



June 22, 2026

Submitted via Email

To: Toronto City Clerk, Mayor Olivia Chow, and Toronto City Council Members

Re: TE32.7 - 221, 225 and 227 Sterling Road - Rental Housing Demolition Application - Decision Report - Approval

Dear Mayor Chow and Members of Toronto City Council,

No Demovictions is writing on behalf of tenants at 221, 225 and 227 Sterling Road to urge City Council to again defer approval of the rental housing demolition application until the outstanding issues related to the Tenant Assistance Plan (TAP), rental replacement units, and tenant protections have been resolved.

Council previously deferred this matter on May 20th, 2026, to allow additional time for City Planning, the applicant, and tenants to address serious outstanding concerns. Unfortunately, tenants have not received a resolution. Instead, City Planning staff have indicated that they consider their work complete and that no further changes can be made because the staff report has already been finalized.¹

Respectfully, this position raises significant concerns.

The approval of rental demolition applications is ultimately a decision of Toronto City Council. While City Planning staff play an important role in reviewing applications and negotiating proposed terms, ***Council is the elected body responsible for determining whether the requirements of Toronto's rental housing protection framework have been met and whether a demolition should proceed.***

Members of City Council ***should not accept that this rental demolition application is ready for approval*** when tenants, community members, and elected representatives have identified

¹ In an email response to No Demovictions sent on May 29, 2026, requesting a meeting to resolve outstanding tenant issues, a staff of City Planning responded on June 5th, "At this stage, the City Planning team has completed its review and submitted our report and recommendations to Council, based on the information gathered since the application was first submitted, including input received through prior meetings and communications with tenants...Given where we are in the process, City staff will not be scheduling an additional tenant meeting with the No Demovictions team." (Email response, City Planning Staff, June 5, 2026).

that there are unresolved issues directly affecting whether tenants will receive meaningful protection from displacement.

The outstanding TAP issues are substantial:

1. Inaccurate and inconsistent enumeration of tenant units:

The calculation of Rent Gap Payments (RGPs) depends on how tenants' current homes are classified. However, tenants have not been provided with clear, transparent criteria explaining how City Planning determined whether existing lofted sleeping areas and other functional spaces qualify as bedrooms.

As a result, tenants in comparable live-work units appear to be receiving different treatment. Some units with loft bedrooms have been recognized, while others have not. This directly affects compensation levels and tenants' ability to secure reasonably comparable housing during displacement. These are not minor administrative questions. They determine whether tenants can afford to remain in Toronto and whether they can continue their livelihoods after displacement.

2. Replacement units do not adequately replace what is being lost

The existing Sterling Studio Lofts community consists of unique live-work spaces that support artists, makers, and creative workers. Many tenants' current homes include features that are essential to their ability to live and work, including:

- Vaulted ceilings and volumetric space;
- In-suite laundry;
- Private outdoor space;
- Storage;
- Parking and/or loading access; and
- Specialized configurations required for artistic and production activities.

The proposed replacement units do not consistently replace these features. In many cases, tenants will be required to pay more for housing that is substantially less functional. Moreover, many tenants will lose their small creative businesses entirely. A replacement unit must be genuinely comparable, not just a unit with the same bedroom count - nor a unit that does not enable them to continue their livelihoods to sustain themselves and their families.

3. Lack of transparency and meaningful tenant engagement

Tenants have repeatedly requested transparency regarding the methodology used to evaluate existing units, replacement units, and lost amenities. They have not received a clear evaluation criteria. The result is that tenants are being asked to accept a process where decisions affecting

their homes and livelihoods have been made without the meaningful ability to understand or challenge the basis for those decisions.

No Demovictions also wishes to highlight that tenants sought clarification regarding whether they would lose their existing Section 111 protections if Council did not approve the demolition application. From our work in supporting tenants facing demoviction, ***there is a persistent myth conveyed to tenants that, if they challenge a rental demolition application, they could lose everything***. *No Demovictions* reached out to City Planning, which subsequently confirmed our understanding that tenants would not lose their rights or entitlements simply because Council did not approve the application at this time.

This clarification is important. Tenants must be able to advocate for fair protections without fear that rejecting an inadequate agreement will eliminate the protections already secured.

For these reasons, No Demovictions respectfully requests that the Mayor and City Council:

1. Direct City Planning staff to immediately resume negotiations with tenants and the applicant to resolve all outstanding TAP issues before Council approves City Planning's recommendation to demolish 221-227 Sterling Rd;
2. Direct City Planning to outline a fair, transparent and consistent methodology for enumerating existing units, including bedroom counts, functional space, and live-work characteristics, to ensure fair RGP calculations;
3. Require that rental replacement units meaningfully address the loss of existing amenities, volumetric space, and live-work functionality;
4. Defer final approval of the rental demolition application until enforceable tenant protections are secured through the Section 111 agreement; and
5. Record the vote on this item.

Toronto is a city where nearly half of residents are renters. Decisions affecting the future of rental housing, displacement protections, and the rights of tenants are matters of significant public importance, particularly during an election year. A recorded vote would provide transparency and accountability to residents across Toronto, including the many tenants who rely on the City's rental housing protections.

This request is not made lightly. Sterling Loft tenants are not asking Council to prevent housing development outright; they are asking Council to ensure that the City's own stated protections for renters are meaningfully upheld before a community is permanently displaced.

The standard protections outlined in the Tenant Assistance Plan do not adequately address the complexity of the people, situations, and homes that they apply to. It is the responsibility of the Ward councillor and City Planning to consult with, and advocate on behalf of, tenants to ensure that their unique circumstances are addressed, they are adequately compensated, and do not lose necessary features in their replacement units. It is the right thing to do.

Council has the authority to ensure that redevelopment does not come at the expense of tenants' homes, livelihoods, and ability to remain in Toronto. We urge Council to intervene and direct that a fair resolution be reached before this application proceeds.

Sincerely,

The No Demovictions Team