

November 5<sup>th</sup>, 2012

Executive Committee Item EX24.1.

Re: Port Lands casino comments

I am here today because the Ernst and Young report does not include many of the positive points that I had given to Mr. Barrett both written and verbally in my meeting with him. (See September 2012 letter-plans provided)

- I found Ernst and Young's report biased towards the Port Lands. To my knowledge Mr. Barrett has only been to the Port Lands once in his life. I am sure he is an excellent accountant but not familiar with development or gaming.

In my estimation the report seems to have already picked a casino location.

- I agree with the report that 25 acres is needed for a fully integrated entertainment 3 Million Square Foot complex. Better financially for the city than a stand alone casino. And the Portlands is the best location to accommodate it.
- I have a big problem with the land numbers as I don't think they are realistic, but that is for a future discussion.
- To say the Port Lands cannot compete with the Exhibition has not been financially reviewed.
- The report does not state that there is currently a 32 acre commercial site of which the city owns 28 acres of it plus the city owns 40 acres part of which is leased to Cirque du Soleil on the East side of Cherry Street.
- Soil Remediation, flood protection and infrastructure can be dealt with as it was on Queens Quay. **A red herring.**
- You can access the Port Lands via the Don Valley, Cherry Street, Carlaw, Leslie via Commissioners and Villiers which are never busy and can easily handle the increased volume of traffic.

- The Port Lands being away from many commercial facilities is a good thing. The Casino will attract approximately 25 000 people each day and 50 000 people each day on weekends and holidays. Seven thousand parking spots for staff and the public are required for a resort casino. For the business to be successful, there must be easy access **and not mixed use parking**. What other site can accommodate these important elements? **Also, not noted by Mr. Barrett in the Ernst and Young report is that two major casinos have expressed interest in locating on the Port Lands site if it is selected.**
- **I agree with the many councilors regarding their concern about a casino on the other sites affecting existing residential and commercial development, traffic congestion, parking density, mixing of young families and adults, - none of these are a problem in the Port Lands.**
- Both the City of Toronto and Waterfront Toronto agree a major catalyst is needed to financially kick start business in the Port Lands. Everyone realizes with downtown Toronto's rapid growth driving in and out of the city has become a nightmare. That is why so many people want to live downtown. Delivery of goods from the surrounding municipalities has become a time transportation problem. There is now a need to build hundreds of thousands of industrial commercial space to better serve the inner city. Developers as well as ourselves are prepared to build immediately on freehold land east of Cherry as soon as the services can be provided.

**The city will accomplish two dual purposes; they get a resort casino and have the ability to develop the Port Lands now which will generate huge revenues from land sales and taxes.**

- Note that the city is currently not getting any tax revenue on 400 acres.
- **We propose a temporary casino on the land part of which is currently leased to Cirque du Soleil on Cherry Street which could be up and running in 9 months. A permanent casino would take a minimum of 3-4 years to build. The temporary casino would generate over \$700 Million per annum or \$2.8 Billion over 4 years for the city and the OLG. A portion of this money could pay for infrastructure costs. (plans provided)**

**The reported immediate infrastructure cost of \$450 million is not even close to being realistic -another red herring. The infrastructure study should be reviewed with the city and developer's consultants, based on what will be constructed in the near future not ten to thirty years from now.**

- **To the politicians who are against casinos, I have some suggestions. Continue to hate the casinos, but take their money for the City of Toronto and do good things with it, like keep open swimming pools and parks, the homeless, transportation and affordable housing to name a few projects.**

**Develop the Port Lands now as the other sites are already developed.**

- **Don't cheat the citizens of Toronto out of this once in a life time yearly cash flow. When you know the personal issues you are concerned about will still not be solved if a casino is placed in an adjacent municipality.**

As the developer of The Docks and Polson Pier, we have been a successful commercial enterprise since 1996 and have had up to 50 000 weekly visitors.

I know from my 44 years of commercial experience that the Port Lands is the best site for a resort casino.

I and my colleagues would be happy to work with the city if they require our assistance.

Respectfully,

Jerry Sprackman

Landlord of 11-55 Polson Street

11 POLSON STREET  
TORONTO, ONTARIO  
M5A 1A4

416.469.5655  
[www.theDocks.com](http://www.theDocks.com)

Personal & Confidential  
September 2012

To: Mr. John Barrett - Partner & Senior Vice President of Ernst & Young Inc.  
From: Jerry Sprackman

**Subject:** CityPort Resort Casino Comments (Known as Polson Quay) Given to Ernst and Young at my meeting with Mr. Barrett

**Toronto is the only major city in Canada that does not have a casino. Vancouver has two, Calgary has six and Montreal has a massive one. Ottawa recently approved a casino in an overwhelming vote. Building the casino would benefit Toronto for the following reasons:**

- The casino will definitely attract tourists. Toronto has one of the fastest growing sources of tourists being from Asia who love to gamble. There are approximately one million Asians currently living in the Metropolitan Toronto area.
- It will stimulate existing businesses restaurants, theatres, hotels and convention facilities.
- A casino in Toronto will help get rid of illegal card rooms and illegal table games that flourish in the city. Let the government receive the tax dollars.
- It will stimulate existing businesses restaurants, theatres, and hotels and convention facilities. The casino will attract approximately 25,000 people Monday through Friday and 50,000 people on weekends
- The politicians who are not in favour of casinos should realize that if not in Toronto, a casino will locate in one of the adjacent municipalities or Hamilton, where they would be welcomed. Their protection of the public would have been in vain. They can continue to dislike the idea of a casino, but they should take advantage of the money generated by it for projects they believe in. Examples include: transportation, swimming pools, parks, the homeless, and affordable housing to name a few. Some of the positive benefits by locating the casino at CityPort would be that when developed the city would receive rent and taxes of approximately one hundred million dollars per annum. Any bank would do a long term debenture of 1.6 billion dollars at very favorable long term rates which the city could use to pay down existing debt or use it for whatever the city requires. (See attached tax analysis)
- Both the City of Toronto and Waterfront Toronto agree a major catalyst is needed to financially kick start business in the Port Lands. Everyone realizes with downtown Toronto's rapid growth driving in and out of the city has become a nightmare. That is why so many people want to live downtown. Delivery of goods from the surrounding municipalities has become a time transportation

problem. There is now a need to build hundreds of thousands of industrial commercial space to better serve the inner city. Developers as well as ourselves are prepared to build immediately on freehold land east of Cherry as soon as the services can be provided.

- The casino will employ 10,000 full and part time workers during the first phase of construction and operation of the facilities.
- Remember when Sunday shopping was an issue and would destroy religion and family time then the province tried it and was accepted and embraced by the public.
- To ban a casino in Toronto is like saying we should ban alcohol. There are more problems with alcohol and prescription drugs, than with gambling.

**The CityPort site is a far better alternative than the Exhibition for the following reasons:**

- The Exhibition should not mix family entertainment with adult entertainment. They should not co-exist.
- Currently 30,000 cars a day pass the Exhibition on Lakeshore. The Exhibition would need new entry roads off Strachan and Bathurst Street. This would be hard to accommodate as it would take years to plan and develop. Driving on King or Queen during busy times, with the addition of Liberty Village, is a traffic disaster. Friends of ours have spent an hour trying to get to a function at the Liberty Grand from the centre of the city. Imagine the casino attracting 25 000 more cars a day and 50 000 cars per day on the weekend, adding to the existing traffic problems.
- The exhibition site has been home to the CNE for the last 133 years. If the CNE was required to relocate to allow a casino on the site there would be public uproar. It is questionable whether the two uses could co-exist.
- Exhibition Place is home to several buildings which have been named significant under the Ontario Heritage Act. Their continued existence may be compromised by the addition of a casino to the site.
- The Exhibition is also home to the Honda Indy. The limitations that the Indy place on access to the site would make the operation of a casino difficult (if not impossible) during the event.
- The Exhibition currently has development plans to expand the District Energy Convention Centre by roughly 370,000 sf. (to the west) precluding development in this area. BMO field is also proposing an 8,000 seat expansion to the east which limits development even further.

- Exhibition Place has plans for a two tower hotel scheme in the location of the existing Stanley Barracks. The first tower; slated for completion prior to the 2015 Pan Am games would include 360 guest rooms. This would be direct competition for a Casino/Resort Hotel.
- It is our understanding that it would be difficult to construct one consolidated facility on the Exhibition Grounds. With Toronto's weather being inclement 6 months a year the concept of having separated facilities that you have to walk or drive between is a definite negative. On the CityPort site it would be easy to create a consolidated indoor facility which allows for one continuous environment while opening to the water's edge promenade during the summer season.
- There currently isn't any family residential development around the CityPort site to be disturbed by construction or the operation of a casino.
- Cherry Street has limited traffic today and if necessary can be expanded by two lanes from Commissioners to Polson. The traffic patterns east of Yonge Street to Leslie are not a problem.
- The two major expressway exits are five minutes from CityPort.
- The Island Airport and city centre are approximately ten minutes away.
- It is easy to police CityPort as there are few easily controlled access points to the site.
- The CityPort site is the only site that has an ample amount of room for future expansion.
- When a casino is spending over two billion dollars they want the best maximum exposure to be seen by as many people as possible. The CityPort site can satisfy this requirement.
- CityPort would have exclusive parking for 7,000 cars. For a business to be successful there must be easy access and separate parking which the Exhibition cannot deliver with all its mixed used developments.
- We have met with four major casinos and they want a minimum of 20 to 30 acres. CityPort meets this requirement.

**CityPort proposes a temporary casino on the land currently leased to Cirque du Soleil on Cherry Street which could be up and running in 9 months. A permanent casino would take a minimum of 3-4 years to build. The temporary casino would generate over \$700 Million per annum or \$2.8 Billion over 4 years for the city and the OLG. This does not even contemplate the monies the city would receive from leasing the property to the casino.**

**The CityPort site is a far better alternative to the Metro Convention Centre site for the following reasons:**

- The proposed expansion of the Metro Convention Centre over the rail corridor to allow for a gaming floor is rife with constructability issues which will escalate the price of construction.
- The site is constricted on all sides limiting the footprint of the development and any potential for future expansion.
- There are currently 2 600 parking spaces on the site. There is limited room for expansion of parking. We estimate a total of 7 000 spaces are required for the casino over and above the requirements for the existing hotels and convention facilities.
- Vehicular access to the site is terribly congested. (85% of visitors to the casino will arrive by car) A Casino will attract 25 000 cars a day during the week and 50,000 a day on the weekends. Even without events at Air Canada Centre and the Rogers Centre traffic at York and Front Streets is a problem! Imagine the traffic gridlock with a casino.
- The city would not benefit as much financially as the site is owned by private enterprise.
- A casino/resort development at CityPort would provide the stimulus to kick start development in the Portland's Precinct. Both Waterfront Toronto and the city agree a catalyst of this scale is needed.
- The proposed new Toronto official plan along with Waterfront Toronto supports mixed used development on our site. Waterfront Toronto has just approved our site for current development and has taken it out of their floodplain study.
- CityPort area has been zoned commercial since 1996 and has handled upwards of 50 000 people a week during the summer.
- Customers will be able to be shuttled by ferry and water taxi with the option of free day docking for pleasure boats. Helicopter service is available as we have our own heliport.

**I think it's important to address the Lafarge lands:**

- In our 13 years of operation "The Docks / Polson Pier" and Lafarge have had no issues as to transportation or interference with each of our operations. In fact it has been total cooperation. Lafarge wishing to operate for a long time gives us no concern. Traffic lanes for easy access for their trucks would be provided and

legal notice in residential title documents would protect Lafarge's rights. Lafarge must have docking rights for their ships which gives a romantic touch to the environment. Lafarge makes little noise and will not bother any of the condos which would be built on top of and around the above ground parking decks. The residences would have an unobstructed view of the magnificent Toronto skyline.

**The CityPort site is the only site which could accommodate a resort casino.**

- The resort would feature eight commercial/residential towers. These would primarily cater to young active adults who prefer a live / work lifestyle. This would also provide the employees of the resort with a community that is both close to home and to work. Those who wish to live in this residential community will be in the vicinity of to their work while being able to enjoy the waterfront and the outdoor activities surrounding it. The CityPort Resort would be the only downtown gated community.

**To achieve the maximum benefit for the city, we believe the city should recommend the site to the province and at the same time ask the casinos to bid on the site. This way the city will achieve the optimum price for the land and the province the highest percentage of the sales. I am sure the province will help to kick start the development of the site by contributing to the servicing and transportation costs. How much is yet to be determined. To my knowledge the city does not pay taxes on their land sales if they choose to go that route.**





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## Cityport

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Scott Niepage <scott@yeomantax.com>

Fri, Jul 20, 2012 at 10:50 AM

To: "jerry.sprackman@gmail.com" <jerry.sprackman@gmail.com>, "Richard Ziegler (RZiegler@rzarchitect.com)" <RZiegler@rzarchitect.com>

Hi Jerry and Richard,

Please see the attached spreadsheets showing the two versions (two tabs) of tax estimates. V2 is the estimate with the retail component.

As previously discussed, the Casino portion includes the Casino itself, the Theatre, Hotels, and Parking. This is because the value of the Casino will most likely be done based on a Proforma or income approach similar to that of Fallsview and Windsor. Fallsview is currently at a 56.4% Cost to Assessment Factor (Project Cost x 56.4% = Assessment). I have adopted this as being a rough estimate as to the assessment for the Casino portion of the subject property.

In respect of the parking, the Retail/Residential parking has been covered in the Residential and Retail tax component. For the Satellite parking, which I understand will be used for casino purposes and part of the \$2 Billion project cost, it is incorporated in the Casino Tax estimate. In order to account for the additional tax that it may generate due to it being offsite, I increased the cost to assessment factor to 60%. Although this is an arbitrary figure, I thought that you may want to consider it as a potential added tax amount.

As you are aware, the attached is a very rough "ballpark" estimate and to be used for discussion purposes only. This is due to the somewhat limited information, the unknown of future tax rates, market conditions, etc.

Please review and if you have any questions or require any amendments, please don't hesitate to contact me.

Thanks,

Scott



**YEOMAN & COMPANY**  
PARALEGAL PROFESSIONAL CORPORATION

City Port Tax Estimate V4

CityPort Development

Breakdown

Office Component

Tower	Use	Gross Area	Net Area Factor	Net Area	Estimated Rent	Vac/Mgmt	Estimated Cap Rate	Estimated Value	Tax Rate	Estimated Tax	Tax Per Gross Area
Podium Levels 1-4	Mixed Use/Retail	1,123,856	95%	1,067,378	\$ 40,000	9.00%	6.50%	\$ 597,731,792	3.00%	\$ 17,931,953.76	\$ 15.96
7	Commercial	163,019	95%	154,868	\$ 25.00	9.00%	6.50%	\$ 54,209,818	3.00%	\$ 1,626,114.53	\$ 9.98
1	Commercial	362,242	95%	344,130	\$ 25.00	9.00%	6.50%	\$ 120,445,465	3.00%	\$ 3,613,363.95	\$ 9.98
2	Commercial	410,532	95%	390,005	\$ 25.00	9.00%	6.50%	\$ 136,501,890	3.00%	\$ 4,095,056.70	\$ 9.98
3	Commercial	355,862	95%	338,069	\$ 25.00	9.00%	6.50%	\$ 118,324,115	3.00%	\$ 3,549,723.45	\$ 9.98
4	Commercial	401,764	95%	381,676	\$ 25.00	9.00%	6.50%	\$ 133,586,530	3.00%	\$ 4,007,595.90	\$ 9.98
5	Commercial	426,541	95%	405,214	\$ 25.00	9.00%	6.50%	\$ 141,824,883	3.00%	\$ 4,254,746.48	\$ 9.98
6	Commercial	387,056	95%	367,713	\$ 25.00	9.00%	6.50%	\$ 128,689,445	3.00%	\$ 3,860,983.35	\$ 9.98
7	Commercial	489,035	95%	464,583	\$ 25.00	9.00%	6.50%	\$ 162,604,138	3.00%	\$ 4,878,124.13	\$ 9.98
8	Commercial	426,676	95%	405,342	\$ 25.00	9.00%	6.50%	\$ 141,869,770	3.00%	\$ 4,256,093.10	\$ 9.98
Total		4,546,293						\$ 1,735,791,845		\$ 52,073,755.34	\$ 11.45

Casino Resort Area

Parking, Hotel, Theatre, and Casino

Project Cost	Estimated % Factor	Estimated Assessment	Tax Rate	Tax Estimate
\$ 2,000,000,000	60%	\$ 1,200,000,000	3.00%	\$ 36,000,000.00

\*Back up

Casino	Project Cost	Assessment	% Factor
Windor	\$ 1,000,000,000	\$ 280,000,000	28.00%
Fallsview	\$ 1,000,000,000	\$ 564,000,000	56.40%

Total Tax Estimate \$ 88,073,755.34

**CityPort Development**

**Breakdown**

**Residential Component**

Tower	Use	Gross Area	Units	Average Area	Total Unit Area	Average SF / SF	Total Value	Tax Rate	Estimated Tax	Tax Per Unit	Tax Per Gross Area
1	Residential	362,242	302	800	243,600	\$ 600.00	\$ 144,960,000	0.77%	\$ 1,117,928.77	\$ 3,701.75	\$ 3.09
2	Residential	410,532	342	800	278,600	\$ 600.00	\$ 164,160,000	0.77%	\$ 1,265,998.80	\$ 3,701.75	\$ 3.08
3	Residential	355,862	297	800	237,600	\$ 600.00	\$ 142,560,000	0.77%	\$ 1,059,420.01	\$ 3,701.75	\$ 3.09
4	Residential	401,764	335	800	268,000	\$ 600.00	\$ 160,800,000	0.77%	\$ 1,249,086.54	\$ 3,701.75	\$ 3.09
5	Residential	426,544	355	800	284,000	\$ 600.00	\$ 170,400,000	0.77%	\$ 1,314,121.56	\$ 3,701.75	\$ 3.08
6	Residential	387,066	323	800	258,400	\$ 600.00	\$ 155,040,000	0.77%	\$ 1,195,665.53	\$ 3,701.75	\$ 3.09
7	Residential	489,035	408	800	326,400	\$ 600.00	\$ 195,600,000	0.77%	\$ 1,510,314.36	\$ 3,701.75	\$ 3.09
8	Residential	426,676	356	800	284,800	\$ 600.00	\$ 170,880,000	0.77%	\$ 1,317,823.31	\$ 3,701.75	\$ 3.09
<b>Total</b>		<b>3,259,718</b>	<b>2,718</b>		<b>2,174,400</b>		<b>\$ 1,304,640,000</b>		<b>\$ 10,081,350.89</b>	<b>\$ 3,701.75</b>	<b>\$ 3.09</b>

**Retail/Office Component**

Tower	Use	Gross Area	Net Area Factor	Net Area	Estimated Rent	Vac/Adjmt	Estimated Cap Rate	Estimated Value	Tax Rate	Estimated Tax	Tax Per Gross Area
Podium Level	Retail Component	1,123,556	95%	1,067,378	\$ 40.00	9.00%	6.50%	\$ 597,731,792	3.00%	\$ 17,931,953.76	\$ 15.96
7	Commercial/Office	163,019	95%	154,868	\$ 25.00	9.00%	6.50%	\$ 54,203,818	3.00%	\$ 1,626,114.53	\$ 9.98
<b>Total</b>		<b>1,286,575</b>						<b>\$ 651,935,610</b>		<b>\$ 19,558,068.29</b>	<b>\$ 15.20</b>

**Casino Resort Area**

**Parking, Hotel, Theatre, and Casino**

Project Cost	Estimated % Factor	Estimated Assessment	Tax Rate	Tax Estimate
\$ 2,000,000,000	60%	\$ 1,200,000,000	3.00%	\$ 36,000,000.00

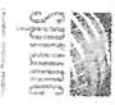
\*Back up

Casino	Project Cost	Assessment	% Factor
Windor	\$ 1,000,000,000	\$ 230,000,000	23.00%
Fallsview	\$ 1,000,000,000	\$ 564,000,000	56.40%

\*\*Windor is a depressed market so tended to lean towards the Fallsview Assessment to Cost factor.

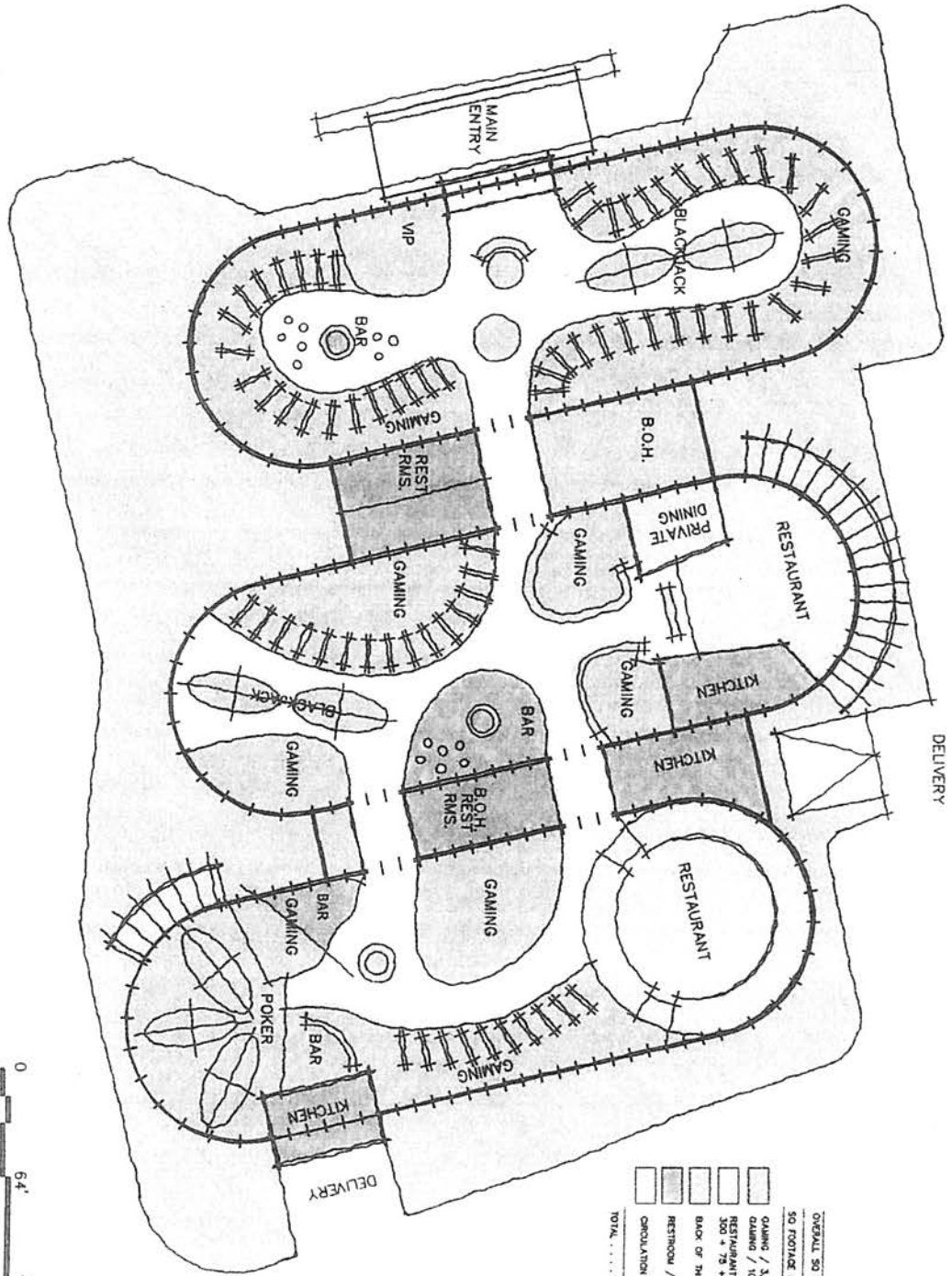
Total Tax Estimate \$ 65,619,427.18

Contact: David Giles  
office: 801-521-6186

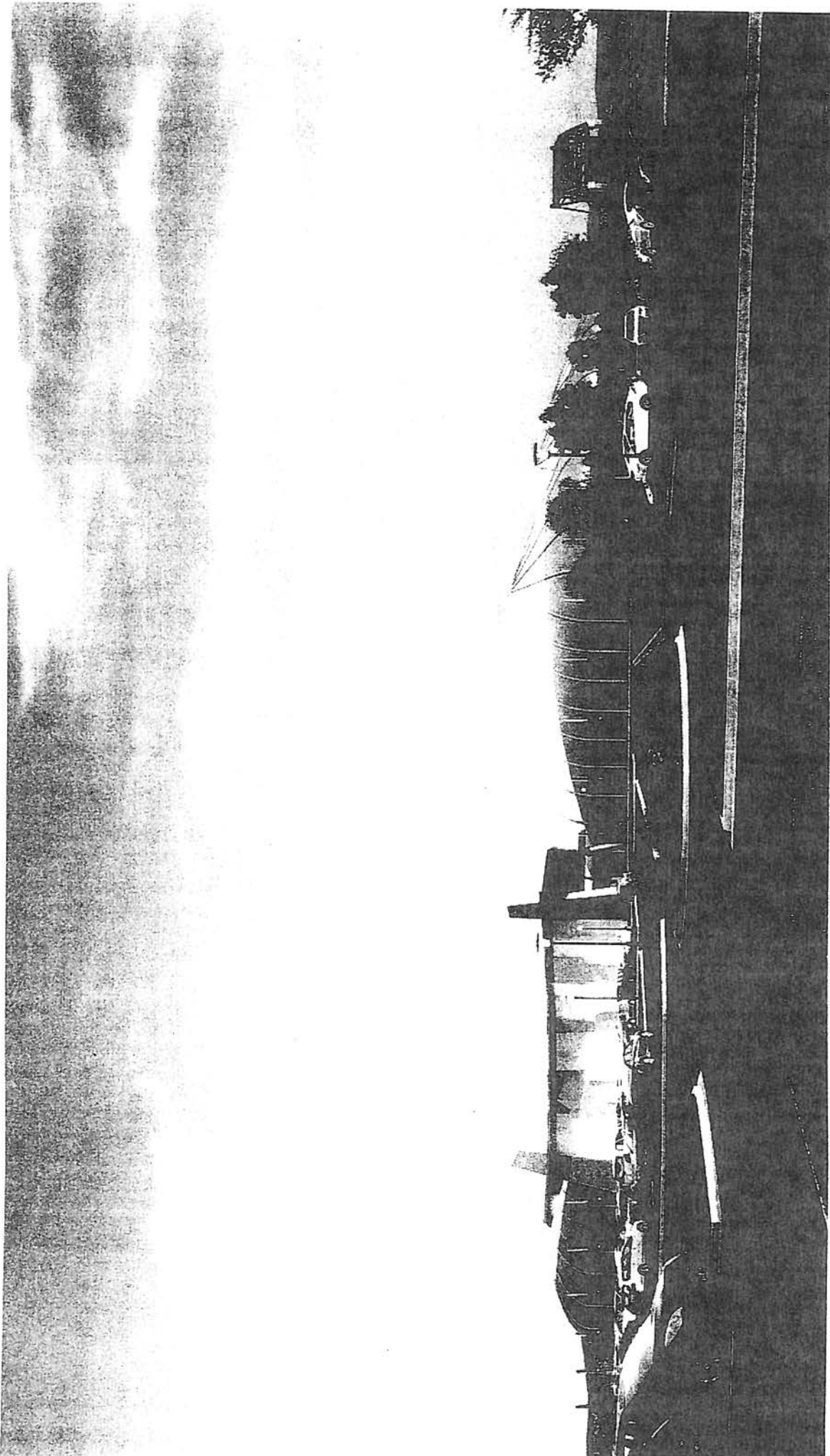


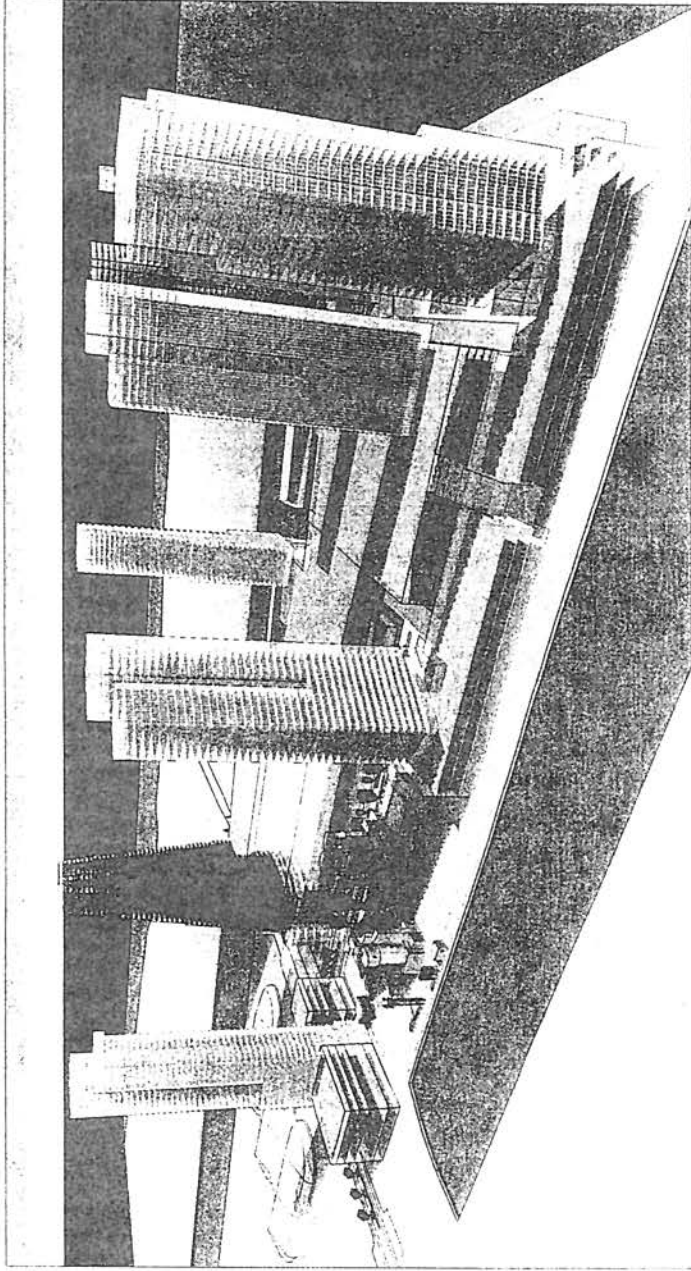
Contact: Craig Hutchinson  
office: 951-461-8240

**TORONTO CITY PORT CASINO**  
11-02-2012 OPTION F - GAMING LAYOUT



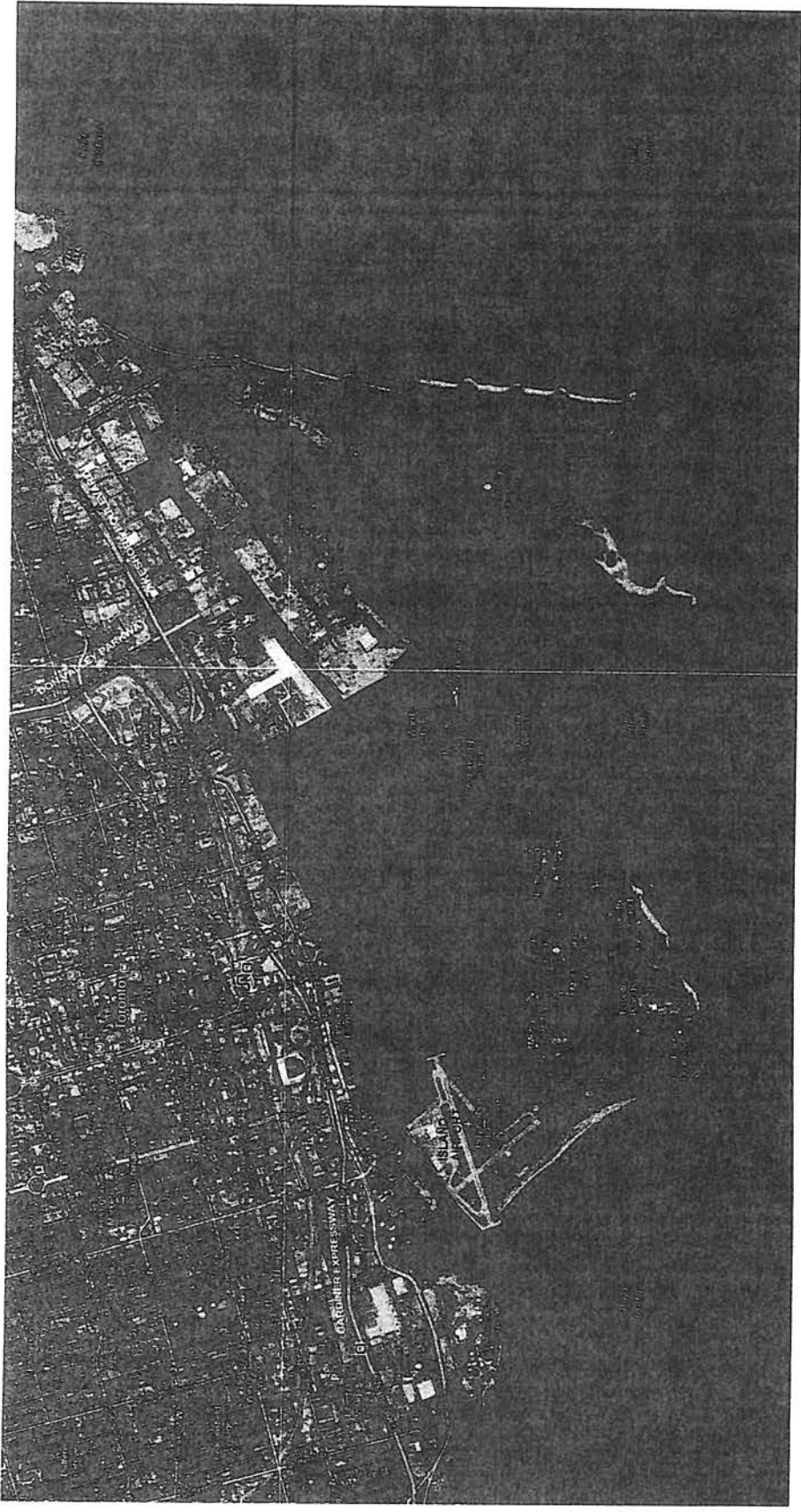
OVERALL 50 FOOTAGE:	187,000 SF
50 FOOTAGE BREAK DOWN:	
GAMING / 3,000 SLOTS	73,000 SF
GAMING / 100 TABLES	20,000 SF
RESTAURANTS, KITCHENS, BARS	25,000 SF
500 + 75 + 75 = 450 SLOTS	
BACK OF THE HOUSE (BOH)	20,000 SF
RESTROOM / UTILITIES	10,000 SF
CIRCULATION (10%)	17,000 SF
TOTAL	187,000 SF





# CITYPORT

A CASINO RESORT / MIXED USE DEVELOPMENT PROPOSAL FOR THE PORTLANDS  
Richard Ziegler Architect Inc. rziegler@rzarchitect.com 416 461 1494 2012.11.02



1. TITLE: CITY OF TORONTO - DANFORTH AREA  
2. CLIENT: CITY OF TORONTO  
3. PROJECT: CITY OF TORONTO - DANFORTH AREA  
4. DATE: 2013

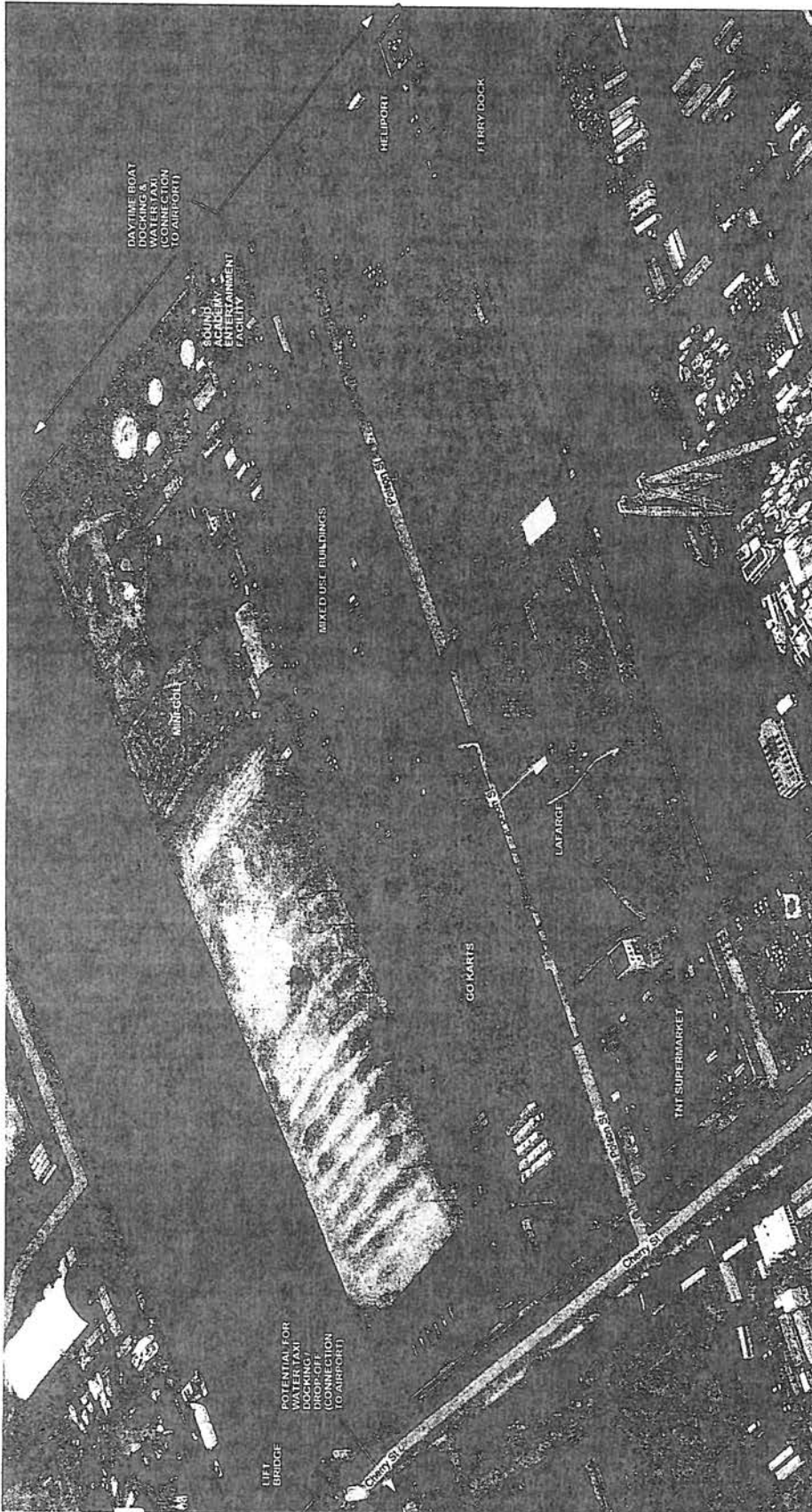
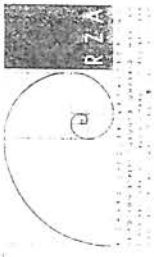
THE ONTARIO ASSOCIATION OF ARCHITECTS  
100 BAYVIEW AVENUE, SUITE 200  
SCARBOROUGH, ONTARIO M1S 1B7  
TEL: (416) 291-1234  
WWW.OAARCHITECTS.COM

**CITYFORT CASINO RESORT & MIXED-USE DEVELOPMENT**

**KEY PLAN**

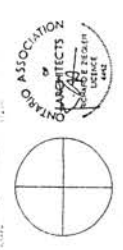
DATE	2013.11.15
BY	J. [Name]
APP'D	[Signature]
SCALE	1:5000
PROJECT NO.	201334

**A000**



EXISTING SITE CONDITION

PLANNING BOARD  
 201234  
 201234  
 201234



CITYPORT CASINO RESORT & MIXED-USE DEVELOPMENT

EXISTING SITE CONDITION

201234

A001





Metric Area Imperial Area

CASINO

Casino: Service / Entrance Level	29,715 sm	319,850 sf	Service / Bus Parking
Casino (Gaming Floor, Retail, Entertainment)	40,400 sm	434,862 sf	
Casino (Meeting Rooms, Theater)	23,100 sm	248,646 sf	
<b>Casino Total</b>	<b>93,215 sm</b>	<b>1,003,358 sf</b>	

HOTELS

Hotel Base Levels	4,042 sm	43,508 sf	
Hotel Base Levels	3,998 sm	43,034 sf	
North Hotel Tower	45,000 sm	484,376 sf	600 Rooms
South Hotel Tower	45,000 sm	484,376 sf	600 Rooms
Bridge Connection to Mixed Use	850 sm	9,149 sf	
<b>Hotel Total</b>	<b>98,890 sm</b>	<b>1,064,443 sf</b>	

PARKING

Underground Parking	90,235 sm	971,281 sf	3000 Cars
Underground Parking	90,235 sm	971,281 sf	3000 Cars
Above Ground Parking	13,300 sm	143,160 sf	500 Cars
Above Ground Parking	11,120 sm	119,695 sf	400 Cars
Above Ground Parking	28,750 sm	309,462 sf	1000 Cars
Above Ground Parking	28,750 sm	309,462 sf	1000 Cars
Above Ground Parking	20,350 sm	219,046 sf	700 Cars
Above Ground Parking	20,350 sm	219,046 sf	700 Cars
<b>Total Parking On Site</b>	<b>303,090 sm</b>	<b>3,262,434 sf</b>	<b>10300 Cars Total</b>

MIXED USE

Tower 1 - Mixed Use	41,000 sm	441,320 sf	
Tower 2 - Mixed Use	47,000 sm	505,904 sf	
Tower 3 - Mixed Use	41,000 sm	441,320 sf	
Tower 4 - Mixed Use	47,000 sm	505,904 sf	
Tower 5 - Mixed Use	45,000 sm	484,376 sf	
Tower 6 - Mixed Use	45,000 sm	484,376 sf	
Tower 7 - Mixed Use	48,000 sm	516,668 sf	
Tower 8 - Mixed Use	52,000 sm	559,723 sf	
<b>Total Mixed Use</b>	<b>366,000 sm</b>	<b>3,939,591 sf</b>	<b>2,700 UNITS</b>

Total Constructed Area

Total Constructed Area	861,195 sm	9,269,826 sf
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Less Parking

Less Parking	303,090 sm	3,262,434 sf
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Total Constructed Area Less Parking

Total Constructed Area Less Parking	558,105 sm	6,007,392 sf	4.20 Coverage
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Casino Resort	20 Acres
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Mixed Use (Retail / Office / Residential)	12.8 Acres
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CITYPORT CASINO RESORT & MIXED-USE DEVELOPMENT

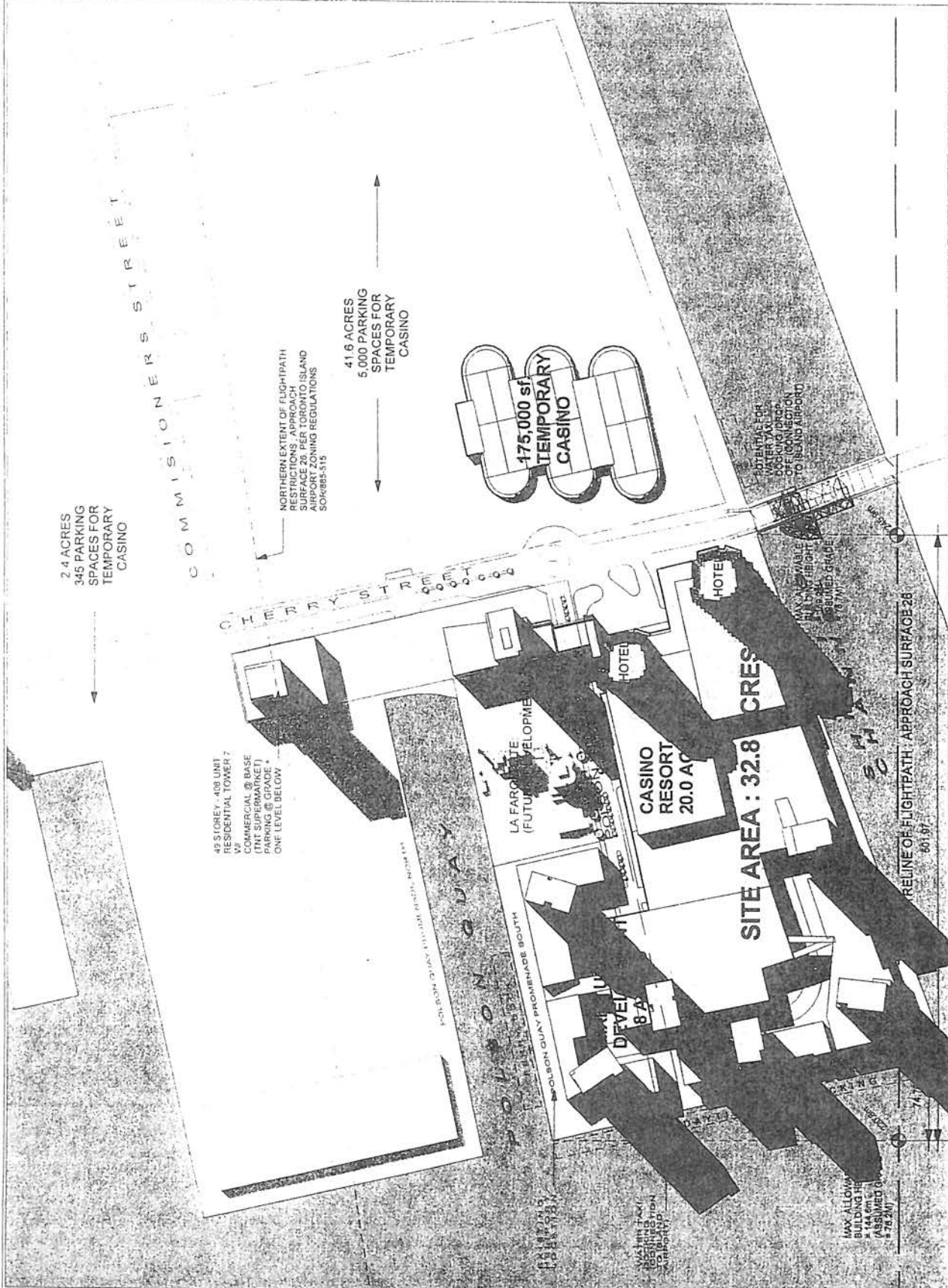
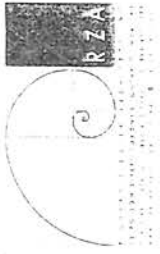
PROJECT STATISTICS

201234

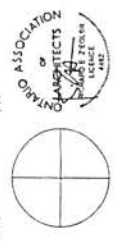
A002



THE ENGINEERS AND ARCHITECTS ASSOCIATION OF CALIFORNIA, INC. ARCHITECTS



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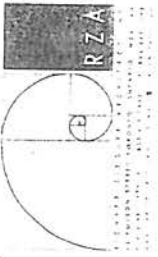


CITYPORT CASINO RESORT & MIXED-USE DEVELOPMENT

SITE PLAN

201234

A100



FUTURE  
RETAIL/COMMERCIAL  
DEVELOPMENT

CHERRY STREET  
WIDENED TO  
3 LANES NORTH  
3 LANES SOUTH  
(Additional 2 Lanes)

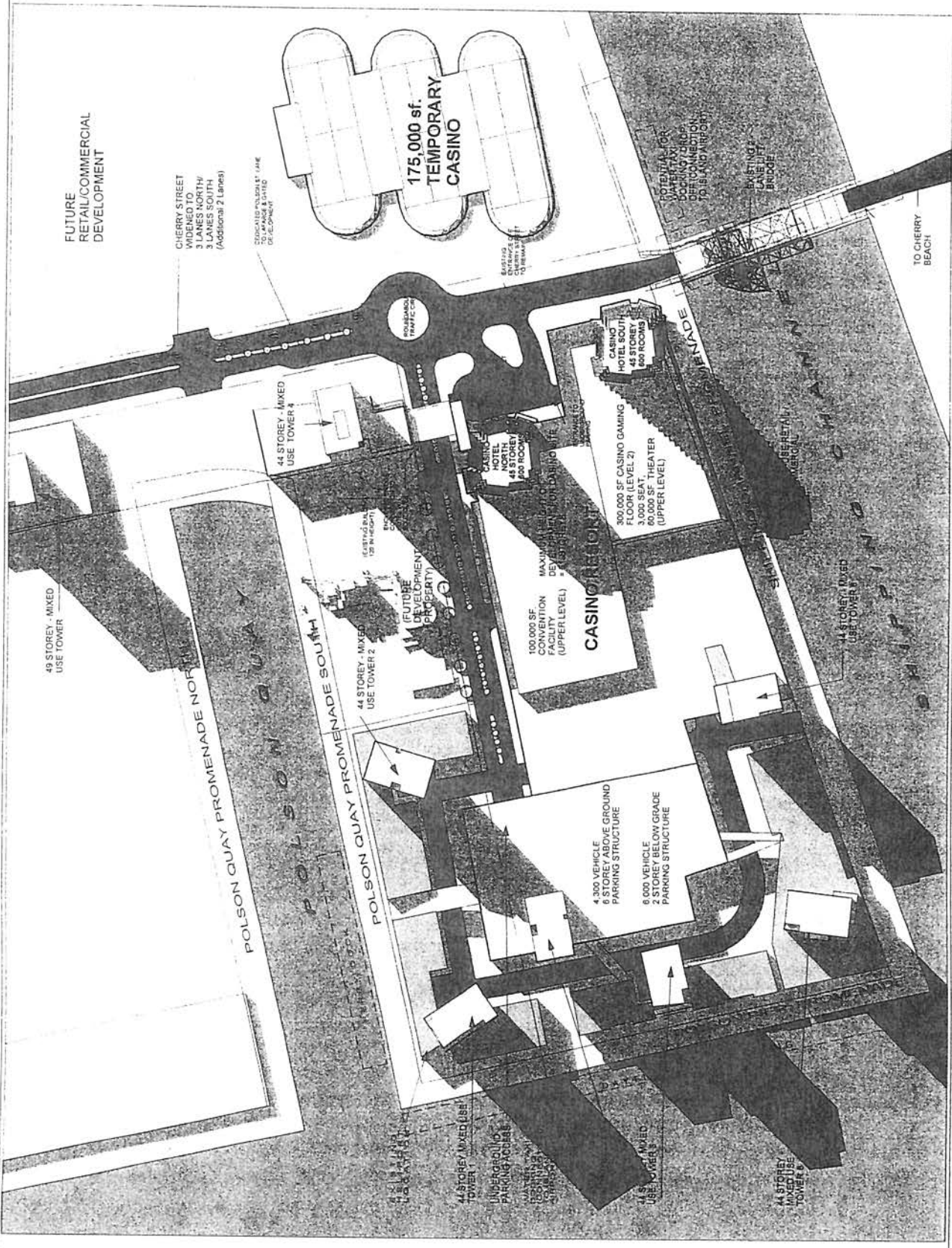
EDUCATION POLSON ST. LAKE  
TO SPANSE & IMPROVE  
DEVELOPMENT

175,000 sf.  
TEMPORARY  
CASINO

POTENTIAL FOR  
WATER TAXI  
DOCKING & RAMP  
DEFUNCTIONATION  
75' ISLAND AIRPORT

EXISTING  
PIER  
BRIDGE

TO CHERRY  
BEACH

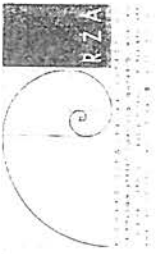


CITYPORT CASINO RESORT &  
MIXED-USE DEVELOPMENT

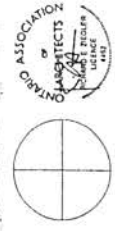
DETAILED SITE PLAN

201234

A101



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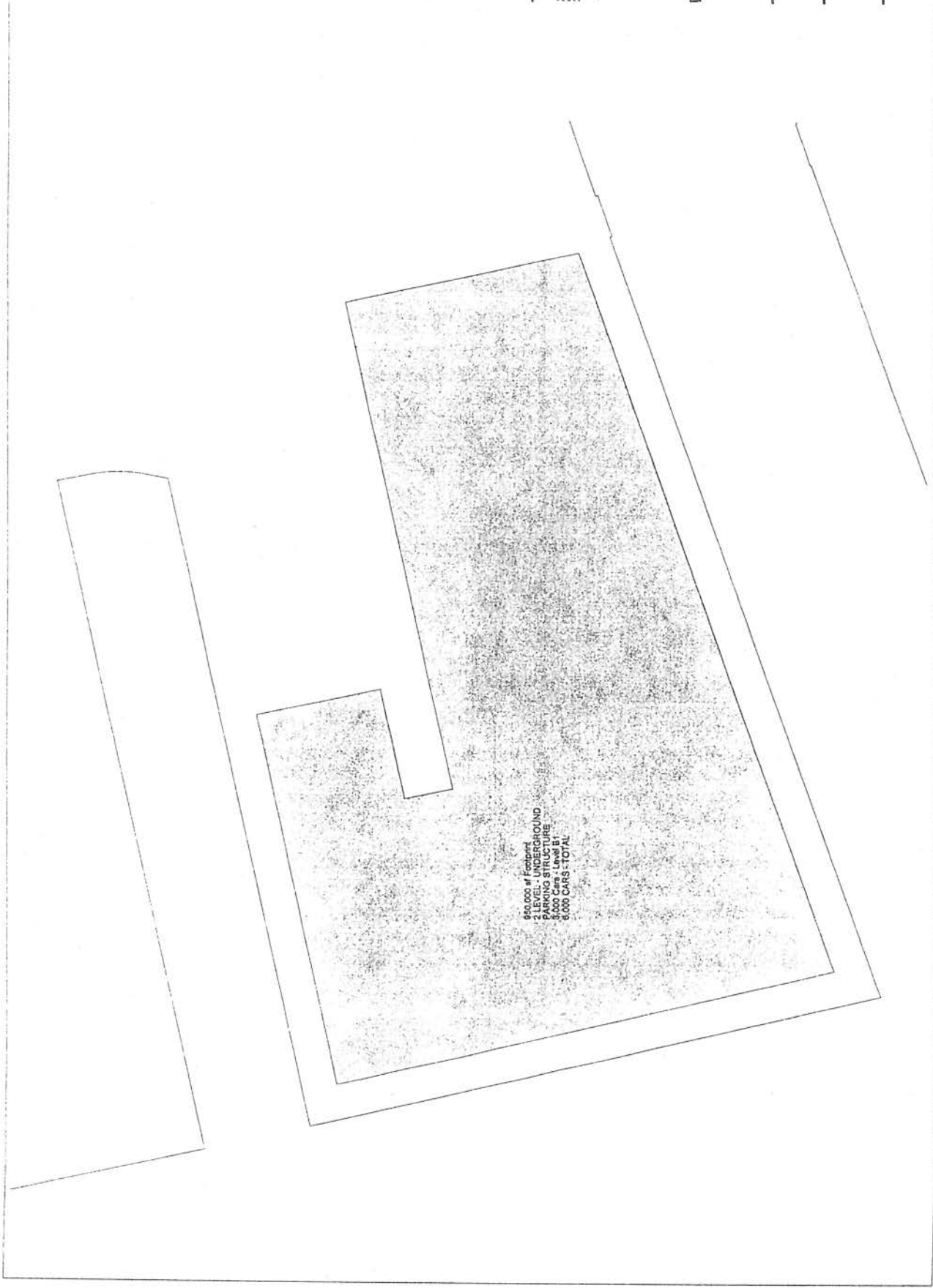


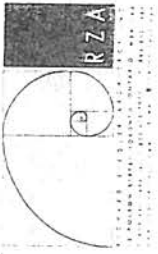
CITYPORT CASINO RESORT & MIXED-USE DEVELOPMENT

UNDERGROUND PARKING KEY PLAN

201234

A102





THE ENGINEERING AND ARCHITECTURAL SERVICES FIRM OF  
 RZA ARCHITECTS AND ENGINEERS, INC. HAS BEEN SELECTED BY THE  
 CITY OF PORTLAND TO PREPARE ARCHITECTURAL AND ENGINEERING  
 DRAWINGS FOR THE CITYPORT CASINO RESORT & MIXED-USE DEVELOPMENT  
 PROJECT. THE PROJECT IS LOCATED AT THE INTERSECTION OF CHERRY  
 STREET AND WATERFRONT PROMENADE, PORTLAND, OREGON.

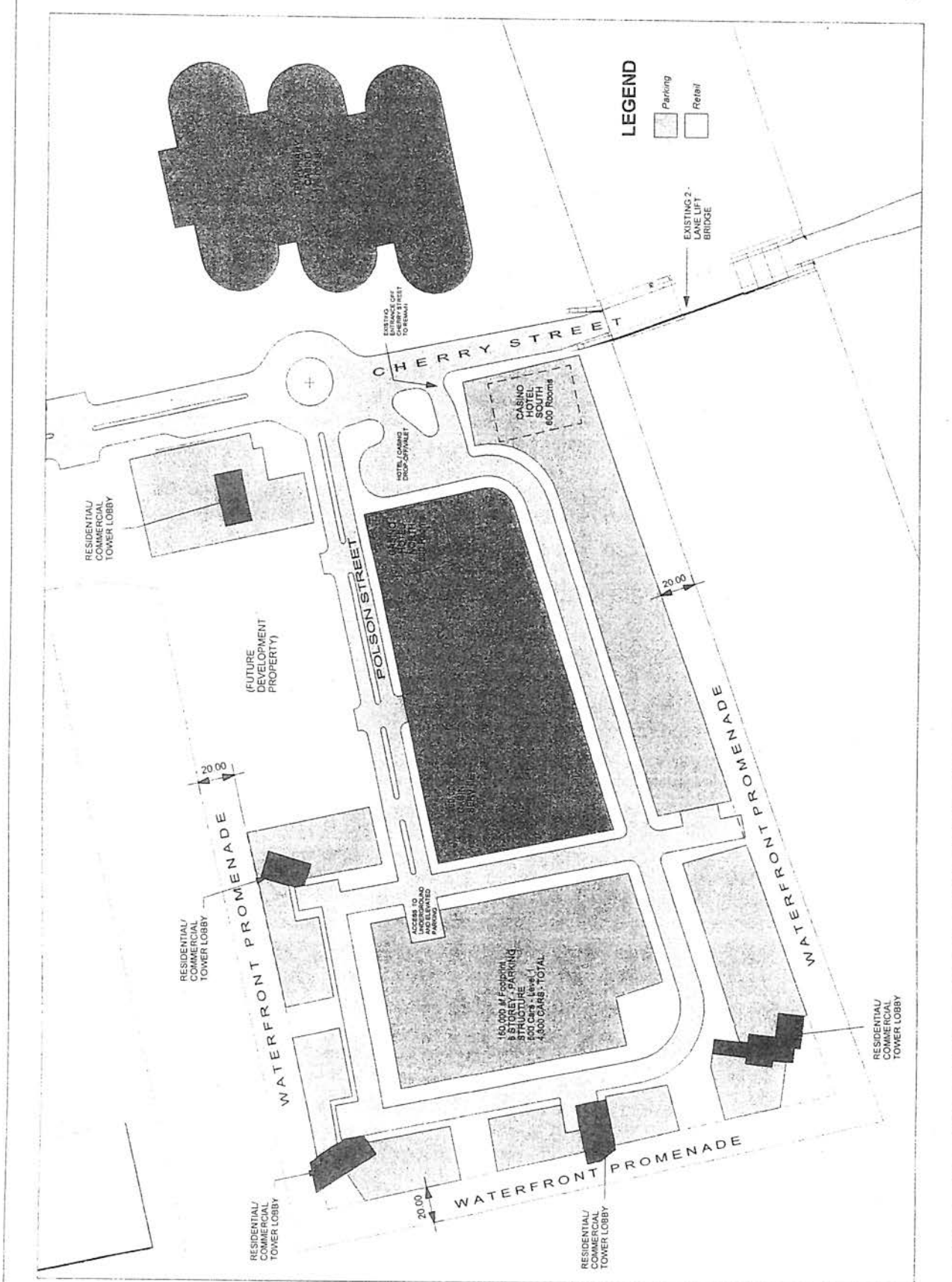


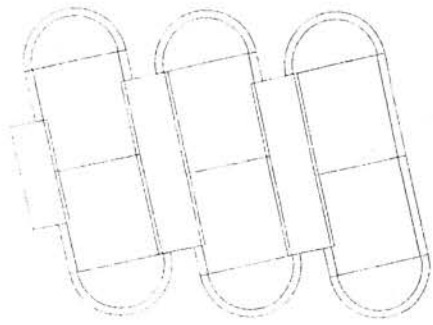
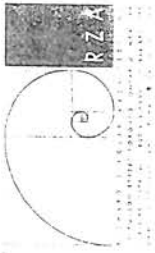
CITYPORT CASINO RESORT &  
 MIXED-USE DEVELOPMENT

LEVEL 1 - KEY PLAN

201234

A103





CASINO HOTEL SOUTH  
800 Rooms

RESTAURANTS / ENTERTAINMENT  
125,000 SF

120,000 SF Footprint  
8 STOREY - PARKING STRUCTURE  
400 Cars - Level 2  
4,000 CARS - TOTAL

SEE PLAN SHEET 201234-01

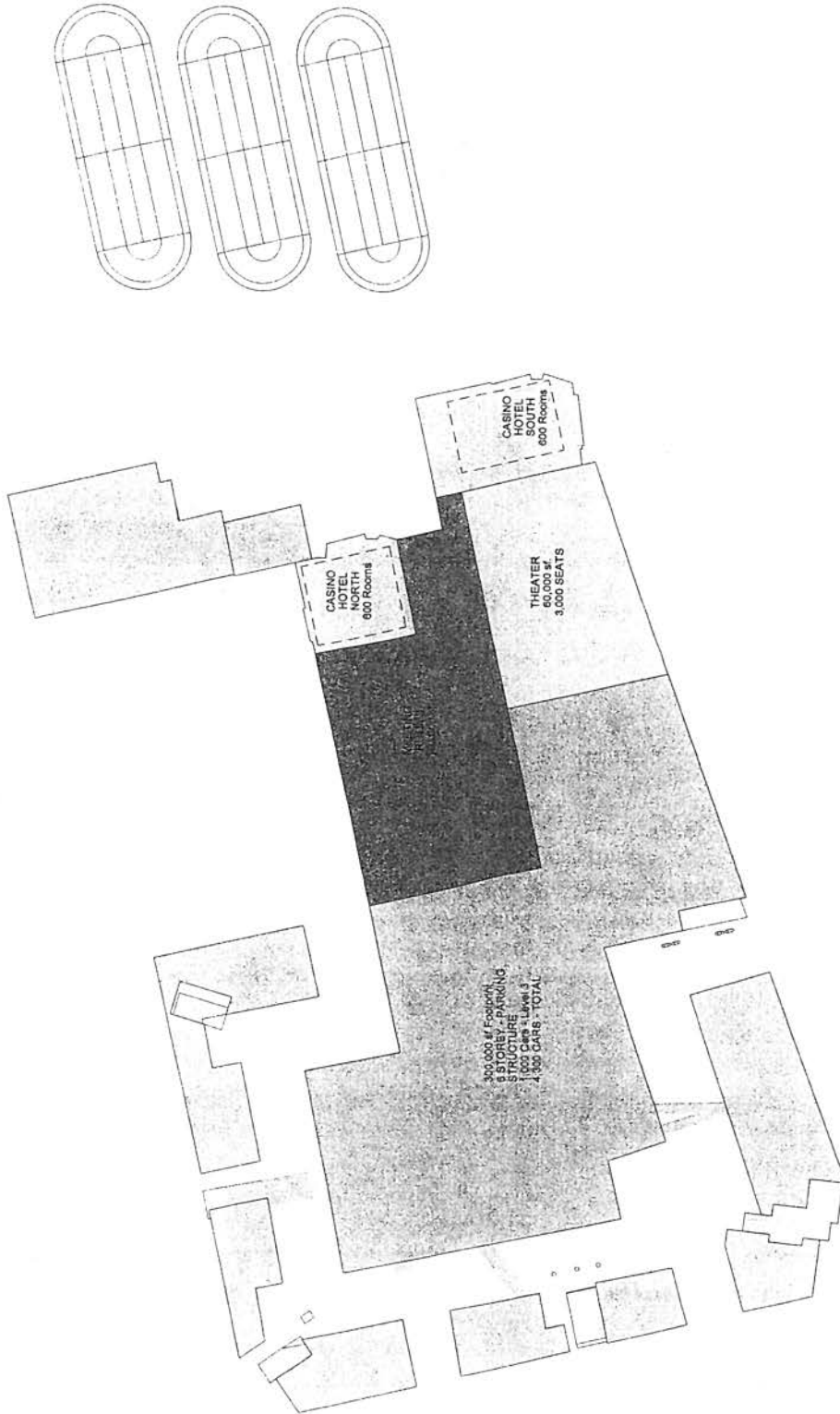
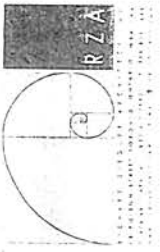


CITYPORT CASINO RESORT & MIXED-USE DEVELOPMENT

LEVEL 2 - KEY PLAN

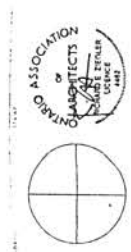
201234

A104



DATE: 11/11/11  
 PROJECT: CITYPORT CASINO RESORT & MIXED-USE DEVELOPMENT  
 SHEET: LEVEL 3 - KEY PLAN

THE CITY OF WINDSOR, ONTARIO, HAS REVIEWED THIS PLAN AND HAS ISSUED THIS PERMIT UNDER THE CITY OF WINDSOR ACT, 1997, AND THE CITY OF WINDSOR ZONING BY-LAW, 2002, AND THE CITY OF WINDSOR DEVELOPMENT ACT, 1997, AND THE CITY OF WINDSOR DEVELOPMENT REGULATIONS, 2002.

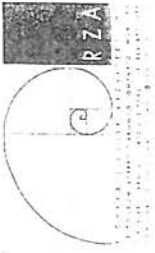


**CITYPORT CASINO RESORT & MIXED-USE DEVELOPMENT**

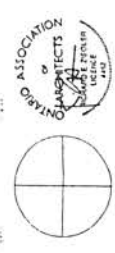
**LEVEL 3 - KEY PLAN**

201234

A105



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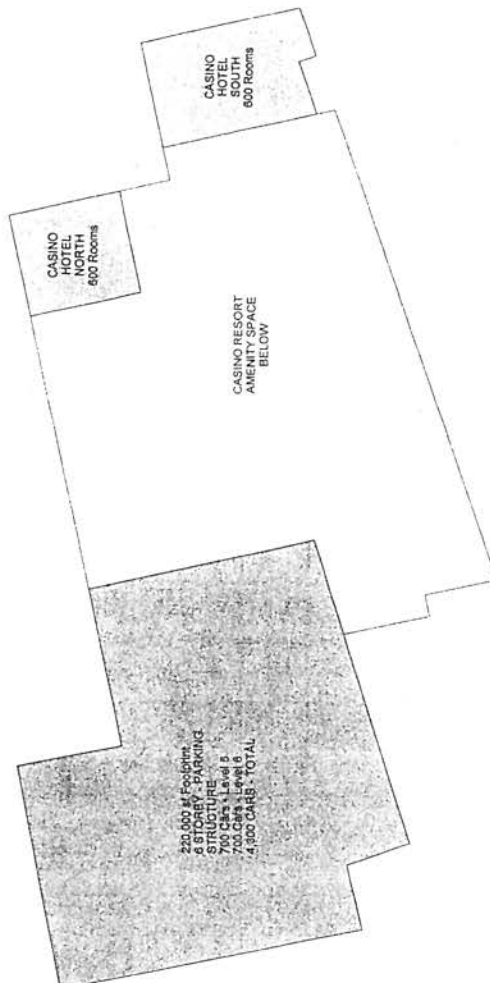
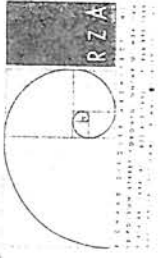
CITYPORT CASINO RESORT & MIXED-USE DEVELOPMENT

LEVEL 4 - KEY PLAN

201234

A106

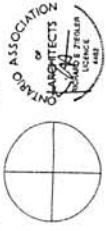




200,000 sq. ft. parking  
 200,000 sq. ft. parking  
 STRUCTURE  
 700 Cars, Level 2  
 700 Cars, Level 3  
 4,000 CARBS - TOTAL

1:1000  
 1/2" = 1'-0"

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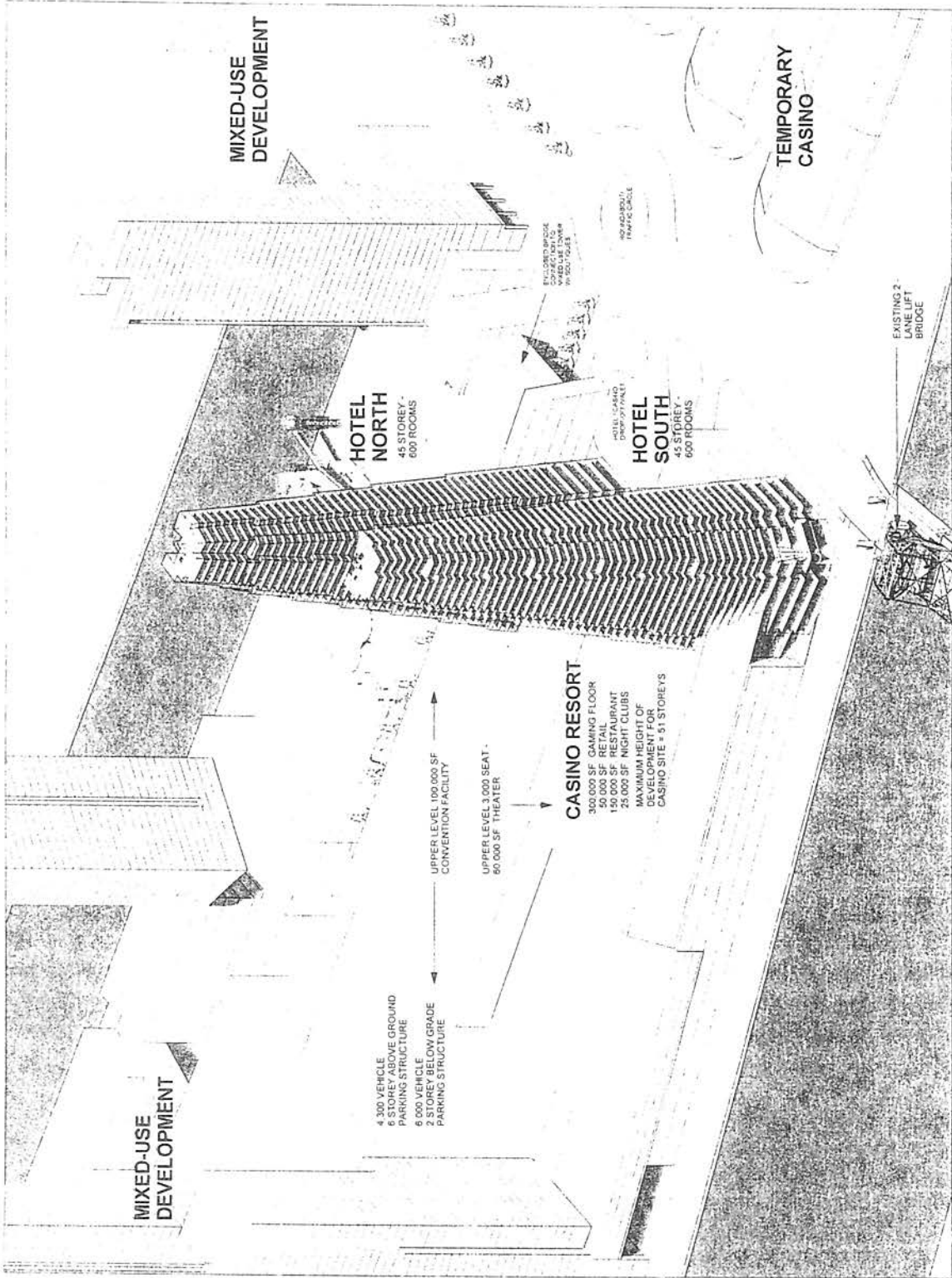
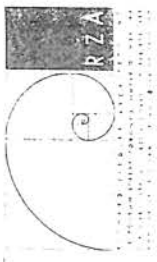


**CITYPORT CASINO RESORT & MIXED-USE DEVELOPMENT**

**LEVEL 5 - KEY PLAN**

DATE	2012.03.15
BY	J. J. JONES
NO.	201.234
PROJECT	CITYPORT CASINO RESORT & MIXED-USE DEVELOPMENT
SCALE	1/2" = 1'-0"

**A107**



MIXED-USE DEVELOPMENT

TEMPORARY CASINO

HOTEL NORTH  
45 STOREY  
600 ROOMS

HOTEL SOUTH  
45 STOREY  
600 ROOMS

CASINO RESORT  
300,000 SF GAMING FLOOR  
50,000 SF RETAIL  
150,000 SF RESTAURANT  
25,000 SF NIGHT CLUBS  
TOTAL CASINO RESORT DEVELOPMENT FOR CASINO SITE = 51 STOREYS

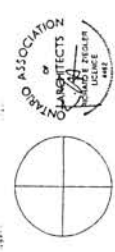
MIXED-USE DEVELOPMENT

4,300 VEHICLE  
6 STOREY ABOVE GROUND  
PARKING STRUCTURE  
6,000 VEHICLE  
2 STOREY BELOW GRADE  
PARKING STRUCTURE

UPPER LEVEL 100,000 SF  
CONVENTION FACILITY  
UPPER LEVEL 3,000 SEAT  
80,000 SF THEATER

EXISTING 2-LANE LIFT BRIDGE

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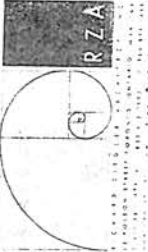


CITYPORT CASINO RESORT & MIXED-USE DEVELOPMENT

CASINO RESORT MASSING

201234

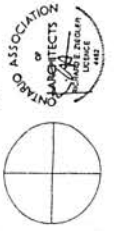
A108



RZA  
 REGISTERED ARCHITECTS  
 100 WATERLOO STREET, SUITE 2000  
 TORONTO, ONTARIO M5H 0A7  
 TEL: (416) 593-8888  
 FAX: (416) 593-8889  
 WWW.RZA.COM

PROJECT NO. 201234  
 SHEET NO. A109  
 DATE: 12/12/11  
 SCALE: 1/8" = 1'-0"

THE RZA GROUP AND ITS REPRESENTATIVE, ARCHITECTS RZA, HAS PREPARED THESE PLANS FOR THE PROJECT DESCRIBED HEREIN. THE CLIENT HAS REVIEWED AND APPROVED THESE PLANS. THE CLIENT HAS AGREED TO HOLD ARCHITECTS RZA HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST ARCHITECTS RZA OR ANY OF ITS REPRESENTATIVES IN CONNECTION WITH THESE PLANS.

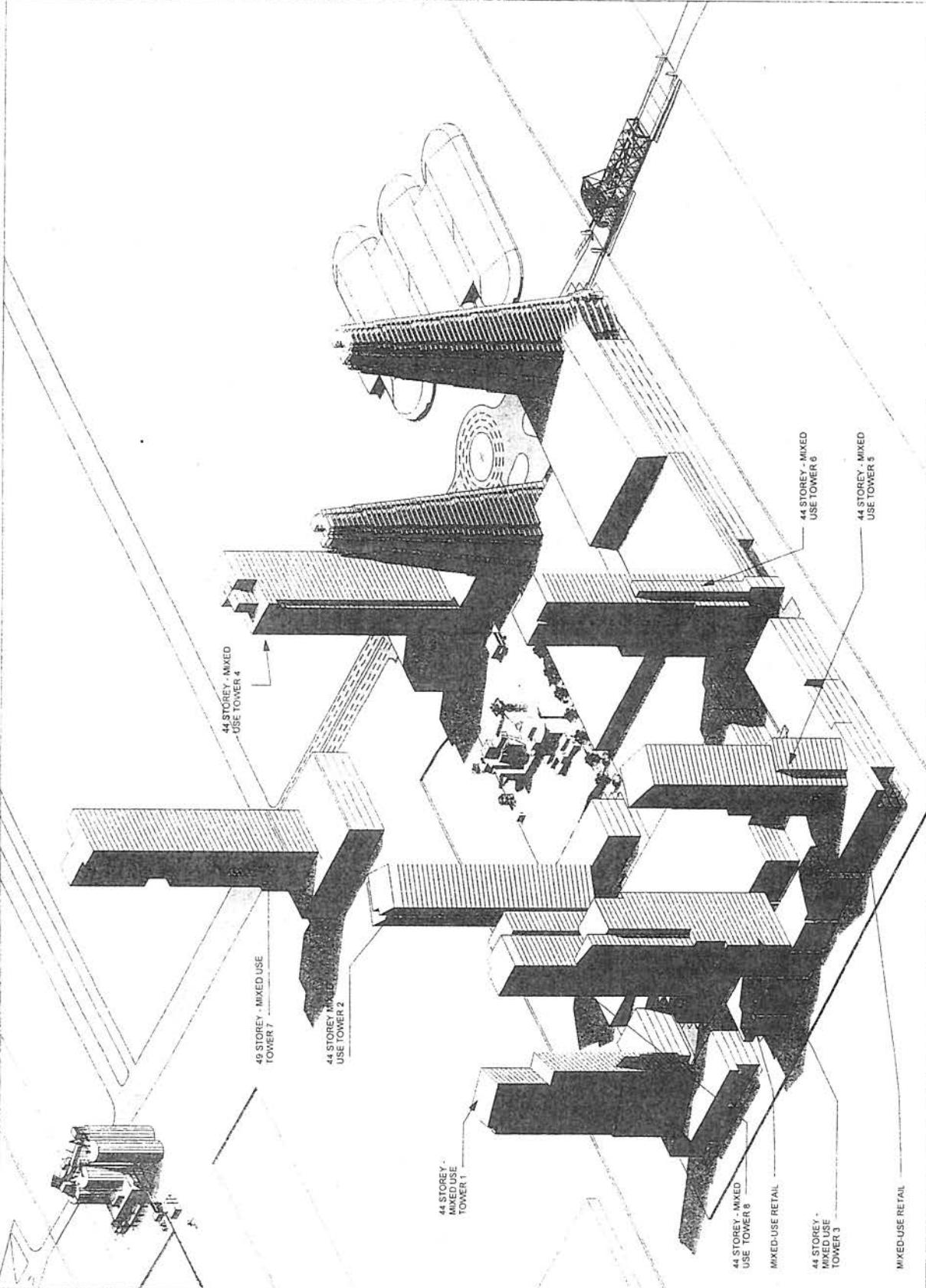


ONTARIO ASSOCIATION OF ARCHITECTS  
 REG. NO. 11212  
 1900 BAYVIEW AVE. #100  
 SCARBOROUGH, ONT. M2H 3L9  
 TEL: (416) 491-2800  
 FAX: (416) 491-2801  
 WWW.OAA.AA.OA.CA

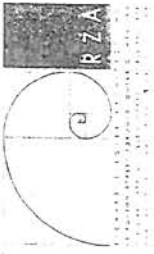
CITYPORT CASINO RESORT &  
 MIXED-USE DEVELOPMENT

City of Toronto, Ontario  
 MIXED USE DEVELOPMENT  
 MASSING

PROJECT NO. 201234  
 SHEET NO. A109  
 DATE: 12/12/11  
 SCALE: 1/8" = 1'-0"

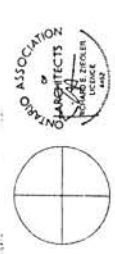


A109



DATE: 11/11/11  
PROJECT: CITYPORT CASINO RESORT & MIXED-USE DEVELOPMENT  
DRAWING: SITE MASSING AXONOMETRIC VIEW

PROJECT: CITYPORT CASINO RESORT & MIXED-USE DEVELOPMENT  
DRAWING: SITE MASSING AXONOMETRIC VIEW

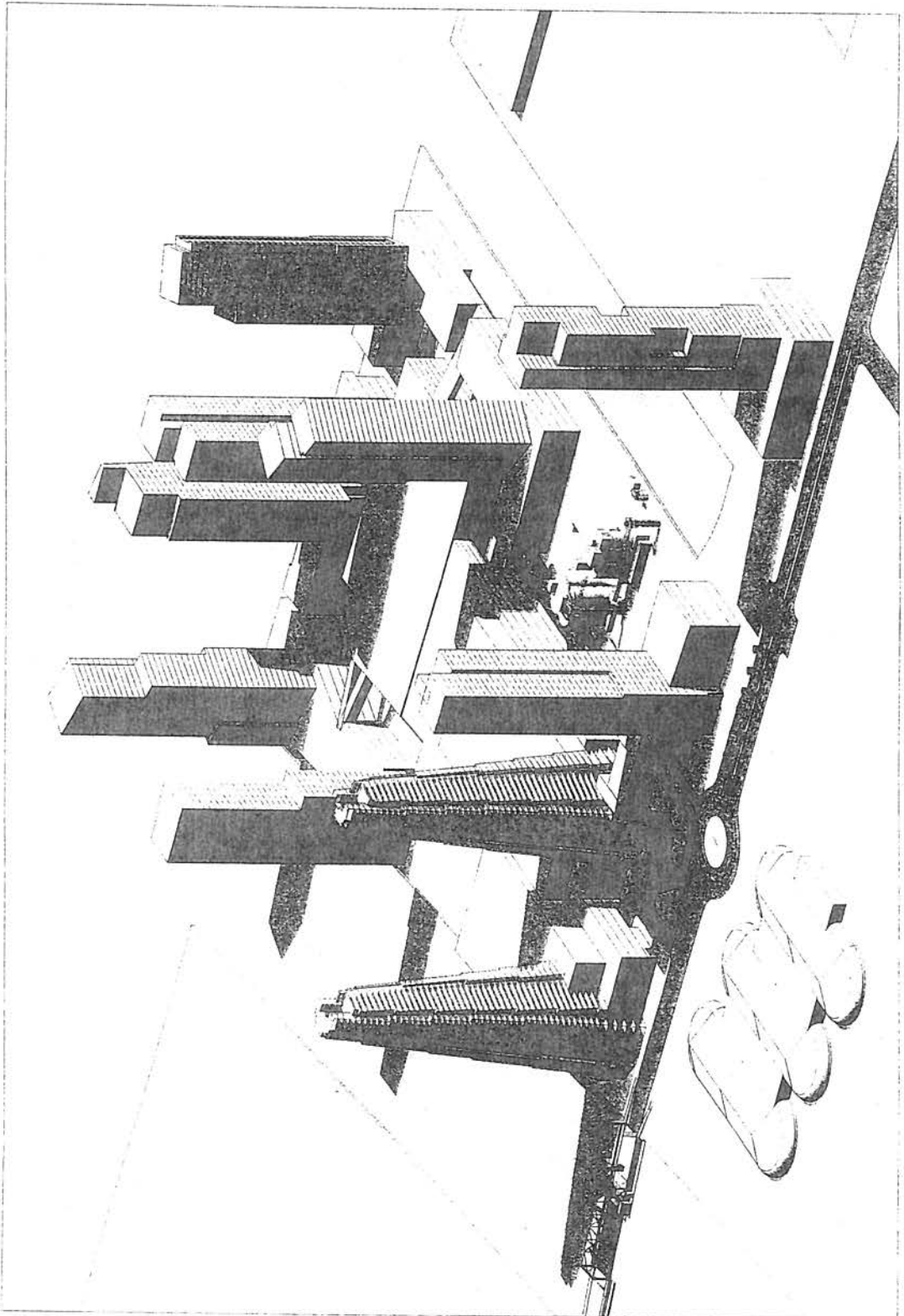


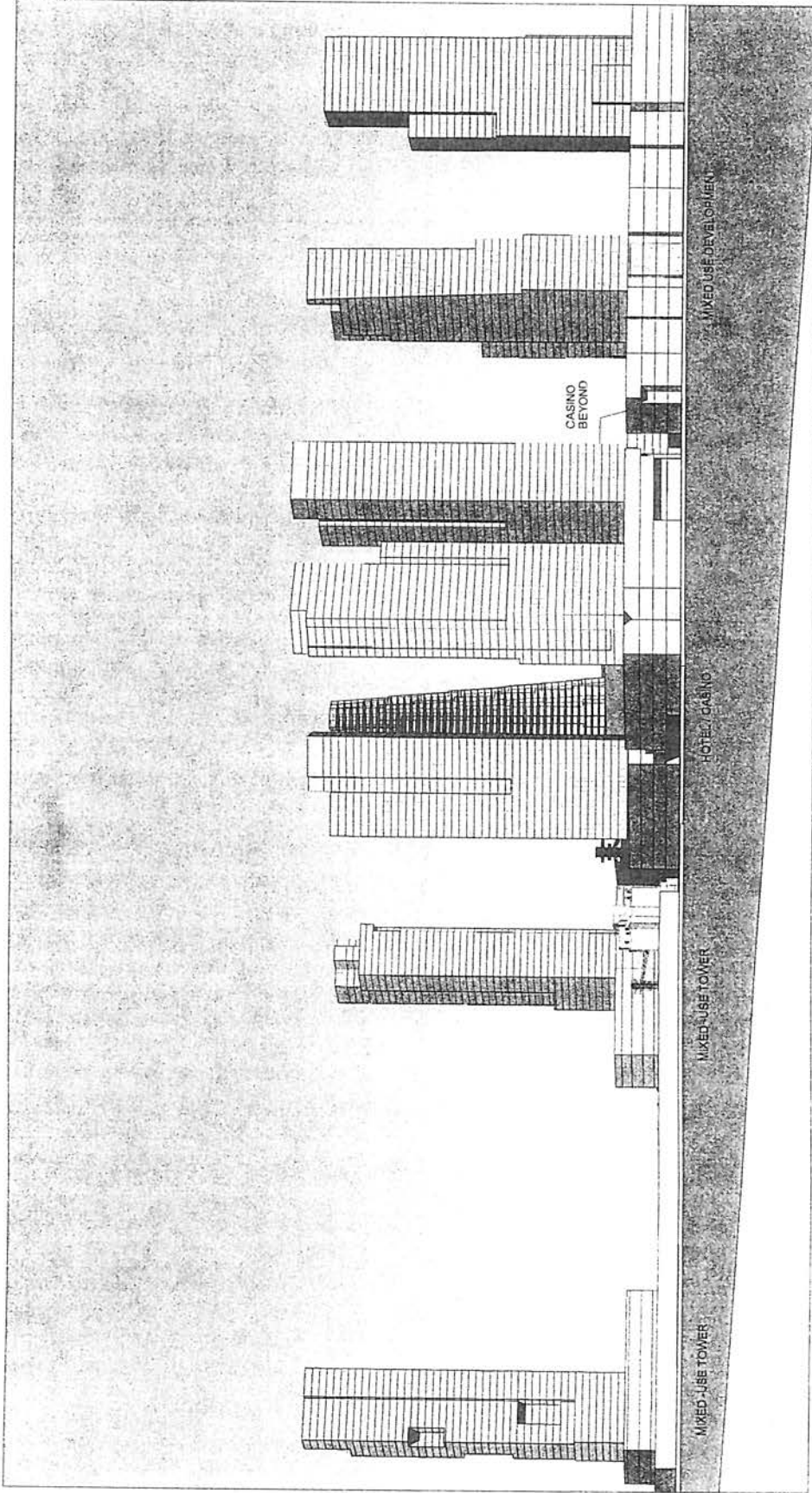
CITYPORT CASINO RESORT & MIXED-USE DEVELOPMENT

SITE MASSING AXONOMETRIC VIEW

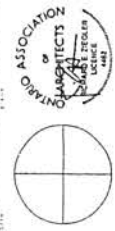
201234

A110





DATE: 01/11/11  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT: [Name]

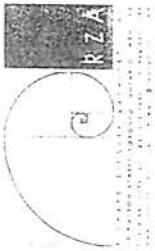


CITYPORT CASINO RESORT &  
 MIXED-USE DEVELOPMENT

DATE: 01/11/11  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT: [Name]

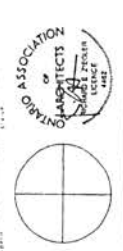
201234

A111



PROJECT: CITYPORT CASINO RESORT & MIXED-USE DEVELOPMENT  
DATE: 10/15/13  
DRAWING NO: 201234  
SCALE: 1/8" = 1'-0"

FOR THE ARCHITECT: HZ&A  
1000 BROADWAY, SUITE 2000  
NEW YORK, NY 10018  
TEL: 212 692 4000  
WWW.HZANDA.COM

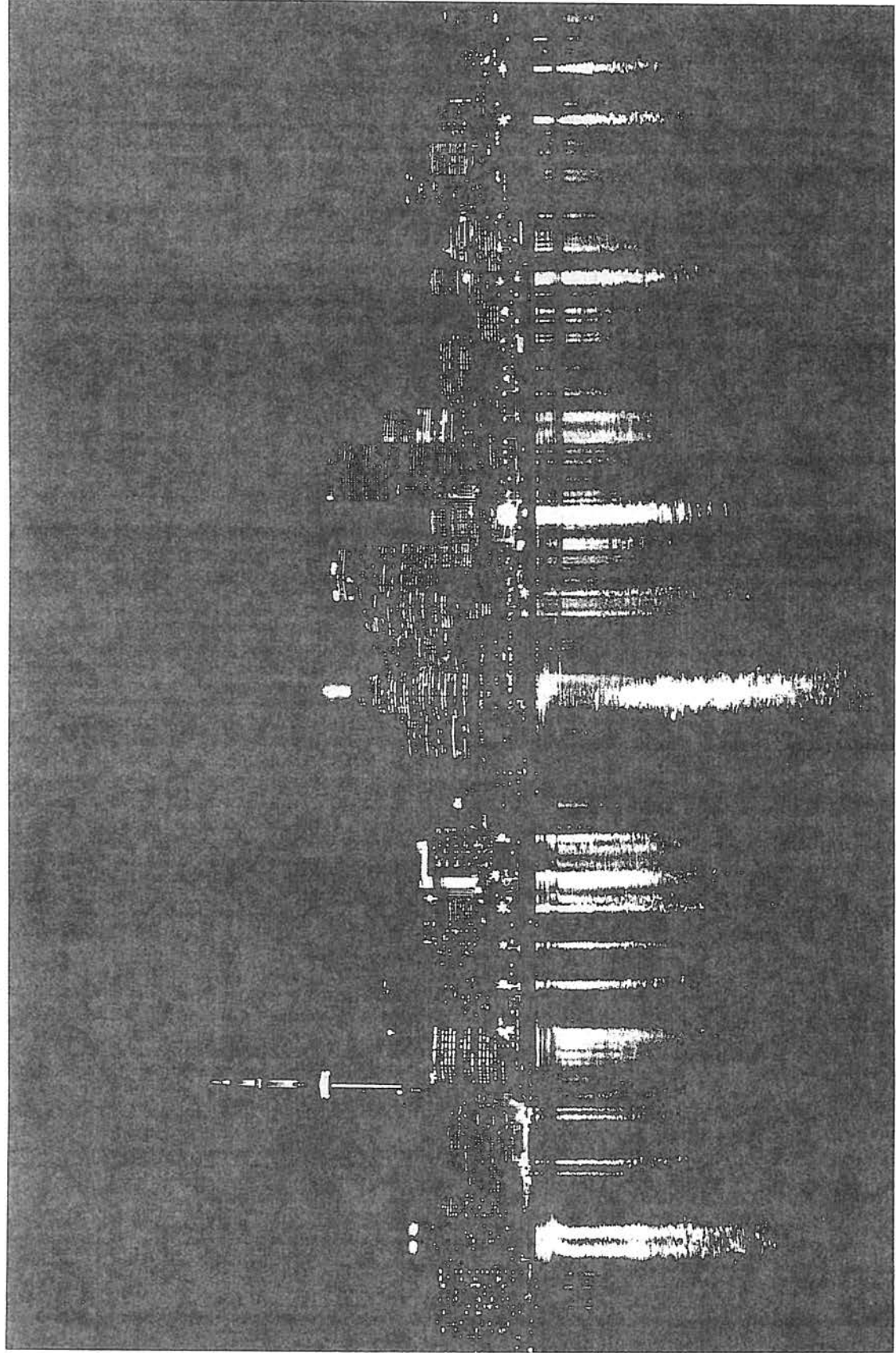


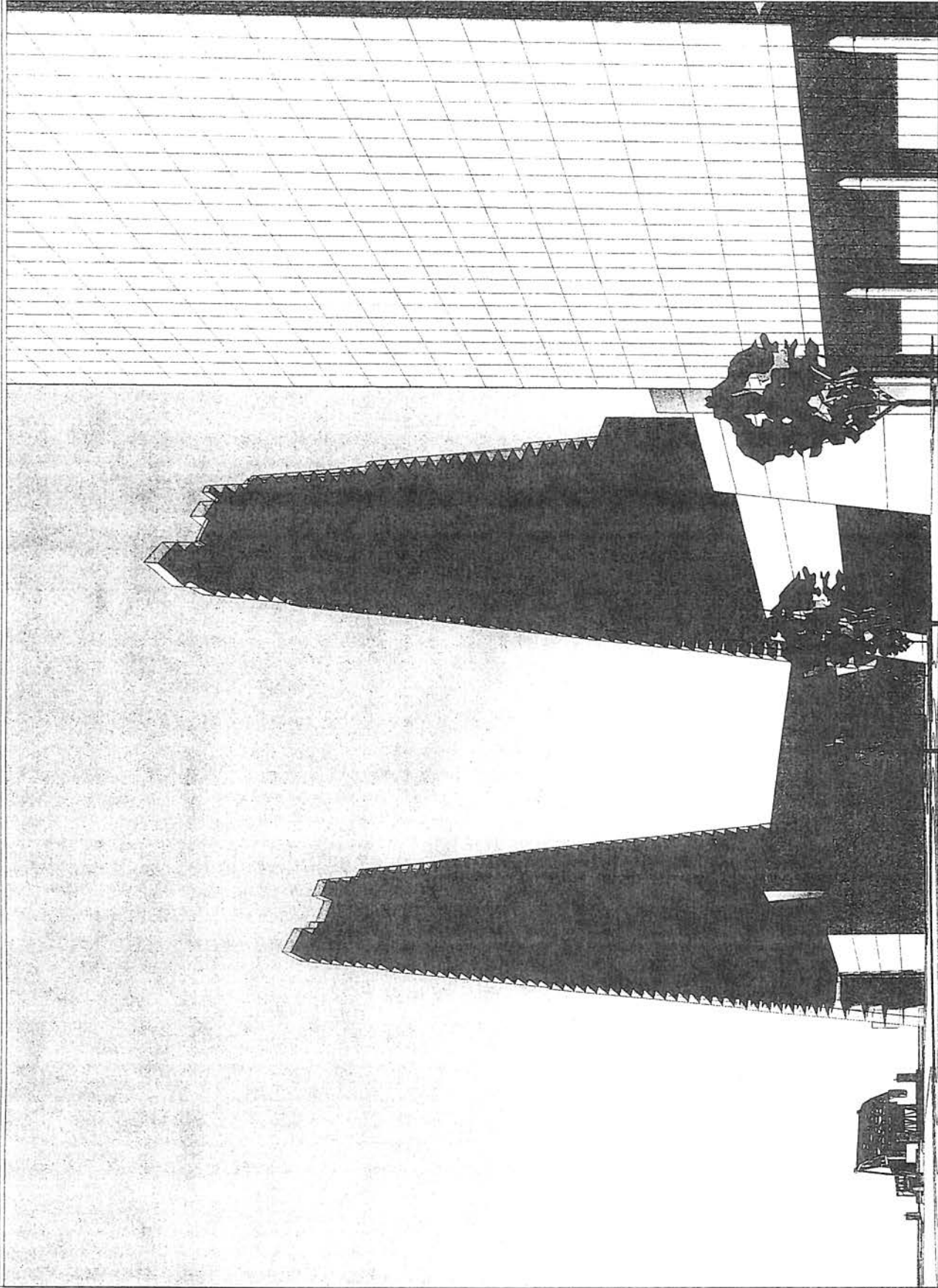
CITYPORT CASINO RESORT & MIXED-USE DEVELOPMENT

VIEW TO DOWNTOWN FROM CASINO

201234

A112





PROJECT: CITYPORT CASINO RESORT & MIXED-USE DEVELOPMENT  
DATE: 10/15/2013  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: 1/8" = 1'-0"

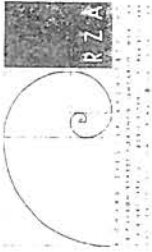


CITYPORT CASINO RESORT & MIXED-USE DEVELOPMENT

MASSING STUDY - VIEW FROM CHERRY STREET APPROACH

201234

A113



**PROPERTY AREA SCHEDULE**

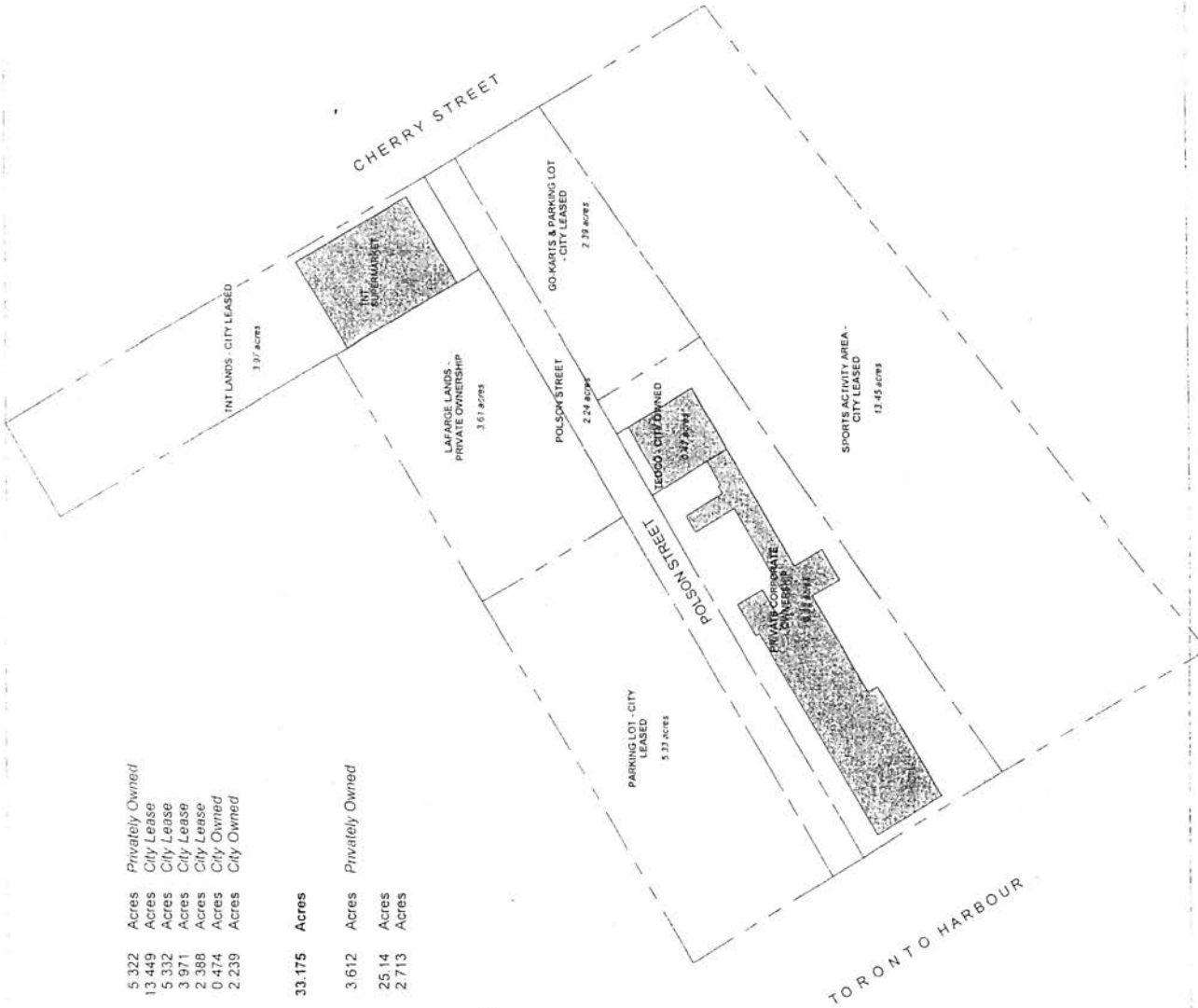
PRIVATE CORPORATE OWNERSHIP (JS)	5.322	Acres	Privately Owned
SPORTS ACTIVITY AREA	13.449	Acres	City Lease
PARKING LOT	5.332	Acres	City Lease
TNT SUPERMARKET	3.971	Acres	City Lease
GO-KARTS & PARKING	2.388	Acres	City Lease
TEDCO	0.474	Acres	City Owned
POLSON STREET	2.239	Acres	City Owned

**Total Site (Including Polson Street but not Lafarge)**

**33.175 Acres**

**LAFARGE LANDS**

TOTAL - City Leased Lands	3.612	Acres	Privately Owned
TOTAL - City Owned Lands - Roadway & TEDCO	25.14	Acres	
	2.713	Acres	



THE CHARTERED PROFESSIONAL ENGINEERS' ASSOCIATION OF ONTARIO  
 100 GERRARD STREET EAST, 10TH FLOOR  
 TORONTO, ONTARIO M5E 1B3  
 TEL: (416) 967-4400  
 FAX: (416) 967-4401  
 WWW: www.cpeo.org



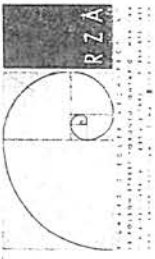
CITYPORT RESORT

LEGAL SITE BOUNDARIES

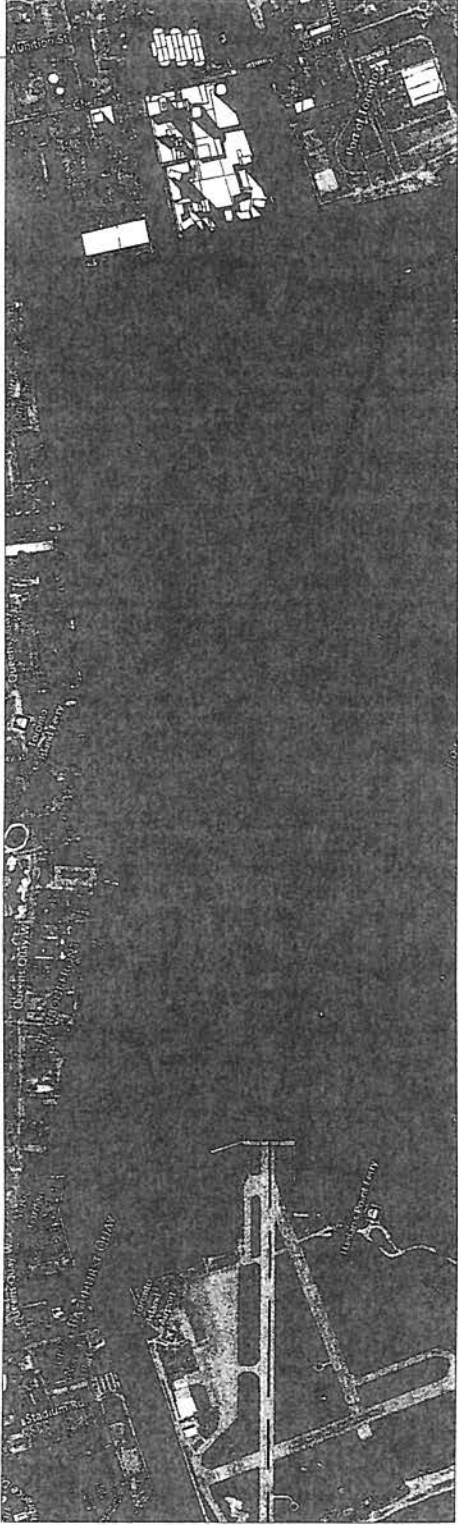
201234

A200





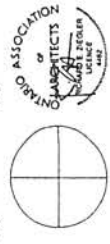
NORTHERN EXTENT OF FLIGHTPATH RESTRICTIONS, APPROACH SURFACE 26, PER TORONTO ISLAND AIRPORT ZONING REGULATIONS SOR/885-515



SOUTHERN EXTENT OF FLIGHTPATH RESTRICTIONS, APPROACH SURFACE 26, PER TORONTO ISLAND AIRPORT ZONING REGULATIONS SOR/885-515

NO.	DATE	DESCRIPTION
1	1988	ISSUED
2	1989	ISSUED
3	1990	ISSUED
4	1991	ISSUED
5	1992	ISSUED
6	1993	ISSUED
7	1994	ISSUED
8	1995	ISSUED
9	1996	ISSUED
10	1997	ISSUED
11	1998	ISSUED
12	1999	ISSUED
13	2000	ISSUED
14	2001	ISSUED
15	2002	ISSUED
16	2003	ISSUED
17	2004	ISSUED
18	2005	ISSUED
19	2006	ISSUED
20	2007	ISSUED
21	2008	ISSUED
22	2009	ISSUED
23	2010	ISSUED
24	2011	ISSUED
25	2012	ISSUED
26	2013	ISSUED
27	2014	ISSUED
28	2015	ISSUED
29	2016	ISSUED
30	2017	ISSUED
31	2018	ISSUED
32	2019	ISSUED
33	2020	ISSUED
34	2021	ISSUED
35	2022	ISSUED
36	2023	ISSUED
37	2024	ISSUED
38	2025	ISSUED

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CITYPORT CASINO RESORT & MIXED-USE DEVELOPMENT

FLIGHT PATH RESTRICTIONS

PROJECT NO.	201234
DATE	2024
DRAWN BY	[Name]
CHECKED BY	[Name]
SCALE	AS SHOWN

A300