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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
CITY OF TORONTO, PROVINCE OF ONTARIO
836 YONGE STREET**

NOTICE OF INTENTION TO DESIGNATE

840 Yonge Street Holdings
846 Yonge Street Holdings
c/o Michael Gold
1600 Langstaff Road, Unit 1003
Concord, Ontario
L4K 3S3

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

Take notice that Toronto City Council intends to designate the lands and buildings known municipally as 836 Yonge Street (John Oram Building) under Part IV, Section 29 of the Ontario Heritage Act.

Reasons for Designation

The property at 836 Yonge Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the three categories of design, associative and contextual values.

Description

Located on the west side of Yonge Street between Cumberland Street (south) and Yorkville Avenue (north), the John Oram Building (1874) is a three-storey commercial building. The site was listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 1974.

Statement of Significance

The John Oram Building has cultural heritage value for its design as a representative example of a commercial building with original decorative detailing drawn from the popular architectural styles of the late 19th century. The building was designed and constructed as part of an intact block on Yonge Street in the former Village of Yorkville.

The property at 836 Yonge Street is also valued for its historical association with the Village of Yorkville (1853-1883), which was an incorporated municipality prior to its annexation by the City of Toronto. When the John Oram Building was constructed, it was part of the commercial district along Yonge Street serving the brick yards, breweries and related industries that formed the basis of the community.

Contextually, the John Oram Building contributes to the character of Yonge Street, north of Bloor Street where it reflects the late 19th century development of the area at the time it evolved from an independent village to a city neighbourhood along the important corridor known as Toronto's "main street."

The John Oram Building is also historically, visually and physically linked to its surroundings on Yonge Street where it is integral part of the intact group of contiguous late 19th century commercial buildings that extends along the entire block on the west side of the street from Cumberland Street to Yorkville Avenue and marks the east entry into the commercial heart of the former Village of Yorkville.

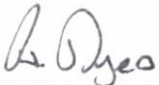
Heritage Attributes

The heritage attributes of the property at 836 Yonge Street are the John Oram Building with:

- The setback, placement and orientation of the building on the west side of Yonge Street between Cumberland Street (south) and Yorkville Avenue (north)
- The scale, form and massing of the three-storey building that faces east onto Yonge Street, including the storefront
- The materials, with the brick cladding (the original brickwork is currently painted), with the brick, stone, wood and metal detailing, including the brick quoins
- The roofline with firewalls (north and south), which is articulated by the brick parapet with corbels and the metal and the wood cornice with wood brackets
- The principal (east) elevation that extends three bays
- On the east elevation in the third storey, the pair of segmental-arched openings with hood moulds and keystones that contain original wood windows

Notice of an objection to the proposed designations may be served on the City Clerk, Attention: Rosalind Dyers, Administrator, Toronto and East York Community Council, Toronto City Hall, 100 Queen Street West, 2nd Floor West, Toronto, Ontario, M5H 2N2, within thirty days of May 27, 2015, which is June 26, 2015. The notice must set out the reason(s) for the objection, and all relevant facts.

Dated at Toronto this 27th day of May, 2015


 Ulli S. Watkiss
 City Clerk