

ATTACHMENT 3: SIGN VARIANCE SUBMISSION PACKAGE

April 23, 2025

Fernanda Patza
Policy Development Officer
City Wide Priorities - Toronto Building

Re: Sign Application
Queens Quay Terminal – 207 Queens Quay West

Northam Realty Advisors Limited (Landlord) has retained Kramer Design Associates (KDA) as signage consultant to prepare a Sign Application related to the property municipally known as 207 Queens Quay West

As the owner of the 207 Queens Quay West, we give the City of Toronto permission to enable Kramer Design Associates to make submissions and filings on our behalf.

Kindest Regards,



Sonia Russo
Property Manager



Folder Number	Date (yyyy-mm-dd) 2026-06-11
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Project Information

Street Number 207	Street Name QUEEN'S QUAY WEST	Lot Number	Plan Number
Describe the variance(s) being applied for: FIRST PARTY BUILDING SIGNAGE			
If it is an application for a variance required for the modification or restoration of an existing sign, please provide the following:			
Existing Sign Dimensions		Location	
Please provide the reasons/justification for the request (Attach any supporting documentation or additional pages as required): PLEASE SEE ATTACHED RATIONALE			

Property Owner Information

First Name SONIA		Last Name RUSSO	
Company Name (if applicable) NORTHAM REATLY ADVISORS LTD.			Telephone Number (416) 687-5470
Street Number	Street Name	Suite/Unit Number	Mobile Number
City/Town TORONTO	Province ONT	Postal Code M5J1A7	Fax Number
Email srusso@northamrealty.com			

Attachment Required

- Sign Variance Data Sheet - Copies of any supporting documents - All necessary plans and specifications required to verify the nature of the Sign By-law Variance(s) requested

Continue on next page

Applicant Information and Declaration

First Name I, DAVID		Last Name MONAGHAN	
Company Name KRAMER DESIGN ASSOCIATES		Telephone Number (416) 921-1078	
Street Number of 103	Street Name DUPONT ST	Suite/Unit Number	Mobile Number
City/Town TORONTO	Province ONT	Postal Code M5R1V4	Fax Number
Email david@kramer-design.com			
Do hereby declare the following: • That I am ☐ the Property Owner as stated above ☐ the owner's authorized agent. ☒ an officer/employee of KRAMER DESIGN , which is an authorized agent of the owner. ☐ an officer/employee of _____, which is the Property Owner's authorized agent. • That statements contained in this application are true and made with full knowledge of all relevant matters and of the circumstances connected with this application. • That the plans and specifications submitted are prepared for the sign variance(s) described and are submitted in compliance with copyright law • That the information included in this application and in the documents filed with this application is correct.			
Signature		DAVID MONAGHAN Print Name (First, Last)	2026-06-11 Date (yyyy-mm-dd)

Continue on next page

Toronto Building collects personal information on this form under the legal authority of the City of Toronto Act, S.O. 2006, Chapter 11, Schedule A, 136(c) and the City of Toronto Municipal Code, Chapter 694, Signs, General and Chapter 771, Taxation, Third Party Sign Tax. The information 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 can be directed to the Manager, Sign By-law Unit, Toronto Building, 100 Queen Street West, Ground Floor, East Tower, Toronto, Ontario, M5H 2N2 or by telephone at 416-392-4235.

Folder number	Request Date (yyyy-mm-dd)
	2026-06-11

This data sheet forms part of an application for a Variance From Chapter 694 of the Toronto Municipal Code, Signs

Project Information

Street Number	Street Name	Lot Number	Plan Number
207	QUEEN'S QUAY WEST		

Site and Building Data

Lot Area	Lot Frontage	Lot Depth
58,680 m2	71	149m
Number of Building(s) on the lot	Date of Construction of Building(s) if known (yyyy-mm-dd)	
1		
Building Height(s)	Number of Storeys	Building(s) Gross Floor Area
43m	12	69,700 m2
Building Uses(s)		
MIXED USE. RETAIL, OFFICE AND RESIDENTIAL		

Site Context

Please describe the land uses, buildings and sign districts surrounding the proposal (use additional pages if necessary)	
North	OPEN SPACE / CR
South	OPEN SPACE / LAKE ONTARIO
East	OPEN SPACE / CR
West	CR

Proposal

Please describe in detail what is being proposed (use additional pages if necessary)	
PLEASE SEE ATTACHED DRAWINGS AND RATIONALE	

Rationale

Decisions for all Sign Variance Applications are evaluated against criteria listed in Toronto Municipal Code Chapter 694-30 A. A Variance may be granted where it is demonstrated that the proposed sign(s):

- Belong to a sign class permitted in the sign district where the premises is located
- In the case of a third party sign, be of a sign type that is permitted in the sign district, where the premises is located
- Be compatible with the development of the premises and surrounding area
- Support the Official Plan objectives for the subject premises and surrounding area
- Not adversely affect adjacent premises
- Not adversely affect public safety, including traffic and pedestrian safety
- Not be a sign prohibited by Toronto Municipal Code Chapter 694-15B
- Not alter the character of the premises or surrounding area
- Not be, in the opinion of the decision maker, contrary to the public interest

Please describe in detail how the proposal satisfies each of the criteria listed above (use additional pages if necessary)

PLEASE SEE ATTACHED RATIONALE

Sign Data Sheet

Date (yyyy-mm-dd) 2026-06-11	Folder No.
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Sign Information

Sign No.*	Sign Type	Method of Copy Display	Sign Face Dimensions (maximum)			Sign Depth (metres)	Sign Height (metres)	Illumination (Yes/No)	Professional Design Required (Yes/No)
			Length (metres)	Width (metres)	Area (m ²)				
1	Wall Sign	Static Copy	17.68	2.78	49.15	0.31	17.60	Yes	Yes
2	Wall Sign	Static Copy	17.68	2.78	49.15	0.31	17.60	Yes	Yes

* Please ensure that the sign numbers listed in this sheet are indicated on all sign plans

Receipt No: 1873929

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:	June 17, 2026 03:30 PM
Paid By:	KRAMER DESIGN ASSOCIATES ATTN: DAVID MONAGHAN 103 DUPONT ST TORONTO ON M5R 1V4		
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 Variance Fee	9010 - BL0014 - PAYMENT	\$971.16	
American Express	110584 - PAYMENT	\$-971.16	
Total:		\$.00	
Paid Amount		\$971.16	

- | | |
|--|---|
| ☐ Cash | ☐ Cheque |
| ☒ American Express | ☐ Debit Card |
| ☐ Money Order | ☐ Certified Cheque |
| ☐ Journal Entry | ☐ Fee Exempt |

Loo, Jennifer

per Treasurer, City of Toronto



June 11, 2026

Fernanda Patza
Policy Development Officer
City Wide Priorities - Toronto Building
City Hall, Ground Floor East
Toronto, ON M5H2N2

Re: Queen's Quay Terminal Variance

Dear Fernanda,

Kramer Design Associates (KDA), on behalf of Northam-IA (QQT) Co-tenancy (Northam) have worked to design and fully detail a Sign Master Plan for 207 Queens Quay West - Queen's Quay Terminal (Subject Property).

KDA requested a Preliminary Project Review of the proposed Signage Master Plan Program, and on June 3, 2025, we received the Examiner's Notice following which has culminated in this Signage Master Plan Application.

We are submitting this Master Plan Signage Application to improve tenant visibility and building identification for Queen's Quay Terminal, a landmark mixed-use building located at the heart of Toronto's Central Waterfront. The proposal—comprised of two wall-mounted first party tenant signs located at each of the two primary north-facing corners—has been carefully designed to support the City's planning objectives, respond to on-site challenges, and restore commercial viability to this historically significant property.

Queen's Quay Terminal is located within a CR (Commercial Residential) zone and designated as a heritage property. The proposed signage approach aligns with the City's Official Plan and supports the Provincial Policy Statement (PPS) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, particularly in the following ways:

- **Support for Complete Communities:** The PPS and Growth Plan emphasize intensification and the development of complete, vibrant, mixed-use communities. As a prominent adaptive reuse project, Queen's Quay Terminal was an early example of this model. However, underperforming retail and commercial uses now undermine its ability to function as a truly integrated urban node. The proposed signage supports retail retention and revitalization—fundamental components of a complete community.
- **Conservation through Viability:** Provincial and municipal policies support the continued use of heritage resources through economically viable programming. Without updated signage, the building risks further vacancy and disrepair, jeopardizing its long-term conservation. A modest signage intervention is a strategic way to ensure that the building continues to serve its intended mixed-use function while respecting its historic character.
- **Public Realm Activation:** A key tenet of both the City's planning framework and waterfront revitalization goals is the enhancement of the pedestrian experience and the animation of the public realm. Lack of signage and building presence undermines this objective. Properly scaled signage will draw pedestrian attention, signal points of interest, and encourage exploration.



Site Description and Surrounding Area (Refer Figure A.1, A.2 & B)

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. (Refer Figure A.1 and A.2).

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 signage plan reflects this legacy of visibility while addressing contemporary needs for clear identification and tenant exposure in a rapidly evolving urban context.



Figure A.1 Historic Terminal showcasing Roof-Signage circa 1963



Figure A.2 Historic Terminal showcasing Roof-Signage circa 1929



Site Description and Surrounding Area (Refer Figure A.1, A.2 & B)

However, due to its setback, tree coverage, and low-level sightlines, the building lacks effective identification from the street. Mature street trees basically obscure both tenants and the main entrances for much of the year. Despite its scale, the Terminal is easily missed by both locals and visitors navigating Queen's Quay—an issue that has directly affected its economic vitality and identity within the public realm. (Refer Figure B).



Figure B. Queen's Quay Terminal tree lined street



Historical Precedent and No Adverse Impact to Adjacent Areas

Toronto has a long-standing tradition of using wall signage on heritage and mid-century commercial buildings to balance modern commercial needs with heritage conservation. Many of these signs—such as those on the Distillery District buildings, Maple Leaf Gardens, Thornton Smith building, Massey Hall, and more recently, West Block, have been permitted when they:

- Respect the architectural integrity of the building
- Are scaled appropriately to the pedestrian environment
- Are reversible and non-invasive to heritage fabric

These examples illustrate a longstanding practice in Toronto: heritage and historic buildings can effectively incorporate signage, provided it's well-designed and respectful of architectural integrity.

KDA's proposed wall signs are sensitive to these principles: they do not obscure architectural features, are located on appropriate façades, and use high-quality materials suited to the building's character. The signs do not include elements that would create visual noise, nor will they detract from adjacent properties or interrupt protected views of the lake or skyline. Rather, they are designed to work with the rhythm and symmetry of the structure and enhance identification and wayfinding clarity.

Economic Benefits and Site Revitalization

Queen's Quay Terminal has experienced a significant loss of foot traffic, visibility, and commercial activity in recent years. Several long-standing retail and food and beverage tenants have vacated the property, citing low exposure and underperformance. Without clear signage, the public perception of the building is one of ambiguity—it appears private, uninviting, or closed.

The proposed signage will help address this by:

- Reintroducing Queen's Quay Terminal into public consciousness as a place to shop, dine, and explore
- Supporting existing anchor tenants with greater street presence
- Attracting new commercial users who require visibility as part of their leasing decision
- Increasing pedestrian engagement, which benefits surrounding businesses and contributes to the overall vibrancy of the waterfront
- Reducing long-term vacancy, which threatens the ongoing viability and upkeep of the heritage structure

A revitalized Queen's Quay Terminal will contribute positively to the economic, cultural, and pedestrian fabric of the waterfront. Modest, thoughtful signage is a key enabling strategy in achieving this.



Signage Master Plan

To address longstanding visibility challenges, support tenant retention, and reinforce the identity of this important waterfront destination, KDA has developed a Sign Master Plan for Queen's Quay Terminal. The plan responds to current site conditions and introduces coordinated signage elements that enhance wayfinding, improve street-level recognition, and support the ongoing revitalization of this heritage-designated, mixed-use property.

Sign Types Requiring Variance

As per Examiner's Notice: 21 213347 ZPR 00 ZR, KDA has provided detailed rationales for the following sign types that will require a variance:

1.0: Wall Signs: Wall Sign 1 & Wall Sign 2

The proposed wall signs are a critical component of the signage strategy for Queen's Quay Terminal, providing clear and immediate building identification, and tenant identification for a property that is physically set back from the street and largely obscured by mature trees for much of the year. At present, there is no effective signage that communicates the name of the building to pedestrians, cyclists, or motorists along Queen's Quay West.

These signs serve to reintroduce the Terminal's identity into the public realm, ensuring that it is recognizable as a destination and not mistaken for a private or inaccessible site. In addition, to marking the building's presence, the wall signs reflect its historic prominence—when large, visible signage, including rooftop identifiers, was part of its functional character. The new wall signs provide an updated but respectful continuation of that legacy, enhancing legibility while maintaining architectural sensitivity.

Together the proposed wall signs form a cohesive, well-integrated signage strategy tailored to the unique conditions at Queen's Quay Terminal. The wall signs provide prominent and legible building and anchor tenant identification, re-establishing a presence along the waterfront for a landmark that is currently under-recognized in the public realm. The signs address anchor tenant identification from a distinct approach paths and reinforce Queen's Quay Terminal's visibility from multiple vantage points, particularly in light of the building's setback and limited sightlines due to tree cover. Their elevated placement ensures visibility above the tree line, enhancing legibility from Queen's Quay West.



1.1 Wall Signs: Wall Sign 1 & 2 (Refer Fig 1.1)



Fig.1.1: Wall Signs – Tenant Identification Signs for Queen's Quay Terminal

Sign No.	Codes	Bylaw	Proposal	Variance Requested
Wall Sign 1 & 2	694-21 D (5)(a)	A CR sign district may contain a wall sign, other than a sign displaying a logo or corporate symbol, provided the sign shall not be above the second storey.	Proposed signs are wall signs erected above the second storey.	A variance is requested to permit the placement of two wall signs above the second storey. These signs are essential for establishing building and anchor tenant identification, particularly given the Terminal's setback and tree canopy coverage that obstructs views. Currently, there is no effective signage that communicates the building's name to passing pedestrians, cyclists, or motorists.



Variance Provisions

Section 694-30 dictates that an application for a variance may be granted where it is established that the proposed signs:

- (1) Belong to a sign class permitted in the sign district where the premises is located;
- (2) In the case of a third-party sign, be of a sign type that is permitted in the sign district, where the premises is located;
- (3) Be compatible with the development of the premises and surrounding area;
- (4) Support the Official Plan objectives for the subject premises and surrounding area;
- (5) Not adversely affect adjacent premises;
- (6) Not adversely affect public safety, including traffic and pedestrian safety;
[Amended 2016-07-15 by By-law 767-2016]
- (7) Not be a sign prohibited by § 694-15B;
- (8) Not alter the character of the premises or surrounding area;
- (9) Not be, in the opinion of the decision maker, contrary to the public interest

It is our submission that the proposed Signage Master Plan for Queen's Quay Terminal satisfies the criteria outlined in § 694-30 of the Toronto Municipal Code and that the requested relief should be granted. The proposed signs are a necessary and appropriate response to the current urban context, tenant needs, and the City's broader Official Plan objectives.

The manner in which the proposed signage meets the applicable variance criteria is detailed below:

Criteria No. 1, 2 and 7: The proposed sign class and type are permitted and the sign is not prohibited by § 694-15B

The proposed signs are first-party Wall Signs that display static tenant information and the name of the building ("Queen's Quay Terminal"). The signs are not third-party, and are consistent with the intent of the CR (Commercial Residential) sign district in which the property is located. Both signs are a permissible sign class.

While the wall signs are placed above the second storey, this positioning is functionally and visually necessary due to the building's setback from Queen's Quay West and the mature tree canopy that obscures the second-and third-storey sightlines for a good part of the year. The sign types and class have been carefully selected to provide appropriate identification for retail tenants and to ensure that the building remains legible and accessible from the public realm.

Criteria Nos. 3 and 8: The signs are compatible with the development of the premises and surrounding area and will not alter the character of the premises and 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 itself has struggled to attract and retain foot traffic due to poor visibility and limited signage. The proposed signage elements 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 fully compatible with this context and are designed to capture and direct the volume of passing activity into the building, helping to re-establish its role within the broader public realm. Rather than altering the character of the site, the signage reinforces Queen's Quay Terminal's identity as an accessible, open, and historically rooted destination within the Central Waterfront.

**Criteria No. 4: The proposed signs support the objectives of the City of Toronto Official Plan**

The Provincial Policy Statement (PPS) and A Place to Grow emphasize the need to create complete, healthy communities, support adaptive reuse of heritage buildings, and optimize urban infrastructure. The City of Toronto Official Plan further supports the identification and revitalization of mixed-use centres, particularly those within proximity to public transit and the waterfront.

The proposed signage at Queen's Quay Terminal addresses all of these objectives:

- It promotes tenant visibility and economic vitality, which helps maintain a healthy mix of uses within the heritage building.
- It enables public access and discovery, especially for visitors who may be unfamiliar with the area.
- It contributes to the activation of the waterfront—a designated Regeneration Area and priority precinct under the City's planning strategy.

The signage is appropriately scaled, aligned with policy frameworks, and consistent with the building's use, age, and role in the community.

Criteria No. 5: The proposed signs will 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. There are no projecting elements that interfere with pedestrian flow or conflict with adjacent property lines. Where internally illuminated, the signs will comply with the light level requirements set out in Chapter 694, and there will be no adverse light spill.

Criteria No. 6: The proposed signs will not adversely affect public safety

The signs have been designed and reviewed to ensure they will not impair pedestrian or vehicular sightlines. All structural supports, anchoring methods, and material selections will comply with applicable safety codes and municipal guidelines. Signage is intentionally located outside visibility triangles and will not pose any hazards at intersections, crosswalks, or driveway access points.

Criteria No. 9: The approval of the proposed signs is in the public interest

The proposed signage supports the economic recovery and long-term sustainability of Queen's Quay Terminal, which has experienced loss of tenants, reduced foot traffic, and diminished public engagement in recent years. As a heritage-designated site and landmark waterfront destination, the Terminal plays a key role in defining the identity and vibrancy of the waterfront.

Improving visibility through this Sign Master Plan will:

- Support existing tenants and improve leasing viability
- Encourage public engagement with a unique heritage destination
- Contribute to the pedestrian experience along Queen's Quay West
- Enhance the cultural, economic, and architectural presence of a valued asset in Toronto's downtown core

These outcomes are entirely in the public interest and aligned with the City's goals for healthy, complete communities and a vibrant waterfront.



Conclusion

The proposed signage strategy represents a balanced, respectful, and strategic response to the current challenges facing Queen's Quay Terminal. It is consistent with City policies and Provincial planning direction, ensures the continued viability of a heritage asset, enhances the public realm, and poses no adverse impacts to adjacent properties.

Approval of this signage plan will help restore the Terminal's presence as a key contributor to Toronto's waterfront and support its continued evolution as a vibrant, mixed-use destination.

Strategic Placement for Maximum Visibility and Public Benefit

The proposed signage has been purposefully located above the second storey of Queen's Quay Terminal. This placement has been determined through careful site analysis and is essential to ensure visibility from Queen's Quay West and surrounding public spaces.

The building's setback from the street, combined with mature tree coverage along the frontage, means that signage at lower levels would be largely ineffective for both pedestrians, cyclists and passing motorists. For much of the year, the tree canopy obscures sightlines to the façade and ground-level retail. The elevated placement allows the signage to rise above the tree line, creating a clear and unobstructed visual connection between the public realm and the building's commercial offerings.

Additionally, the signs are positioned to maximize exposure from key approach angles—particularly for pedestrians and cyclists travelling east and west along Queen's Quay. This strategic location ensures that visitors are made aware of the building's presence, can identify its purpose, and are encouraged to explore the tenant offerings inside.

This Sign Master Plan design not only addresses unique site conditions but also enhances public wayfinding, supports economic revitalization, and reinforces the building's role as an important destination along the waterfront. The intention is not to dominate the streetscape, but to communicate clearly through sensitive, well-proportioned signage that respects both the heritage architecture and the needs of the surrounding community.

Sincerely,



Jeremy J. Kramer / Principal & Creative Director
AOCAD, SEG, IAAPA

cc. Sonia Russo, Property Manager, Northam Realty
Janet Young, Partner, KDA
David Monaghan, Senior Design Associate, KDA



Queen's Quay Terminal

Exterior Signage Design

Issued for Variance

June 11, 2026



NORTHAM
REALTY ADVISORS LIMITED



 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	Existing Area Signs	DWG No
					Issued for Variance	June 11, 2026			W1.0a
							APPROVAL		
	These documents are not to be scaled. 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.								



1 Terminal Warehouse Letters
W1.0c Date: 1929



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

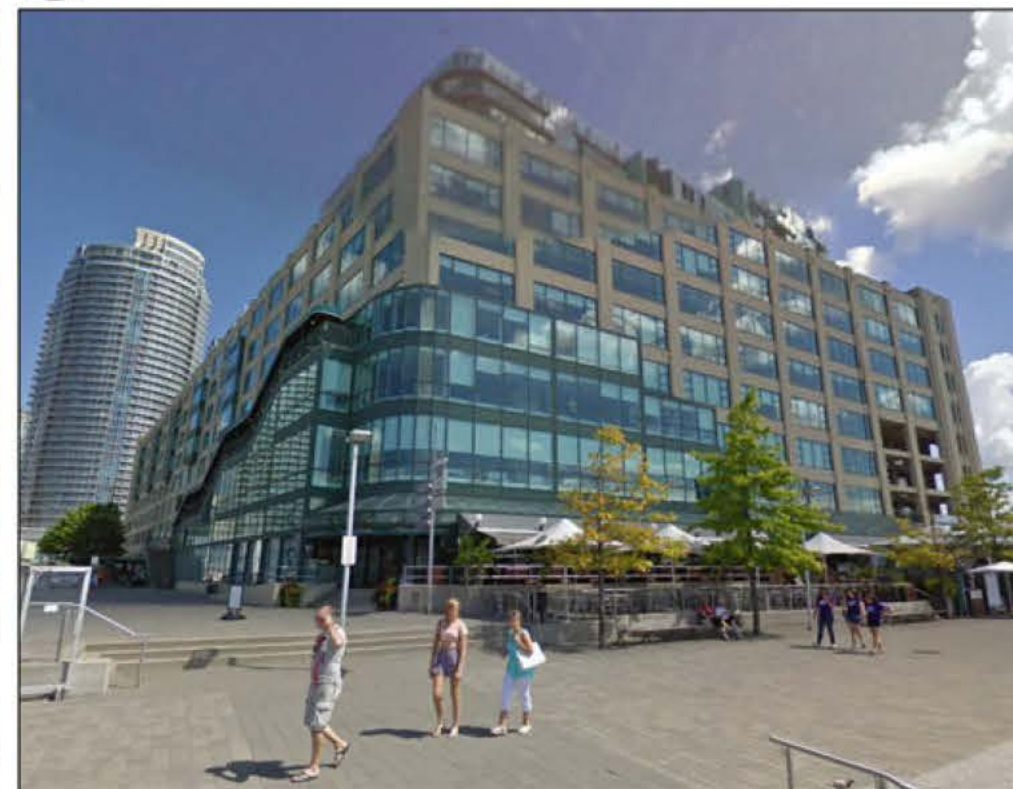
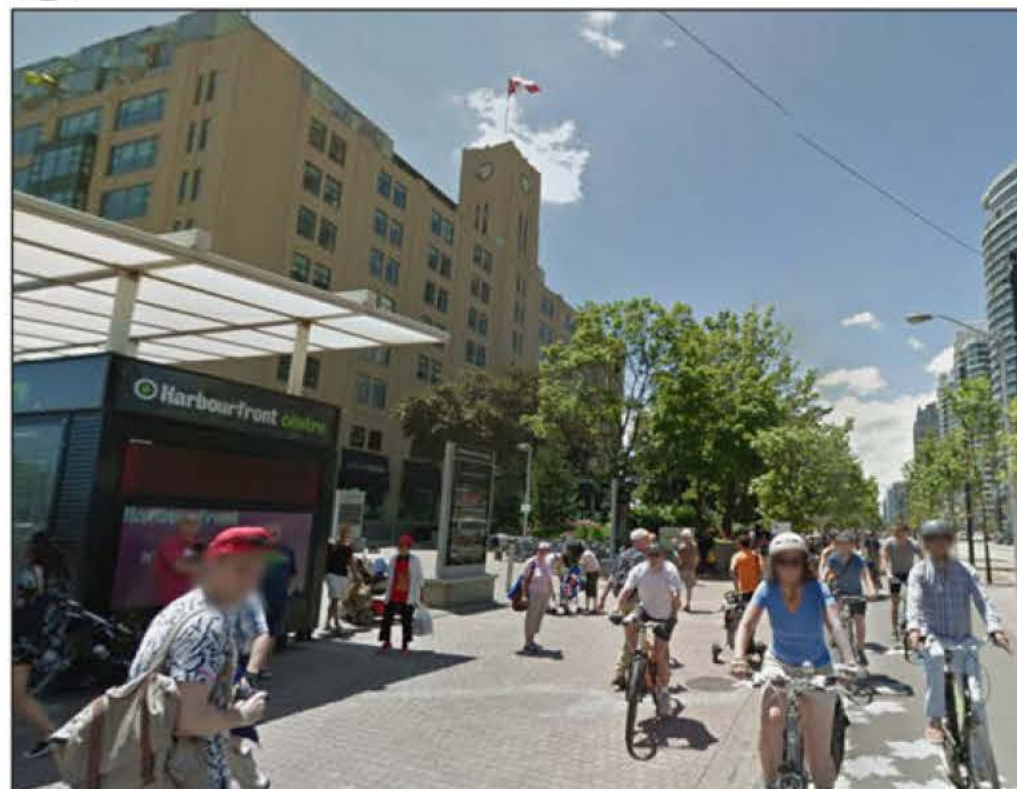


3 Rooftop Billboards
W1.0c Date: 1970s



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		
	These documents are not to be scaled. 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.								



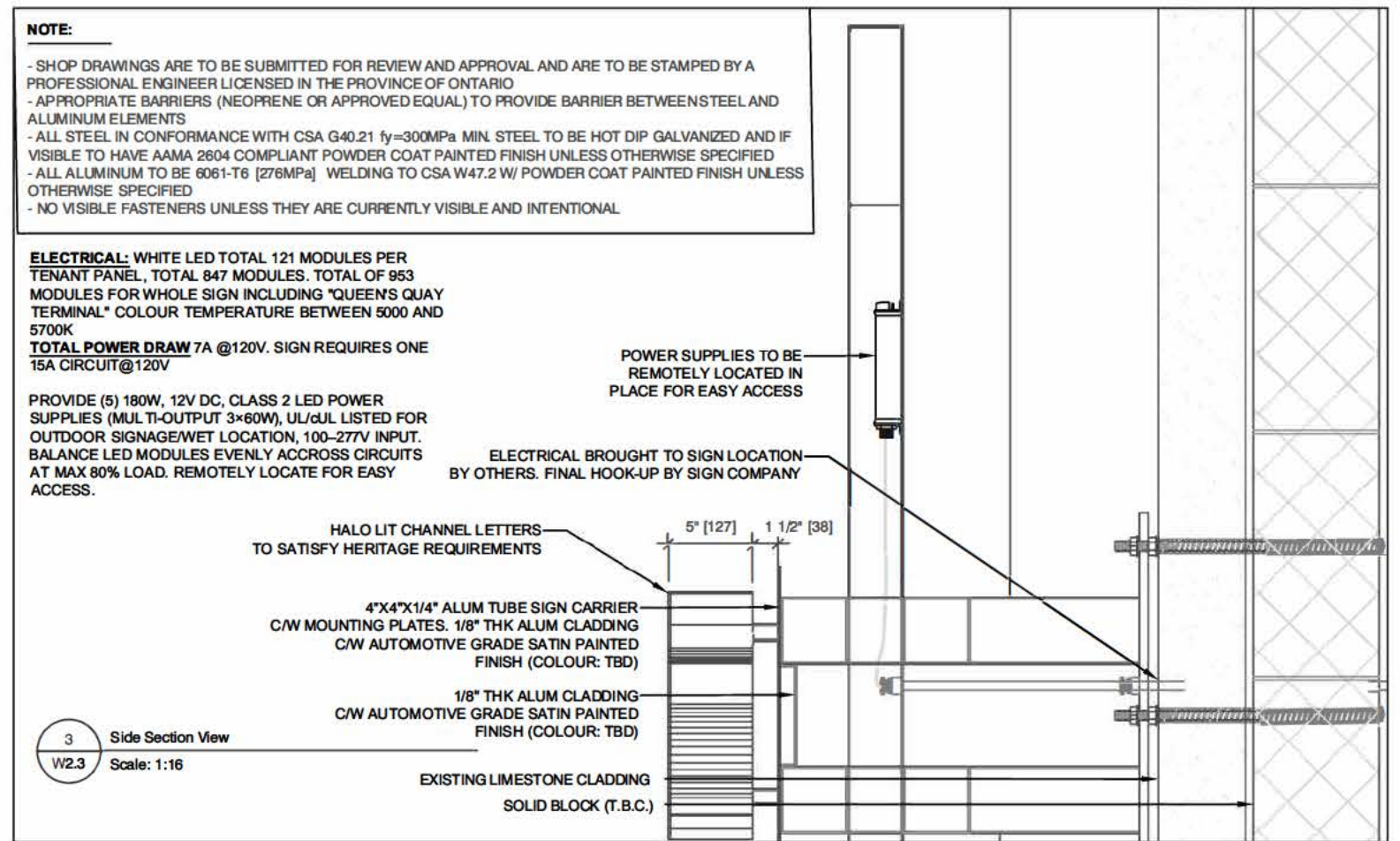
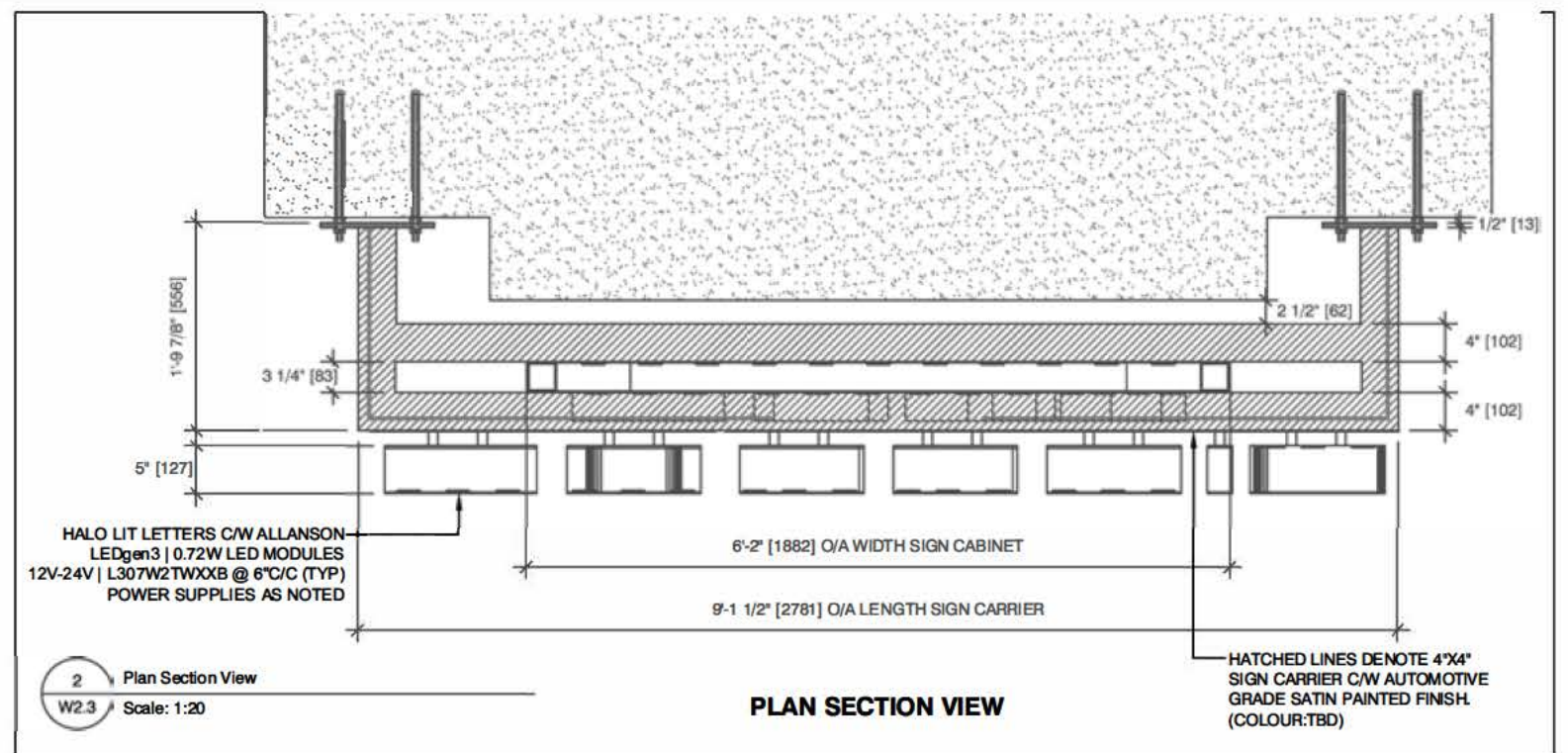
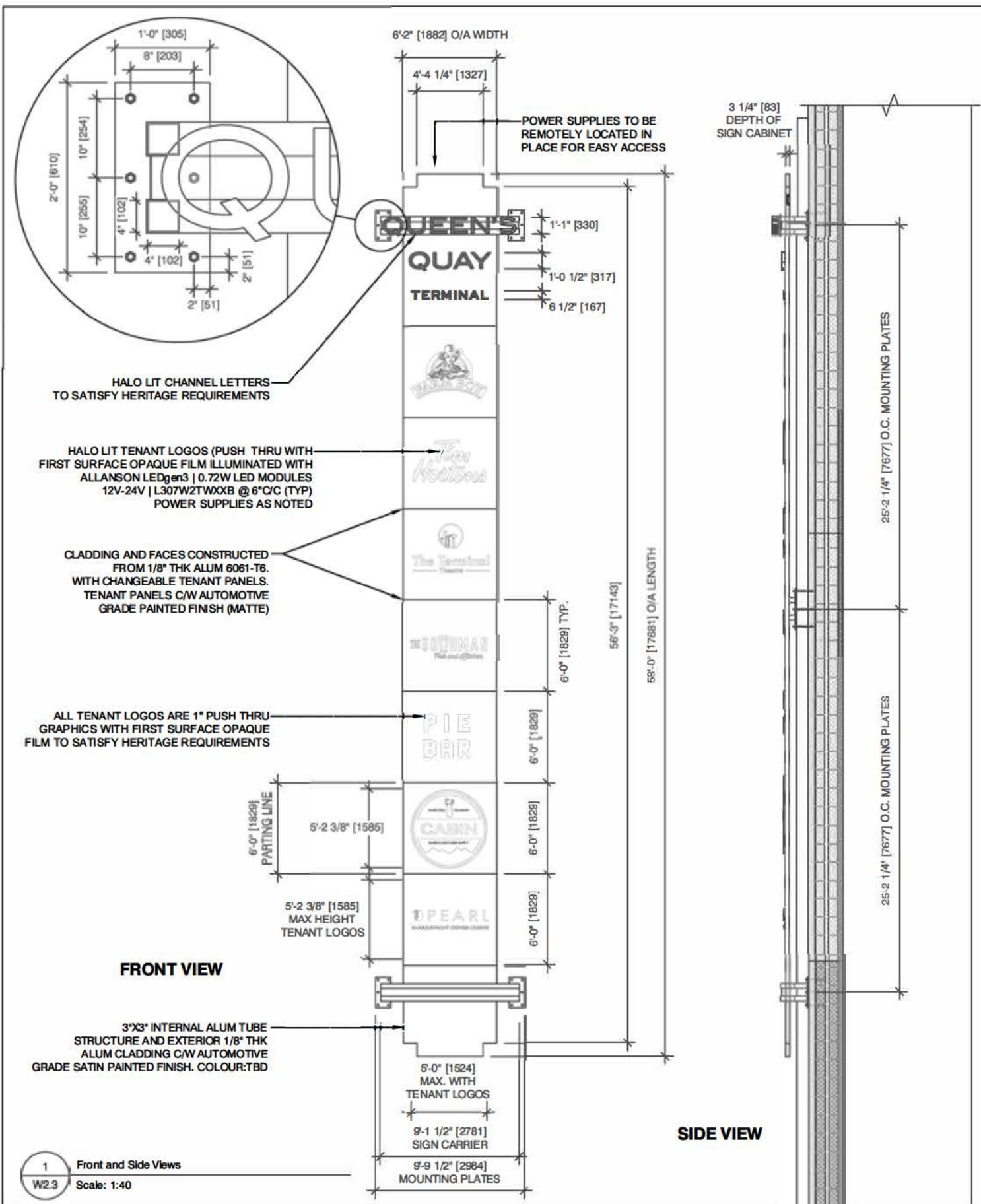
 Kramer Tel: 416.921.1078 Design Fax: 416.921.9934 Associates www.kramer-design.com	CLIENT	Northam Realty Advisors Limited	PROJECT	Queen's Quay Terminal Signage Program	DATE		TITLE	Existing Site Conditions	DWG No
					Issued for Variance	June 11, 2026			W1.0d
	These documents are not to be scaled. The 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.						APPROVAL		



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

KDA Kramer Associates Tel: 416.921.1078 Design 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 Variance	June 11, 2026			W2.2a
						APPROVAL			
			These documents are not to be scaled. 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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NOTE:

- SHOP DRAWINGS ARE TO BE SUBMITTED FOR REVIEW AND APPROVAL AND ARE TO BE STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO
- APPROPRIATE BARRIERS (NEOPRENE OR APPROVED EQUAL) TO PROVIDE BARRIER BETWEEN STEEL AND ALUMINUM ELEMENTS
- ALL STEEL IN CONFORMANCE WITH CSA G40.21 fy=300MPa MIN. STEEL TO BE HOT DIP GALVANIZED AND IF VISIBLE TO HAVE AAMA 2604 COMPLIANT POWDER COAT PAINTED FINISH UNLESS OTHERWISE SPECIFIED
- ALL ALUMINUM TO BE 6061-T6 [276MPa] WELDING TO CSA W47.2 W/ POWDER COAT PAINTED FINISH UNLESS OTHERWISE SPECIFIED
- NO VISIBLE FASTENERS UNLESS THEY ARE CURRENTLY VISIBLE AND INTENTIONAL

ELECTRICAL: WHITE LED TOTAL 121 MODULES PER TENANT PANEL, TOTAL 847 MODULES. TOTAL OF 953 MODULES FOR WHOLE SIGN INCLUDING "QUEEN'S QUAY TERMINAL" COLOUR TEMPERATURE BETWEEN 5000 AND 5700K
TOTAL POWER DRAW 7A @120V. SIGN REQUIRES ONE 15A CIRCUIT@120V

PROVIDE (5) 180W, 12V DC, CLASS 2 LED POWER SUPPLIES (MUL TI-OUTPUT 3x60W), UL/cUL LISTED FOR OUTDOOR SIGNAGE/WET LOCATION, 100-277V INPUT. BALANCE LED MODULES EVENLY ACCROSS CIRCUITS AT MAX 80% LOAD. REMOTELY LOCATE FOR EASY ACCESS.

POWER SUPPLIES TO BE REMOTELY LOCATED IN PLACE FOR EASY ACCESS

ELECTRICAL BROUGHT TO SIGN LOCATION BY OTHERS. FINAL HOOK-UP BY SIGN COMPANY

HALO LIT CHANNEL LETTERS TO SATISFY HERITAGE REQUIREMENTS

4"X4"X1/4" ALUM TUBE SIGN CARRIER C/W MOUNTING PLATES. 1/8" THK ALUM CLADDING C/W AUTOMOTIVE GRADE SATIN PAINTED FINISH (COLOUR: TBD)

1/8" THK ALUM CLADDING C/W AUTOMOTIVE GRADE SATIN PAINTED FINISH (COLOUR: TBD)

EXISTING LIMESTONE CLADDING SOLID BLOCK (T.B.C.)

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 June 11, 2026	TITLE Wall Signs 1 & 2 Typical Details	DWG No W2.3

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