

SUBJECT LANDS – 3100 BLOOR ST W



4, 6, & 8 Montgomery Rd

LOOKING NORTH-WEST ALONG BLOOR ST W

TRIDEL[®]
BUILT FOR LIFE



BLOOR STREET FRONTAGE

Auto Dealership
Until 2022



Sales Centre
2023 - Present



4, 6, 8 MONTGOMERY ROAD



4, 6, 8 MONTGOMERY ROAD

Current Status

- All 3 dwellings are vacant and will remain vacant until demolition
- Gas, hydro, and water disconnections for all 3 dwellings are in progress

January 2026 Engineering Assessment

- Widespread asbestos contamination throughout each dwelling, especially within plaster finishes that form part of the wall-floor construction of the homes, 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 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

CONCLUSION

- Given the extent of contamination and structural deterioration, demolition is the only responsible and feasible option
- In their current state, the houses are at an increased risk of vandalism, fire, dumping, and unauthorized entry
- Following demolition, the area will be backfilled, fenced, sodded, and properly maintained until construction begins