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Town of Aurora
Information Report
No. PDS22-080

Subject: Delegated Applications Report

Prepared by: Brashanthe Manoharan, Planner

Department: Planning and Development Services

Date: June 7, 2022

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 Applications that have been processed by the Planning Division since November 2021 based on the delegated authority to approve applications and execute agreements that result from certain planning applications.

- Since November 2021, eight (8) development applications 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 or execute the following agreements:

- 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 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 November 2021, eight (8) development applications have been approved in accordance with the Town's Delegated Authority By-Law.

Seven (7) Minor Site Plan Applications and one (1) Major Site Plan Application have been processed and the related agreements have been executed since Planning and Development Services last reported to Council in November 2021 (see Figure 1 for Location Map and Figure 2 for Development Agreements Table). The eight (8) development applications are summarized as follows:

- A Minor Site Plan Application (Stable Neighbourhoods) for 61 Metcalfe Street to permit a two-storey rear addition, an integral garage, and a porch to the existing residential dwelling, executed on March 28, 2022;
- A Minor Site Plan Application (Stable Neighbourhoods) for 69 Aurora Heights Drive to permit a rear and two-storey rear addition to the existing residential dwelling, executed on April 14, 2022;
- A Minor Site Plan Application (Stable Neighbourhoods) for 66 Foreht Crescent to demolish the existing detached garage to construct a new one-storey attached garage, executed on January 12, 2022;

- A Minor Site Plan Application (Stable Neighbourhoods) for 67 Collins Crescent to permit a two-storey detached garage in the rear yard, executed on February 8, 2022;
- A Minor Site Plan Application (Stable Neighbourhoods) for 84 Mosley Street to permit a new single detached residential dwelling, executed on December 7, 2021;
- A Minor Site Plan Application (Stable Neighbourhoods) for 84 Murray Drive to permit a new single detached residential dwelling, executed on April 28, 2022;
- A Minor Site Plan Application for 15520 Yonge Street to convert the former Howard Johnson Hotel into a retirement home, executed on December 9, 2021; and
- A Major Site Plan Application for 45 Eric T Smith Way to construct a new industrial building, executed on March 15, 2022.

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. 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. In order to inform the public, this report will be posted to the Town's website.

Climate Change Considerations

The recommendations from this report do not impact greenhouse gas emissions or impact climate change adaptation.

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 applications and execute agreements, this report summarizes since November 2021 the approvals issued by Planning and Development Services for the following development applications: Seven (7) Minor Site Plan Application and one (1) Major Site Plan Application.

Attachments

Figure 1 – Location Map

Figure 2 – Summary of Development Agreements Table

Previous Reports

General Committee Report No. PDS21-025, Delegated Agreements Report November 30, 2021.

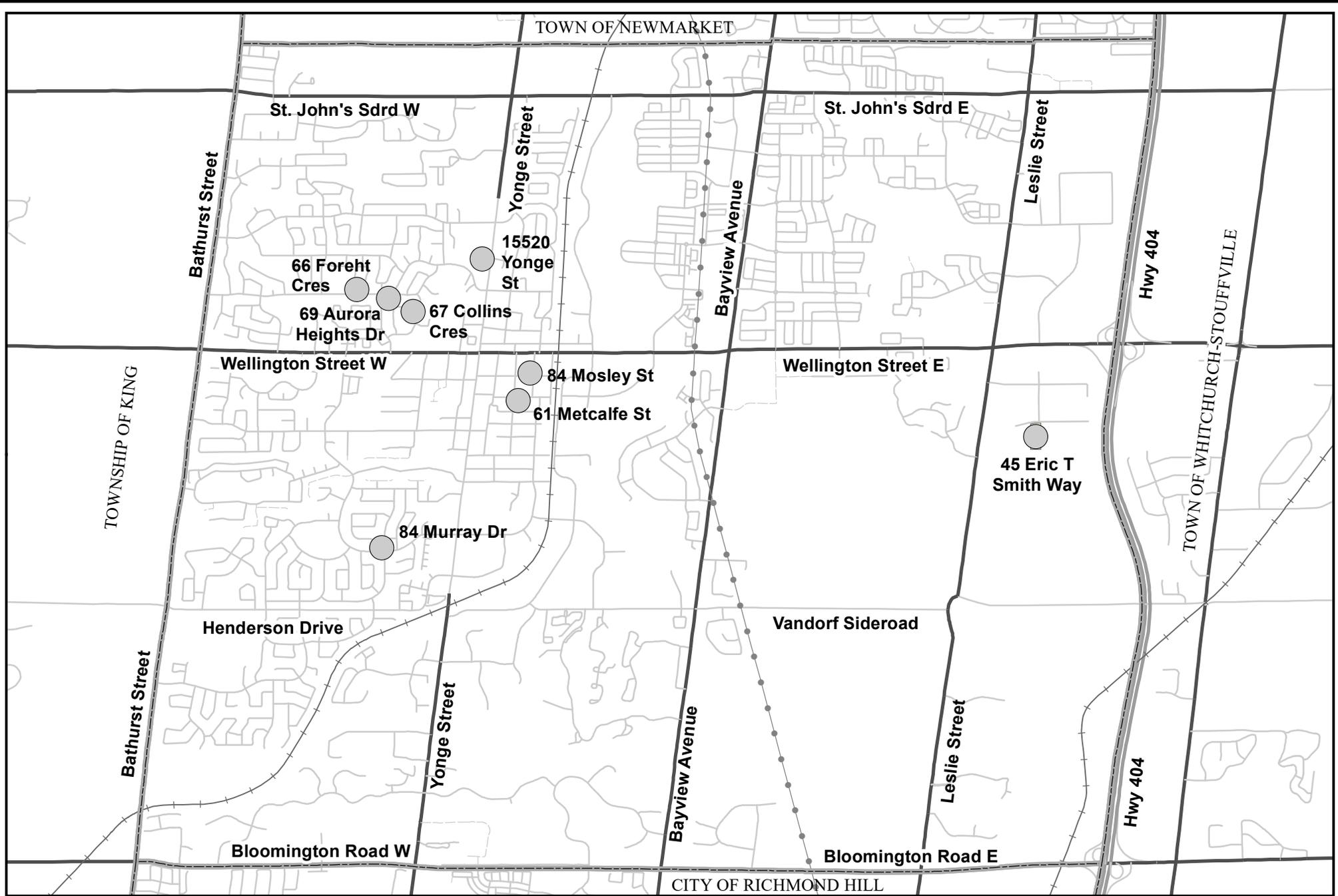
Pre-submission Review

Agenda Management Team review on May 19, 2022

Approvals

Approved by Marco Ramunno, Director, Enter Department Name

Approved by Doug Nadorozny, Chief Administrative Officer



LOCATION MAP

Report Name: Delegated Agreements Report
 Report No: PDS22-080

● SUBJECT LANDS

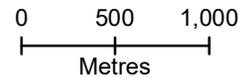


Figure 2 for Development Agreements Table

File #/ Address	Proposal	Status
61 Metcalfe Street SPR-2021-15	To construct a two (2) storey rear addition, an integral garage, and a porch to the existing residential dwelling.	Minor Site Plan Agreement executed on March 28, 2022.
69 Aurora Heights Drive SPR-2022-03	To construct a rear and second storey addition to the existing residential dwelling.	Minor Site Plan Agreement executed on April 14, 2022.
66 Foreht Crescent SPR-2021-12	To demolish the existing detached garage to construct a new one-storey attached garage.	Minor Site Plan Agreement executed on January 12, 2022.
67 Collins Crescent SPR-2021-06	To construct a two-storey detached garage in the rear yard.	Minor Site Plan Agreement executed on February 8, 2022.
84 Mosley Street SPR-2020-02	To construct a new single detached dwelling.	Minor Site Plan Agreement executed on December 7, 2021.
15520 Yonge Street SPM-2021-01	Conversion to a retirement home. Façade changes. (Former Howard Johnson Hotel).	Minor Site Plan Agreement December 9, 2021
45 Eric T Smith SP-2021-01	To construct a new industrial building.	Major Site Plan Agreement March 15, 2022
84 Murray Drive SPM-2021-08	Addition to existing dwelling.	Minor Site Plan Agreement April 28, 2022

*All SPR file numbers noted above are Stable Neighbourhood Applications