



FILMPORT

September 6, 2006

Fast Facts

FILMPORT – PHASE 1 COMPLEX

GENERAL DESCRIPTION

The Phase 1 Studio Complex operated by Toronto Film Studios will be the anchor tenant in the FILMPORT community. It will form the nucleus of a gated studio lot that will expand, over time, to a 550,000 sq.ft. complex to include over a dozen sound stages. The Phase 1 Complex will exceed the minimum commitments to TEDCO under the ground lease executed last September. It will comprise 260,000 sq.ft. total area (rather than 232,500 sq.ft.) and will have seven sound stages (rather than six).

ARCHITECTURAL DESCRIPTION

The Studio Lot at FILMPORT, while industrial in function, will comprise a built form that will be unmistakably unique in Toronto. A central street evoking images of the busy avenues within traditional Hollywood lots will greet visitors, with tall and sturdy sound stages rising on either side. At the core of the lot, the majestic Mega-Stage will overwhelm with its size and striking engineering design. Supported by rows of whimsical looking steel buttresses on substantial concrete piers, the structure will rise to a height of 30m (100 ft) at the crest of its barrel-vaulted roof. Even its 5m (16 ft) stage doors will be dwarfed by the mass of the building.

Near the entrance of the lot, an amber-toned, window-walled four-storey production office building will add a different and warmer texture to the surroundings. The industrious nature of the lot will be softened with green elements thoughtfully utilised at a pedestrian scale; bio-swales following pathways, street trees lining the central corridor, a water feature and piazza at the base of the *Mega-Stage*, iron gates and living fences on the perimeter, and other restful areas will make FILMPORT an efficient but fun place to work.



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SOUND STAGES

- There will be seven sound stages:

• Stage 1	12,000	sq.ft.
• Stage 2	15,000	sq.ft.
• Stage 3	15,000	sq.ft.
• Stage 4	45,000	sq.ft. (Mega-Stage)
• Stage 5	18,000	sq.ft.
• Stage 6	18,000	sq.ft.
• Stage 7	10,000	sq.ft.
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	133,000	sq.ft.

- all sound stages have minimum 40 ft. clear height to the structural grid
- the *Mega-Stage* will be the largest sound stage in the world at 180 ft. wide X 250 ft. long. Its total height will be nearly 100 ft. with a clear height to the structural grid of at least 60 ft. The *Mega-Stage* will be large enough to contain a full-sized replica of the Parthenon
- all sound stages will be fully soundproof. Walls and roofs will be constructed of insulated pre-cast concrete panels
- all sound stages will be air-conditioned

PRODUCTION OFFICES AND SUPPORT FACILITIES

- Production offices for film and television tenants will be housed in an attractive amber-toned glass-walled four-storey building comprising 86,000 sq.ft.
- The building will accommodate up to six feature film and/or episodic television productions. All suites will be modular so they can be expanded and contracted to suit differing needs. The suites will include specialised areas such as art departments, executive offices and production “bull-pens”.
- All offices will be fully furnished and equipped with state-of-the-art communications, as well as high-volume photo-copiers and kitchenettes
- The office complex will include a range of meeting facilities with audio-visual and video-conferencing equipment
- The ground floor of the building will include hair and make-up facilities, dressing rooms, green rooms and other support services for the adjacent sound stages.
- Modular wardrobe suites will also be located on the ground floor. They will include specialised areas for break-down and dyeing, laundering, sewing, fitting and rack-storage. The wardrobe areas will also have a convenient truck-level loading area for transporting racks of wardrobe.



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- The office building will include a studio commissary and fitness facilities. When the studio complex expands, these amenities will be relocated to a new common building

CARPENTRY AND PAINT SHOPS

- The Phase 1 Complex will include four modular construction shops. Shops can be combined to create double-sized shops
- Shops will have 20 sq.ft. clear height with two large loading doors

STATISTICS FOR PHASE 1 COMPLEX

- Total building area: 260,000 sq.ft.
- Site area: 11 acres
- Direct Construction Cost: \$50 million
- Construction Duration: 15 to 18 months
- Construction Employment: 330 person-years
- Film Industry Employment: 1,000 persons annually
- Property Tax Contribution: \$1.5 million annually

STATISTICS FOR ENTIRE FILMPORT DEVELOPMENT

- Total building area: over 1.5 million sq.ft.
- Site area: 45 acres
- Direct Construction Cost (studio only): \$100 million
- Direct Construction Cost (all buildings): \$275 million
- Indirect Contribution to Economy: \$400 million
- Construction Duration: 7 to 10 years
- Construction Employment: 2,000 person-years