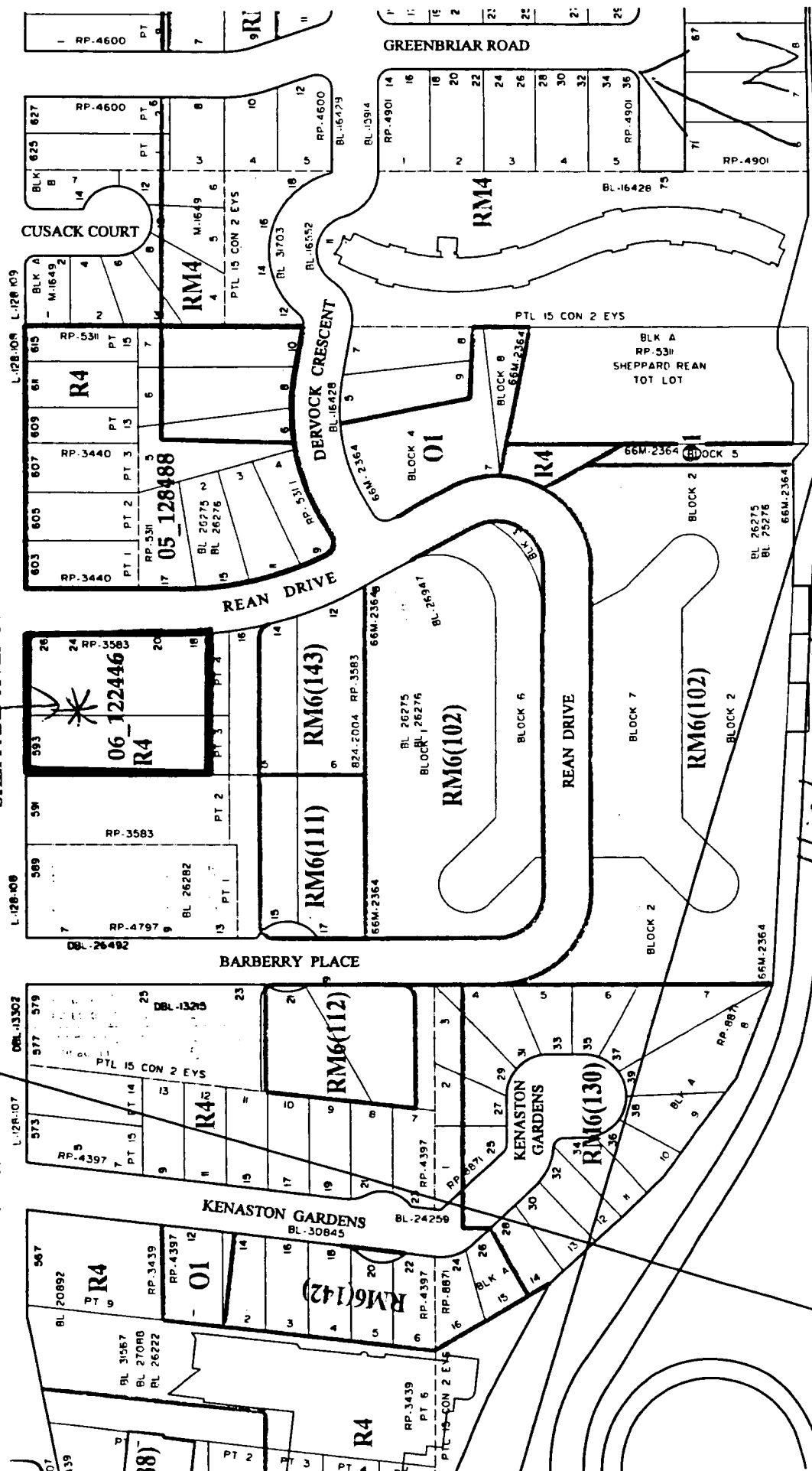


24 Rean Drive

Highway 401



SHEPPARD AVENUE EAST

REAN DRIVE

BARBERRY PLACE

KENASTON GARDENS

PTL 15 CON 2 EYS

REAN DRIVE

YORK NBL 1142

L-128-107

L-128-109

GREENBRIAR ROAD

CUSACK COURT

DERCOCK CRESCENT

PTL 15 CON 2 EYS

BLK A
RP-5311
SHEPPARD REAN
TOT LOT

05 128488

RP-5311

BL 26275 N
BL 26276 U

PT 1
PT 2
PT 3

06 122446

RP-3583

PT 1
PT 2
PT 3
PT 4

RM6(143)

BL 26275
BL 26276

BLOCK 1

RM6(111)

824-2004 RP-3583

66M-2364

BLOCK 6

RM6(112)

PTL 15 CON 2 EYS

BL-1325

RM6(130)

KENASTON GARDENS

BL-24259

RM6(142)

RP-4397

RP-8871

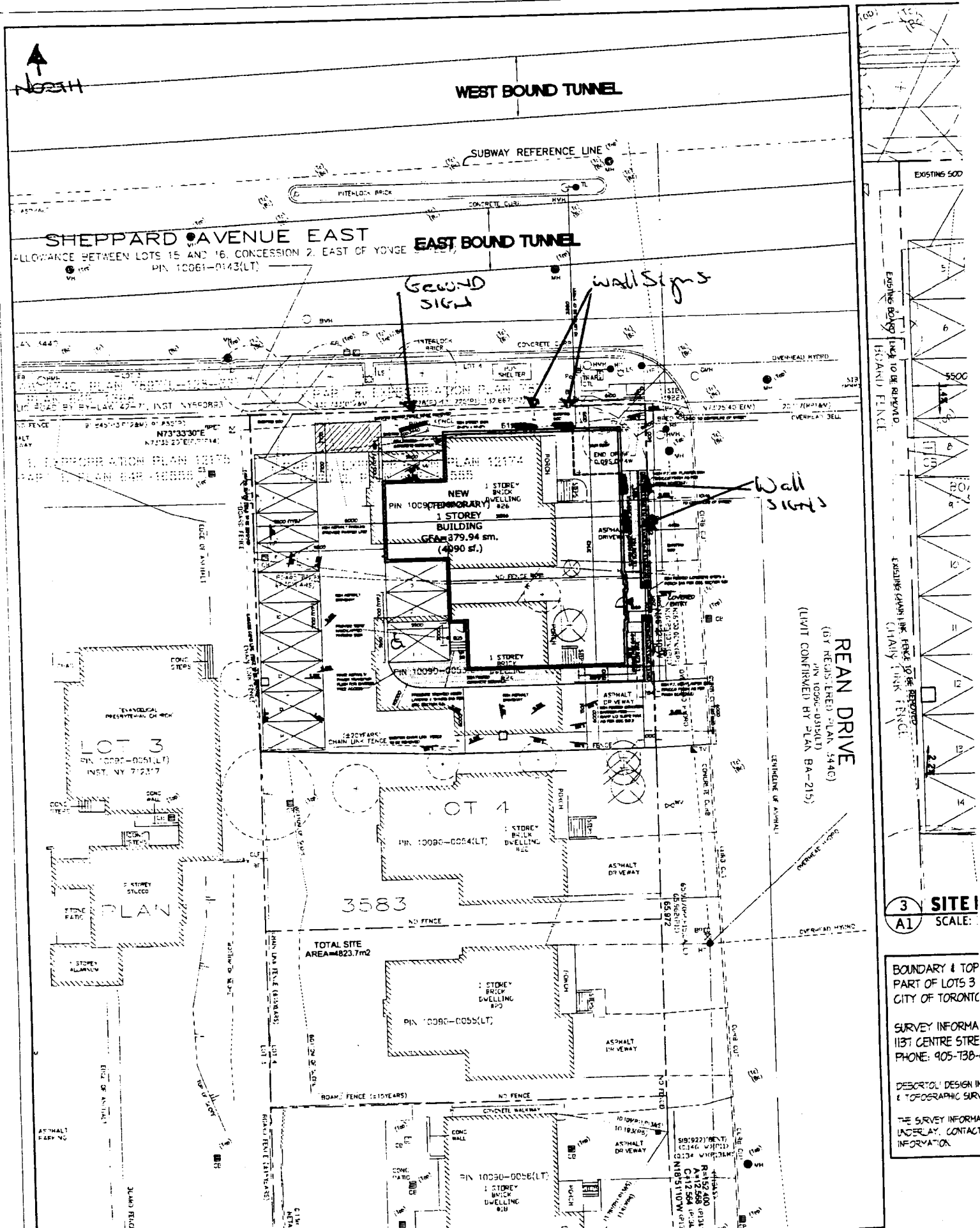
R4

RP-3439

PT 5

PTL 15 CON 2 EYS

Hayward Avenue



2 CONTEXT SITE PLAN
A1 SCALE: 1:200

REAN DRIVE
(BY REASIFIED PLAN 3446)
(PIN 10090-0014)
(LIVIT CONFIRMED BY PLAN BA-215)

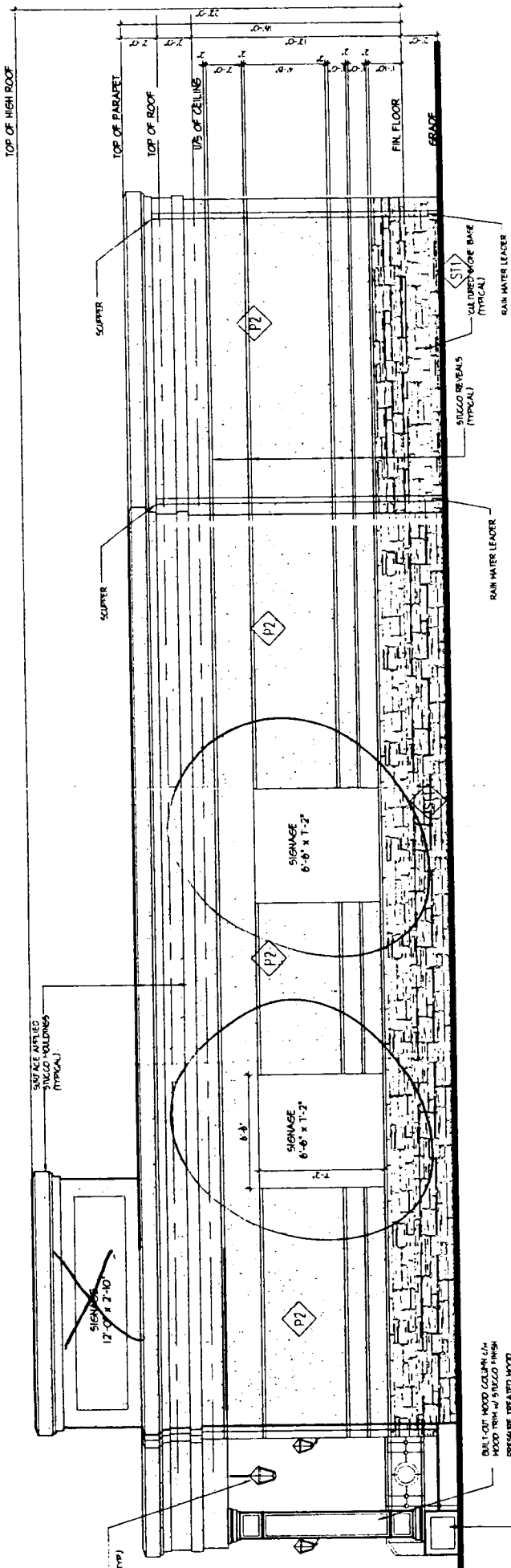
3 SITE PLAN
A1 SCALE:

BOUNDARY & TOP PART OF LOTS 3 CITY OF TORONTO

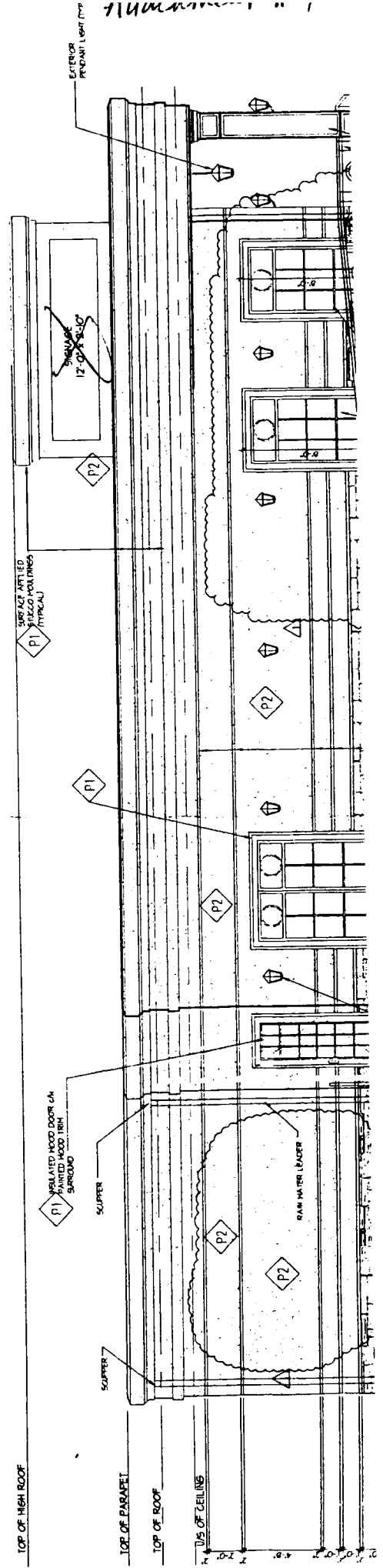
SURVEY INFORMATION
1157 CENTRE STREET
PHONE: 905-730-

DESIGN & TOPOGRAPHIC SURVEY

THE SURVEY INFORMATION UNDERLAYS CONTACT INFORMATION



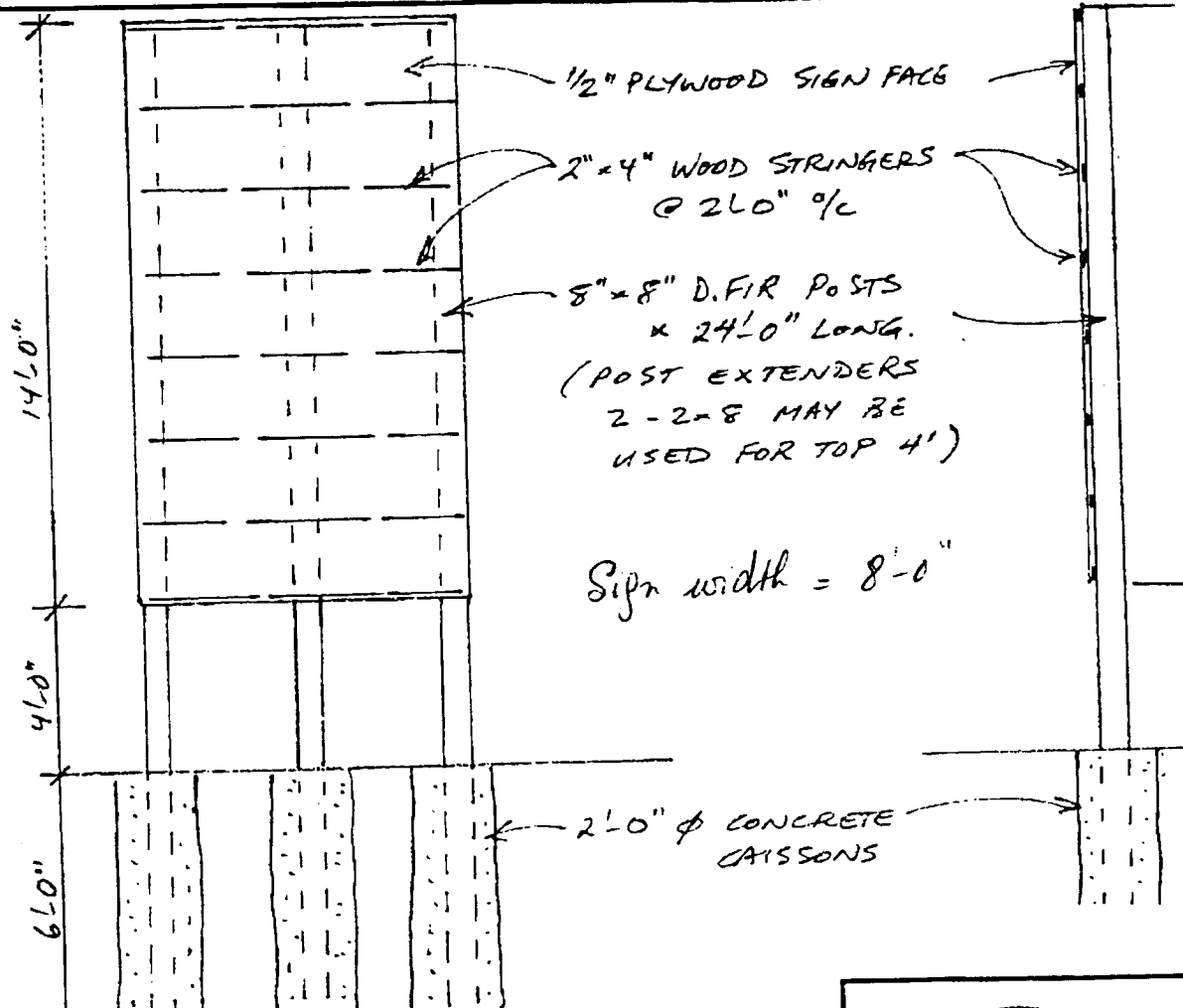
TH (SIDE) ELEVATION
 1/4" = 1'-0"



TH (SIDE) ELEVATION

TH (FRONT) ELEVATION
 1/4" = 1'-0"

Rossi Engineering Ltd. 272 South River Road Elora, Ontario N0B 1S0 Tel. 519-846-2059	PROJECT: New Sign Structure 8' wide x 14' high For Daniels Corp. Bayview Ave. at Sheppard Ave. Toronto, Ontario	DWG # 2
	DATE: 26 January 2007	JOB #: KS-002



I review and take responsibility for the design work on behalf of a firm registered under subsection 2.17.4 of the building code. I am qualified, and the firm is registered, in the appropriate classes/categories.
 Rossi Engineering Ltd. BCIN 33994
 K. Stranks, P.Eng. BCIN 23788

Ken Stranks

Sign Structure designed for: Toronto Digital Imaging Inc.
 7515 Kimbel Street
 Mississauga, Ontario L5S 1A7
 Telephone 905-672-9211
 Fax 905-672-3116

LICENSED PROFESSIONAL ENGINEER
 K. A. STRANKS
 44753018
 PROVINCE OF ONTARIO

for structural only



THE BAYVIEW

TERRACED CONDOMINIUM RESIDENCES

Artwork for Ground Sign
+ 2 Wall signs

Terminology Condominium Residences

FROM THE 1980'S
TO OVER A BILLION

AND

NEVER SEEN BEFORE

416 221 3939

UNITED STATES
DEPARTMENT OF JUSTICE

Artwork for
2 wall signs

Daniels HR Corporation
Suite 3400 – 20 Queen Street West
Toronto, ON M5H 3R3
Tel: (416) 598-2129
Fax: (416) 979-0415

Via Electronic Transmittal

September 11, 2007

City of Toronto
Building Department - North District
5100 Yonge Street, 2nd Floor
Toronto, Ontario M2N 5V7

Attn: Magda Ishak, Manager, Plan Review

Dear Ms. Ishak:

**Re: Sign Variance Application
Daniels Temporary Sales Office
24 Rean Drive, North York, ON, M2K 1H3**

As per your request this letter serves to confirm that Daniels will operate its temporary sales office at 24 Rean Drive as a "business office" as defined by the former City of North York Sign By-law.

"Business Office" is a defined term in the Sign By-law. Pursuant to Section 1.1.8:

"Business Office" means any building or part of a building in which one or more persons are employed in the management, direction or conducting of an agency, business, brokerage, labour or fraternal organization and shall exclude such uses as retail sale, manufacture, assembly or storage of goods, or places of assembly and amusement.

The temporary sales office at 24 Rean Drive fits squarely within this definition of "Business Office". Daniels manages, directs and conducts business from the building, which serves as a presentation centre and temporary sales office for Daniels' developments. The office operates essentially as a real estate agency, employing several persons for the purpose of conducting and managing real estate transactions for commercial profit.

The temporary sales office will handle real estate transactions for the development known as "The Bayview", which is located on the opposite side of Rean Drive (southeast corner of Sheppard Avenue East and Rean Drive). City of Toronto Zoning By-law No.686-2006 (as amended by the OMB) specifically permits the sale of this development from a temporary sales office located at 24 Rean Drive.

Finally, as Daniels will conduct and manage real estate transactions for its "The Bayview" development from this office any such signage placed on the property should not be considered third party.

Should you require any further information please call.

Yours truly,
Daniels HR Corporation



Neil Pattison, MCIP, RPP
Manager of Development
Tel: (416) 591-2960

c.c. Niall Haggart, Vice President



Attachments * 1

September 6, 2007

To: City of Toronto - North Community Council
Re: Sign Variance Application for 24 Rean Drive - Daniels Presentation Centre

Submitted on behalf of The Daniels Corporation

We are asking for your consideration in respect to our variance application for the installation of signage identifying "The Bayview" condominium residences on the Daniels presentation centre and business office at the above address.

The former City of North York sign by-law 30788 Sec. 5.1.10 allows for 15 square metres (161.5 sq feet) of identification signage for a business office. 13.6 square metres of such signage has been applied for under App. #07-246188.

Our proposal is for an additional four wall signs - two on the front (east) elevation facing Rean Drive and two on the north elevation facing Sheppard Avenue East with an area of 17.28 square metres and a single-faced ground sign with an area of 10.4 square metres for a total area of 27.68 square metres of signage.

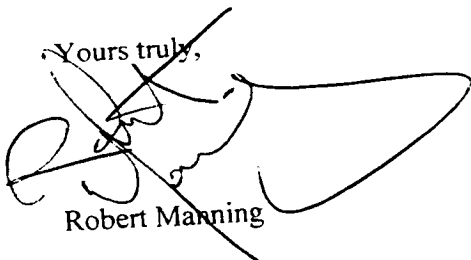
The proposed signage will be non-illuminated and will be of a temporary nature (as is the building). The signs will advertise the Bayview Condominium Development on the east side of Rean Drive and the sales of such that will be conducted in the sales office as permitted by O.M.B. Decision #0954.

Although the sales presentation centre is permitted at this location by the O.M.B. Decision, North York Sign Bylaw 30788 does not permit the "off site" display of development signage.

The individual signs are small in area and displayed on different elevations of the building which minimizes the impact of the signage. The graphics are subtle and stylish and will not have a negative impact on the streetscape.

In summary, as this sales centre is legally permitted at this location, we are asking your consideration in permitting the appropriate "advertising" signage that would be allowed if the sales centre was permitted at the development site.

Yours truly,



Robert Manning

RR #1, 28 Ball Point Road, Little Britain, Ontario K0M 2C0
Tel: 705-786-0327 Toll-Free: 1-877-794-7684 Fax: 705-786-3112
www.signadvice.com e-mail: info@signadvice.com