

1. That a settlement of the site plan application for the redevelopment of 2175 Cornwall Road, in accordance with the Offer to Settle dated January 14, 2021 be approved, subject to:
 - a. Changes or conditions to address the matters raised by planning staff in their report and presentation including the gaps identified in the peer reviews and avoid any disruption of the Town's Active Transportation Master Plan Facilities in the area.
 - b. Changes to the settlement offered by the applicant in their presentation to include the eastern access be relocated to Cardiff subject to a detailed analysis of implications to the site plan including such items as landscaping, noise, stormwater and an assessment of the benefits to traffic function.
 - c. Changes to the settlement offered by the applicant in their presentation to include a request to the Minister of Municipal Affairs and Housing to include a maximum floor area of 29,200 m² and a maximum number of parking spaces, both internal and external of 689 within the Minister's Zoning Order.
2. Request staff to seek best efforts by the applicant to achieve the following:
 - a. implement the infrastructure to accommodate electric vehicles on site
 - b. seek a prohibition on the utilization of drones on site
 - c. that the internal traffic flow design to reduce the need for vehicles reversing, negating the need for back up alarms which will impact the residential community.
 - d. Encourage the tenant to use Beryl Road to access Winston Churchill Blvd as their northerly route rather than Ford Drive.

- e. Encourage the tenant to avoid increased use of 'flex drivers' as a way of circumventing site limitations be developed and agreed to by the proponent.
3. An agreement documenting the settlement being finalized to the satisfaction of the Commissioner of Community Development and the Town Solicitor or delegates.
 4. That staff be directed to bring forward a zoning by-law amendment for Council's consideration capping the building size at 29,200 m² and the number of parking spaces at 689.