



Subject: Delegated Development Agreements Quarterly Report
Prepared by: Brashanthe Manoharan, Assistant Planner
Department: Planning and Development Services
Date: June 2, 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 November 2019 based on the delegated authority to approve agreements.

One (1) Memorandum of Understanding for Cash-in-Lieu of Parkland and Seven (7) Minor Site Plan Agreements have been processed and signed since Planning last reported to Council in November 2019.

Background

On October 22, 2019, Council approved By-law 6212-19 granting Delegated Approval Authority to the Director of Planning and Development Services to approve and execute Stable Neighbourhoods, Site Plan Agreements, Minor and Major Site Plan Agreements, Subdivision Agreements, Condominium Agreements, 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.

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 November 2019, eight (8) development agreements have been approved in accordance with the Town's delegated authority by-law

One (1) Memorandum of Understanding for Cash-in-Lieu of Parkland and Seven (7) Minor Site Plan Agreements have been processed and signed since Planning last reported to Council in November 2019 (see Figure 1 for Location Map and Figure 2 for Development Agreements Table).

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. Where applications were approved by under delegated authority, Planning was satisfied with each proposed development's scale, massing, design and materials to be used as well as conforming to the 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

None.

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 November 2019 the approvals issued by the Planning Department of the following eight (8) agreements: one (1) Memorandum of Understanding for Cash-in-Lieu of Parkland and Seven (7) Minor Site Plan Agreements.

Attachments

Figure 1: Location Map.

Figure 2: Summary of Development Agreements

Previous Reports

General Committee Report No. PDS19-096, dated November 5, 2019.

Pre-submission Review

Agenda Management Team review on May 14, 2020

Departmental Approval

Approved for Agenda

Departmental Approval

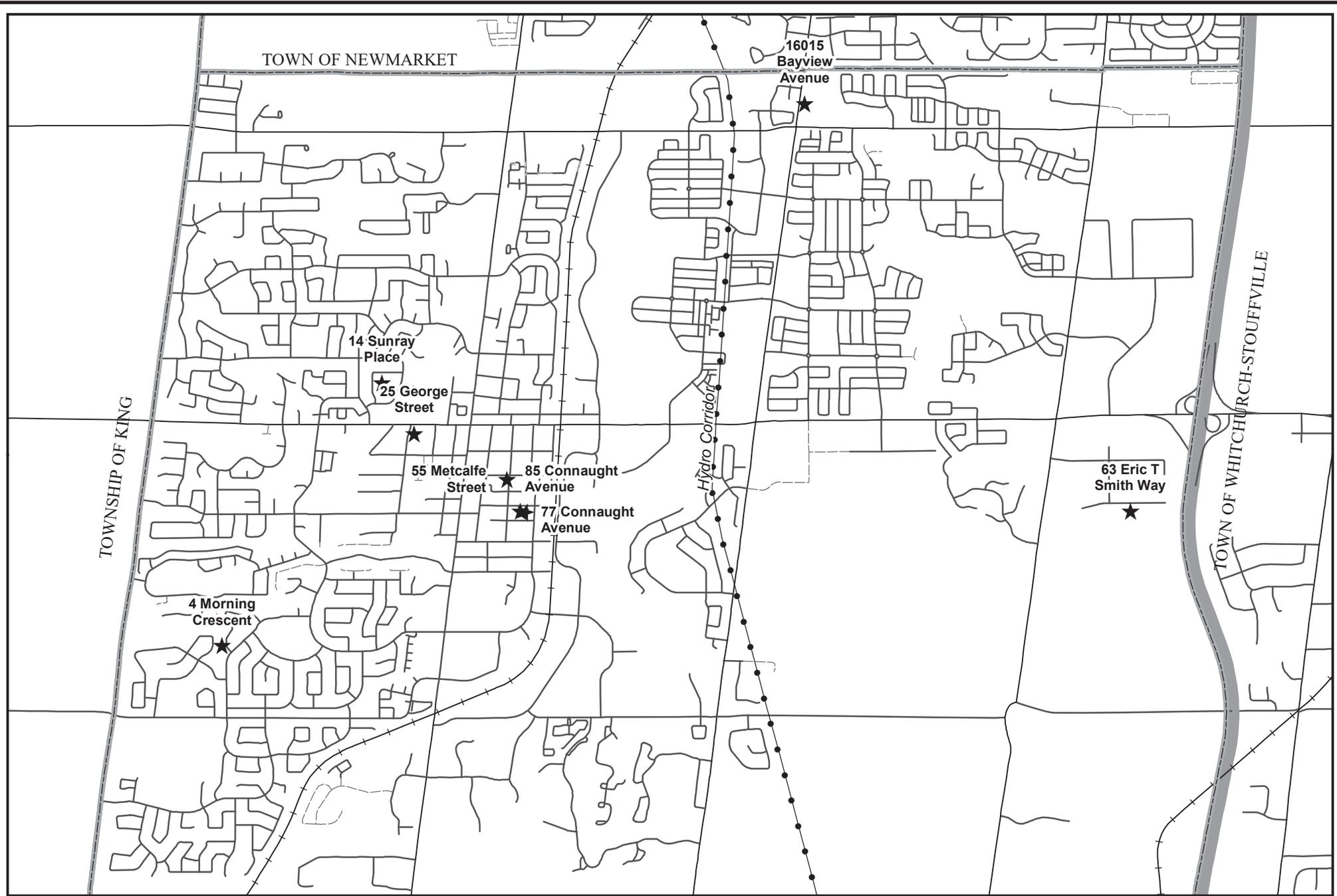


David Waters, MCIP, RPP, PLE
Director
Planning and Development Services

Approved for Agenda



Doug Nadorozny
Chief Administrative Officer



LOCATION MAP

Report Name: Delegated Approval Authority Report
 Report No.: PDS20-041

★ SUBJECT LANDS

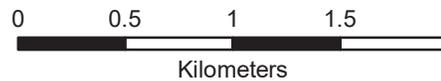


FIGURE 1

Figure 2 for Development Agreements Table

File #/ Address	Proposal	Status
25 George Street SP-2019-09	To re-configure existing rear parking to be in accordance with minor variance approval (MV-2019-23 A and B)	Minor Site Plan Agreement executed on December 5, 2019.
4 Morning Crescent SPR-2019-13	To allow an addition to an existing detached dwelling	Minor Site Plan Agreement executed on February 9, 2020
14 Sunray Place SPR-2020-05	To allow an addition to an existing single storey residential dwelling	Minor Site Plan Agreement executed on April 14, 2020
16015 Bayview Avenue SP-2019-08	A proposed increase to building footprint, Gross Floor Area and subsequent parking re-configuration for a commercial building previously approved under SP-2017-01.	Minor Site Plan Agreement executed on April 16, 2020.
63 Eric T. Smith Way SP-2018-10	To allow a club house facility, office, and event space for member of the York Region Police Association	<p>Memorandum of Understanding for Cash-in-Lieu of Parkland executed on October 11, 2019.</p> <p>Note: Site Plan approval in principle issued by Director as delegated by By-law 6165-19. Site Plan Agreement has not been signed.</p>

55 Metcalfe Street SPR-2019-17	To allow a second storey addition to an existing residential dwelling	Minor Site Plan Agreement executed on November 21, 2019
77 Connaught Avenue SPR-2019-16	Development of a new single-detached dwelling	Minor Site Plan Agreement executed on November 19, 2019.
85 Connaught Avenue SPR-2019-14	Addition to an existing single-detached dwelling	Minor Site Plan Agreement executed on October 28, 2019

*All SPR file numbers noted above are Stable Neighbourhood applications.