



**STAFF REPORT  
ACTION REQUIRED**

**75, 77 and 83 Mutual Street – Residential Rental  
Demolition Application Under Municipal Code 667–  
Notice of Pending Report**

<b>Date:</b>	December 19, 2016
<b>To:</b>	Toronto East York Community Council
<b>From:</b>	Director, Community Planning, Toronto East York District
<b>Wards:</b>	Ward 27 – Toronto Centre - Rosedale
<b>Reference Number:</b>	14 183555 STE 27 RH (14 183553 STE 27 OZ)

**SUMMARY**

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This application seeks approval to demolish a residential property at 77 Mutual Street containing a total of 22 rental dwelling units. This property is subject to a related Zoning By-law Amendment application and Site Plan Control application (File No. 14 183553 STE 27 OZ and 14 183555 STE 27 RH) for the development of a 36-storey mixed-use building containing 385 dwelling units (including the 22 replacement rental units), 297 square metres of retail space and 105 parking spaces. The development includes the expansion of the 2.5 storey office building to 4-storeys containing 509 square metres of office space. The Zoning By-law Amendment and Site Plan Control applications were approved by the Ontario Municipal Board, with a final Order pending until all outstanding matters, including the necessary agreements are secured.

The purpose of this report is to advise Toronto East York Community Council that a final report on the approval of the Rental Housing Demolition and Conversion application for 77 Mutual Street will be available for the January 17, 2017 Toronto East York Community Council.

**CONTACT**

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**SIGNATURE**

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