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To: [councilmeeting](#); [Mayor Chow](#); [Councillor Crisanti](#); [Councillor Holyday](#); [Councillor Morley](#); [Councillor Perks](#); [Councillor Nunziata](#); [Councillor Pasternak](#); [Councillor Perruzza](#); [Councillor Thompson](#); [Councillor Malik](#); [Councillor Saxe](#); [Councillor Matlow](#); [Councillor Moise](#); [Councillor Fletcher](#); [Councillor Burnside](#); [Councillor Carroll](#); [Councillor Cheng](#); [Councillor Bradford](#); [Councillor Kandavel](#); [Councillor Mantas](#); [Councillor Myers](#); [Councillor Ainslie](#); [Councillor Bravo](#); [Councillor Chernos Lin](#); [Councillor Shan](#)
Cc: [Em Wong](#); [Jennifer Chan](#); [Adam Chaleff](#); roxy.ditchburn@toronto.ca; [Michael Whitehead](#); [Patricia Johnston](#); lindsay.88isabella@gmail.com
Subject: [External Sender] My comments for 2026.TE32.7 on May 20, 2026 City Council
Date: May 18, 2026 4:47:01 PM
Attachments: [No Demovictions - Toronto City Council - 221-227 Sterling Rd - May 18 2026.pdf](#)

To the City Clerk:

Please add my comments to the agenda for the May 20, 2026 City Council meeting on item 2026.TE32.7, 221, 225 and 227 Sterling Road - Rental Housing Demolition Application - Decision Report - Approval

I understand that my comments and the personal information in this email will form part of the public record and that my name will be listed as a correspondent on agendas and minutes of City Council or its committees. Also, I understand that agendas and minutes are posted online and my name may be indexed by search engines like Google.

Comments:

Please see attached letter, from Pat Johnston, Michael Whitehead & Lindsay Blackwell, on behalf of the No Demovictions Team

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May 18, 2026

SENT VIA EMAIL

To: Toronto City Council Members, Mayor Olivia Chow

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

No Demovictions is writing to urge Toronto City Council ***to support a motion of deferral*** regarding the Rental Housing Demolition application for 221, 225 and 227 Sterling Road at this Council meeting until the significant unresolved issues associated with the Tenant Assistance Plan (TAP) are properly addressed. We met with tenants on May 6th, following the approval of this rental demolition application at Toronto East York Community Council to better understand the history and current status of this application - and one thing is clear: ***Sterling Loft tenants will be made significantly worse off if the current TAP is not rectified.***

The Sterling Studio Lofts community is not a conventional rental housing complex. It is a rare live-work housing arrangement that has housed artists, cultural workers, makers, performers, and long-term tenants for decades. The units are highly individualized adaptive reuse industrial spaces that combine residential and employment functions and include features such as vaulted ceilings, lofted sleeping areas, production space, outdoor access, storage, loading access, and specialized servicing conditions that are integral to tenants' ability to live and work in these spaces. As such, the units do **not** fit neatly into the City's TAP and related protocols for rental demolition.

As a result, the current TAP negotiated by City Planning fails to adequately enumerate or account for the actual conditions and functions of tenants' homes. The application was advanced at Toronto and East York Community Council on April 30, 2026 without amendment, despite **repeated** tenant concerns that the existing methodology being used by City Planning is inconsistent, opaque, and insufficient to ensure fair compensation throughout displacement (i.e., Rent Gap Payment, or RGP) and comparable replacement housing.

Most concerningly, tenants have repeatedly requested **transparent criteria** explaining how City Planning has determined:

- what constitutes a bedroom in these unique live-work units;
- how replacement RGPs are being calculated;
- how volumetric space and vaulted ceilings are being assessed;
- which units qualify for replacement vaulted ceilings;

- how losses of amenities and functional space are being evaluated.

To date, City Planning has **not disclosed** a clear, consistent methodology for enumerating units for the purposes of RGP and replacement units, instead asserting that determinations are being made according to unspecified “internal protocols.” ***This is unacceptable for a process that will permanently displace dozens of tenants from their homes.***

Many units within the building contain lofts, partially enclosed sleeping spaces, and open-plan configurations that function as bedrooms but do not conform to conventional apartment layouts. Tenants have pointed out that neither the Ontario Building Code nor Canadian Mortgage and Housing Corporation definitions require bedrooms to be enclosed by four walls and a door. In some cases, enclosing these spaces would not even be practical or safe due to the building’s boiler and heating infrastructure.

Nevertheless, tenants are being classified as occupying “studio” or “bachelor” units, resulting in significantly lower RGP compensation that will not allow them to secure reasonably comparable accommodation within their community during displacement. This is ***doubly harmful*** for those with live-work units: not only will they be priced out of their community as a place to live comfortably with their families, but many of them risk losing their small businesses as a result of having to take on not only residential leases, but additional commercial leases. Many tenants will be forced to take on additional business costs, or shutter their businesses altogether throughout displacement. In the words of Sterling Rd. tenants:

The current TAP and policy is in a race against itself, moving the finish-line closer by securing appropriate rental replacement units, but slashing the tires of the people who are supposed to be completing the race by neglecting to ensure that the RGP is realistic to the tenants’ situation.

Equally troubling is the failure to address the substantial loss of amenities currently included in tenants’ leases. Existing tenants currently have access to combinations of:

- in-suite laundry;
- private outdoor space;
- parking;
- storage;
- loading access;
- live-work functionality; and
- high-ceilinged volumetric space necessary for artistic and production activities.

The proposed replacement units do not meaningfully replace many of these features. ***Tenants are effectively being asked to accept smaller, less functional units with fewer amenities while paying substantially higher rents over time.***

The current proposal also raises broader concerns about the City’s rental demolition framework itself. Chapter 667 and associated policies appear designed primarily around **conventional** apartment buildings and **fail to adequately account for non-traditional housing forms** such

as adaptive reuse industrial live-work communities. Without a complete and transparent enumeration process, there is no reliable basis for determining whether replacement units are truly comparable or whether compensation is fair.

No Demovictions therefore urges City Council to defer final approval of this application until:

- City Planning undertakes a full and transparent re-enumeration of all affected units using publicly disclosed and consistently applied criteria;
- City Planning has determined a fair, consistent, and transparent methodology used to determine bedroom counts, unit functionality, and replacement conditions;
- City Planning addresses the losses of amenities, volumetric space, and live-work functionality through appropriate compensation and/or revised floor plans through the Section 111 Agreement;
- City Planning ensures that replacement unit conditions are revised to include appropriate mitigation for lost amenities and functionality;
- All terms affecting tenants are clearly written into enforceable Section 111 obligations prior to approval.

We also wish to express support for the parallel concerns raised by South Junction Triangle Grows regarding transparency in the heritage and planning approval process associated with this application. While No Demovictions' focus remains on tenant protections and anti-demoviction advocacy, we share the concern that public trust in the planning process has been **seriously eroded** by the lack of transparency surrounding heritage decision-making, OLT settlement discussions, and ongoing negotiations related to this site.

Toronto cannot claim to protect tenants while advancing demolition applications based on **opaque methodologies** that fail to account for the realities of people's homes and livelihoods. Council still has the opportunity to pause this process and ensure that displaced tenants receive fair treatment, transparent decision-making, and **genuinely comparable** replacement housing.

We urge you to support a deferral at City Council on May 20.

Sincerely,

The No Demovictions Team

About No Demovictions: We are a tenant collective representing the rights and interests of tenants facing rental demolition and conversion (i.e., demoviction) across Ontario. Our advocacy work includes effecting policy change at the city, provincial, and federal levels to fight profit-driven demovictions while advocating for affordable rental housing and responsible, sustainable development. You can learn more about our organization and mission here: <https://www.nodemovictions.ca/mission>