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Town of Aurora
Information Report
No. PDS21-025

Subject: Delegated Agreements Report

Prepared by: Umar Javed, Planning Clerk

Department: Planning and Development Services

Date: November 30, 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 June 2021 based on the delegated authority to approve agreements that result from certain planning applications.

- Since June 2021, ten (10) 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 introduced Letters of Undertaking to replace Simplified Development Agreements where appropriate. Planning and Development Services reports 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 June 2021, ten (10) development agreements have been approved in accordance with the Town's Delegated Authority By-Law.

Five (5) Minor Site Plan Agreements and five (5) Major Site Plan Agreements have been processed and executed since Planning and Development Services last reported to Council in June 2021 (see Figure 1 for Location Map and Figure 2 for Development Agreements Table). The ten (10) development agreements are summarized as follows:

- A Minor Site Plan Agreement (Stable Neighbourhoods) for 81 Kennedy Street East to permit a new two (2) storey residential dwelling with an attached garage, executed on October 7, 2021;
- A Minor Site Plan Agreement (Stable Neighbourhoods) for 6 Aurora Heights Drive to permit a new two (2) storey residential dwelling with an integral garage, executed on July 28, 2021;
- A Minor Site Plan Agreement for 155 Engelhard Drive to permit a parking lot expansion, executed on July 16, 2021;
- A Minor Site Plan Agreement (Stable Neighbourhoods) for 2 Foreht Crescent to permit the construction of a detached garage, executed on June 4, 2021;

- A Minor Site Plan Agreement (Stable Neighbourhoods) for 72 Stoddart Drive to permit a new 2nd storey and rear addition to the existing dwelling, executed on July 28, 2021;
- A Major Site Plan Agreement and Memorandum of Understanding for Cash-in-Lieu of Parkland for 400 First Commerce Drive to permit a new 7,304.75m² (78,630.24 ft²) industrial building. The site plan agreement was executed on September 16, 2021, and the Memorandum of Understanding for Cash-in-Lieu of Parkland was executed on May 27, 2021;
- A Major Site Plan Agreement, Memorandum of Understanding for Cash-in-Lieu of Parkland, and Cash-in-Lieu of Parkland Deferral Agreement for 15190 & 15186 Yonge Street to permit a new church and retirement home. The site plan agreement was executed on September 7, 2021, the Memorandum of Understanding for Cash-in-Lieu of Parkland was executed on September 22, 2021, and the Cash-in-Lieu of Parkland Deferral Agreement was executed on September 24, 2021;
- A Major Site Plan Agreement and Memorandum of Understanding for Cash-in-Lieu of Parkland for 305 & 325 Addison Hall Circle to permit two (2) one storey industrial buildings each with a total GFA of 9,604 square meters (103, 377 square feet) for a combined total GFA of 19,182.30 square meters (206, 754 square feet). The site plan agreement was executed on June 25, 2021, and the Memorandum of Understanding for Cash-in-Lieu of Parkland was executed on June 8, 2021;
- A Major Site Plan Agreement for 110 & 450 Addison Hall Circle to permit the construction of a one (1) storey industrial building with a total GFA of 8,019 meters squared (86,316 square feet), executed on July 12, 2021; and,
- A Major Site Plan Agreement and Memorandum of Understanding for Cash-in-Lieu of Parkland for 130 Addison Hall Circle to permit a one (1) storey multi-tenant industrial building with a total GFA of 4,430 squared meters. The site plan agreement was executed on August 12, 2021, and the Memorandum of Understanding for Cash-in-Lieu of Parkland was executed on June 2, 2021.

In accordance with the Town's Delegation By-Law 6212-19, authority was granted to the Director of Planning and Development 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. Each application 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 June 2021 the approvals issued by Planning and Development Services for the following development agreements: Five (5) Minor Site Plan Agreements and five (5) Major Site Plan Agreements.

Attachments

Figure 1: Location Map

Figure 2: Summary of Development Agreements

Previous Reports

General Committee Report No. PDS21-021, Delegated Agreements Report June 1, 2021

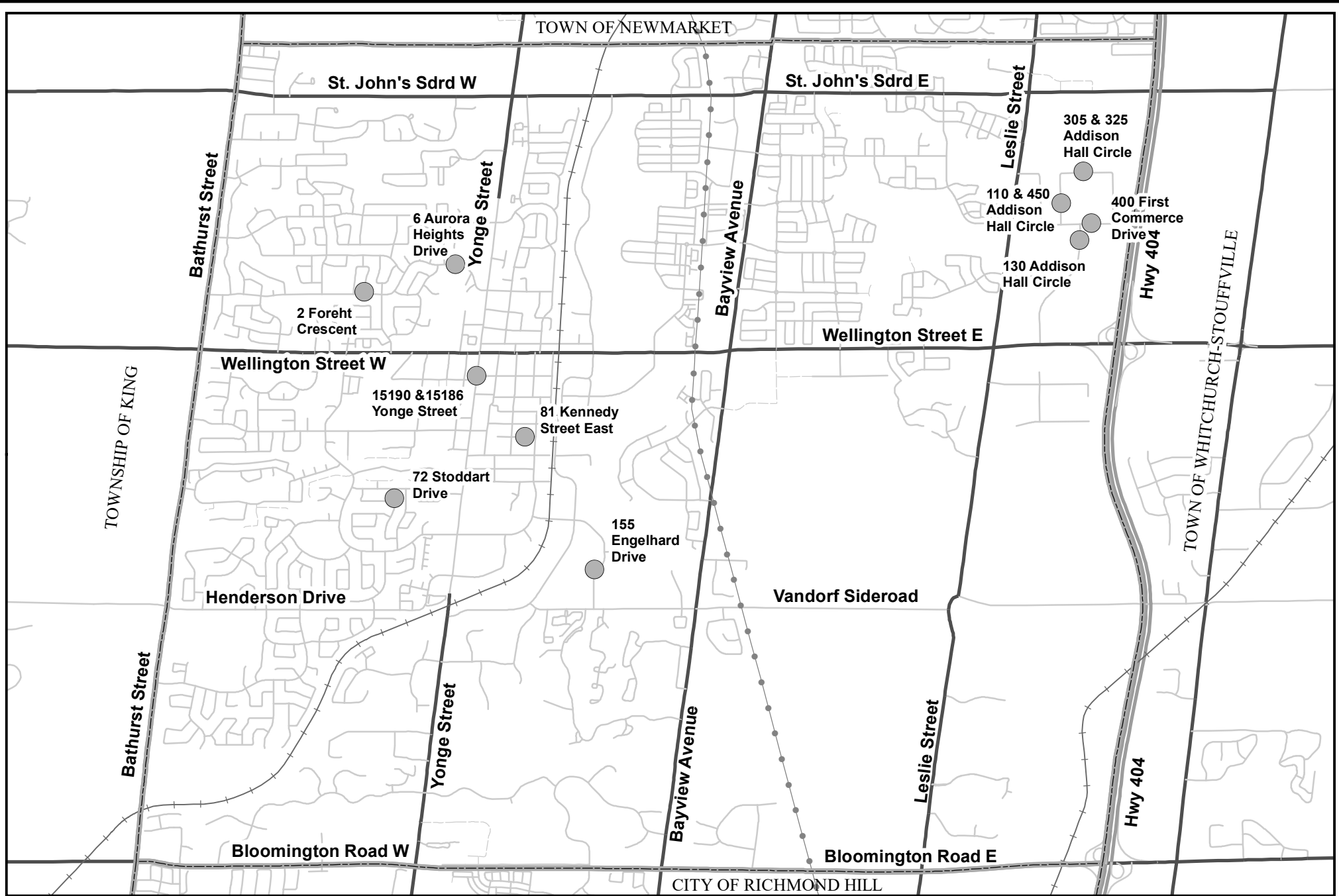
Pre-submission Review

Agenda Management Team review on November 11, 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
 Report No: PDS21-021

● SUBJECT LANDS

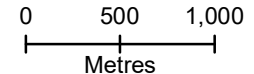


FIGURE 2

Map created by the Town of Aurora Corporate Services Department, Tuesday, November 2, 2021. Base data provided by York Region & the Town of Aurora - GIS.

Figure 2 for Development Agreements Table

File #/ Address	Proposal	Status
81 Kennedy Street E SPR-2021-05	To allow a new two (2) storey residential dwelling with an attached garage.	Minor Site Plan Agreement executed on October 7, 2021.
6 Aurora Heights Drive SPR-2021-01	To allow a new two (2) storey residential dwelling with an integral garage.	Minor Site Plan Agreement executed on July 28, 2021.
155 Engelhard Drive SPM-2020-04	To allow a parking lot expansion.	Minor Site Plan Agreement executed on July 16, 2021.
2 Foreht Crescent SPR-2021-03	To permit the construction of a detached garage	Minor Site Plan Agreement executed on June 4, 2021.
72 Stoddart Drive SPR-2021-02	New 2 nd storey and rear addition to the existing dwelling.	Minor Site Plan Agreement executed on July 28, 2021.
400 First Commerce Drive SP-2020-10	New 7,304.75m ² (78,630.24 ft ²) industrial building.	Major Site Plan Agreement registered on September 16, 2021. Memorandum of Understanding for Cash-In-Lieu of Parkland executed May 27, 2021.
15190 & 15186 Yonge Street SP-2018-02	New church and retirement residence.	Major Site Plan Agreement registered on September 7, 2021. Memorandum of Understanding for Cash-In-Lieu of Parkland (retirement home) executed September 22, 2021. Cash-in-Lieu of Parkland Deferral agreement (Church) executed September 24, 2021

<p>305 & 325 Addison Hall Circle SP-2019-10</p>	<p>Two (2) one storey industrial buildings each with a total GFA of 9,604 square meters (103, 377 square feet) for a combined total GFA of 19,182.30 square meters (206, 754 square feet).</p>	<p>Major Site Plan Agreement executed on June 25, 2021 Memorandum of Understanding for Cash-In-Lieu of Parkland Payment executed June 8, 2021</p>
<p>110 & 450 Addison Hall Circle SP-2019-12</p>	<p>Construction of a one (1) storey industrial building with a total GFA of 8,019 meters squared (86,316 square feet).</p>	<p>Major Site Plan Agreement executed on July 12, 2021</p>
<p>130 Addison Hall Circle SP-2020-11</p>	<p>One (1) storey multi-tenant industrial building with a total GFA of 4,430 squared meters.</p>	<p>Major Site Plan Agreement executed on August 12, 2021 Memorandum of Understanding for Cash-In-Lieu of Parkland Payment executed June 2, 2021</p>

*All SPR file numbers noted above are Stable Neighbourhood Applications