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26 November 2009

Mary L. MacDonald
City Of Toronto
100 Queen Street West, 2nd Floor, Suite A18, M5H 2N2

Re: 2 O'Connor Drive, John F. Taylor House

Dear Mary MacDonald,

We are pleased with the positive report and wish to thank Preservation Services for their support of this application.

For clarity we are noting that there are a couple of items mentioned in the report that will need to be resolved at the time of the Conservation Plan. In order to fully inform the Board at this meeting we are making the following comments.

- 1) The report mentions that 'the chimney on the east façade will be reconstructed based on the original design'. While extensive conservation and restoration work is being proposed and was itemized in the Heritage Impact Assessment, our current budgeting for the project may require us to delete the rebuilding of this eastern chimney. This will be reviewed as the costing for the overall project is developed further and it will be addressed in the Conservation Plan.
- 2) The report mentions that 'the area directly in front of the house should be carefully landscaped to reference and reinforce elements common to estates of the 1880's. With appropriate landscape design in the area to the front of the John F. Taylor House, public views of the house would be improved and appreciation of the original character enhanced. The landscape plan for this project should ensure that principle (sic) views of the house from Broadview Avenue looking north and from O'Connor Drive looking west will be preserved and enhanced.' We agree with the basic tenor of these landscape comments and the need to preserve the relationship between the house and the street views, but we do not think it appropriate to propose a generic or conjectured heritage landscape. This again will be addressed more fully in the Conservation Plan.

Yours truly,

Michael McClelland



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