

From: Shirley Yam
To: [Registrar – City Clerk's Office](#)
Subject: [External Sender] Notice of Objection to proposed Heritage Designation 336-338-340 Jarvis St. Toronto
Date: October 18, 2025 10:50:20 AM

October 18, 2025

Registrar Secretariat, City clerk's office
Toronto city hall 2nd fl. west
100 Queen St West, Toronto, Ontario M5H 2N2

Owners
Vincent Lai Shuen Yam
Shirley Yam
340 Jarvis St.
Toronto, Ont. M4Y 2G6

Re: Notice of Objection to Proposed Heritage Designation

336-338-340 Jarvis Street,
Toronto, Ontario M4Y 2G6

To whom it may concern:

We are writing to express our strong objection to the proposed heritage designation of our properties located at 336, 338, 338 Jarvis St. Ont. M4Y 2G6, while we fully respect and value the preservation of our city's history, this designation would place a heavy and unfair burden on us as a homeowner.

Our home is not only a property--it is our personal space, our investments and something we have worked hard to maintain for the past 40 years, a heritage designation would severely limit our ability to make changes or improvements that suit our needs, even simple updates could require the city/historical department's approval, adding unnecessary delays and costs, we should be able to care for and maintain our property without being constrained by rigid historical restrictions.

The financial impact is also a serious concern, heritage properties often require specialized materials and workmanship which are significantly more expensive than standard options, these extra costs would make regular maintenance difficult and would become a financial hardship.

Moreover, the designation would make it harder to sell the property in the future, as many buyers are discouraged by the limitations and expenses that come with heritage status, this would directly affect the value and flexibility of our home for any future development or modernization which is an important right for homeowners.

In addition, the potential for increased insurance costs and an obligation to restore the building to historical standards in the event of damage present future financial risks that we are not prepared to assume.

Another drawback is future purchaser will have difficulty trying to arrange a mortgage with the bank which usually do not want to lend money

to people to buy heritage property, this policy will cut down significantly on the buying pool, the scenario is either we are unable to sell or we need to slash the selling price, we are just panicky who's going to compensate our loss!

For these reasons, we respectfully request the city reconsider and withdraw the proposed heritage designation of our properties at 336-338-340 Jarvis St, We believe this decision would better respect the property rights of homeowners while allowing us to maintain and improve our property responsibly.

Thank you for your attention to this matter, we would appreciate written confirmation that our objection has been received and recorded for consideration by the council.

Sincerely,

Vincent Lai Shuen Yam
Shirley Yam