

ATTACHMENT 2: APPEAL SUBMISSION PACKAGE

Receipt No: 1885915

Receipt

NOTE: This is not a Permit. Do not construct until a permit is issued.
You will be notified when your permit is ready.

Folder No:	26 184194 ZSV 00 ZR	Date & Time:	August 17, 2026 02:36 PM
Paid By:	AIRD BERLIS LLP 181 BAY ST SUITE 1800 TORONTO ON M5J 2T9		
Project Location:	207 QUEENS QUAY W TORONTO ON M5J 1A7		
Project Description:	Zoning Review; Multiple-Use Building; Sign		
Fee Description(s):	Cost Centre Number:	Value:	
Sign Bylaw Appeal Fee	9010 - BL0014 - PAYMENT	\$883.00	
Master Card	110584 - PAYMENT	\$-883.00	
Total:		\$.00	
Paid Amount		\$883.00	

☐ Cash ☐ Cheque	Calvin-Smith, Devern per Treasurer, City of Toronto
☒ Master Card ☐ Debit Card	
☐ Money Order ☐ Certified Cheque	
☐ Journal Entry ☐ Fee Exempt	

Folder No.	Date (yyyy-mm-dd)
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Decision Under Appeal

Variance Decision No. 26-184194			
Street No. 207	Street Name QUEENS QUAY WEST	Lot No.	Plan No.

Appellant Information

First Name		Last Name	
Company Name(if applicable) NORTHAM (QQT) HOLDINGS LIMITED AND 10954594 CANADA INC.			Telephone No.
Street No. 207	Street Name QUEENS QUAY WEST	Suite/Unit No.	Mobile No.
City/Town TORONTO	Province ON	Postal Code M5J 1A7	Fax No.
E-mail Address			
Describe the variance that was applied for: PLEASE SEE ATTACHED LETTER AND ENCLOSURES.			
Please provide the reasons/justifications for the appeal (attach any supporting documentation or additional pages as required). PLEASE SEE ATTACHED LETTER AND ENCLOSURES.			

Attachment Required

- A copy of the original decision on the variance application; and
- Copies of any supporting documents

Continue on next page

Application

Sign Variance Appeal

Appellant Information and Declaration

First Name I, JASMINE C.M.		Last Name FRASER	
Company Name(if applicable) AIRD & BERLIS LLP			Telephone No. (647) 426-2316
Street No. of, 181	Street Name BAY STREET	Suite/Unit No. 1800	Mobile No.
City/Town TORONTO	Province ON	Postal Code M5J 2T9	Fax No.
E-mail Address jcmfraser@airdberlis.com			
do hereby declare the following: - that the statements contained in this application are true and made with full knowledge of relevant matters and of the circumstances connected with this application; - that any supporting documents submitted are prepared for the sign variance(s) appeal described above and are submitted in compliance with copyright law; and, - that the information included in this application and in the documents filed with this application is correct.  Signature Print Name Date (yyyy-mm-dd)			

The personal information on this form is collected under the City of Toronto Act, 2006, S. 136 (b) & (c) and Chapter 694, Signs, General, of the City of Toronto Municipal Code. The information collected will be used for processing applications and creating aggregate statistical reports, for enforcement of the City of Toronto Municipal Code Chapter 694 Signs, General, Chapter 771, Taxation, Third Party Sign Tax, and any other applicable sign by-law of the City of Toronto, and for contacting permit holder(s) or authorized agent(s). Questions about this collection may be referred to the manager, sign By-law Unit, Toronto Building, 100 Queen Street West, Ground Floor, East Tower, Toronto, M5H 2N2 416-392-4235.

August 14, 2026

By E-Mail: signbylawunit@toronto.ca and expressservices@toronto.ca

Sign Variance Committee
Attn: Sign By-law Unit
Toronto City Hall, Ground Floor, East Tower
100 Queen Street West
Toronto, ON
M5H 2N2

Dear Sir/Madam:

**Re: Appeal of Chief Building Official Decision
First Party Sign Variance Application
207 Queens Quay West (City File No. 26-184194)**

Aird & Berlis LLP represents Northam (QQT) Holdings Limited and 10954594 Canada Inc. (collectively, our “client”) in connection with the above-noted matter.

Our client is the registered owner of land known municipally as 207 Queens Quay West, City of Toronto (the “Site”). The Site is prominently located along the City’s Central Waterfront, south of Queens Quay West and southwest of the terminus of York Street. A 12-storey mixed-use building with 69,700 square metres of gross floor area, of which 46,050 square metres is commercial (retail and office) gross floor area and the remainder is residential gross floor area, is located on the Site. It is important to note that approximately 26% of the commercial portion of the building has been in recent years and is presently vacant.

The building on the Site is known as the Queen’s Quay Terminal and is “listed” but not designated under Part IV nor Part V of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18. Therefore, although it is included in the City’s heritage register, it has no designation status.

Background: Queen’s Quay Terminal

Queen’s Quay Terminal is a historically significant, multi-storey structure set back from Queen’s Quay West between York Street and Lower Simcoe Street. Originally constructed as a marine terminal warehouse in 1926, the building was repurposed in the 1980s as a mixed-use commercial, office, and residential development. Historically, the Terminal featured large and prominent signage, including significant rooftop signs that served as a key visual identifier for marine and industrial traffic along the waterfront. These legacy signs reinforced the building’s importance as a recognizable and functional landmark.

Today, the Terminal is flanked by prominent civic and tourist destinations including the Harbourfront Centre, Power Plant Contemporary Art Gallery, and Toronto Music Garden, making it a natural anchor within the waterfront’s cultural corridor. The Proposed Signs reflect this legacy of visibility while addressing contemporary needs for clear identification and tenant exposure in a rapidly evolving urban context.

Application and Decision

Application for Sign Master Plan (July 2025)

In May 2025, Kramer Design Associates (“KDA”), the signage consultant for our client, submitted a project review request to the City of Toronto with respect to a proposed sign master plan for the Site. At that time, our client was seeking to install two projecting signs and two wall signs, displaying static copy, on the north portion of the building.

In June 2025, our client received an Examiner’s Notice dated June 3, 2025, which noted that a number of variances to the Sign By-law would be required to permit the proposed sign master plan.

In July 2025, our client formally filed its Signage Master Plan Application. A copy of the plans showing the four signs are provided at **Appendix A**.

For the next 11 months, our client, through KDA, worked collaboratively with City staff to address their concerns and comments. This led to our client considering the installation of a ground sign in lieu of the proposed wall signs and projecting signs. However, after much consideration, the ground sign would pose more challenges as it would be proposed off-site and would be considered as a third party sign. Our client, in an attempt to address staff’s comments to the fullest extent possible while maintaining its objectives to provide tenant visibility and building identification, ultimately adjusted the design to eliminate the two projecting signs.

Application for First Party Sign Variance (June 2026)

On June 11, 2026, our client through KDA filed an application to the City of Toronto to seek a single variance to the Sign By-law (the “Application”) to permit the two wall signs (the “Proposed Signs”) at the Site.

The Proposed Signs would feature two illuminated wall signs, displaying static copy, each featuring one sign face measuring 17.68 metres vertically by 1.88 metres horizontally, at a height of 29.13 metres from grade. The Proposed Signs would be located on the north elevation of the building, spanning from the fourth floor to the eighth floor, and are intended for tenant identification. Renderings of the Proposed Signs are provided at **Appendix B**.

The Proposed Signs comply with all of the requirements of the Sign By-law except for one provision. A site-specific variance is required from Section 694-21D(5)(a) of the Sign By-law. This section provides that a CR sign district may contain a wall sign, other than a sign displaying a logo or corporate symbol, provided the sign is not above the second storey. Since the Proposed Signs will be located above the second storey, a variance to the Sign By-law is required for each sign.

Chief Building Official’s Refusal Decision

On July 27, 2026, the Chief Building Official issued a refusal decision with respect to the Application (the “Decision”). The reasons for the refusal are as follows:

- is not compatible with the development of the premises and surrounding area;
- does not support the Official Plan objectives for the subject premises and surrounding area;
- adversely affects adjacent premises;
- alters the character of the premises or surrounding area, and
- is, in the opinion of the Chief Building Official, contrary to the public interest.

Appeal to Sign Variance Committee

Our client hereby appeals the Decision to the Sign Variance Committee pursuant to Section 694-30K of the Sign By-law. In support of this appeal, please find enclosed a completed appeal form, a copy of the Decision, and other supporting materials as noted in this letter. A cheque in the amount of \$883.00 payable to the City of Toronto is enclosed, representing the appeal filing fee.

Grounds for Appeal

In summary, the Site exhibits unique physical constraints that significantly limit opportunities for compliant signage. The Queen's Quay Terminal building is located at the property line with no setback, leaving no practical opportunity to install a first-party ground sign. During the review of the original application, alternative signage locations were considered, including any opportunities for using a ground sign instead of an elevated wall sign; however, the alternatives were not feasible given the Site configuration.

The building is also surrounded by substantial open space and mature vegetation. As a result, a wall sign located at or below the second storey would be largely obscured from public view, particularly during periods of full foliage. The requested variance therefore addresses a site-specific visibility issue rather than an attempt to remove existing natural features or increasing signage beyond what is necessary for tenant identification.

Importantly, the Proposed Signs comply with all other applicable provisions of the Sign By-law. To the best of our client's knowledge and belief, neither City staff nor the public have identified concerns regarding the signs' size, illumination, design, or operation. The sole issue is the proposed location above the second storey. We submit that a variance can be approved without adverse impacts on the surrounding area in a manner that is consistent with numerous existing examples of above-second-storey wall signs elsewhere in the City, including within waterfront locations.

We submit that all of the sign variance criteria set out in the Sign By-law are fully met. Contrary to the Chief Building Official's decision, we submit in particular the following:

The Proposed Signs are compatible with the development of the premises and surrounding area and do not alter the character of the premises or surrounding area. Queen's Quay Terminal is a historically significant mixed-use building situated within a highly active waterfront corridor, characterized by steady pedestrian, cyclist, and vehicular traffic. However, the building's visibility and ability to identify its commercial tenants are constrained by

its physical setting and the limited opportunities for compliant signage. The Proposed Signs are appropriately scaled to the building's façade, ensuring they enhance and announce the building's presence without overwhelming it.

The surrounding area includes cultural institutions, transit hubs, hotels, residential developments, and waterfront attractions. The Proposed Signs are compatible with this context and are intended to improve the visibility and identification of the building and its tenants for pedestrians, cyclists, transit users, and motorists travelling through the waterfront area. Rather than altering the character of the Site or surrounding area, the Proposed Signs complement the existing built form and support the continued identification of a prominent and historically significant waterfront building.

The Proposed Signs support the Official Plan objectives for the Site and surrounding area.

The City of Toronto Official Plan encourages the vitality, accessibility, and continued success of mixed-use areas, particularly those located within the Central Waterfront. The Proposed Signs support these objectives by improving the visibility and identification of an established mixed-use building in a prominent waterfront location. The Proposed Signs will improve tenant identification and assist members of the public in locating and accessing businesses within the building. Enhanced building identification supports the continued occupancy and economic viability of the premises while assisting visitors and patrons in navigating and addressing their needs while in the waterfront area. The Proposed Signs therefore contribute positively to the ongoing vitality and activity of the surrounding waterfront environment. The Proposed Signs are appropriately scaled, aligned with the City's policy frameworks, and are consistent with the building's use, age, and role in the community.

The Proposed Signs do not adversely affect adjacent premises. All proposed signage elements are halo lit, static copy, non-flashing, and designed with careful attention to view corridors, residential sightlines, and neighbouring buildings. The Proposed Signs consist of wall-mounted sign faces and do not project into the travelled-portions of the public realm or create any interference with pedestrian movement. Where internally illuminated, the Proposed Signs will comply with the light level requirements set out in Chapter 694, and there will be no adverse light spill. Daytime and nighttime renderings are provided in Appendix B.

The Proposed Signs are in the public interest. As a landmark waterfront destination, the Queen's Quay Terminal plays a key role in defining the identity and vibrancy of the waterfront. The Proposed Signs support the continued commercial viability of Queen's Quay Terminal by improving building and tenant identification in a prominent waterfront location.

In summary, in light of the Site's physical constraints, the limited nature of the requested variance, the absence of any identified adverse impacts, and the compatibility of the Proposed Signs with both the building and the surrounding waterfront context, the grounds relied upon in the Decision are not supported by the facts of this application. The requested variance represents a reasonable and appropriate form of tenant identification and should be approved.

Our client reserves the right to advance other grounds for appeal at the hearing of the appeal by the Sign Variance Committee. We ask that this matter be assigned the first available hearing date.

August 14, 2026
Page 5

Should you have any questions or require any further information, please do not hesitate to contact the undersigned.

Yours truly,

AIRD & BERLIS LLP



Jasmine C.M. Fraser
JCMF:tp

Enclosures
69523294.3

APPENDIX A



Queen's Quay Terminal Exterior Signage Design

Sign Master Plan
July 17, 2025



SIGN NO.	SIGN NAME	SIGN TYPE	SIGN FACE DIMENSIONS			ILLUMINATION (Y/N)	1ST OR 3RD PARTY	NUMBER OF		METHOD OF COPY	LOCATION REFERENCE		DRAWING NUMBER
			HEIGHT (VERTICAL)	LENGTH (HORIZONTAL)	SIGN FACE AREA			FACES	SIGNS PROPOSED		PLAN	ELEVATION (N - E - S - W)	
1	PROJECTING SIGN 1	PROJECTING SIGN	4.9m	3.1m	15.2m2	Y	FIRST	2	1	STATIC	SITE PLAN / W2.0	E	W2.3
2	WALL SIGN 1	WALL SIGN	7.1m	1.1m	7.7m2	Y	FIRST	1	1	STATIC	SITE PLAN / W2.0	N	W2.4
3	PROJECTING SIGN 2	PROJECTING SIGN	4.9m	3.1m	15.2m2	Y	FIRST	2	1	STATIC	SITE PLAN / W2.0	N	W2.3
4	WALL SIGN 2	WALL SIGN	7.1m	1.1m	7.7m2	Y	FIRST	1	1	STATIC	SITE PLAN / W2.0	W	W2.4





 Kramer Tel: 416.921.1078 Design Fax: 416.921.9934 Associates www.kramer-design.com	CLIENT	Northam Realty Advisors Limited	PROJECT	Queen's Quay Terminal Signage Program	DATE		TITLE	Existing Area Signs	DWG No
					Issued for Sign Master Plan	July 17, 2025			W1.0a
	These documents are not to be sealed. The design and documents remain the property of KDA and are protected by law. They may not be altered, issued, or reproduced without expressed written consent from KDA. All documents to be returned to KDA at completion of work. Contractor to site verify all details and dimensions and report any and all discrepancies to KDA before commencing with that related portion of the work. Only signed, sealed and stamped documents are to be used for construction purposes.								

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1 Maple Leaf Gardens - Carlton Street
W1.0b



2 Maple Leaf Gardens - Church Street
W1.0b



3 West Block - 500 Lake Shore Blvd W
W1.0b



4 Tip Top Tailors - 637 Lake Shore Blvd W
W1.0b



5 Thornton Smith - 340 Yonge Street
W1.0b

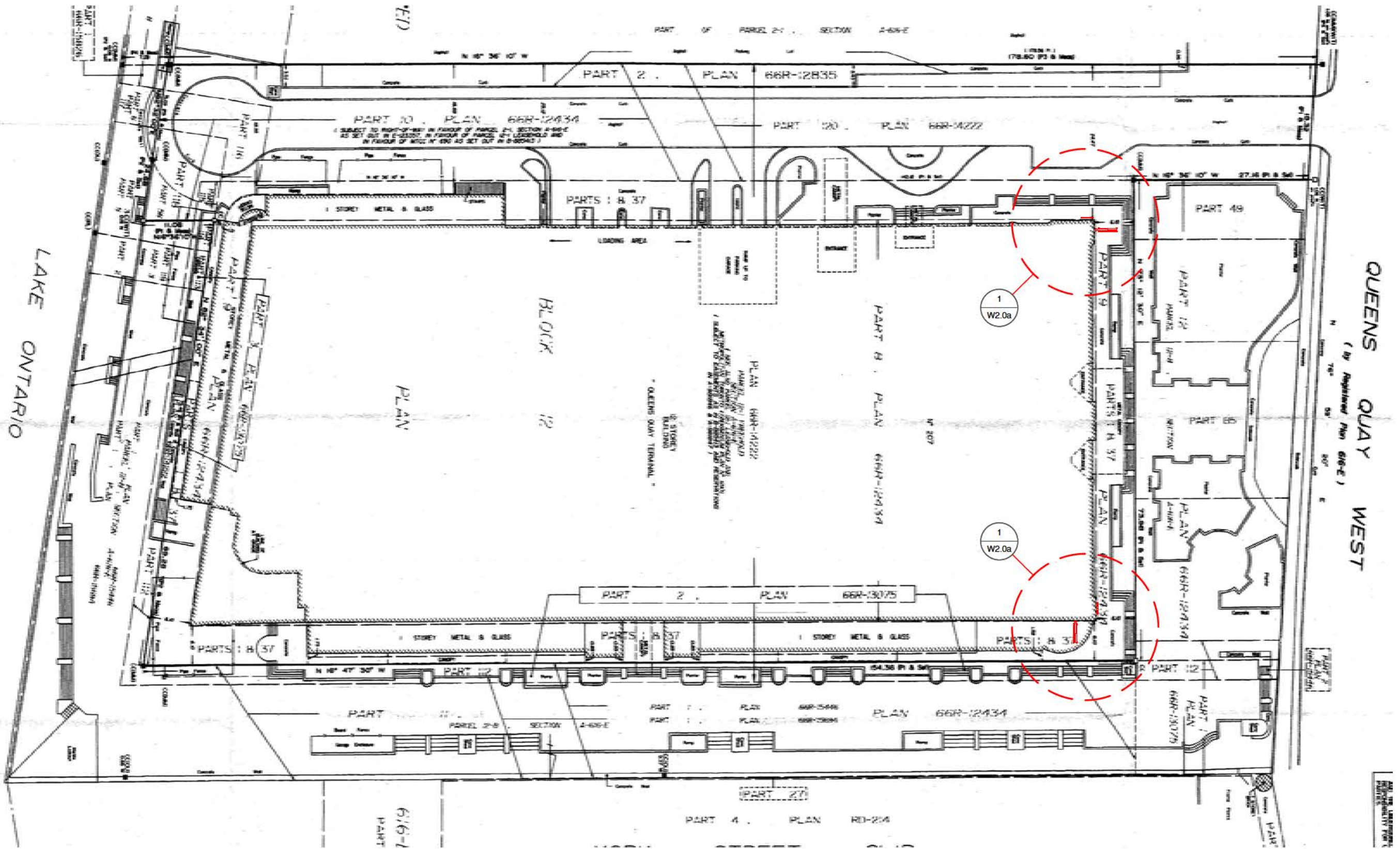
 Kramer Tel: 416.921.1078 Design Fax: 416.921.9934 Associates www.kramer-design.com	CLIENT	Northam Realty Advisors Limited	PROJECT	Queen's Quay Terminal Signage Program	DATE		TITLE	Existing Signs on Heritage Buildings	DWG No
					Issued for Sign Master Plan	July 17, 2025			W1.0b
							APPROVAL		
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 Kramer Tel: 416.921.1078 Design Fax: 416.921.9934 Associates www.kramer-design.com	CLIENT	Northam Realty Advisors Limited	PROJECT	Queen's Quay Terminal Signage Program	DATE		TITLE	Historic Images of Queen's Quay Terminal	DWG No
					Issued for Sign Master Plan	July 17, 2025			W1.0c
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 Kramer Tel: 416.921.1078 Design Fax: 416.921.9934 Associates www.kramer-design.com	CLIENT	Northam Realty Advisors Limited	PROJECT	Queen's Quay Terminal Signage Program	DATE		TITLE	Existing Site Conditions	DWG No
					Issued for Sign Master Plan	July 17, 2025			W1.0d
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1 Site Plan
W2.0 Scale: 1:600

KDA
Kramer Tel: 416.921.1078
Design Fax: 416.921.9934
Associates www.kramer-design.com

CLIENT
Northam Realty
Advisors Limited

PROJECT
Queen's Quay
Terminal
Signage Program

DATE
Issued for Sign Master Plan July 17, 2025

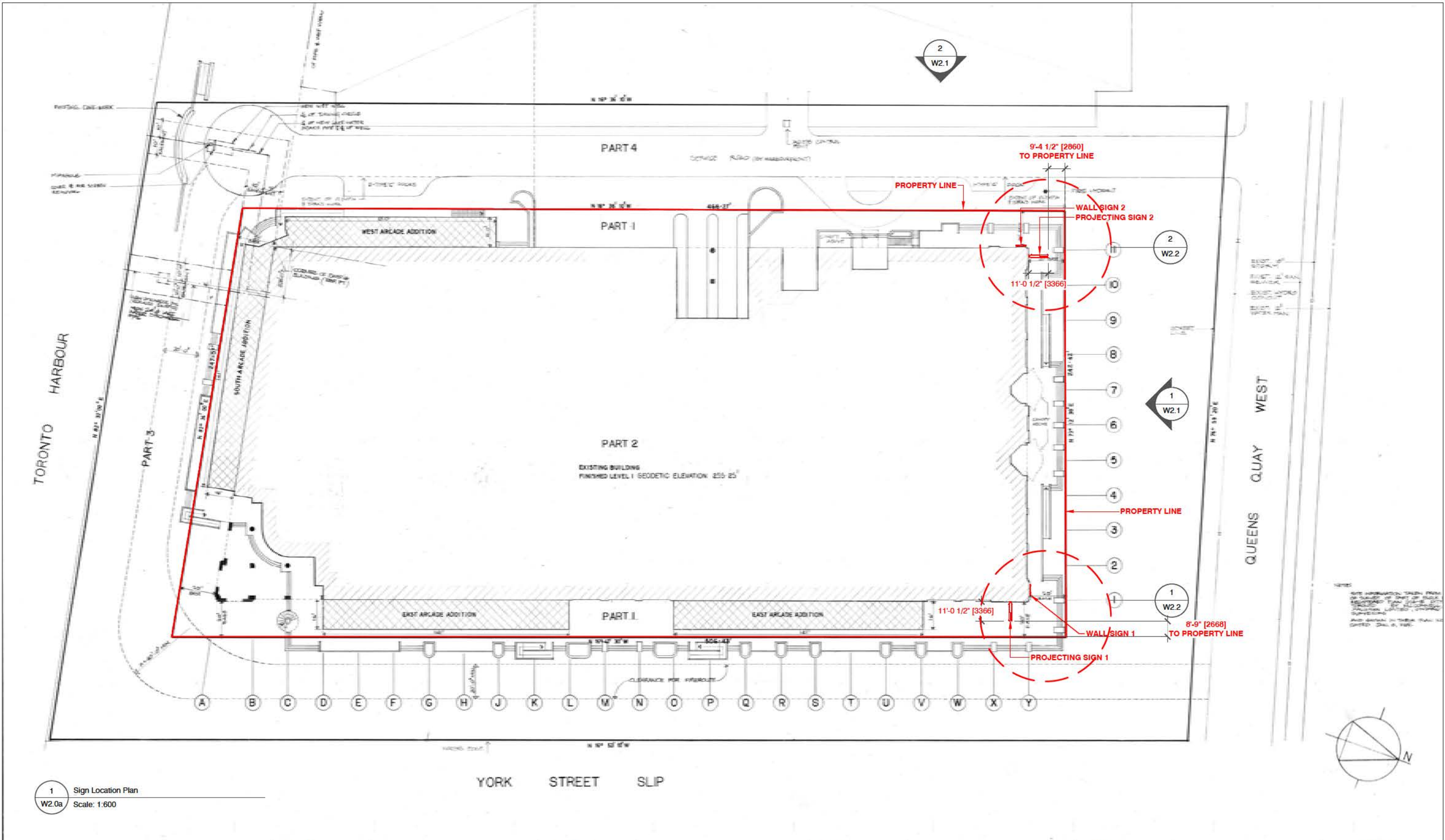
TITLE
Site Plan

DWG No

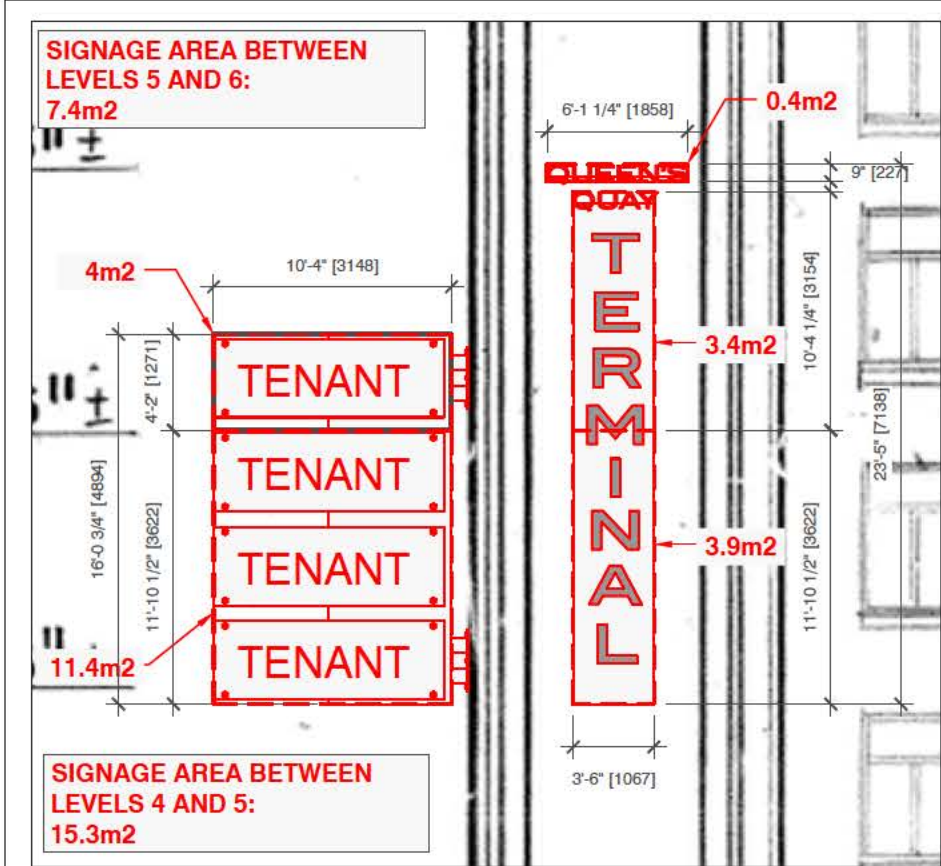
APPROVAL

W2.0

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1 Sign Location Plan
W2.0a Scale: 1:600



3 Typical Signage Area - Sign Groups A & B
W2.1 Scale: 1:100



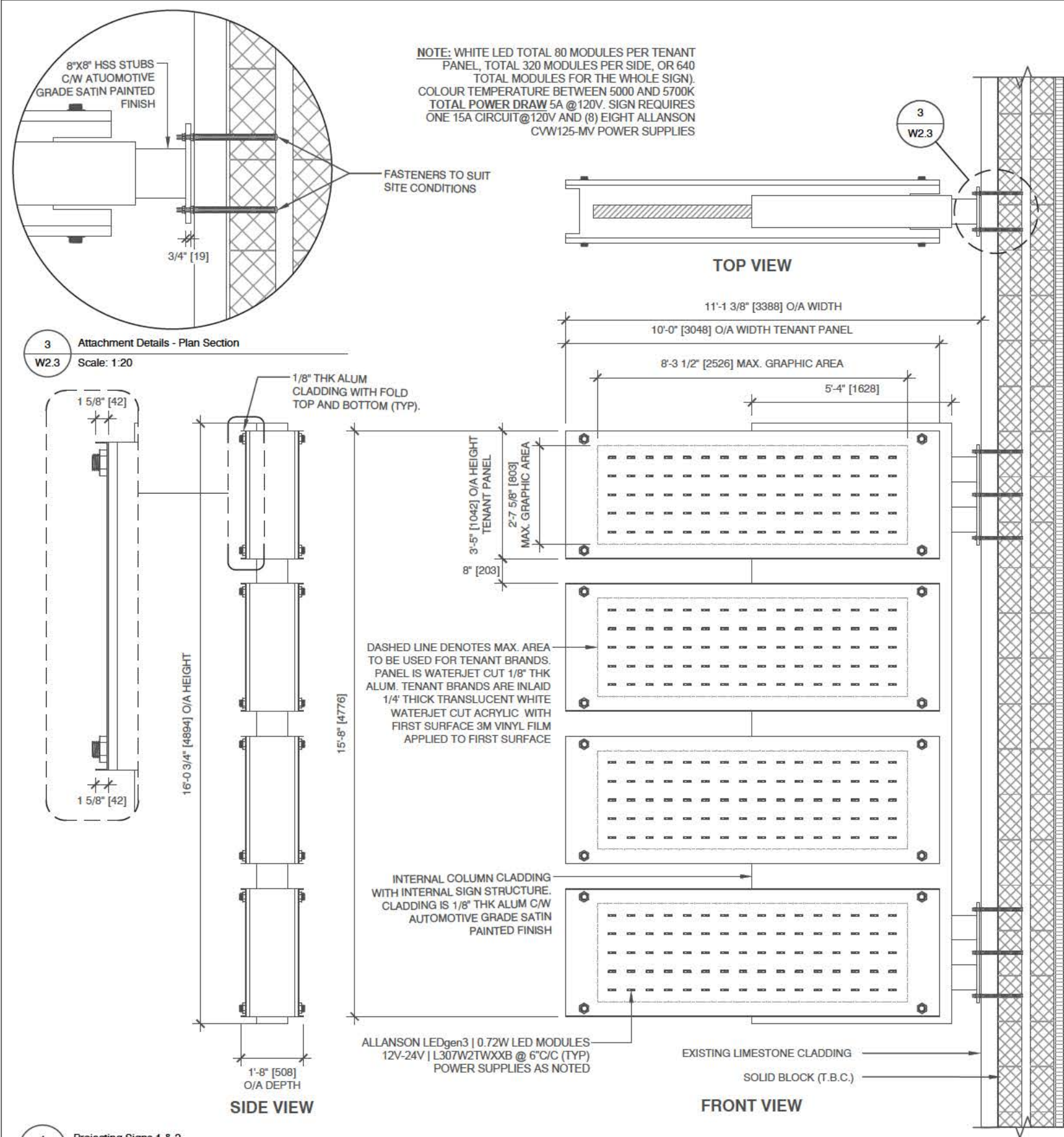
 Kramer Design Associates Tel: 416.921.1078 Fax: 416.921.9934 www.kramer-design.com	CLIENT Northam Realty Advisors Limited	PROJECT Queen's Quay Terminal Signage Program	DATE Issued for Sign Master Plan July 17, 2025	TITLE West and North Elevations	DWG No W2.1

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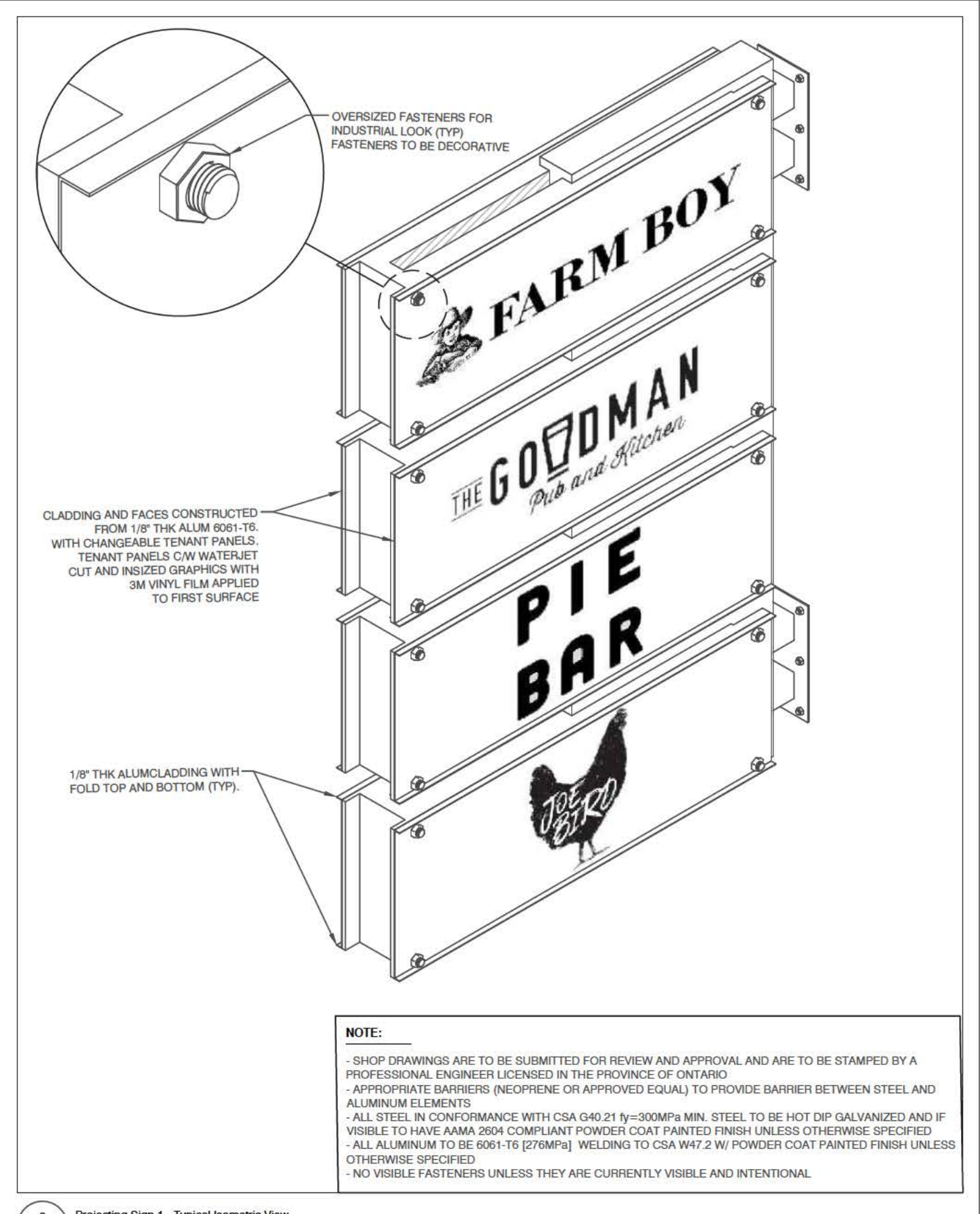


1 Context Rendering Looking West
W2.2a Scale: NTS

Kramer Design Associates Tel: 416.921.1078 Fax: 416.921.9934 www.kramer-design.com	CLIENT Northam Realty Advisors Limited	PROJECT Queen's Quay Terminal Signage Program	DATE		TITLE	Context Rendering Looking West	DWG No
			Issued for Sign Master Plan		July 17, 2025		W2.2a
					APPROVAL		
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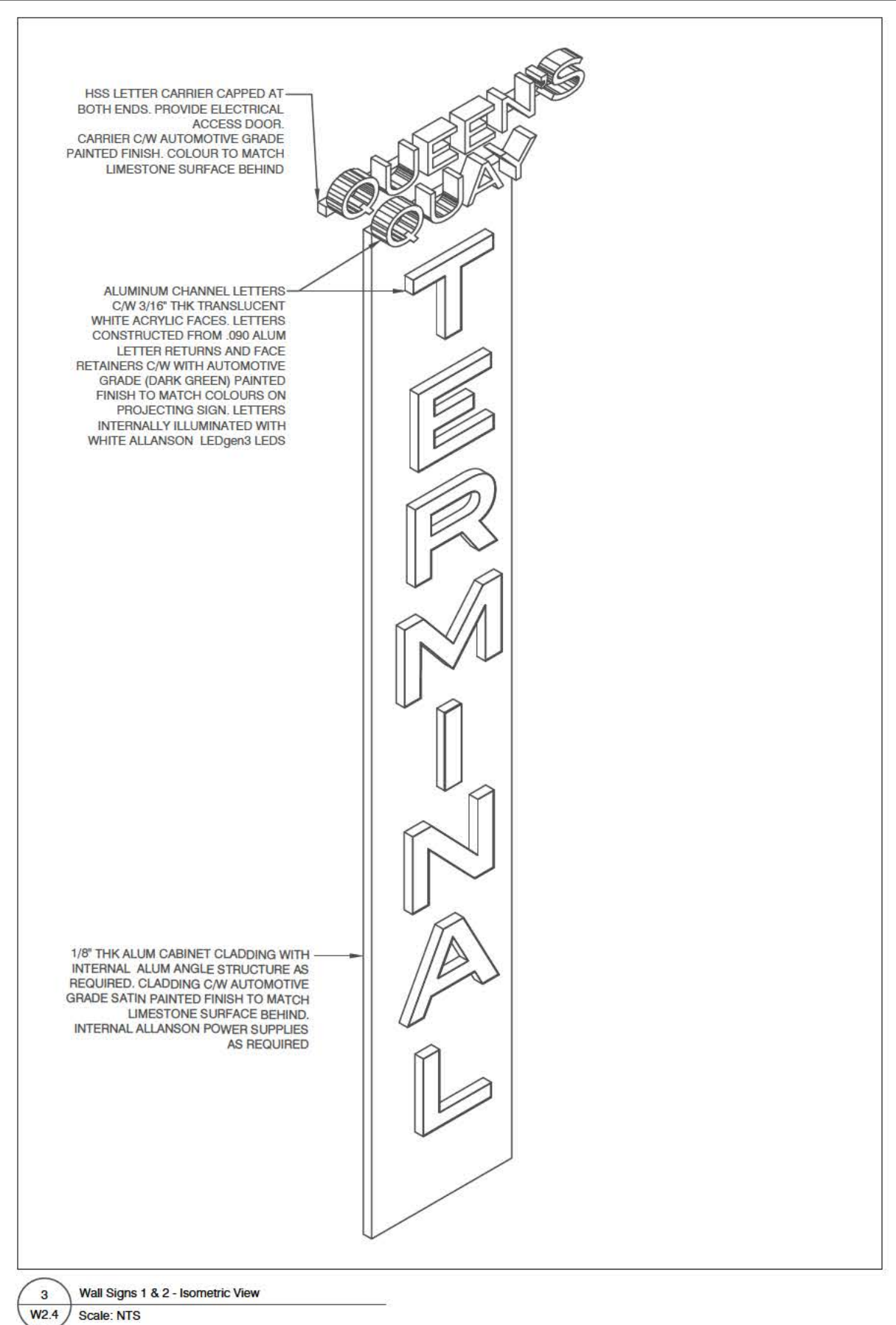
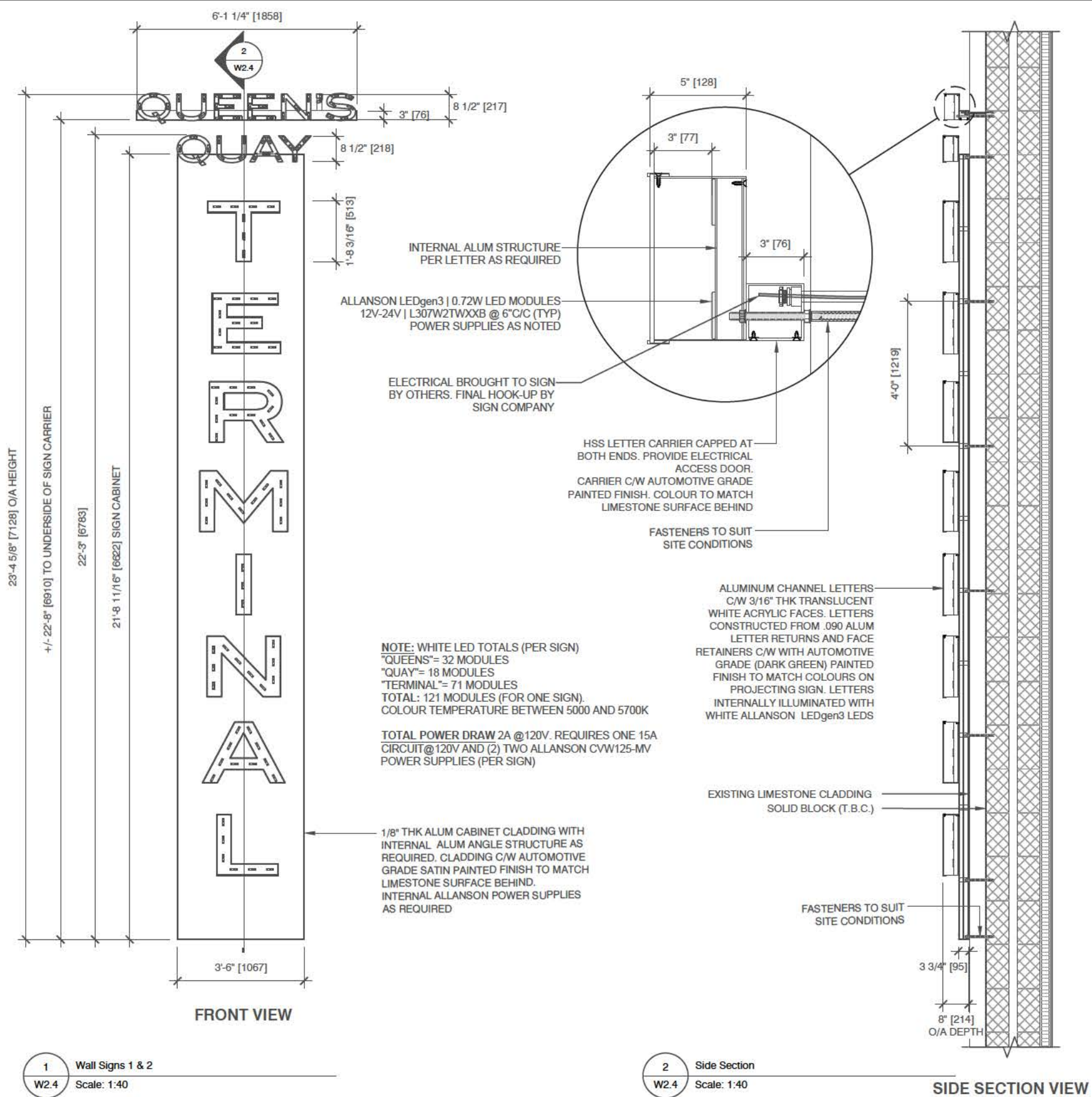


1 Projecting Signs 1 & 2
W2.3 Scale: 1:40



 Kramer Design Associates Tel: 416.921.1078 Fax: 416.921.9934 www.kramer-design.com	CLIENT Northam Realty Advisors Limited	PROJECT Queen's Quay Terminal Signage Program	DATE Issued for Sign Master Plan July 17, 2025	TITLE Projecting Signs 1 & 2 Typical Details	DWG No W2.3

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APPENDIX B



Queen's Quay Terminal Exterior Signage Design

Issued for Variance

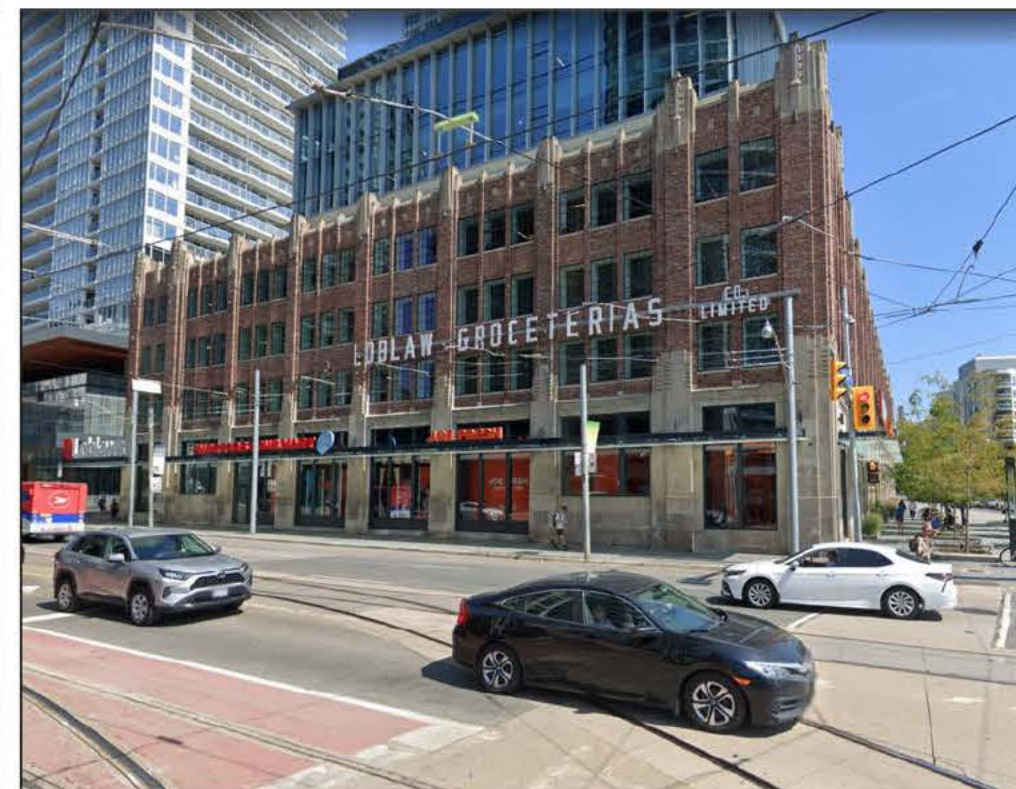
June 11, 2026



NORTHAM
REALTY ADVISORS LIMITED



 Kramer Tel: 416.921.1078 Design Fax: 416.921.9934 Associates www.kramer-design.com	CLIENT	Northam Realty Advisors Limited	PROJECT	Queen's Quay Terminal Signage Program	DATE		TITLE	Existing Area Signs	DWG No
					Issued for Variance	June 11, 2026			W1.0a
							APPROVAL		
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 Kramer Tel: 416.921.1078 Design Fax: 416.921.9934 Associates www.kramer-design.com	CLIENT	Northam Realty Advisors Limited	PROJECT	Queen's Quay Terminal Signage Program	DATE		TITLE	Existing Signs on Heritage Buildings	DWG No
					Issued for Variance	June 11, 2026			W1.0b
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1 Terminal Warehouse Letters
W1.0c Date: 1929



2 Terminal Warehouse Letters and Roof top Billboard
W1.0c Date 1963

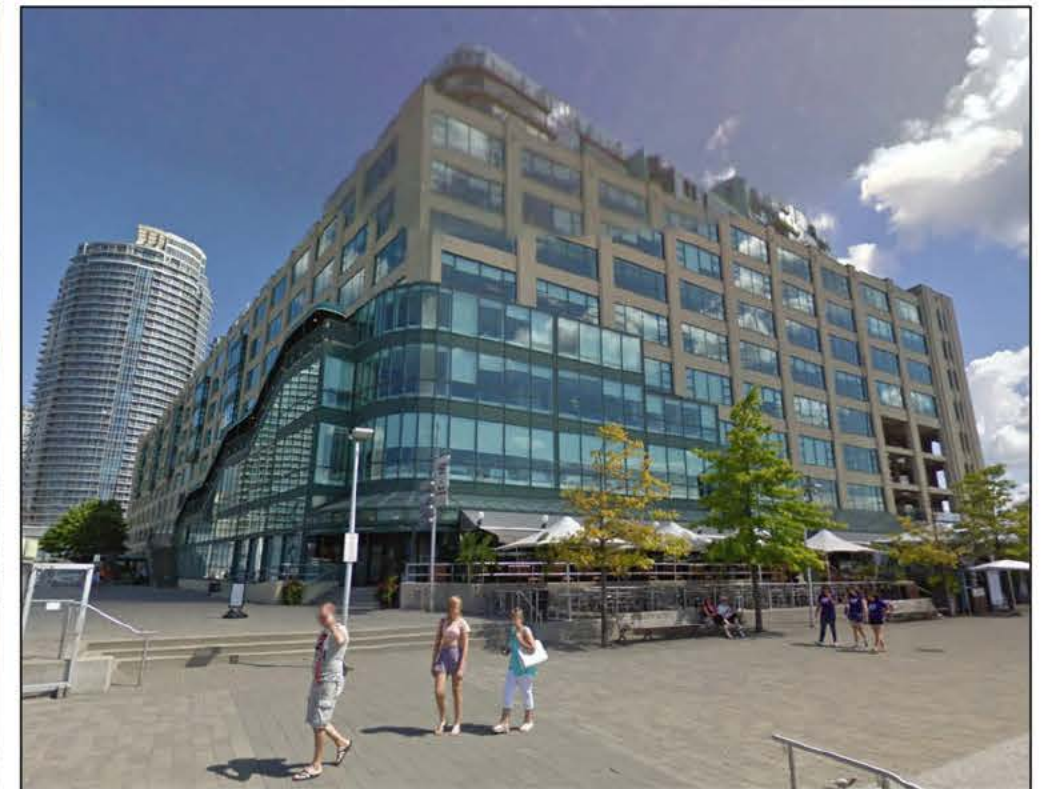
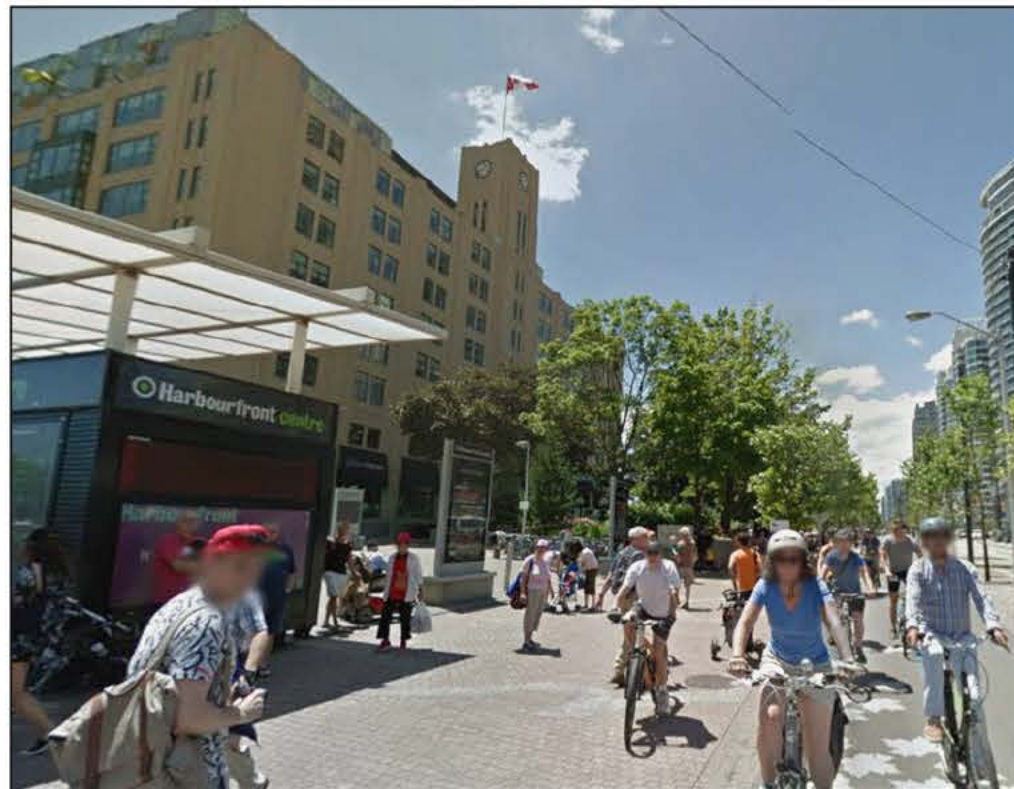
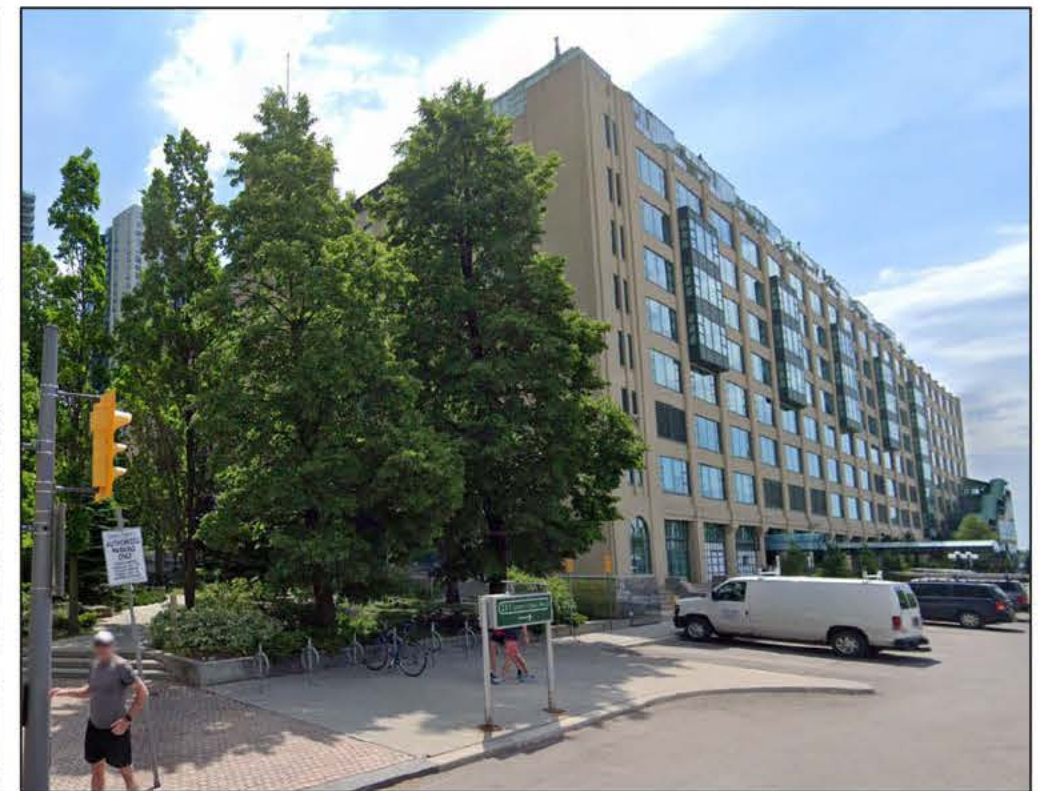


3 Rooftop Billboards
W1.0c Date: 1970s

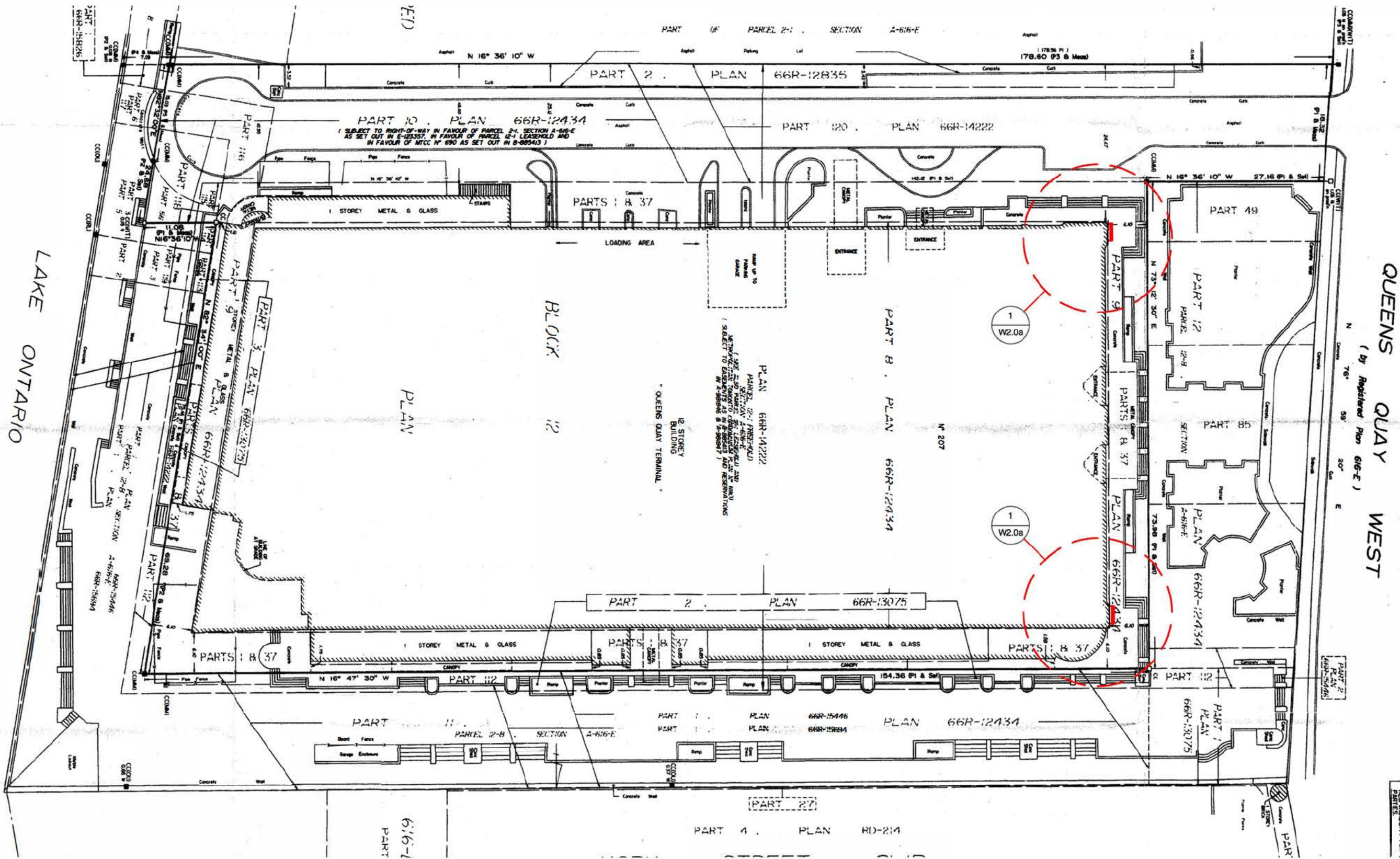


4 Rooftop Billboards
W1.0c Date: 1970s

 Kramer Design Associates Tel: 416.921.1078 Fax: 416.921.9934 www.kramer-design.com	CLIENT	Northam Realty Advisors Limited	PROJECT	Queen's Quay Terminal Signage Program	DATE		TITLE	Historic Images of Queen's Quay Terminal	DWG No
					Issued for Variance	June 11, 2026			W1.0c
							APPROVAL		
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					Issued for Variance	June 11, 2026			W1.0d
							APPROVAL		
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1 Site Plan
W2.0 Scale: 1:600

CLIENT
Northam Realty
Advisors Limited

PROJECT
Queen's Quay
Terminal
Signage Program

DATE
Issued for Variance June 11, 2026

TITLE
Site Plan

DWG No

W2.0

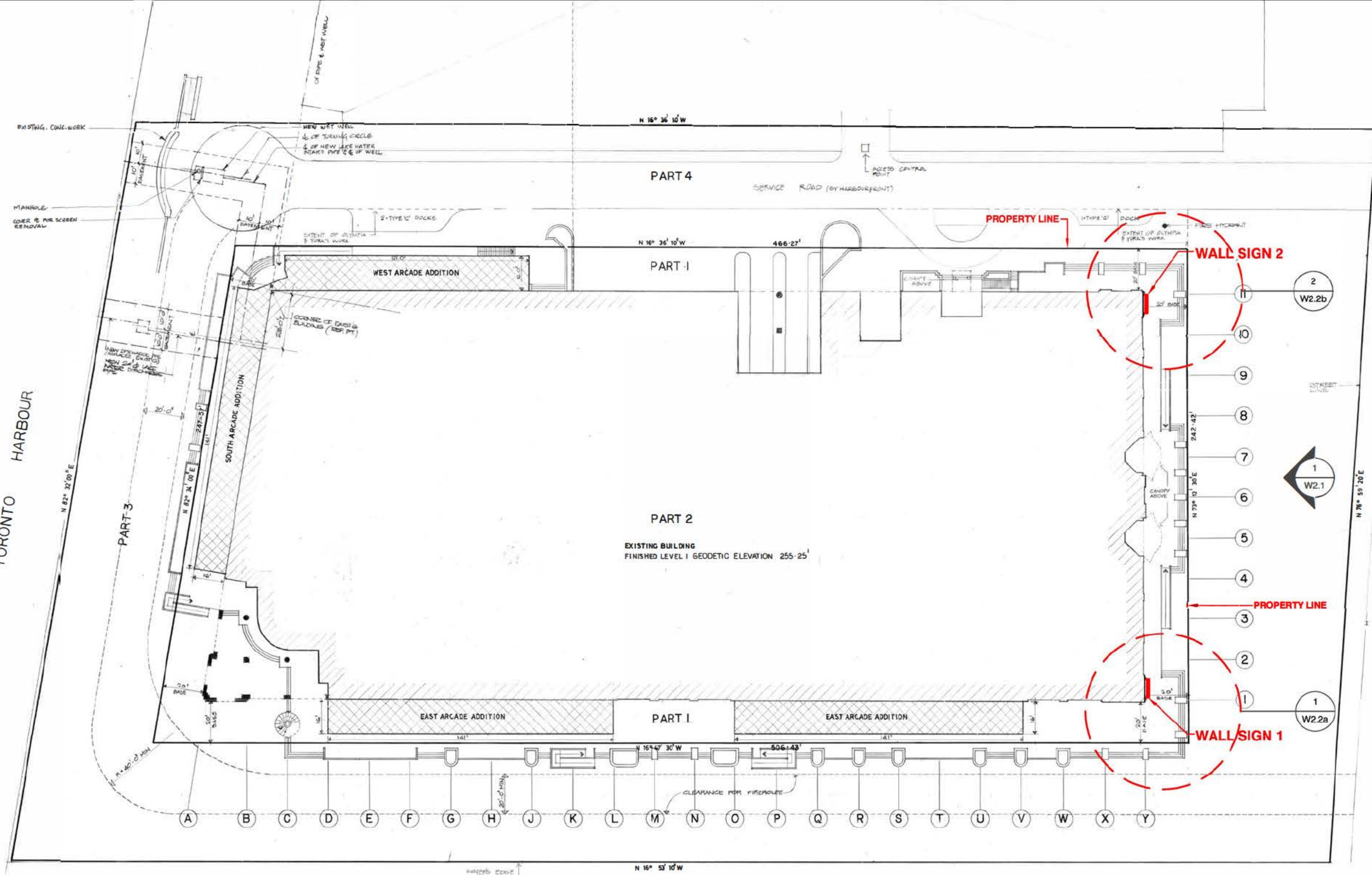
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APPROVAL



Kramer Tel: 416.921.1078
Design Fax: 416.921.9934
Associates www.kramer-design.com

TORONTO HARBOUR

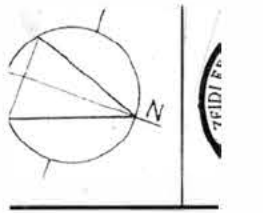


QUEENS QUAY WEST

YORK STREET SLIP

1 Sign Location Plan
W2.0a Scale: 1:600

NOTES
SITE INFORMATION TAKEN FROM PLAN OF SURVEY OF PORT OF DUCK IS SUBMITTED FROM THE CITY OF TORONTO BY MCCORMICK & CO. ENGINEERS AND ARCHITECTS LIMITED, CHARTERED LAND SURVEYORS AND SHOWN IN TOWN PLAN NO. 25 DATED JAN. 9, 1981.



 KDA Kramer Tel: 416.921.1078 Design Fax: 416.921.9934 Associates www.kramer-design.com	CLIENT	Northam Realty Advisors Limited	PROJECT	Queen's Quay Terminal Signage Program	DATE		TITLE	Site Plan Details	DWG No
					Issued for Variance	June 11, 2026			W2.0a
							APPROVAL		
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1 Context Rendering Looking West
W2.2a Scale: NTS

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Associates www.kramer-design.com

CLIENT
Northam Realty
Advisors Limited

PROJECT
Queen's Quay
Terminal
Signage Program

DATE
Issued for Variance June 11, 2026

TITLE
Context Rendering
Looking West

DWG No

APPROVAL

W2.2a

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1 Night Context Rendering Looking West
W2.2b Scale: NTS

 Kramer Tel: 416.921.1078 Design Fax: 416.921.9934 Associates www.kramer-design.com	CLIENT	Northam Realty Advisors Limited	PROJECT	Queen's Quay Terminal Signage Program	DATE	Issued for Variance Appeal August 12, 2026	TITLE	Night Context Rendering Looking West	DWG No
							APPROVAL		
									W2.2b

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