



100 John West Way
Aurora, Ontario
L4G 6J1
(905) 727-3123
aurora.ca

Town of Aurora
Information Report
No. PDS20-072

Subject: **Delegated Development Agreements Quarterly Report**

Prepared by: Brashanthe Manoharan, Assistant Planner

Department: Planning and Development Services

Date: December 1, 2020

In accordance with the Procedure By-law, any Member of Council may request that this Information Report be placed on an upcoming General Committee or Council meeting agenda for discussion.

Executive Summary

The purpose of this report is to provide Council with a summary of Development Agreements that have been processed by the Planning Division since June 2020 based on the delegated authority to approve agreements that result from certain planning applications.

- Since June 2020, four (4) development agreements have been approved in accordance with the Town's Delegated Authority By-Law.

Background

On October 22, 2019, Council adopted By-law 6212-19 granting Delegated Approval Authority to the Director of Planning and Development Services to approve the following applications and execute any related agreements:

- Stable Neighbourhoods Agreements;
- Site Plan Agreements (minor and major);
- Agreements required as a condition of approval by Committee of Adjustment;
- Agreements to implement Ontario Municipal Board or Local Planning Appeal Tribunal decisions;
- Heritage Easement Agreements;
- Simplified Development Agreements;
- Oak Ridges Moraine Agreements; and,

- Other minor development agreements.

The Director of Planning and Development Services has the delegated authority to execute the following agreements where the application has been approved by Council:

- Subdivision Agreements;
- Condominium Agreements; and,
- Major Site Plan Agreements;

To streamline processing timelines and approvals, Staff have introduced Letters of Undertaking to replace Simplified Development Agreements where considered appropriate. Planning and Development Services report to General Committee advising of the number of development agreements processed on a quarterly basis.

Analysis

Since June 2020, four (4) development agreements have been approved in accordance with the Town's Delegated Authority By-Law.

Three (3) Minor Site Plan Agreements and one (1) Pre-Servicing Agreement have been processed and signed since Planning and Development Services last reported to Council in June 2020 (see Figure 1 for Location Map and Figure 2 for Development Agreements Table).

- A Minor Site Plan Agreement for 94 Connaught Avenue to allow a second-storey addition, executed on July 15, 2020 (Stable Neighbourhoods);
- A Minor Site Plan Agreement for 70 Collins Crescent to allow a second-storey addition, executed on May 14, 2020 (Stable Neighbourhoods);
- A Minor Site Plan Agreement for 64 Cousins Drive to allow a one-storey addition, executed on May 19, 2020 (Stable Neighbourhoods); and,
- A Pre-Servicing Agreement for 1623 Wellington Street East for the construction of Goulding Avenue and creating two (2) lots, executed on October 21, 2020

In accordance with the Town's Delegation By-law 6212-19, authority was granted to the Director of Planning to execute certain agreements such as Subdivision Agreements,

Condominium Agreements, etc., only after Council recommends approval of the applications. These executed agreements are not included in this report. Executed agreements associated with applications approved by Staff under delegated authority are included in this report. For these applications, Planning was satisfied with each of the proposed development's scale, massing, design and materials to be used as well as conforming to the Town's Comprehensive Zoning By-law and Official Plan. Therefore, each application was advanced to the building permit stage.

Advisory Committee Review

Not applicable.

Legal Considerations

None.

Financial Implications

There are no direct financial implications arising to the Town as a result of this report.

Communications Considerations

The Town of Aurora will use 'Inform' as the level of engagement for this project. There are five different levels of community engagement to consider, with each level providing the community more involvement in the decision-making process. These levels are: Inform, Consult, Involve, Collaborate and Empower. Examples of each can be found in the Community Engagement Policy. These options are based on the International Association of Public Participation (IAP2) Spectrum and assist in establishing guidelines for clearly communicating with our public and managing community engagement. In order to inform the public, this report will be posted to the Town's website.

Link to Strategic Plan

The proposed applications supports the Strategic Plan by:

- Providing employment and housing opportunities for Aurora residents;
- Strengthening the fabric of our community.

Alternative(s) to the Recommendation

None.

Conclusions

Pursuant to the delegated authority to approve agreements, this report summarizes since June 2020 the approvals issued by the Planning Department of the following four (4) development agreements: three (3) Minor Site Plan Agreements and one (1) Pre-Servicing Agreement.

Attachments

Figure 1: Location Map

Figure 2: Summary of Development Agreements

Previous Reports

General Committee Report No. PDS20-041, dated June 2, 2020.

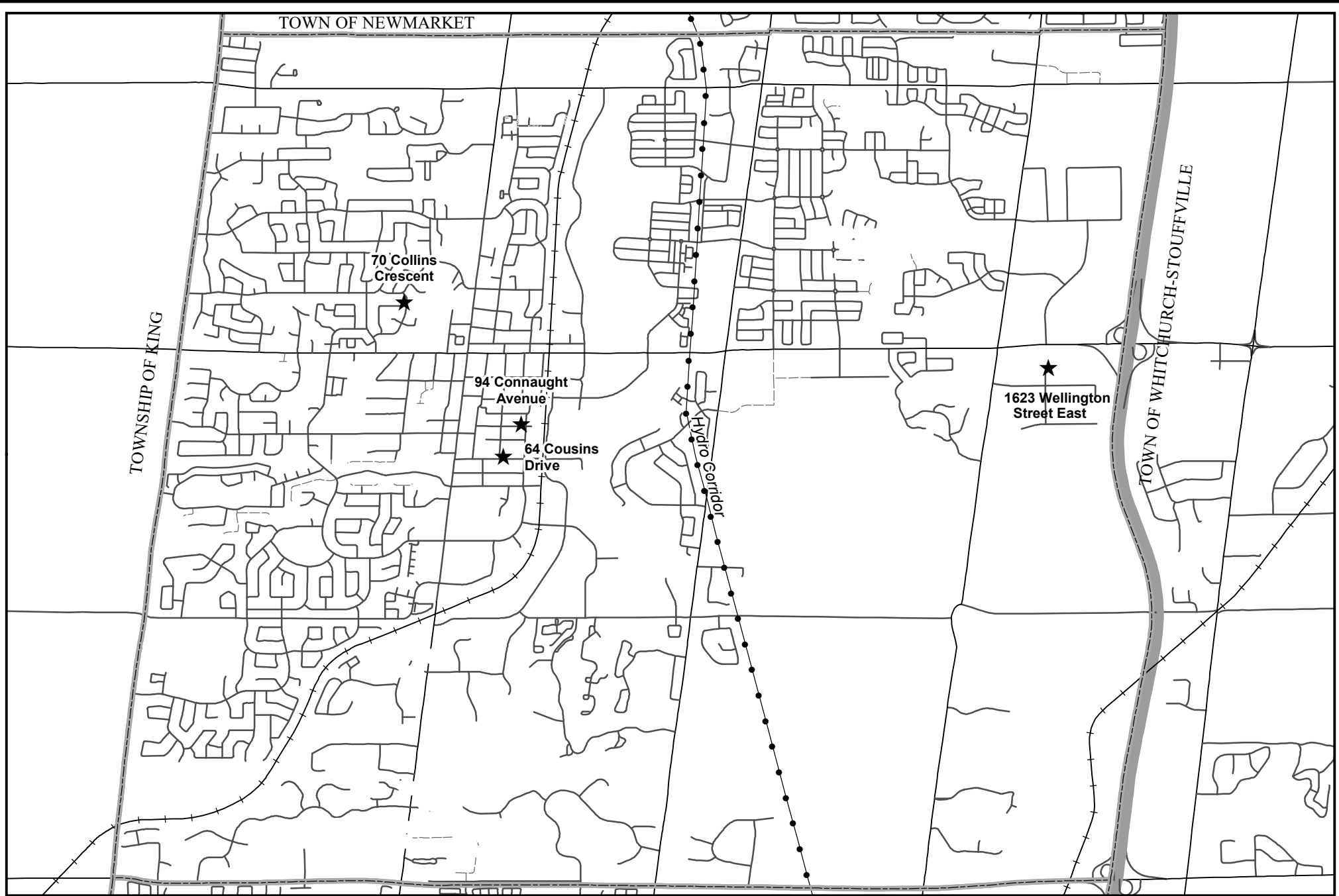
Pre-submission Review

Agenda Management Team review on November 12, 2020

Approvals

Approved by David Waters, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer



LOCATION MAP

Report Name: Delegated Approval Authority Report
 Report No.: PDS20-072

★ SUBJECT LANDS

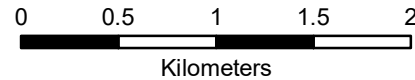


FIGURE 1

Figure 2 for Development Agreements Table

File #/ Address	Proposal	Status
94 Connaught Avenue SPR-2020-08	To allow a second-storey addition to an existing single storey residential dwelling in accordance with Minor Variance approval MV-2020-04	Minor Site Plan Agreement executed on July 15, 2020
70 Collins Crescent SPR-2020-06	To allow a second-storey addition to an existing single storey residential dwelling	Minor Site Agreement executed on May 14, 2020
64 Cousins Drive SPR-2020-07	To allow a one storey addition to the rear of the residential dwelling, in accordance with Minor Variance approval MV-2020-17	Minor Site Plan Agreement executed on May 19, 2020
1623 Wellington Street East C-2020-01 & C-2020-04	To create two (2) new lots	Pre-Servicing Agreement executed on October 21, 2020

*All SPR file numbers noted above are Stable Neighbourhood applications