

# SPAULDING CANADA

## DEVELOPMENT OFFERING

AN EXCLUSIVE OPPORTUNITY IN A  
PRODUCTION MEGA STUDIO COMPLEX,  
HOTEL, AGROTOURISM CENTER,  
THEME PARK AND HIGH-SPEED RAIL  
IN CENTRAL ONTARIO CANADA



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# Introduction



**Spaulding Canada** is a dynamic, multi-faceted company revolutionizing the entertainment industry through innovative, integrated services that **span Film Production, Education, Hospitality, and Live Experiences**, setting new standards for creativity and excellence.

Spaulding is embarking on a **\$50 B real estate and infrastructure development initiative** focusing on six key projects:

1. Hollywood North-style Production & Performance Complex
2. Spaulding School of the Arts
3. HOTEL705 - Housing & Accommodations
4. AgroVista Resort & Retreat
5. Spaulding Theme Park
6. High-Speed Rail Transportation

This Spaulding Canada development will span over 2,500 acres in Central Ontario and will be designed to house a diverse range of world-class offerings. This vision is the result of decades of experience, extensive research, and the collaborative efforts of some of Ontario's most accomplished executives and industry leaders.

# Company Overview



**Spaulding Canada** was founded in 2021 and is headquartered in Barrie, Ontario, Canada.

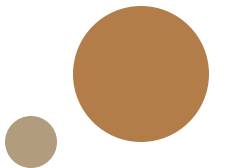
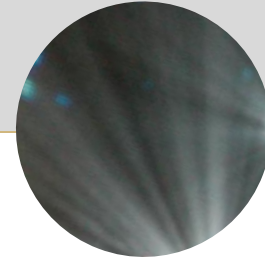
Spaulding Canada is built on the visionary leadership of **Damian Spaulding**, a renowned Canadian educator and entrepreneur. His 25+ years of expertise spans music & video production, business consultancy, drama instruction, software development, corporate training, financial strategy, and even a background in medicine.

With a foundation in education, performance, and industry innovation, Spaulding Canada is redefining entertainment, hospitality, and experiential learning on a global scale.

**VISION:** Spaulding Canada is driven by a bold vision: to redefine the entertainment industry by reviving its golden era—one where storytelling, creativity, and artistic excellence take center stage.

**MISSION:** Our mission is to establish Canada's premiere destination for immersive entertainment, resort living, education, and industry-leading production facilities.

**“Excellence in Motion – Transforming Canada's Entertainment & Education Industries”**



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# Spaulding Canada Initiatives will address Industry gaps in Canada



**No World-Class Theme Park:** Canada lacks an immersive, all-season theme park

**Spaulding Theme Park** will be a premier, year-round experience rivaling Disney & Universal.

**Limited Luxury Resorts:** Leading Canadians to travel abroad for high-end hospitality

**HOTEL705 & Spaulding Resorts** will be a world-class, all-inclusive destination.

**Lack of a centralized hub** for film, TV, and live productions

**Spaulding Productions** will be a Hollywood North-style mega-complex.

**Housing Shortages:** Affordability & availability in crisis

**HOTEL705** Lodging Solutions will provide Integrated, sustainable housing & workforce accommodations.

**Outdated Education System:** Lacks real-world industry training

**Spaulding Schools** will provide career-focused education in film, gaming & the arts.

**Stagnant Economic Growth:** Few large-scale, job-creating projects

**Spaulding's \$50B Development Initiative** will drive investment, jobs & global influence.

**No High-Speed Rail in CA:** Overcrowded roads limit access & economic growth.

**Spaulding HSR** will be Canada's first high-speed rail system.

**Lack of Sustainability Initiatives:** Minimal eco-tourism & conservation efforts

**AgroVista** will be a model for sustainable tourism & green development.



The Spaulding development initiatives will synergize to transform media and establish a "Hollywood North" in Canada, while providing entertainment, resort living, education, and industry-leading production facilities



## Movies & Television

25+ movies and TV series are set to be shot. Over the next year, 8 movies are slated to be in different stages of production, with new television series right around the corner.



## Music

Spaulding Canada has a 20+ year reputation in training and providing top talent. Our project simply doubles down on the already award winning success



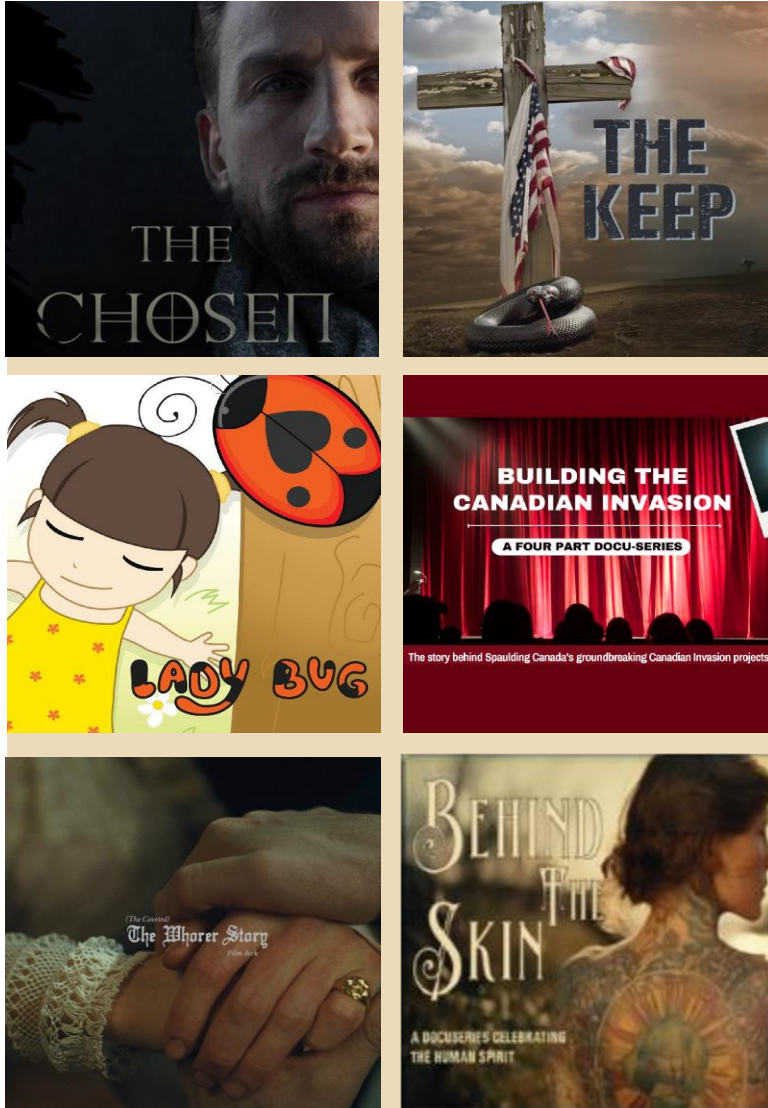
## Talent

Feeding all other media is a new talent agency that not only provides for the needs of Spaulding Canada but also the industry as a whole



## Gaming

Computer game design is the wave of the future. Spaulding Canada is well-positioned to lead the way.



- **Spaulding Productions** has over 25 Film & TV Projects in the pipeline, with total budget of ~\$500M and Projected Revenue: \$1.4B
- Budget for the Top 12 Productions is ~\$150M budget, and Projected Revenue is ~\$230M
- Pre-production will begin upon funding availability
- Full distribution pipeline planned with major streaming & theatrical platforms - Global Distribution is planned
- Some of the theatrical productions have follow-on TV series and/or video games planned
- Game Design Division to launch post-facility construction
- Development of the Spaulding Mega Complex State-of-the-art auditorium & performance halls will be utilized for future productions & events. In the interim, we will lease other facilities for our productions
- Spaulding Productions are not covered in this pitch deck (separate pitch deck for Productions can be provided upon request)

# Why Central Ontario? Canada's Hidden Gem & Future Entertainment Hub



**Central Ontario** is a rapidly expanding tourism and economic hub, offering natural beauty, world-class attractions, and strategic investment potential. Positioned to become the next “Hollywood North,” it provides an affordable and prime location for major developments.

Within a 45-minute radius of the Spaulding Real Estate Development, you'll find:

- The world's largest freshwater beach
- Ontario's top skiing & snowboarding destinations
- Canada's most scenic camping spots
- Premier boating & waterfront recreation
- A national park rivaling the world's best
- Toronto's top-tier commerce, entertainment & dining

## Explosive Growth & Future Development

- Central Ontario's Population: 3.5M (2023) and growing rapidly.
- Barrie, Central Ontario's largest city, is one of Canada's fastest-growing urban centers, projected to expand from 164K (2024) to nearly 300K by 2051.

Total Area: 39,814 km<sup>2</sup> (15,372 mi<sup>2</sup>)

With the addition of a new theme park, entertainment and production complex, education hub, and other Spaulding developments, Central Ontario will evolve into a premier destination for innovation, tourism, and economic growth.



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The proposed development of six major facilities/initiatives in Barrie (Central Ontario) will boost the entertainment industry, develop talent, and create thousands of job opportunities



## Spaulding Mega Complex & School of the Arts

A "Hollywood North" production complex, entertainment complex, performance complex, entertainment space as well as facilities for **Spaulding School of the Arts**



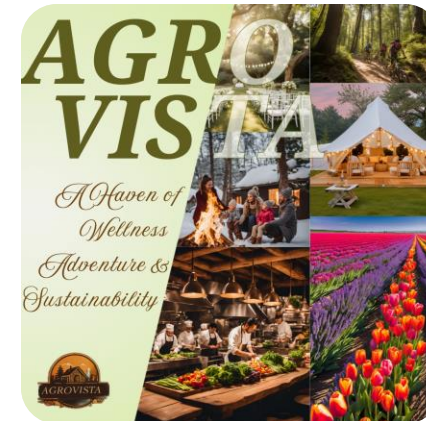
## Theme Park

A world-class theme park located north of Toronto that will provide a fully immersive experience that rivals global giants like Disneyland and Universal Studios



## Hotel705

Featuring state of the art, 5-star hotel rooms, penthouses, executive suites, convention centres and pools



## AgroVista

Premier agritourism destination with 15+ year-round attractions, creating a unique, immersive experience that blends sustainable farming, adventure tourism, and educational programs



## High-speed rail system

Will connect the best of Toronto (Southern Ontario) with the best of Central Ontario

# Proposed Development location



**Spaulding Canada** is strategically positioned to acquire a significant portfolio of prime agricultural land and adjacent real estate holdings in **Springwater, Ontario**. Springwater is located just 10 minutes north of Barrie and 50 minutes from Toronto.

This acquisition of **100+ premium lots** (~2,500 acres) will serve as the foundation for our expansive and multi-faceted initiatives

- **Section 1:** Home to the Spaulding Productions Mega-Complex and Spaulding Theme Park, with Section 1B designated for the High-Speed Rail Terminal.
- **Sections 2 & 2B:** AgroVista Agritourism and a Hollywood-style backlot for film production.
- **Section 5:** AgroVista attractions and future theme park expansion testing.
- **Sections 3 & 6:** AgroVista operations, with potential for residential spaces supporting nearby developments.
- **Sections 4, 7 & 8:** Reserved as a nature playground, with future potential for theme park and entertainment expansion.
- Full specs to be disclosed after executed Non-Disclosure Agreement

# Spaulding Productions Mega-Complex



Spaulding Productions Centre will be the future home of a "Hollywood North" production complex, entertainment complex, performance complex, entertainment space and Spaulding Schools



Image is for illustration purposes only

- ❑ **Spaulding Productions Centre** will host a state-of-the-art production complex to offer turnkey solutions for both in-house productions (presently outside the scope of this document) and external production houses. Key features will include:
  - ❑ World-class soundstages supporting movies, television shows, computer gaming and all other recorded media.
  - ❑ World-class theatre with a truly unique multi-configurable design where the space can move from a traditional theatre experience to become a convention centre, rehearsal hall, second sound stage, concert hall, and more.
  - ❑ Multiple recording studios, video production facilities, editing bays, and computer game design facilities.
  - ❑ Restaurant, dining and catering facilities
- ❑ Comparable reference properties:
  - ❑ Wyly Theatre: [https://www.youtube.com/watch?v=SafGj\\_M89jk](https://www.youtube.com/watch?v=SafGj_M89jk)
  - ❑ Trilith Studios: <https://www.trilithstudios.com/creative-technologies>



**Spaulding School of the Arts** will be located on the third floor of the Spaulding Productions Mega-Complex and will offer a full-spectrum arts education from Kindergarten to Grade 12 and post-secondary programs.

The school is designed to bridge the gap between traditional academic learning and industry-ready arts training, preparing students for careers in music, drama, dance, film, game design, fine arts, literature, and cuisine.

### **Facilities & Infrastructure:**

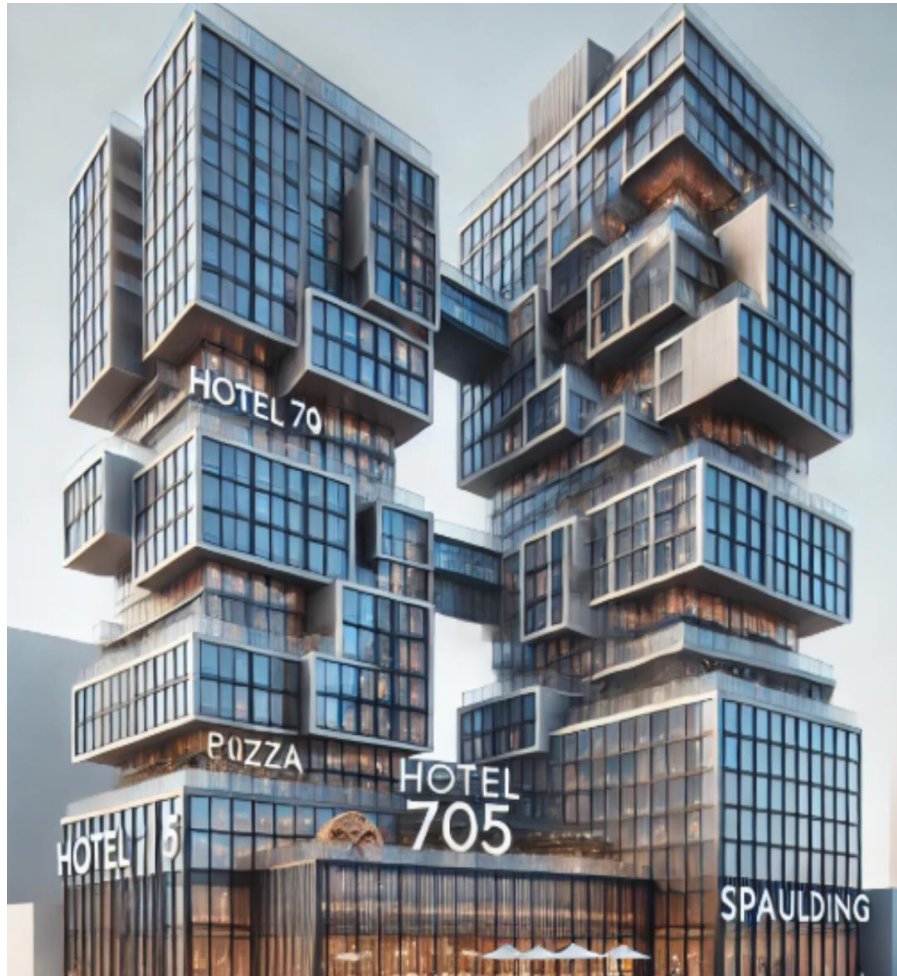
- Music, Dance, Drama & Game Design Studios
- Graphic & Fine Arts Facilities
- Culinary Arts Training Center
- Post-Secondary Education Wing
- Grade School & High School Classrooms
- Server & Tech Lab for Digital & Game Design Programs
- Production & Administration Offices
- Access to the Spaulding Mega Complex's Recording Studios, Sound Stages, and Performance Theatres

*The complex will incorporate ADA standards and universal design principles to ensure full accessibility and inclusivity*





Hotel complex will operate as a beacon of creativity and achievement in Canada.



- ❑ **HOTEL705** is uniquely positioned to capitalize on the growing demand for long-term and specialized accommodations in Canada. In addition to short-term leisure and business travellers, Hotel705 will cater to diverse guest segments, including students, military personnel, seniors, families, and entertainment industry professionals.
- ❑ **Key Features:** Penthouse & executive suites, crew and student housing, condominiums, convention center, commercial spaces, rooftop gardens, and an infinity pool.
- ❑ It will address Canada's housing shortage by offering student residences and long-term accommodations.
- ❑ **Target Guests:**
  - ❑ Executives and other Ontario tourists
  - ❑ Seniors & Snowbirds
  - ❑ Georgian College & Nursing Students
  - ❑ Ontario Provincial Police Academy Trainees
  - ❑ CFB Borden Military Personnel
  - ❑ Production Crew

# Hotel & Tower Complex Design and Project Highlights



**Hotel705 will feature a two-tower complex, with the following key facilities and amenities:**

- 5-star Hotel Complex (Hotel rooms and supporting hotel structures)
- 5-Star and Casual Restaurants plus Bars
- Gym / Spa/ Wellness Centre
- Child Care Centre & Pet/ Service Animal Friendly
- Roof Pools and Cabana
- Spaulding Head Quarters
- Theatre and Soundstage offices
- General meeting rooms and Board rooms
- Complex / Hotel Maintenance
- Mature Condo Residences –Seniors & Military
- Students Condo Residences
- Shared office space
- Convention Centre
- Roof Gardens, roof attractions & Entertainment
- Parkade: 1800 + parking spots

*The complex will incorporate ADA standards and universal design principles to ensure full accessibility and inclusivity*





- ❑ AgroVista, the agritourism initiative will cover an initial **400-500 acres** as part of **Phase 1**, with plans for additional development in future phases.
- ❑ **Business Concept:** The project will offer a diverse range of **15+ agritourism ventures/attractions**, creating a unique, immersive experience that blends sustainable farming, adventure tourism, and educational programs. This project is designed to operate year-round, appealing to families, tourists, and eco-conscious travelers. It will also incorporate renewable energy production to support the power requirements for the farm.
- ❑ **Key Offerings:** Full Farm tours, culinary tourism, glamping, winter sports, educational workshops, festivals, farm-to-table dining, craft brewery, event venue, and more.
- ❑ **Market Position:** The business leverages the growing global trends in **sustainable tourism, farm-to-table experiences, adventure tourism,** and **wellness tourism**, with a focus on attracting both local and international visitors.



AgroVista will feature:

15+ agritourism ventures

1 Premier, centralized location

4 Seasons Year-round, wide variety of activities



### Wellness Retreat & Events

- Full Experience Retreat/wellness/Glamping
- Outdoor/Rural Event Venue (Weddings/Corporate)



### Outdoor Adventure & Recreation

- Tournaments (All season) - Winter (Ontario Hockey League, Outdoor Skating), Summer Sports
- Off-Road Adventure rentals, Trails & Obstacle Courses (ATVs, Mud Trails, Snow mobiles etc)
- Adventure Park and Trails (Tree-top adventures, Ziplining, Rock Climbing), Remote Control Planes)
- Cross-country skiing, Skating Trail, Snow-shoeing, Snowtubing, Tobogganing, summer walking trails



### Retail and Culinary Agritourism

- Farm Market & Gift Shop
- Restaurant & Café (Farm-to-Table)
- Craft Brewery with Tasting Room
- Culinary Tourism (Cooking Classes, Tastings)



### Agriculture & Agricultural Educational

- Sunflower + Tulip + Lavender Fields(Photo Tourism, U-pick, Products)
- Corn Maze and Pumpkin Patch/ Easter Egg Hunt
- Farm Tours and Petting Zoo, Educational Tours and Workshops (Permaculture, Beekeeping)
- Community Supported Agri Program (will use greenhouses for the winter - walapini)



### Land rehabilitation

- Aggregate Fill (Gravel Pits - 65 acres, 95 ft deep)



**The Spaulding Theme Park** represents a multi-billion-dollar opportunity to fill a major gap in the Canadian entertainment and tourism industry. Unlike traditional amusement parks, this theme park will provide a fully immersive experience that rivals global giants like Disneyland and Universal Studios.

The theme park will feature year-round Indoor and outdoor leisure and competitive activities and events. To facilitate this, some of the rides will be constructed in domed enclosures

Examples of the year-round activities

- Summer activities: Northern themed kayaking trail, Paddle Boarding, Canoeing, Flyboarding and Water Jet Packing
- Winter activities: Several kms of skating trail, Cross country skiing, Ski jump and Alpine Roller Coaster





## Spring & Summer Activities:

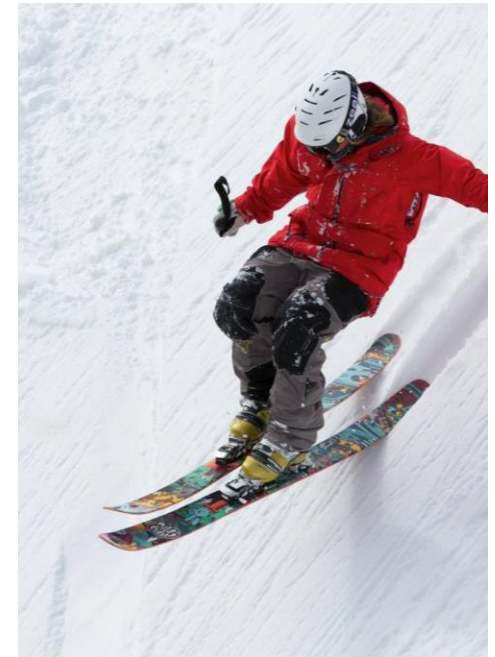
Maple Syrup Festivals, Nature Trails, Wildlife Exhibits, Concerts, Kayaking trail, Paddle Boarding, Canoeing, Flyboarding, Water Jet Packing, Zip Lining etc.





## Fall & Winter Activities:

Fall Colors, Boating, Hiking, Festivals, Skating, Skiing, Festivals, Alpine Coasters etc.





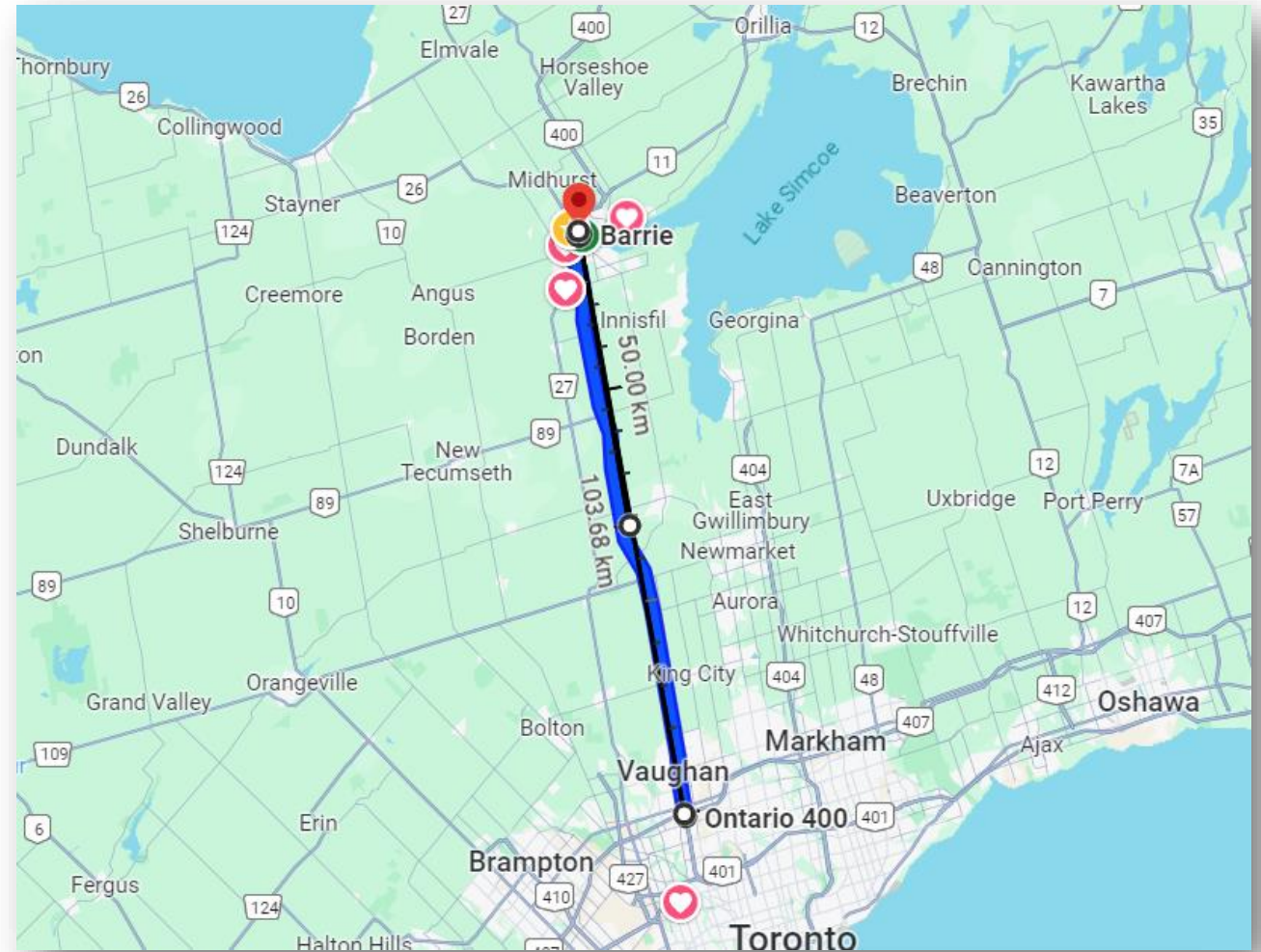
High-speed rail system will connect the best of Greater Toronto Area (Southern Ontario) with the best of Central Ontario



- **Connectivity:** Will link **GTA to Central Ontario** with a **20-30 minute ride** from Vaughan, Ontario.
- **Efficient Planning:** Tracks will run **alongside Hwy 400**, minimizing land acquisition costs and infrastructure requirements.
- **Economic Growth:** Will drive **regional economic expansion**, enabling new opportunities in tourism, business, and recreation.
- **Historic Innovation:** Will be **Canada's first High-Speed Rail (HSR) system**, setting a new benchmark for transportation.
- **Sustainability:** Will be powered by **electricity**, reducing **carbon emissions by up to 90%**.
- **Accessibility:** Will incorporate **ADA standards** and **universal design** for inclusivity (e.g., accessible bathrooms).
- **Smart Investment:** Will serve as a **strong inflation hedge**, with plans for a **profitable government buyback** post-completion.
- **World-Class Design:** Will be **inspired by Japan's Shinkansen Bullet Train** for efficiency and reliability ([Shinkansen Bullet Trains](#))



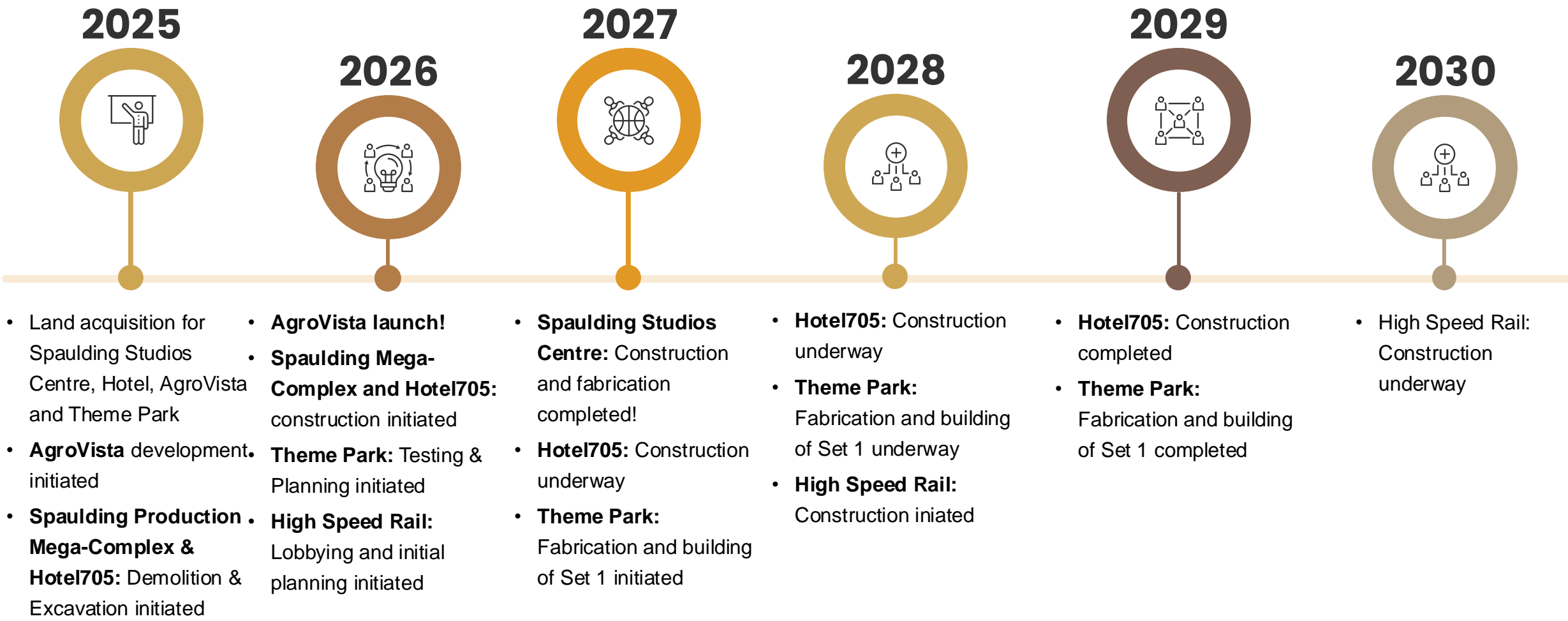
- ❑ Proposed location: High Speed Rail Run alongside Hwy 400 from Vaughan to Central Ontario – a total distance of ~ 80-87 km
- ❑ Projected estimated ridership is based on 3.75% - 7.5% of recent estimated number of Commuters from Barrie to T.O. commuters (on both Hwy 400 and the Go-Trains)
- ❑ The rail will reduce an average 1-hour commute to roughly 20-30 minutes.
- ❑ High speed rail will terminate beside present subway system to provide easy access to all of the downtown core of Toronto with ease



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# Key Milestones / Timelines\*



\*Timelines are current approximations based on funding being received in Mar 2025; and are subject to change due to changes to delays in funding etc

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# Meet the Team



**Damian Spaulding**  
Founder & C.E.O.



**Jack Gallagher**  
General Manager,  
Executive Assistant



**Jody Ledgerwood**  
Chief Financial Officer



**Nelly Brown**  
Chief Project Officer



**Khaleel Gandhi**  
Producer



**Christine Berry**  
Producer



**Cris Vleck**  
Associate Producer  
& Head of Publishing

# Meet the Team



**Mark Jahn**  
Head of Construction  
& Engineering



**Atul Patel**  
Financial Director  
(Real Estate)



**Monique Bartlett**  
Director of Marketing  
(Real Estate)



**Deanna Murphy**  
Head of Interior Design



**Adam Wright**  
Site Superintendent



**Kasandra Chiaromonte**  
Creative Director



**Michael Chiaromonte**  
Director of Food &  
Beverage

# Meet the Team



**Andrew Lane**  
Industry Specialist



**David "Zeus" Settles**  
Record Label Specialist



**Paula Hesser**  
Environmental  
Representative

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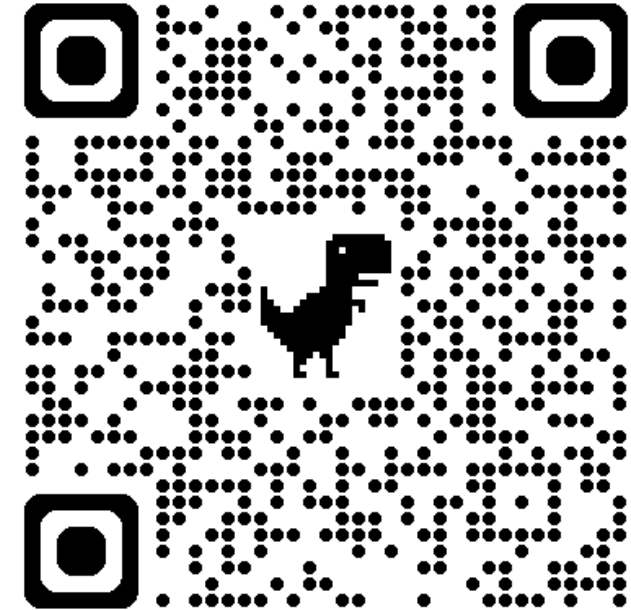
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# Contact Information



## Damian Spaulding

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- **Website:** [www.spauldingcanada.ca](http://www.spauldingcanada.ca)
- **Facebook:** [Spaulding Canada](https://www.facebook.com/SpauldingCanada)
- **Instagram:** [@SpauldingCanada](https://www.instagram.com/SpauldingCanada)



[www.spauldingcanada.ca](http://www.spauldingcanada.ca)

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- Is independently developed.
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- Forward-Looking Statements: Projections are based on assumptions and subject to change.
- Legal Compliance: Investors are responsible for ensuring compliance with applicable laws.
- No Solicitation: This is not an offer to buy or sell securities; only qualified investors in legal jurisdictions may participate.
- Independent Decision-Making: Each investor must assess risk based on their own financial situation.
- Right to Modify: Spaulding Canada may alter or withdraw this offering without prior notice.

For inquiries, contact **PROJECT@SPAULDINGCANADA.CA**.



EMAIL: [OPPORTUNITY@SPAULDINGCANADA.CA](mailto:OPPORTUNITY@SPAULDINGCANADA.CA)

[HTTPS://WWW.SPAULDINGCANADA.CA](https://www.spauldingcanada.ca)

# THANK YOU

# APPENDIX

# Canada has a thriving Entertainment Industry

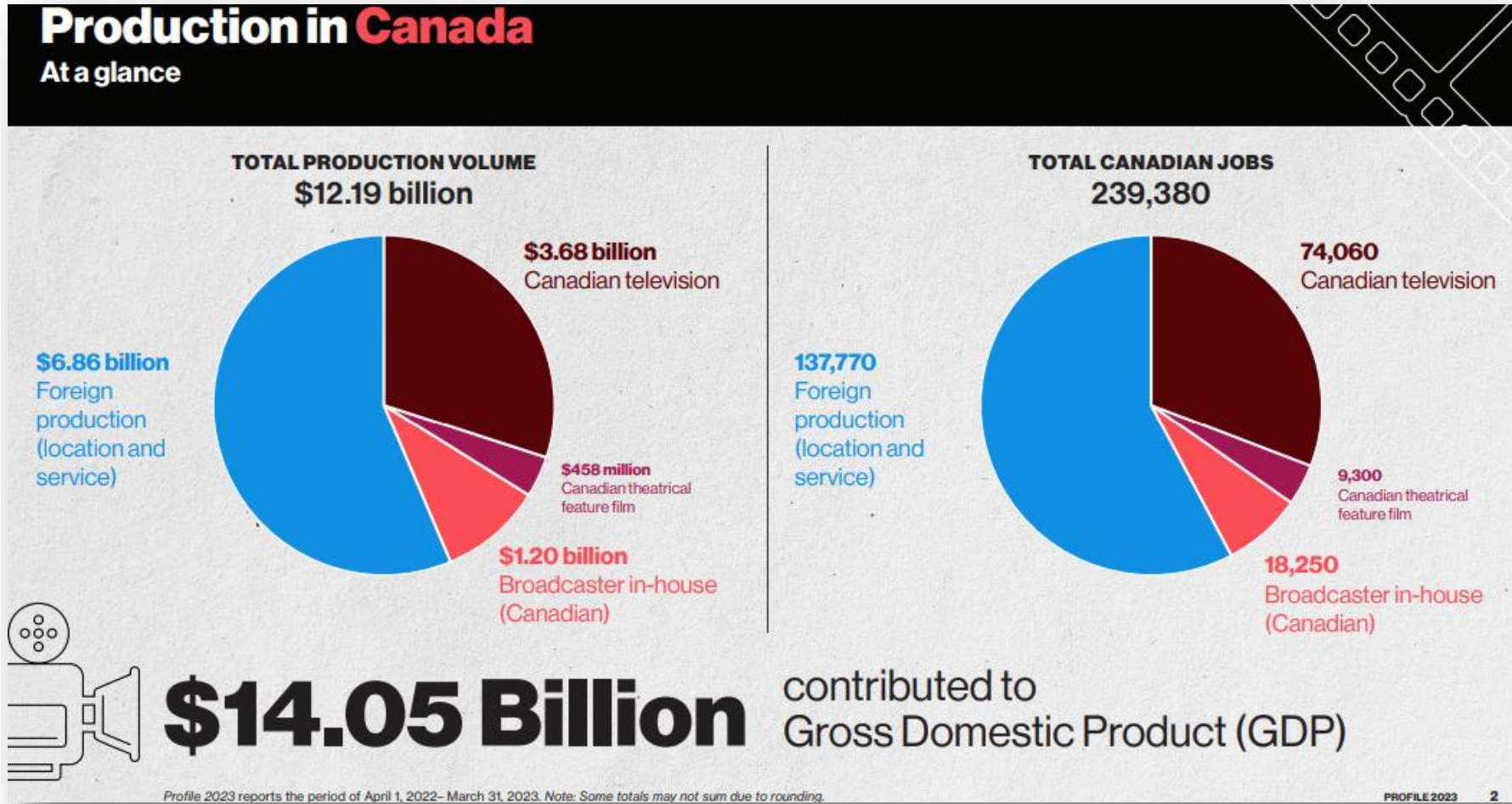


- **Film and Television:** Canada has a thriving film and television industry, known for its diverse talent pool, scenic locations and generous tax incentives. Major cities like Toronto, Vancouver and Montreal are popular filming destinations. The industry is supported by organizations like Telefilm Canada and provincial film commissions. In recent years, streaming services like Netflix and Amazon Prime have invested in producing content in Canada, further boosting the sector.
- **Gaming:** Canada is a global hub for video game development, with prominent studios like Ubisoft, Electronic Arts, and BioWare having a significant presence. Cities like Montreal and Vancouver are particularly known for their game development scene. The industry benefits from government support, favorable tax credits, and a skilled workforce. Mobile gaming, virtual reality, and E-Sports are emerging trends within the Canadian gaming sector. Canada also has one of the largest quantum computing facilities in the world.
- **Music:** Canada has a rich musical heritage and is home to many internationally acclaimed artists across various genres. The Canadian music industry contributes significantly to the economy through record sales, live performances and music exports. Toronto, Montreal and Vancouver (and soon to be Barrie) are key cities for music production and live events. Streaming platforms have reshaped the music industry landscape, with digital music consumption on the rise and Spaulding Canada has new technology to also facilitate this development.
- **Live Events and Performing Arts:** Canada hosts numerous live events, including concerts, theatre productions, festivals and sporting events. Cities like Toronto, Montreal and Calgary attract major international acts and host large-scale events like the Toronto International Film Festival (TIFF) and Montreal Jazz Festival.
- **Streaming Services:** The rise of streaming services has transformed the entertainment landscape in Canada, providing consumers with access to a wide range of content on-demand. Besides international platforms like Netflix and Disney+, Canada has its own streaming services such as CBC, Gem and Crave. The competition among streaming providers has intensified, leading to increased investment in original Canadian content.

# Why development, Why now?



Profile 2023: Economic Report on the Screen-Based Media Production Industry in Canada<sup>1</sup>



Movie and Television production contributed \$14.05 Billion to the Canadian GDP in 2023

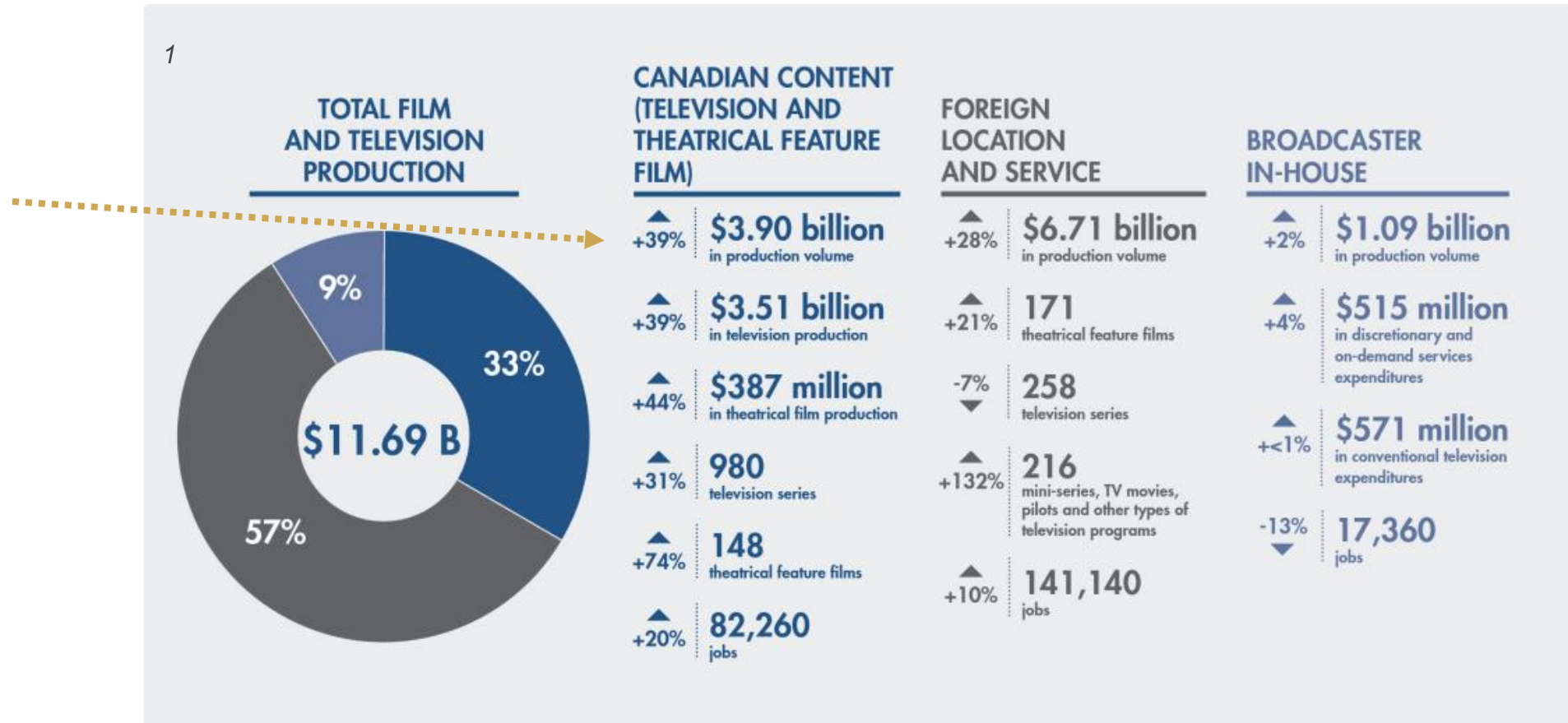
<sup>1</sup> Source: Profile 2023: Economic Report on the Screen-Based Media Production Industry in Canada ([https://cmpa.ca/wp-content/uploads/2024/05/Profile-2023\\_Summary-Report.pdf](https://cmpa.ca/wp-content/uploads/2024/05/Profile-2023_Summary-Report.pdf))

# Canadian TV and film industry continues to grow



Profile 2022: Economic Report on the Screen-Based Media Production Industry in Canada

Canadian Television and film industry continues to grow



<sup>1</sup> Source: ([https://www.mpa-canada.org/research\\_docs/profile-2022-economic-report-on-the-screen-based-media-production-industry-in-canada/](https://www.mpa-canada.org/research_docs/profile-2022-economic-report-on-the-screen-based-media-production-industry-in-canada/))