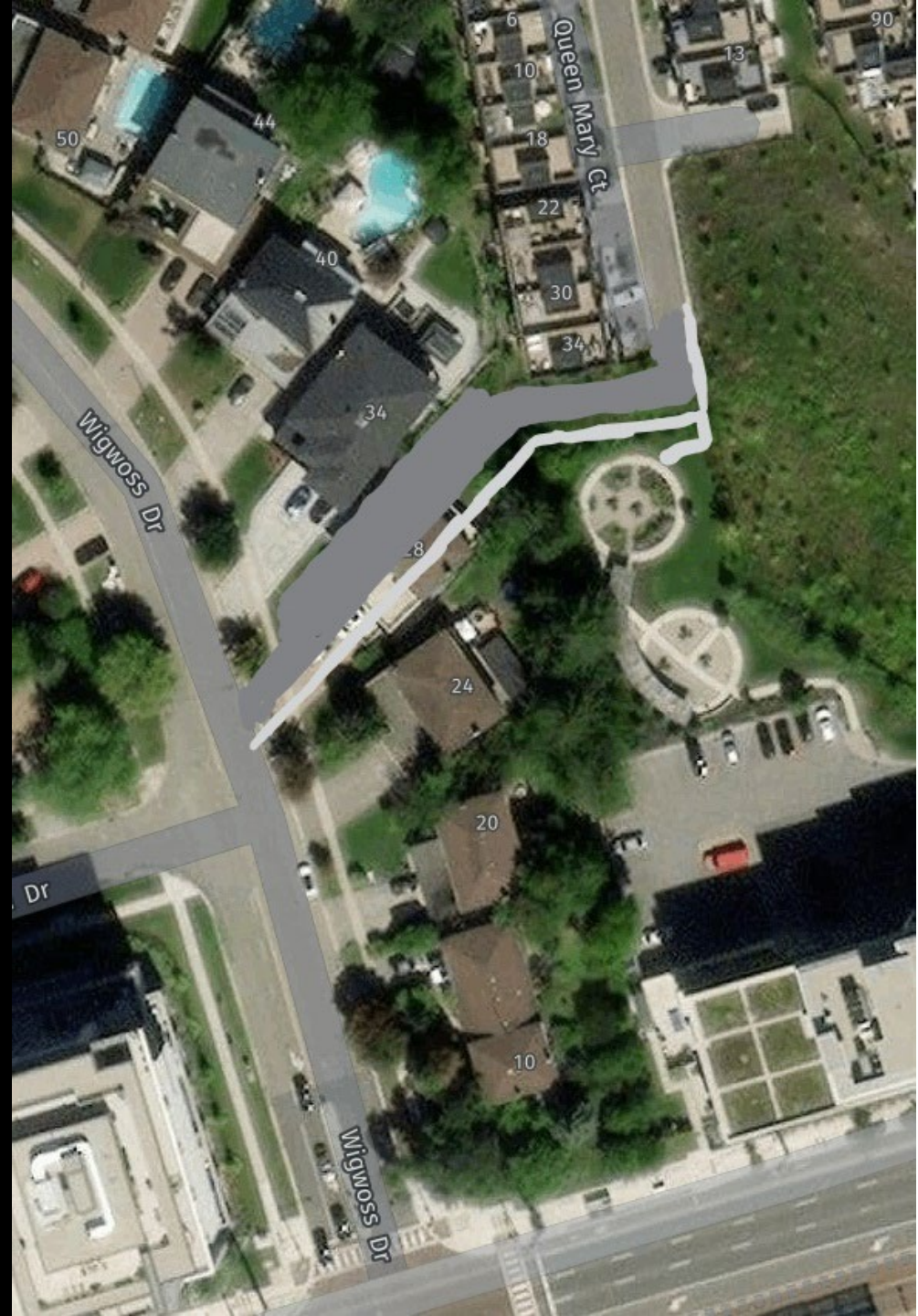
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# CONCLUSION

Require the north adjacent property to be developed into a throughway.

- Streetside parking off of WigWoss
- Pedestrian sidewalk to Pine Valley & other parks
- Safer and faster access to highway 7 for a community of 500.





**THANK YOU**

Alex Casamassima

<https://alexcasamassima.com>