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Town of Aurora
Information Report
No. PDS21-021

Subject: **Delegated Agreements Report**

Prepared by: Stephanie February, Planning Clerk

Date: June 1, 2021

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 December 2020 based on the delegated authority to approve agreements that result from certain planning applications.

- Since December 2020, nine (9) 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:

- Stable Neighbourhoods Site Plan Applications and Agreements;
- Minor Site Plan Applications and Agreements;
- Major Site Plan Applications and Agreements (only within Business Park Zone and not abutting an arterial road or Highway 404)
- 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 appropriate. Planning and Development Services report to General Committee, on a semi-annual basis, advising of the number of development agreements executed for planning applications where the approval authority is not Council.

Analysis

Since December 2020, nine (9) development agreements have been approved in accordance with the Town's Delegated Authority By-Law.

Five (5) Minor Site Plan Agreements and four (4) Memorandums of Understanding for Cash-in-Lieu of Parkland have been processed and signed since Planning and Development Services last reported to Council in December 2020 (see Figure 1 for Location Map and Figure 2 for Development Agreements Table). The nine development agreements are summarized as follows:

- A Minor Site Plan Agreement (Stable Neighbourhoods) for 152 Wells Street to permit a new two (2) storey residential dwelling, executed on January 25, 2021;
- A Minor Site Plan Agreement for 110 Industrial Parkway North to permit a parking lot expansion, executed on April 6, 2021;
- A Minor Site Plan Agreement (Stable Neighbourhoods) for 10 Jasper Drive to permit a second storey and garage addition to the existing dwelling, executed on December 24, 2020;
- A Minor Site Plan Agreement (Stable Neighbourhoods) for 26 Cousins Drive to permit a one-storey detached garage, executed on January 18, 2021;

- A Minor Site Plan Agreement for 19 Allaura Blvd. to permit an addition to an existing industrial building; executed on April 16, 2021;
- A Memorandum of Understanding for Cash-in- Lieu of Parkland for 93 & 97 Kennedy Street East to sever a portion of 93 Kennedy Street East and convey it to 97 Kennedy Street East; executed on December 21, 2020;
- A Memorandum of Understanding for Cash-in- Lieu of Parkland for 455 Addison Hall Circle to permit a one story industrial building; executed on April 30, 2021;
- A Memorandum of Understanding for Cash-in- Lieu of Parkland for 2 Willow Farm Lane for a single-detached lot to accommodate one new single-detached dwelling; executed on December 30, 2020; and,
- A Site Plan Agreement and Memorandum of Understanding for Cash-in- Lieu of Parkland for 150 Addison Hall Circle to construct a new a single-story industrial building. The site plan agreement was executed on March 29, 2021.

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 not approved by Council such as applications approved by Staff, under delegated authority, or applications approved by the Committee of Adjustment are included herein. For applications approved by Staff, Planning was satisfied with each of the proposed development's scale, massing, design and building materials as well as conforming to the Town's Official Plan and Comprehensive Zoning By-law. 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 from 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 support 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 December 2020 the approvals issued by Planning and Development Services for the following development agreements: five (5) Minor Site Plan Agreements and four (4) Memorandums of Understanding for Cash-in-Lieu of Parkland.

Attachments

Figure 1: Location Map

Figure 2: Summary of Development Agreements

Previous Reports

General Committee Report No. PDS20-072

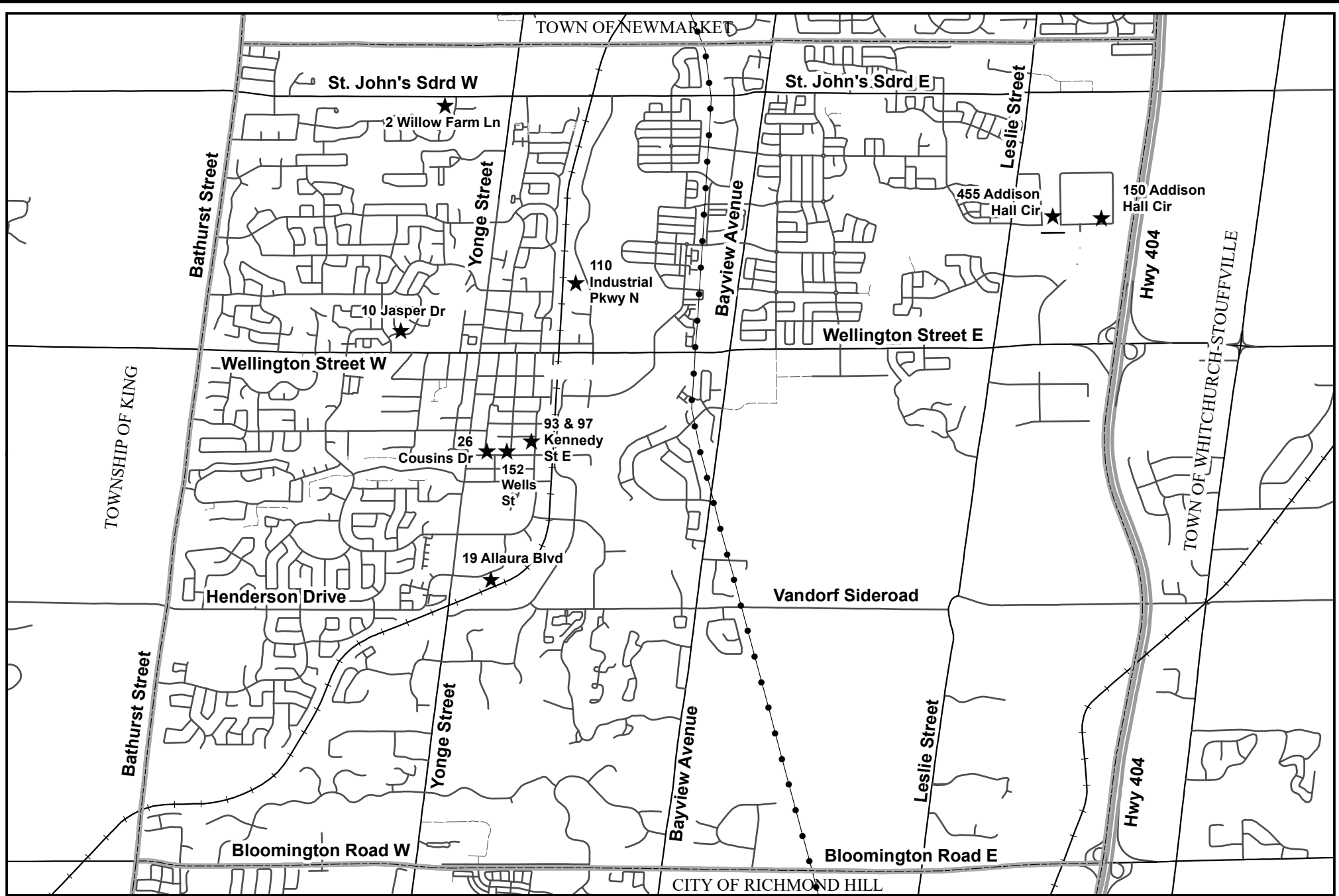
Pre-submission Review

Agenda Management Team review on May 13, 2021

Approvals

Approved by David Waters, MCIP, RPP, PLE, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer



LOCATION MAP

Report Name: Delegated Agreements Report
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FIGURE 1

★ SUBJECT LANDS

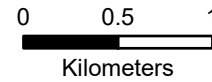


Figure 2 for Development Agreements Table

File #/ Address	Proposal	Status
152 Wells Street SPR-2020-10	To allow a new two (2) storey residential dwelling	Minor Site Plan Agreement executed on January 25, 2021.
93 & 97 Kennedy Street East C-2019-14 & C-2019-15	To sever a portion of 93 Kennedy Street East and convey it to 97 Kennedy Street East	Memorandum of Understanding for Cash-in-Lieu of Parkland executed on December 21, 2020.
455 Addison Hall Circle SP-2019-13	To allow a one storey industrial building.	Site Plan Agreement executed on April 30, 2021.
110 Industrial Parkway North SPM-2020-03	To allow a parking lot expansion.	Minor Site Plan Agreement executed on April 6, 2021.
10 Jasper Drive SPR-2020-09	To allow for a second storey and garage addition to the existing dwelling	Minor Site Plan Agreement executed December 24, 2020
2 Willow Farm Lane C-2020-02 & C-2020-03	One Single-Detached lot to accommodate one new Single-Detached Dwelling	Memorandum of Understanding for Cash-in-Lieu of Parkland executed on December 30, 2020
26 Cousin Drive SPR-2020-12	To construct a one-storey detached garage	Minor Site Plan Agreement executed on January 19, 2021.
150 Addison Hall Circle SP-2020-03	To construct a new one storey industrial building	Memorandum of Understanding for Cash-in-Lieu of Parkland executed on November 20, 2020 and Site Plan Agreement executed on March 29, 2021
19 Allaura Blvd SP-2020-01	Addition to the existing industrial building.	Minor Site Plan Agreement executed on April 16, 2021

*All SPR file numbers noted above are Stable Neighbourhood Applications