

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

The Federation of Metro Tenants' Associations (FMTA) strongly supports No Demovictions' recommendations regarding the rental demolition application for 221, 225 and 227 Sterling Road (Sterling Studio Lofts).

Toronto City Council deferred this matter to allow time for City Planning, the developer, and tenants to resolve outstanding issues with the Tenant Assistance Plan (TAP). Unfortunately, these issues remain unresolved.

We urge City Council to:

1. Direct City Planning staff to immediately resume negotiations with tenants and the applicant to resolve all outstanding TAP issues before approving demolition;
2. Require a transparent and consistent process for determining existing unit types, including bedroom counts and live-work functionality, so that Rent Gap Payments (RGPs) are fair and accurately reflect tenants' homes;
3. Ensure replacement units genuinely replace what tenants are losing, including amenities and functional space such as vaulted ceilings, volumetric space, laundry, storage, outdoor space, parking, and other features included in existing leases;
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 application to ensure transparency and accountability for Toronto residents.

The decisions made in this case will set an important precedent for how the City protects tenants facing displacement.

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, that they are adequately compensated, and that they do not lose necessary functions and features in their replacement units.

Tenants should not have to choose between accepting inadequate protections or losing their homes and livelihoods. We urge City Council to ensure that a fair and enforceable agreement is reached before this demolition proceeds.

**Federation of Metro Tenants' Associations**

PO Box 73102 Wood St.

Toronto, ON, M4Y 2W5

[fmta@torontotenants.org](mailto:fmta@torontotenants.org)

[torontotenants.org](http://torontotenants.org)