

## **Residential Demolition Application- 4, 6, 8 Montgomery Road**

**Date:** April 07, 2026

**To:** Etobicoke York Community Council

**From:** Deputy Chief Building Official and Director, Toronto Building

**Wards:** Ward 3 (Etobicoke-Lakeshore)

### **SUMMARY**

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This staff report is regarding a matter for which the Etobicoke York Community Council has delegated authority to make a final decision.

In accordance with Section 33 of the Planning Act and the City of Toronto Municipal Code, Ch. 363, Article 6 "Demolition Control", the applications for the demolition of the existing residential buildings at 4, 6, 8 Montgomery Road are being referred to the Etobicoke York Community Council for consideration because Toronto Building received a request to demolish the buildings prior to the issuance of replacement building permits.

### **RECOMMENDATIONS**

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The Deputy Chief Building Official and Director, Toronto Building recommends that Etobicoke York Community Council consider the applications for demolition of the residential buildings at 4, 6, 8 Montgomery Road and decide to:

1. Refuse the applications to demolish the existing residential buildings because there is no permit to replace the buildings on each property; or
2. Approve the application to demolish the existing residential buildings without any conditions; or
3. Approve the application to demolish the existing residential buildings with the following conditions:

- a. That construction fences be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article 7, if deemed appropriate by the Chief Building Official;
- b. That all debris and rubble be removed immediately after demolition;
- c. That sod be laid on each site and that the sites be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 629-10, Paragraph B and 629-11; and
- d. That any holes on the property are backfilled with clean fill.

## **FINANCIAL IMPACT**

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The recommendations in this report have no financial impact.

## **DECISION HISTORY**

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There is no decision history for this property.

## **COMMENTS**

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In March 2026, demolition applications were submitted to Toronto Building for the demolition of the residential buildings located at 4, 6, 8 Montgomery Road.

In a letter submitted in support of the demolition permit request, the Owner advises that the buildings are proposed for demolition due to contamination, structural instability, and associated safety and security concerns. Demolition will also allow required environmental investigations to proceed without delaying redevelopment. The Owner has also advised that all dwellings are vacant and gas, hydro and water disconnections are all in progress. All three dwellings will remain vacant until demolition.

The Owner intends to redevelop the site. The redevelopment of the site includes a proposal for a 16-storey mixed-use building comprised of residential and commercial uses at grade, and residential uses above. The building would provide a total of 347 residential units and a total gross floor area of 38,136 square metres.

The existing buildings are not currently on the list of designated historical buildings.

The lands are within a Toronto and Region Conservation Authority regulated area, however the proposed demolition works are exempt from requiring a formal TRCA permit.

## **CONTACT**

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Plan Review Manager  
Etobicoke York District  
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## **SIGNATURE**

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Frank Stirpe  
Deputy Chief Building Official and Director, Toronto Building

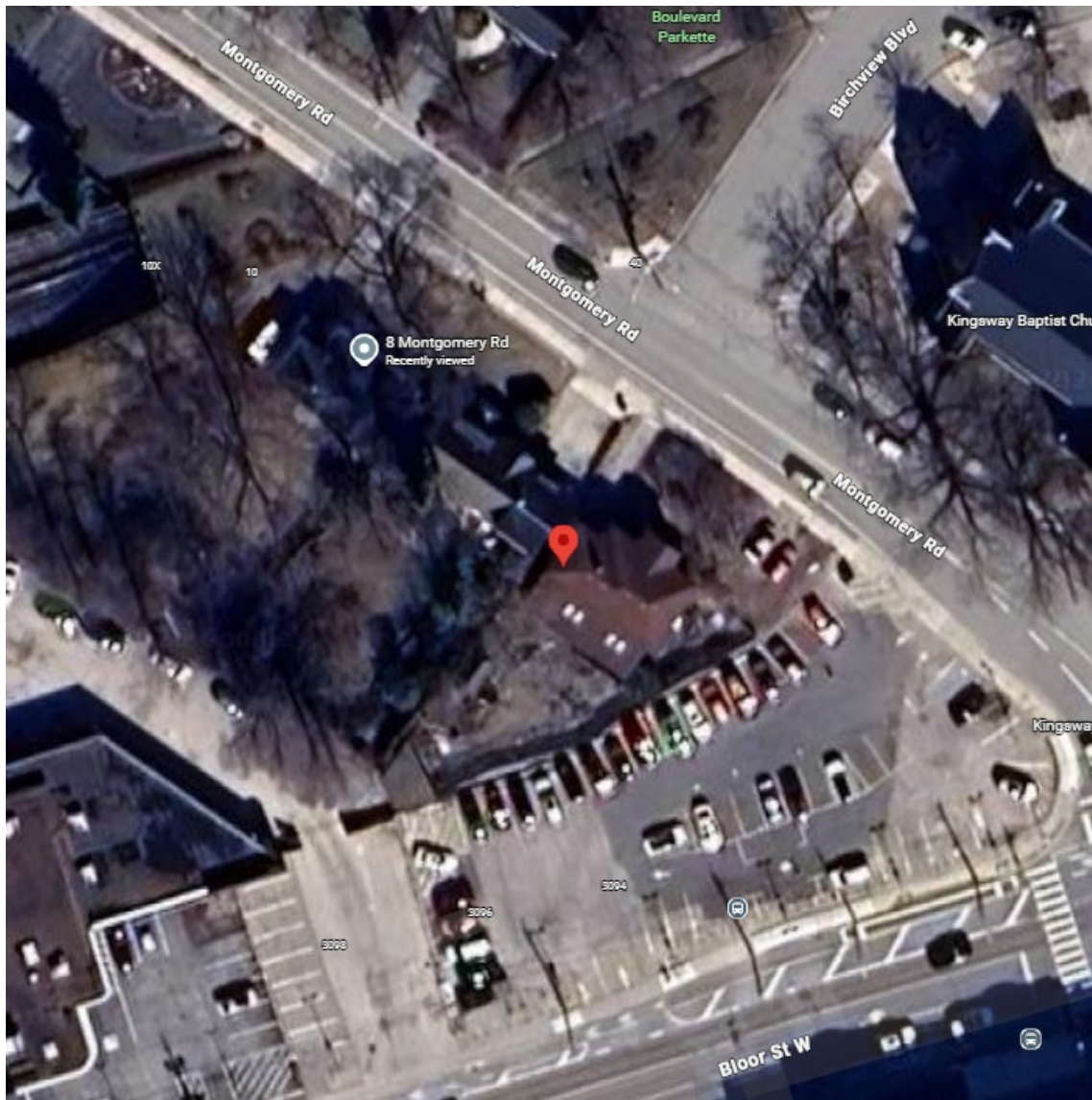
## **ATTACHMENTS**

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1. Survey
2. Google Map
3. Applicant's letter
4. Photos



## 2. Google Map



### 3. Applicant's Letter



**March 6, 2026**

City of Toronto  
Toronto Building, Etobicoke-York District  
2 Civic Centre Court  
Toronto, ON M9C 5A3

RE: Residential Demolition Application: 4, 6, and 8 Montgomery Rd  
Applicant/Owner: 2457938 ONTARIO LIMITED

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2457938 ONTARIO LIMITED is the owner of the properties municipally known as 4, 6, and 8 Montgomery Road (the "Site"). We are submitting concurrent demolition permit applications for the three adjacent single-family dwellings located immediately north of Bloor Street West on the west side of Montgomery Road.

We understand that in accordance with Section 33 of the Planning Act and Chapter 363, Article 6 of the Toronto Municipal Code, these applications are being referred to Community Council because no replacement building permit has been submitted. We respectfully request that Council grant approval for demolition of the three single-family dwellings at this time for the following reasons.

The three dwellings are part of a larger site which includes the lands to the west at 3100 Bloor St W. This consolidated parcel was approved for redevelopment through an Official Plan Amendment (By-law 1185-2022 (OLT)) and Zoning By-law Amendments (1186-2022 (OLT) and 1187-2022 (OLT)). The approved proposal includes a 16-storey mixed-use building with 354 residential units, at-grade commercial uses that will enhance the Bloor Street West streetscape, and the naturalization and dedication of approximately 2.2 acres of land to the TRCA. The Site Plan Application (21 133565 WET 03 SA) is well advanced and nearing issuance of a Notice of Approval Conditions (NOAC). Removal of the existing structures now will ensure project timelines, including a projected market launch in 2027 and construction commencement thereafter, can proceed without unnecessary delay.

Two of the dwellings are vacant and the third will be vacated at the end of March. Gas, hydro, and water disconnections are all in progress. All three dwellings will remain vacant until demolition. As detailed in the January 2026 Engineering Assessment prepared by Petra Consultants Ltd., the dwellings are severely contaminated, structurally compromised, and unsafe for habitation. Key findings include:

- Widespread asbestos contamination throughout each dwelling, including in plaster finishes, drywall joint compound, vinyl sheet flooring, vinyl floor tile, window and door caulking, tile grout, and thin-set materials.

- Plaster finishes account for the majority of asbestos, and because they form part of the wall-floor construction, abatement would require significant destruction of building components.
- Mould and water damage were confirmed during an inspection in December 2025, affecting numerous wood structural elements.
- The damage has progressed to the point where treatment is “very difficult,” and structural components have been compromised, creating a risk of “unknown out-of-control differential movement or structural instability”.
- The buildings “are not suitable for inhabitation” and represent “health and safety hazards for habitants and neighbours”.
- The structures would need to be “virtually demolished to remove/replace” contaminated and damaged materials

Given the extent of contamination and structural deterioration, demolition is the only responsible and feasible option. In their current state, the vacant homes are at an increased risk of vandalism, fire, dumping, and unauthorized entry. Removing the deteriorating structures will eliminate these risks and allow the Site to be secured and maintained in a safe and orderly manner until construction begins.

Lastly, demolition will facilitate access for additional soil and groundwater investigations that may be required as part of the ongoing Risk Assessment for the Site, as required by the Ministry of the Environment, Conservation and Parks (MECP). Commencing this work promptly is essential to avoid delays to the broader redevelopment schedule.

We appreciate Council’s consideration of these applications. Should you have any questions regarding any of the above, please contact the undersigned at 657-454-1618 or [csmith@tridel.com](mailto:csmith@tridel.com).

Kind Regards,

4. Photos



