

21 June 2026
Toronto City Council
Toronto City Hall
100 Queen Street West
Toronto, Ontario, M5H 2N2

Email: clerk@toronto.ca; councilmeeting@toronto.ca

Regarding: TE32.7 - 221, 225 and 227 Sterling Road

Dear Councillors,

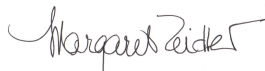
I am writing to request that the City defer the decision to demolish 221-227 Sterling Road until the facts can be properly understood. The City of Toronto previously fought vigorously to ensure that 221-227 Sterling Road was designated a Heritage Property under Part IV of the Ontario Heritage Act, explicitly stating that the site met all three criteria for designation. This legal defence was mounted in direct opposition to the original condominium proposal. Yet only a few months later, the City's solicitors issued a confidential memo to the Toronto Preservation Board with no reference to the City's own comprehensive heritage assessment reports. A secret settlement was reached to allow the complete demolition of the complex, except for a single exterior wall. A deal was made between the developer and Heritage, and the community has been requesting that information through an FOI for a long time without success.

Toronto's Culture Plan (released in 2024) states that the city plans **"to support the development of one million square feet of new cultural space"** over the next decade. What good will this be if we lose a million sf of existing cultural space during the coming decade? With the loss of the Sterling Building, we are more than 10% of the way there, losing nearly 100,000 ft.² of affordable creative space. This is like trying to fill a bathtub without a plug. It will be far, far less expensive, not to mention less disruptive, to protect the City's existing creative clusters than to build new ones.

Why does Toronto continue to allow our creative sector to disappear? 48 Abell Street in the West Queen West District was a 100,000-square-foot building that helped establish the area as a cultural hub from the '80s until 2007, when it was demolished. It housed 100 artist live-work studios. The planning department could have prevented this demolition (our community organization, Active 18, showed the planners how). The Abell building was nearly identical to the one that we own - **401 Richmond Street West** - albeit half the size. This was a terrible loss. The Sterling arts hub will be another. The Sterling Road building comprises 58 live-work units, in addition to numerous "work" studios including Pia Bauman's Dance School and the Brothers' Drexel furniture design and manufacturing studio, sheltering a diverse, deeply affordable community of hundreds of working artists. If this demolition is approved, this community will be permanently displaced. Very few, if any, will ever be able to return to the modern corporate-condominium footprint. This cannot be allowed to continue.

The City has conducted multiple studies over the years to identify the locations of these creative clusters. It is time that we start working to protect them. I would be happy to help in any way I can. Let's start with 221-227 Sterling Street.

Yours truly,
Urbanspace Property Group Ltd.



Margaret Zeidler
Founder and CEO