



MOTION WITHOUT NOTICE

55-75 Brownlow Avenue – Construction Staging

Ward 12

Moved by: Councillor Matlow

Seconded by: Councillor Chernos-Lin

SUMMARY:

On June 27, 2024, City Council approved a development proposal for two residential buildings at 59 and 55-storeys, with 1,374 dwelling units at 55-75 Brownlow Avenue ([Agenda Item History - 2024.TE14.7](#)). The proposal includes an on-site parkland dedication, having a minimum size of 571 square metres.

The development will occur in two phases with the park located adjacent to the second phase. The Owner will be conveying the entire 571 square metre parkland dedication prior to the first above grade permit for the first phase, which is earlier than required for the parkland dedication related to the second phase of the development. Because of this, the Owner has requested to be permitted to use the parkland area for construction staging and access, at nominal consideration, for the entirety of the staging length following conveyance of the on-site parkland dedication to the City.

This motion will authorize the use of the on-site parkland dedication for construction staging, at nominal consideration, for the entirety of the staging length following the conveyance of the lands to the City.

This motion is urgent as the project is currently under construction and this matter requires imminent resolution.

RECOMMENDATIONS:

1. City Council authorize the on-site parkland dedication be permitted to be used for the stockpiling of any soils or materials, or as an interim construction staging

area for the development and construction access for nominal consideration, for the entirety of the staging length following the conveyance of the on-site parkland dedication, subject to agreements with the City outlining the insurance requirements, extent of area and use permitted, tree removal and replacement (if any), duration, and restoration plan and costs (including any necessary environmental remediation), to the satisfaction of the General Manager, Parks and Recreation.

For submission to City Council on March 26, 2026