BASE31 AREA CONCEPT PLAN

7 SEPTEMBER, 2023

PEC CP

SASAKI




Picton Main Street
Macaulay
Heritage Park
Union Street
County Road 22
Future
Development
MACAULAY
MOUNTAIN
CONSERVATION
AREA
MARSH
CREEK
Kingsley Road
Clarke Road
N
0 100m 200m 400m 600m

EXECUTIVE SUMMARY

The Area Concept Plan (ACP) sets the framework for the development of Base31, a major community building opportunity located on a former World War II airbase in Picton, Ontario.

Built upon the five guiding principles for the plan, also known as the "Area Concept Plan Pillars", the 304 ha (750-acre) site is envisioned as a mixed-use community with a dynamic collection of villages, retail, restaurants, places to work and create, parks, trails, and recreation areas, a full complement of community amenities, and a range of housing to suit many needs. The Area Concept Plan outlines significant areas of focus in a series of six structuring elements within this document, which aims to:

1. Create new housing solutions for a wide range of income levels, lifestyles, and ages;
2. Connect people to parks, gardens, trails, and the surrounding natural areas through the concept of "green fingers";
3. Expand opportunities for education, employment, and new business that help to drive County economic vitality;
4. Provide much-needed community and family amenities to Picton and beyond;
5. Deliver new infrastructure, amenities, and a combination of commercial and residential uses;
6. Execute an ambitious revitalization program at the Revitalization District that includes the adaptive re-use of historic buildings, transformation of the landscape and significant investment in placemaking, public art, programming, site activation and food and beverage;
7. Design pedestrian and cycle-friendly networks to enable healthy lifestyles and reduce the reliance on automobiles; and,
8. Build a four-season destination to advance the prosperity of local businesses and drive economic growth for the County.

Since embarking on this project with the purchase of the lands in 2021, PEC Community Partners Inc. has renovated multiple existing buildings, undertaken significant landscape regeneration and made major investments in placemaking, programming, public art, heritage interpretation, and site activation. A 'creative placemaking' approach that leverages art and culture to generate positive growth and change has already yielded 150 collaborations and partnerships and helped foster a 'Made in the County' community. In 2023, PEC Community Partners Inc. launched an intensive Community Engagement effort called "The Neighbourhood Plan" to continue the process of co-creating the vision for the 304 ha (750-acre) site and inform this Area Concept Plan document.

Base31 is poised to become a catalyst of long-term, sustainable growth for Prince Edward County. The project has potential to be a major driver of economic and workforce development while contributing solutions to address community-building priorities of the County, such as housing options, social infrastructure, transit, health, and well-being. The site is envisioned to respect the rural character of the County, and by virtue of its collaborative approach, be a force for good in the community.

The partnership is committed to bringing forward infrastructure improvements to provide benefits to the existing and future residents in the County, and ensure services are adequate for the activation of the Revitalization District as well as for the eventual build-out of the site.

This document is an important first step in bringing forward the views of the community within the context of a plan for the site, and will allow the project to advance and execute upon this shared vision through an Official Plan Amendment to the Picton Urban Centre Secondary Plan.

◀ fig 0.1 Base31 Area Concept Plan

PEC COMMUNITY PARTNERS INC.

PEC Community Partners is a group of community builders including Tercot Communities, DECO Communities, PEC Placemaking, and Rockport Group.

The Ontario-based partnership brings together expertise in complete community development, affordable housing and commercial space, mixed-use residential, site servicing and infrastructure, and adaptive re-use of heritage sites with a specific focus on creative placemaking.

In 2021, PEC Community Partners Inc. purchased the the former site of a World War II airbase known as Loch-Sloy Business Park and an adjacent property in Prince Edward County, Ontario for an approximately 750-acre assemblage. This next stage in its history will be as home to one of the nation's largest revitalization projects.

CONSULTANTS

LEAD MASTER PLANNING CONSULTANT

TRANSPORTATION CONSULTANT

SUSTAINABILITY CONSULTANT

CIVIL ENGINEERS

ENVIRONMENTAL CONSULTANT

ECONOMIST/MARKET RESEARCH CONSULTANT

LEAD PLANNING CONSULTANT

RETAIL CONSULTANT

AGRICULTURAL STRATEGY CONSULTANT

PUBLIC AND STAKEHOLDER ENGAGEMENT CONSULTANT

BUILDING ASSESSMENT CONSULTANT

PLANNING CONSULTANT

ELECTRICAL ENGINEER CONSULTANT

PUBLIC AND GOVERNMENTAL RELATION CONSULTANT

ARCHAEOLOGICAL AND HERITAGE CONSULTANT

LANDSCAPE CONSULTANT

AVIATION PLANNING CONSULTANT

ARCHITECTURE CONSULTANT

BUILDING & FIRE CONSULTANT

INDIGENOUS CONSULTANT

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fig 0.2 Existing Base31 Revitalization District Aerial View ▶



INTRODUCTION

INTRODUCTION

This Area Concept Plan (ACP) provides a vision and overall planning direction for the development of the lands known as Base31. This is not a regulatory document, but rather a guiding document specifically with respect to its land use, design, servicing, environment, heritage restoration, and the configuration of the road and active transportation network.

The scope and intent of the ACP is set out in Section 2.6 of the Picton Secondary Plan, in which Base31 is located within the 'Heights Development Area'. This ACP would apply only to those lands within Base31.

The ACP is intended to:

1. Guide the location and forms of growth and development at Base31;
2. Establish principles to guide the overall vision for development of these lands;
3. Act as a guiding document to bridge the vision for the site to the planning framework within Prince Edward County's Official Plan and subsequent detailed development applications, such as an Official Plan Amendment to the Secondary Plan; and,
4. Provide certainty for the County and community in terms of the form and character of development at Base31.

The ACP takes guidance from the Picton Urban Centre Secondary Plan direction provided for The Heights Development Area, of which Base31 forms a part. That plan:

- Supports a wide range of new development to complement, and support existing and planned development in Picton-Hallowell.
- Supports a diverse range of commercial, employment, tourism, and creative rural economic uses that meet local and regional needs and foster economic development.
- Supports a diverse range of housing types at a range of residential densities.
- Supports future development at a range of scales and formats, including compact mixed-use development reflective of existing neighbourhoods in Picton-Hallowell, and large-lot single use development reflective of a campus format.
- Collaborates with local partner individuals and organizations to reflect local skills, initiatives, and perspectives.
- Honours the site's layered history and the Indigenous communities who are the traditional stewards of this land.
- Draws on the abundant talent, artisanal, and enterprising spirits in the region, and through space-making, partnerships, programming and local sourcing, creates wide and equitable opportunities and a welcoming place for businesses in and residents of Prince Edward County.
- Builds sustainably, working to regenerate local ecology and embrace sustainable design, building, and management practices.
- Creates a dynamic collection of neighbourhoods with a mix of retail, restaurants, places to work and create, parks, trails, and recreation areas, a full complement of community amenities, and a range of housing to suit many needs.

Prince Edward County is currently undertaking a series of studies including a Picton Master Servicing Study, a Regional Water Master Plan, a County-wide Recreation Master Plan and Picton-area Transportation Master Plan addendum. The findings of these studies will help to inform the plan at Base31 at the detailed level of the planning phase.

BASE31 SITE AND CONTEXT

Base31 is located adjacent to the ridge of a steep escarpment overlooking the town of Picton and extends over 304 ha (750 acres) bounded by County Road 22, Kingsley Road and Clarke Road. The site sits south east of the town of Picton, adjacent to the area recognized as “The Heights” neighbourhood. Natural areas surround the site including Macaulay Mountain Conservation Area, Marsh Creek, and the Millennium Trail.

Prince Edward County has a unique history and diverse landscape, and continues to evolve as a distinctive physical and cultural landscape that embraces its heritage. Its natural beauty is a major driver of tourism and the local economy and provides the basis for its diverse agricultural industry and growing farm-to-table movement. More recently, it has become a hub for artists and innovative industries.

As part of the site’s environmental analysis and Natural Heritage Assessment completed for Base31, ecological surveys completed between 2021-2023 have concluded that no alvar habitat or significant wetlands exist within the site.

History

The pre-contact settlement of what is now Prince Edward County was characterized by over 10,000 years of Indigenous stewardship of the lands, including temporary and permanent fishing villages and other settlements. Prince Edward County is the traditional territory of Huron-Wendat, Anishinaabe, and Haudenosaunee peoples. The Base31 team has developed relationships with the five local indigenous nations who have graciously shared many stories of the land and the people that have inhabited it.

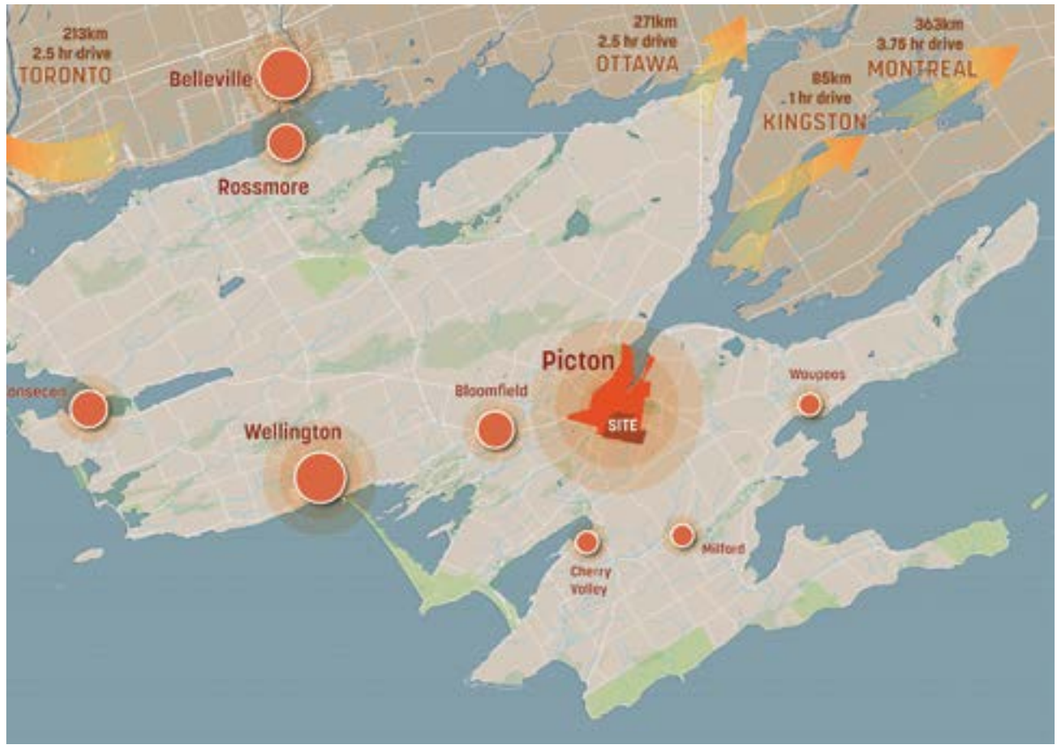
Post-contact, the extensive land grants issued to Loyalist settlers in the aftermath of the Revolutionary War led to the site’s agricultural use until the coming of World War II. Originally known as the Royal Air Force (RAF) Station Picton, the site was established as part of the British Commonwealth Air Training Plan in the early 1940s. During the construction of the airbase at this time, much of the surface of the site was stripped to build runways and base buildings, altering the ecology and archaeology of these lands. The base also served as a hub for training Royal Canadian Air Force (RCAF) pilots during WWII, contributing significantly to the war effort and becoming a place of extensive history for the area.

Today, the site still features infrastructure from the training and operations of the former air training base, which includes the vestigial runways and approximately 55 wartime buildings, such as hangars, barracks and other associated facilities.

The air training base was decommissioned following the war and operated until 1969 by the Royal Canadian Air Force. The site transitioned into a business park (Loch-Sloy) and airfield, and was later purchased by PEC Community Partners Inc. in December of 2021.

The new ownership group has embarked on an ambitious revitalization programming, which began in 2022 that includes the adaptive re-use of many of the heritage buildings, transformation of the landscape and significant investment in placemaking, public art, programming, site activation, and food and beverage.

In 2023, Base31 launched a full summer season of events, concerts, gallery openings, and site and building improvements accommodating a wide range of audiences.



◀ fig 1.1 Prince Edward County Context Diagram

THE WIDER CONTEXT

Prince Edward County's (PEC) permanent population has fluctuated slightly over the years, with a more notable growth of 4% since 2016. The pace of growth among the permanent population is projected to increase by another 4% through to 2038, with up to 12,000 seasonal visitors, a 100% increase from that noted in 2011.

The median age of the population and distribution of population by age group is steadily increasing, reflecting an aging population in PEC. The median age of PEC is 56.8, which has often been higher than that of the wider province at 41.6.

The labour force population has dropped by 9% between 2006 and 2016, with a steady decline in agriculture and manufacturing and a rapid decline in others, including professional, scientific and technical services. PEC was once the 'Garden County of Canada' and while agriculture remains a key pillar in the economy, the total number of farms has dropped by 32% from 2006 to 2021. Employment in retail trade, and health care and social assistance has remained consistent. However in recent years, the county has experienced growth in construction, transportation and warehousing, and rapid growth in accommodation and food services, consistent with the boost in tourism and agri-food activity.

PEC has experienced a steady increase in housing supply from 2006 to 2021. The Covid-19 pandemic resulted in the migration of city dwellers in Toronto and Montreal towards more suburban or rural areas, leading to a 61% increase in PEC property values. The rental market experienced a similar increase, which coupled with the limited supply of housing in the County, is creating a significant demand for affordable housing for those local residents and key workers. PEC is however projecting a three-fold increase in housing starts over the next 6 years.

The Planning Policy & Regulatory Framework recognizes that Picton is the largest centre and most strategic area for new housing to be accommodated efficiently, while allowing the balance of the County to maintain its bucolic and pastoral interplay of agriculture and nature. As part of this strategy, Prince Edward County has designated these lands for growth within the Prince Edward County Official Plan and sets out a process in which must be undertaken in order to obtain the necessary approvals for a mixed-use community.



fig 1.2 Aerial View of the Site and its Context

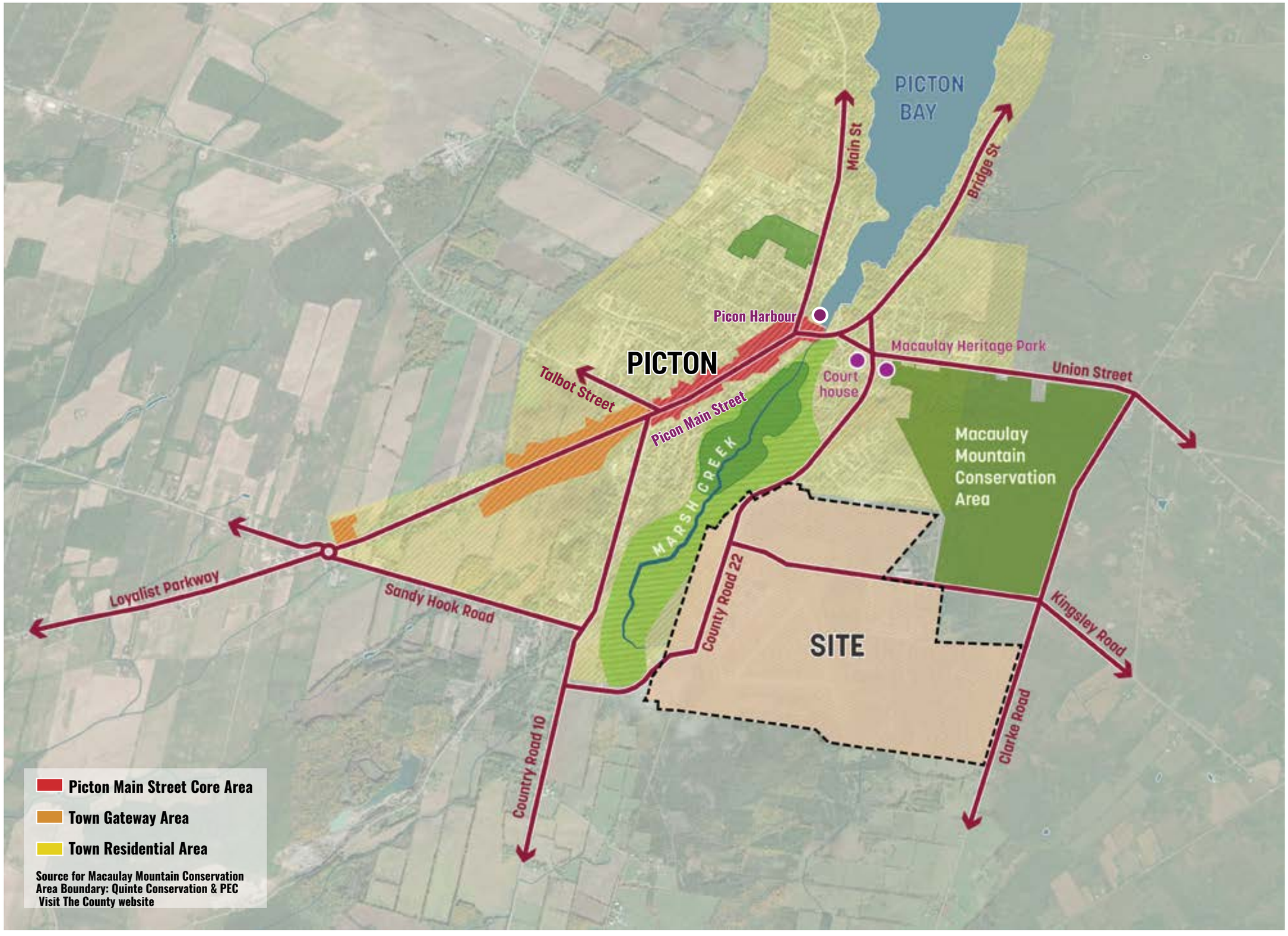


fig 1.3 Picton Context Diagram

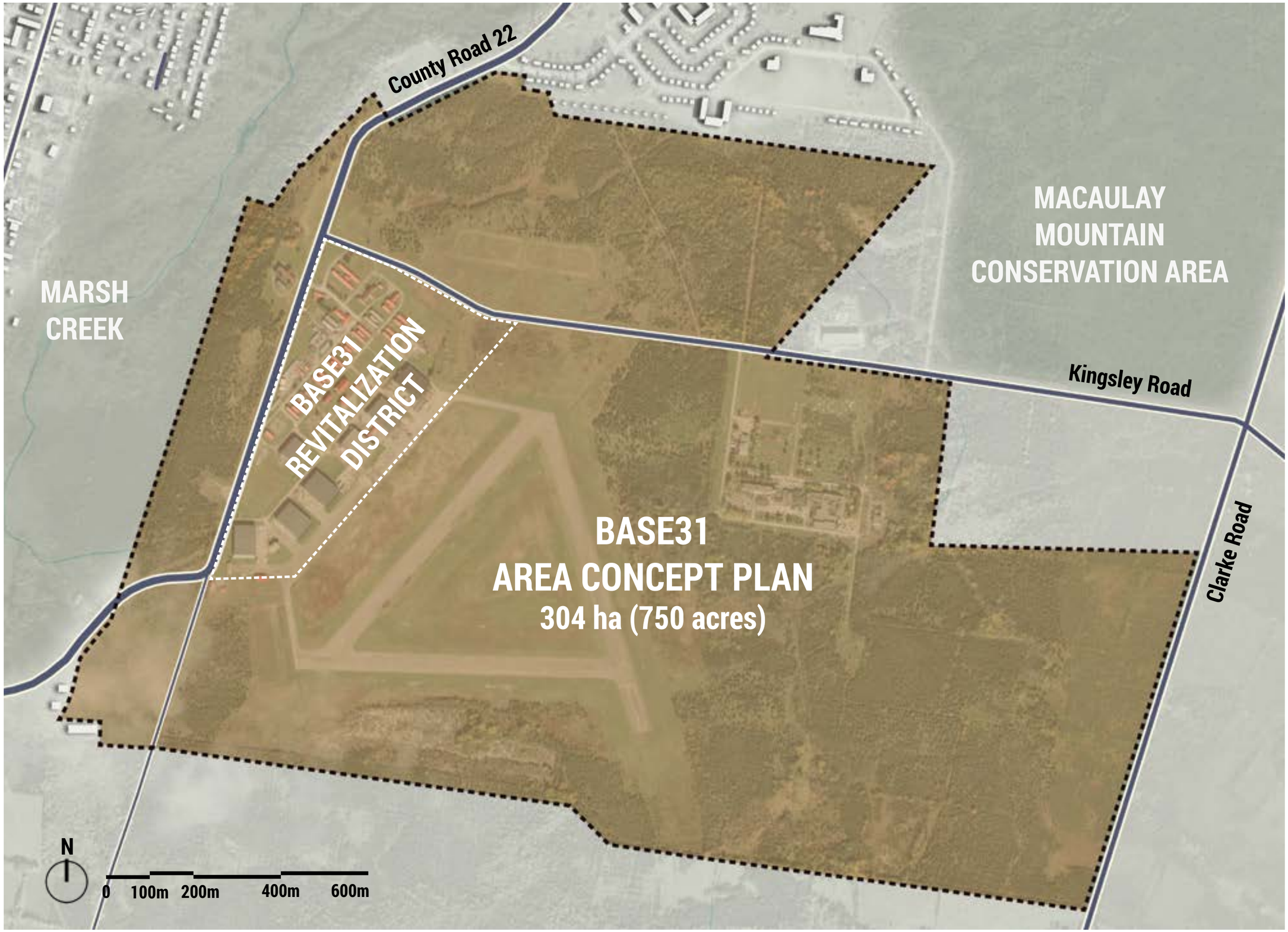


fig 1.4 Base31 Site Boundary





fig 1.8 Base31 ACP Existing Conditions

AREA CONCEPT PLAN
GUIDING PRINCIPLES

AREA CONCEPT PLAN GUIDING PRINCIPLES

At the onset of the project, five guiding principles were created to inform the visioning process and structuring elements of the Area Concept Plan. These principles were developed in consultation with County staff, community leaders, and a range of stakeholders including Base31's current tenants. These were also informed by key findings from Prince Edward County's Vital Signs Report (2022), which aims to improve quality of life for all in the County. The guiding principles, also known as the "Area Concept Plan Pillars", have evolved over time to respond to stakeholder feedback and the ever-changing needs of the local community. The guiding principles, which served as the basis for the vision for the site, are as follows:



fig 2.1 ACP Project Pillars

A FRAMEWORK FOR ENGAGING THE COMMUNITY

The 2023 Engagement Series, which was initiated with the public as the "Base31 Neighbourhood Plan", provided an opportunity for the project team to gather feedback from the community and local stakeholder groups over a five-month period. This effort included three online surveys, a workshop series with subject matter experts across a range of industries, and an in-person community meeting known as the "Idea Fair" – all of which built upon the community conversations that began at the Revitalization District at activations and events held in 2022. The purpose of this engagement series was to:

1. Establish a two-way dialogue with the community at the onset of the planning process.
2. Drive awareness and education about the project.
3. Generate ideas and feedback from the community about the future of the 304 ha (750-acre) site.
4. Produce a dataset that could be measured and examined through the lens of the planning process, site constraints, and help to inform the direction of the Area Concept Plan vision.



BASELINE SURVEY

The initial survey allowed for:

- Ideas and aspirations to be shared
- Establish and quantify the needs and wants of the community
- Assess and distill key themes and topics
- Establish priorities and areas of focus for ongoing engagement

WORKSHOP SERIES

The workshop series provided:

- The primary objective was to validate trends, expand on issues and advance discussion on priorities and areas of focus
- Discussion and 2-way dialogue on mission critical themes defined within the Baseline survey
- Insights were gathered from community leaders, specialists in key categories and stakeholder from all walks of life

IDEA FAIR

The Idea Fair provided a platform for:

- Community wide participation and engagement
- Education on key guiding principles
- Two-way discussion with the project leads across a range of subject matter expertise
- Quantitative and qualitative feedback, including two online surveys - one for sharing ideas about the future of the site and a second for providing feedback about the event
- Optimized with tools for bringing an abstract concept into reality for the community to provide in-depth and informed feedback











fig 2.2 Idea Fair 2023

WHAT WE HEARD

PLACE + CULTURE

1. Four-season, all-ages recreation and amenities will solve the problems and constraints experienced by many.
2. Family-friendly and affordable events and activities should be considered in future programming at Base31.
3. There is risk in having youth with “little to do and nowhere to go”. Delivering activity-based programming and spaces within a centralized location - for all ages - to foster connection and/or support educational advancement will help youth thrive.
4. New ways to play and experience during the winter: programming, events, spaces and places for the community.
5. Opportunities to include best in class sport / recreation facilities to attract Sports Tourism.

HOUSING FOR ALL

1. Housing innovation from a variety of perspectives: studio space for artists; smaller units with shared indoor / outdoor amenities for young people and those looking to age in place.
2. Rental has been highlighted as a much-needed form of housing, including long- term and larger rental units to meet the needs of families.
3. Affordable housing options for our youth, creative professionals, service workers, and older adults.
4. Housing that has walkability and connections to a range of amenities.

FARM2TABLE

1. Both the design of this future place and the Revitalization District should reflect a “Made in the County” spirit of place (such as connection to nature and the landscape, arts, culture, and creativity,, hospitality/food and beverage, etc.)
2. A focus on infrastructure that could be shared by those in the agribusiness sector to meet a range of business needs: storage, co-working, shared commercial spaces, maker / studio spaces.
3. Multi-use facility or commercial space to support local businesses year-round.
4. Advance “farm to table” opportunities for youth and business owners through education, partnerships and programming.
5. Continue to advance local business operations through the use of the available spaces at Base31, and activation within our Revitalization District as a central hub.

PEOPLE AND ECONOMY

1. Shared facilities to support the addition of services, such as daycare, and community spaces that bring people together to build connections.
2. Health care service expansion to support a new population. Walk-in clinics were the top voted community service at the Idea Fair.
3. Long-term rental options to meet the needs of the service worker and stabilize the County workforce.
4. Four-season activation, programming and infrastructure is imperative to achieve greater economic vitality.
5. Access to daycare, wellness services and housing is critical for recruitment and retention of the service worker employee: when business owners and their employees have access to these services, the County thrives.

FUTURE READY

1. Resilience was voiced by the community as being directly connected to their own personal health and wellbeing. The strength of a community and its ability to thrive requires both amenities and services tied to the management of day-to-day living, such as access to health and wellness-based services and daycare. Sustainable practices are valued, but the basics to increase livability must be the priority.
2. Active Transportation options to connect people to Base31, such as transportation networks, public transportation, a shuttle, creating connections to surrounding neighbourhoods, and better cycling routes.
3. Quality of life is highlighted as the ability to have: things to do, outdoor and indoor spaces for youth, seniors, and families.
4. Resilience can be achieved if the future development is designed to be both adaptable and responsive throughout the project's duration.

** Full Engagement Series Reporting document available upon request.*

** Base31 will work with the applicable levels of government, agency and boards to pursue any qualifying items as outlined above.*







fig 2.3 Idea Fair 2023



fig 2.3 Idea Fair 2023

AREA CONCEPT PLAN VISION

AREA CONCEPT PLAN VISION

Prince Edward County is comprised of numerous small villages rooted in rural and natural settings. It is this village-like design, and natural surrounding context, which inspired the vision for the site: a constellation of small “village-like” settlements connected by ”green fingers”. These green fingers stretch throughout future community as a system of landscapes that:

- Create a network of trails and pathways which links the Revitalization District and the villages to the broader regional trail system and surrounding natural areas, including Marsh Creek, Delhi Park, Macaulay Mountain Conservation Area and the broader trail system within the Town of Picton.
- Incorporate green infrastructure, such as rain gardens and water reuse, and strategically plant native plants, trees, and shrubs along the thoroughfares to enrich the network of habitats.
- Act as connectors and will be designed as pedestrian-friendly pathways that would encourage walking, cycling, and other forms of non-motorized transportation.
- Enable and support healthy lifestyles, with access to nature, parks, and easily accessible routes to facilitate movement within the site.
- Create spaces for gathering and recreation through seating, public art installations and amenities, such as playground and exercise stations within the landscape.

These green fingers are integrated and join at the palm of the hand and heart of the community: the Revitalization District.

The Area Concept Plan will establish a number of strategically located villages across the site that will cater to a wide range of demographics and create a vibrant and inclusive community. The villages are designed to seamlessly integrate with the surrounding open spaces and green fingers to maximize access to natural features. The open space program, which can be seen in fig 4.3.1, envisions two different types of green spaces: natural areas in dark green (non-programmable) and green spaces in light green with passive recreation and connections to active, programmable areas. The types of programming and recreational opportunities for the open space network will be determined through the detailed planning process.

Each village represents a distinct neighbourhood with its own unique character and amenities. The design of the villages aims to connect the community at the local parks in each village, acting as gathering points for residents. This is meant to foster a sense of belonging and encourage social connections among residents of different ages and backgrounds. Green spaces and local parks are integrated into the villages, providing residents with access to nature, promoting biodiversity, and enhancing the overall ecological value of the site.

The Area Concept Plan aims to create new housing solutions for a wide range of income levels, lifestyles, and ages. As such, the villages are designed to be inclusive, accommodating a diverse range of residents. They will offer a mix of housing tenures, types and sizes, catering to individuals, service workers, young professionals, families, and older adults. By providing a variety of unit types, the villages promote social diversity, allowing people from different socioeconomic backgrounds to live and interact within the community.

The ACP envisions a community that will provide access to essential amenities and services. This may include schools, healthcare facilities, grocery stores, local shops, cafes, and recreational facilities. The goal is to ensure residents have convenient access to their daily needs, reducing the dependence on cars and enhancing the walkability of the site. The villages will be connected to the Revitalization District, the anchor for social, recreational and cultural facilities, which will include many of the day-to-day amenities for the community, in addition to the adaptive re-use of many of the historic buildings, transformation of the landscape and significant investment in placemaking, public art, programming, site activation, and food and beverage. The Revitalization District will unlock, accelerate and enrich its potential by creating a world-renowned cultural tourism destination and contributing to the essential ingredients for creating a complete community.

The villages act as focal points for social interaction, support diverse housing needs, and provide residents with access to nature, amenities, and the unique qualities that make the County a desirable place to live.



Green Finger

Local Park

Natural Area

fig 3.1 Area Concept Plan Vision

AREA CONCEPT PLAN
STRUCTURING ELEMENTS

AREA CONCEPT PLAN STRUCTURING ELEMENTS

The 6 Structuring Elements of the Area Concept Plan provide a framework for the configuration of the plan to create a complete community.

- OPEN SPACE
- HOUSING
- COMMUNITY DESIGN
- SERVICING
- ACTIVE TRANSPORTATION AND ROAD NETWORK
- REVITALIZATION DISTRICT





OPEN SPACE

PLACE AND CULTURE | FARM2TABLE | PEOPLE AND ECONOMY | FUTURE READY

OPEN SPACE

The vision for Base31 began as an idea about the landscape. Our aim was to capture the essence and qualities that make living in Prince Edward County so unique. The pattern of small towns and settlements create a direct and comfortable relationship with the larger landscape, whether agricultural or natural rolling topography. For decades the aerodrome site has been inaccessible - now we have an opportunity to open up the site and create a community that thrives on its proximity to the landscape.

The Area Concept Plan is rooted in nature and will create stronger connections to the natural setting around the site. A system of greenways, or green fingers: extend out from the Base31 Revitalization District to connect natural features and unique places nearby. Between these green fingers are a network of villages nestled within the common element of the extended landscape. This landscape is a place for bikeways and pedestrian paths, recreation and shared amenities, opportunities for a farm-to-table culture, the integration of art and creativity, and a thriving natural environment for the enjoyment of all who live in, work and visit the place.

If you live in one of the villages, you will always be within a minute or two walk to the green network. The experience of seasonal change will be enhanced by your proximity to the landscape and you will have choices beyond having to drive your car from place to place. Living with nature will be the essence of your experience in this community.

** The future trail connections and only indicative, and are intended to make connections, and not follow the exact path.*

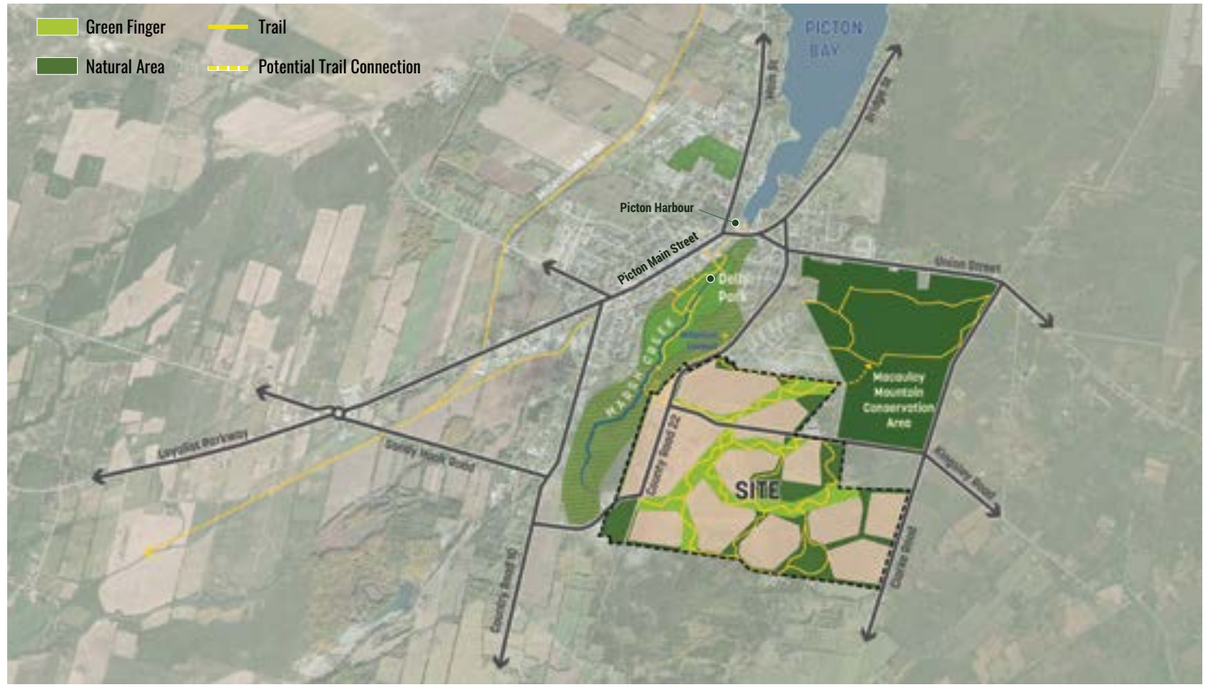


fig 4.1.1 Open Space in Context

* The trails on this map are indicative, to make connections, but do not suggest exact location and profile.



fig 4.1.2 Open Space Framework Inspiration

TOP VOTED IDEAS - IDEA FAIR 2023

The open space program is centred on 4 key imperatives: recreation, community, wellness and culture.

- ***FOUR-SEASON RECREATION**: Multi-use sports courts/fields, cross-country sking, and pickleball.*
- ***CULTURE:** Outdoor theater (the top voted item on the board with 48 votes), culinary pop ups, and live music/concerts.*
- ***WELLNESS**: Multi-use trails and natural landscape.*
- ***COMMUNITY:** Outdoor markets, winter/evening activities, and family-friendly events.*

The Park and Open Space features are envisioned as two comprehensive layers (dark and light green; reference fig 4.1.2) to create a robust network of green outdoor spaces and create a balanced approach to the concept of "living in the landscape". The light green, or "green fingers", are flexible green spaces with passive recreation and connections to all-seasons programming such as skating and cross-country skiing in the winter, and outdoor events and outdoor sports recreation in the summer. The non-programmable open space network in dark green are natural areas where the future community can connect with wildlife and the landscape. The ACP will look to incorporate a range of passive and active recreation, wellness-based activities, areas for the community to gather and connect, and opportunities for cultural integration with the open space network. These elements are potential concepts only, and the specifics for the open space programming will be defined through the detailed planning process.

Balanced with the social and cultural aspects of the setting, the plan includes green infrastructure such as rain gardens and water management areas to create opportunities to improve biodiversity and create productive and resilient landscapes.

Prince Edward County is currently undertaking a Recreation Master Plan, which will help to inform the integration of future connections to nature and trails and programming opportunities at Base31.

The Parks System Hierarchy:

Three types of green spaces define the hierarchy for the proposed parks system within the Area Concept Plan. These can be described as follows:

- Local Parks: Small, intimate parks found within the individual villages, designed for use by the residents who live there.
- Destination Park: A central park, fully activated and animated for year-round enjoyment.
- Green Fingers: Flexible green spaces offering passive recreation and connections to active recreation and programmable areas.



fig 4.1.3 Base31 Open Space Inspiration

The Neighbourhood Plan - Survey 1#:

"Humans need spaces to play. More third places would encourage healthy stimulation, community support and growth."







fig 4.1.3 View of the Destination Park

OPEN SPACE INSPIRATION



Park Pavilion



Stormwater Management



Outdoor Theatre



Family Friendly Events



Picnic Terrace



Landform



Playground



Fitness

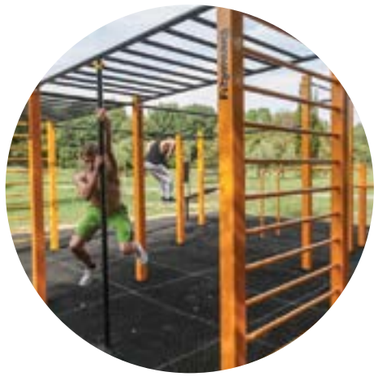


Multi-use Trails

RECREATION INSPIRATION



Tennis



Fitness



Cross Country Skiing



Multi-use Court



Soccer



Volleyball



Ice Hockey



Basketball



Pickleball



HOUSING

HOUSING FOR ALL | FARM 2 TABLE | PEOPLE OF ECONOMY | FUTURE READY

HOUSING

Our consultations have identified the pressing need for housing options that will meet the needs of a wide range of people in the County. The affordability crisis in PEC has a major influence on other important determinants of health and wellness, such as jobs, food security, mental health and social well-being. It is therefore considered by many engaged in the project to date to be one of the most pressing challenges in PEC.

The Area Concept Plan aspires to create a sustainable and inclusive environment where people of different backgrounds and abilities can live, work, and have access to a wide range of amenities including schools, health care, parks and recreation, culture, shopping and transit. The aim is to provide housing solutions to meet the needs of a wide range of income levels, ages, and life stages. We are aiming to deliver a spectrum of affordability, which may include attainable ownership units, below-market rental units, live/work units and co-op housing as examples. We are assessing a broad range of unit types with varying sizes, including single-family homes, low and mid-rise condominiums and apartments, townhomes, stacked townhomes, live/work units, granny suites, laneway suites, and tiny homes.

As the villages are constructed over the extended lifecycle of Base31, a housing mix will be selected from the indicated housing types on pages 38/39, responsive to their site characteristics and to the nature of housing demand at the time of development. The housing typology and design will be defined through the detailed planning application process. Community creation will be augmented by inclusion of the necessary community services and facilities.

Delivering on a broad spectrum of housing to meet the needs of a wide range of income levels, ages, and life stages within Base31 will require a great deal of expertise, creativity and partnerships. We will continue to work collaboratively with key stakeholders within the affordable housing community, the County Foundation and Chamber of Commerce to develop a deep understanding of needs and impediments. We will explore out-of-the-box solutions that create new pathways to home ownership and help stem the tide of the out-migration of County youth. We intend to engage in robust partnerships with PEC's Affordable Housing Corporation and other non-profit affordable housing providers, and we will also will work with all levels of governments, CMHC and banks to marshal the necessary resources. We are committed to demonstrating our leadership by rallying the collective efforts of many to deliver a broad range of housing solutions.

The Neighbourhood Plan - Survey 1#:
When asked about creating new housing opportunities in the County, the top three ranked in order of priority were: affordable ownership housing options, affordable rental housing, and more long-term rental options.

HOUSING INSPIRATION CATALOGUE



fig 4.2.1 Housing Inspiration : Townhomes



fig 4.2.2 Housing Inspiration : Granny Suites



fig 4.2.3 Housing Inspiration: Laneway Suites



fig 4.2.4 Housing Inspiration: Stacked Townhomes



fig 4.2.5 Housing Inspiration: Midrise Apartments



fig 4.2.6 Housing Inspiration: Walk-up Apartments

HOUSING INSPIRATION CATALOGUE



fig 4.2.7 Housing Inspiration : Detached Townhomes



fig 4.2.8 Housing Inspiration : Live Work



fig 4.2.9 Housing Inspiration: Tiny Homes



fig 4.2.10 Housing Inspiration: Single Family Homes



fig 4.2.11 Housing Inspiration: Walk-up Apartments



fig 4.2.12 Housing Inspiration: Dorm Style Apartments



COMMUNITY DESIGN

HOUSING FOR ALL | FARM2TABLE | PEOPLE FOR ECONOMY

COMMUNITY DESIGN

Base31 is envisioned as a complete community, designed as a dynamic collection of villages with a mix of uses, a full complement of community amenities, and a range of housing options to suit many needs. The mixed-use character of the proposed development will include retail in a range of formats and sizes and an offering that celebrates the "Made in the County" spirit. The greatest concentration of retail uses will be in the Revitalization District, making use of the existing heritage buildings. Imagine a destination lined with restaurants, cafés, shops and galleries all animated by live performances and year-round events.

Villages will be developed outside of the Revitalization District and may seek out opportunities to incorporate smaller-scale, retail to support neighbourhood shopping and restaurants, along with necessary community uses and facilities and other non-residential uses throughout the community.

The provision of social infrastructure will ensure that the existing and future community has access to everyday amenities and services, including schools, health centres, education and workforce hubs, recreation facilities, sports fields and sports courts, along with places to play outdoors such as parks, trails, and kids' play. The distribution of these facilities is intended to provide convenient access for area residents while creating nodes of activity and gathering for the greater community. The social infrastructure incorporated into the plan will be selected during the detailed planning process; this includes amenities and services that will respond to the needstate of existing and future residents and the demands of the County to maximize benefits for the community at large. The design of the villages provides the flexibility to evolve the social infrastructure as the project progresses.

The community amenities will foster social community cohesion, improve well-being, promote social inclusion, and establish a sense of place. The Area Concept Plan proposed will create spaces and opportunities for social interaction, facilitate the delivery of essential services, and contribute to a thriving and vibrant community life. Collectively, Base31 will be a place celebrated for its artistic and cultural offerings, and one that embraces every season.

** Base31 will work with the applicable levels of government, agency and boards to pursue any qualifying items as outlined above.*

Workshop Series - 2023 Findings

A common thread found within the workshop series was the belief that establishing infrastructure within the community design will propel economic growth across the County by delivering much-needed facilities and services for families, the aging population, and youth. These diverse stakeholders highlighted key features that would unlock potential for all:

1. *SOCIAL INFRASTRUCTURE: "Daycare"*
2. *PARKS & PLAY: Things for my kids to do*
3. *FOUR SEASON: Year-round everything and anything*
4. *HOUSING: Employees, future generations, and business owners themselves are at the core of protecting and elevating their business opportunity*

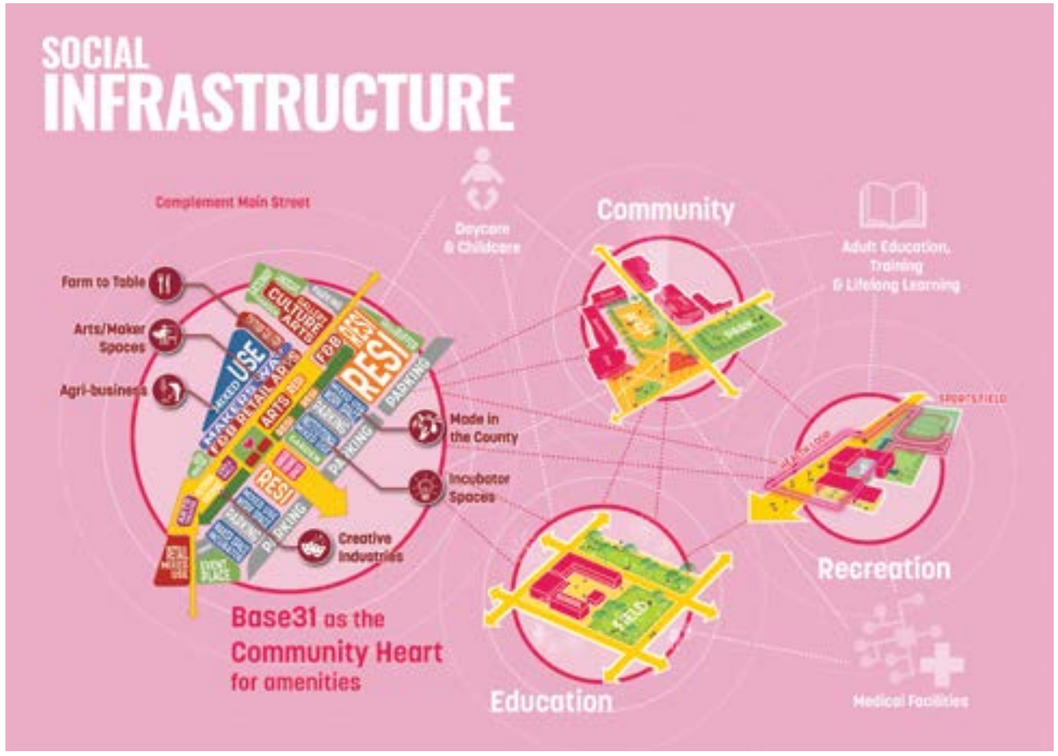


fig 4.3.1 Social Infrastructure Design Principles


Older Adults
Service Workers
Family
Urban Farmers
Youth/
Young Professionals
Creative
Professionals
Demographics
Playground
Splash Pad
Community Garden
Stormwater
Management
Open Space
Neighbourhood
Streets
Bicycle Paths
Pedestrian
Friendly
Mobility
Local Park
Single Family
Apartment/Rentals
/Worker Housing
Age in Place
Townhomes
Live/Work
Mix of Typologies
Connection to
Revitalization District
Daycare
School
Adult Training/
Professional Development
Recreation
Healthcare Facilities
Neighbourhood
Retail
Community Amenities

COMMUNITY DESIGN INSPIRATION





















SERVICING

SERVICING

Servicing infrastructure for the site will be phased in accordance with increases in demand. Future studies will be required to determine infrastructure upgrades to provide the adequate capacity necessary for the buildout of the land, and will be completed in accordance with the Picton Master Servicing Study and Regional Water Master Plan currently being undertaken by the County.

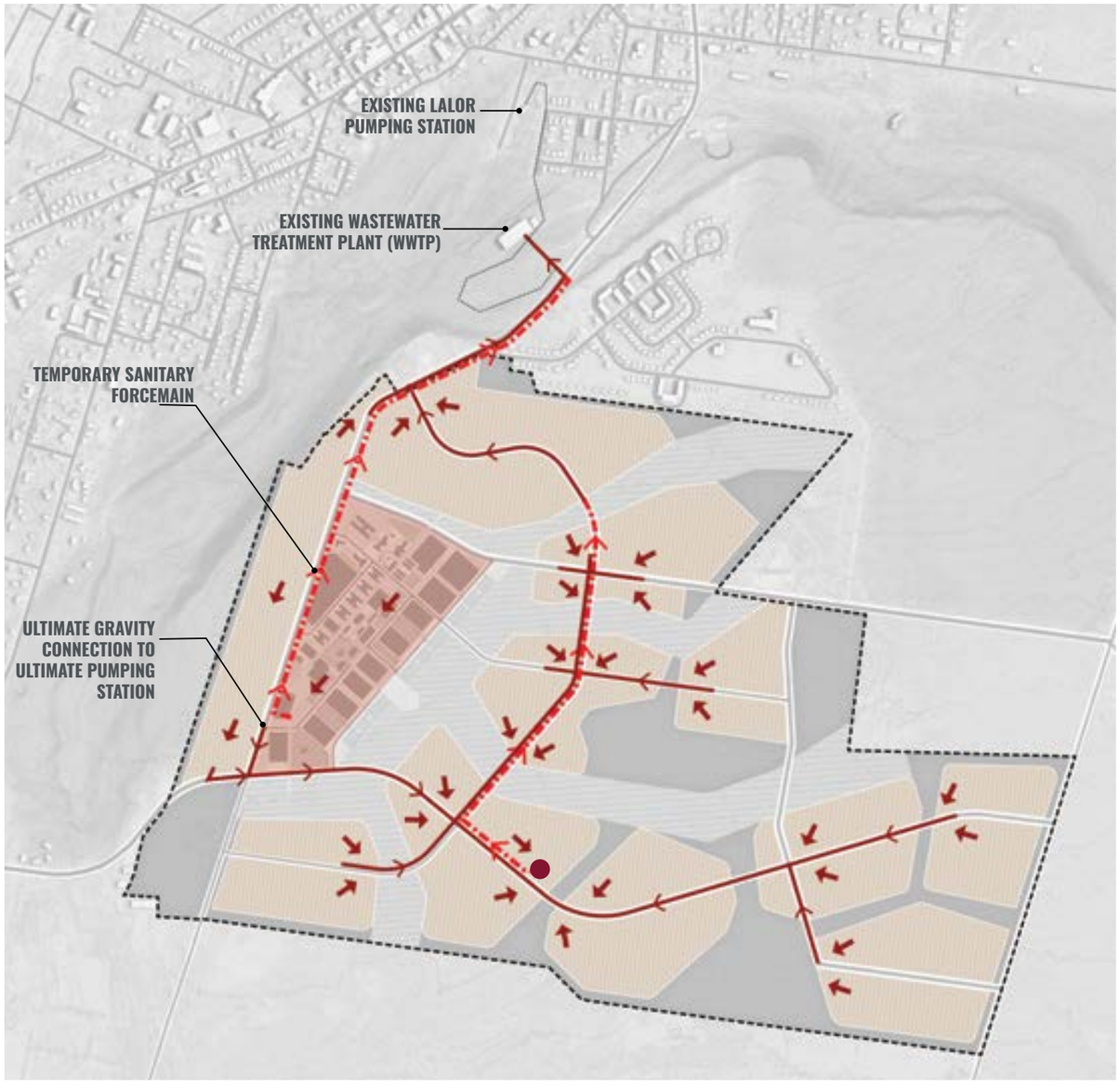
Sanitary

The Base31 lands will be serviced with a framework of sanitary sewers, contributing flow through a new, direct connection to the Wastewater Treatment Plant north-west of the subject site. At least two pumping stations will be required to direct sewage from the south end of the development to the intended outlet. This will include at least two forcemain networks. Upgrades to the existing Waste Water Treatment Plant are required to achieve ultimate build out. The ultimate framework of this network will be detailed within the Master Servicing Plan.

Top Voted Ideas - Idea Fair 2023:

The Future Ready ideas listed:

- *Sewer + Water Infrastructure*
- *Transit*
- *Walkability*



LEGEND

- BASE 31 REVITALIZATION DISTRICT
- FUTURE VILLAGES
- SANITARY FORCEMAIN (APPROXIMATELY 3 MBGS)
- LOCAL GRAVITY SEWER (DEPTH VARIES)
- SANITARY FLOW DIRECTION
- SANITARY PUMPING STATION

fig 4.4.1 Base31 Area Concept Plan Sanitary Framework

SERVICING

Stormwater

To achieve all stormwater management criteria, several Stormwater Management Ponds are preliminarily proposed at natural low points throughout the Base31 lands. A series of stormwater sewers will attenuate drainage towards these facilities in order to achieve all quality, quantity and erosion control for the development. The ultimate framework of this network will be detailed within the Master Servicing Plan.



fig 4.4.2 Base31 Area Concept Plan Stormwater Framework

LEGEND

- BASE 31 REVITALIZATION DISTRICT
- FUTURE VILLAGES
- SWM POND (SIZE, LOCATION AND GEOMETRY TBD)
- DRAINAGE ROUTE
- DRAINAGE DIVIDE
- STORM LINE

SERVICING

Water

The Base31 lands will be serviced with a framework of watermains drawing water from the existing Heights Reservoir, a new Booster Pumping Station/reservoir, and the future Wellington trunk upgrades. All water is sourced via the Picton Water Treatment Plant, which is anticipated to be upgraded to achieve ultimate capacity. All domestic and fire demands will be accommodated within this looped system for the entire Base31 lands. The ultimate framework of this network will be detailed within the Master Servicing Plan.

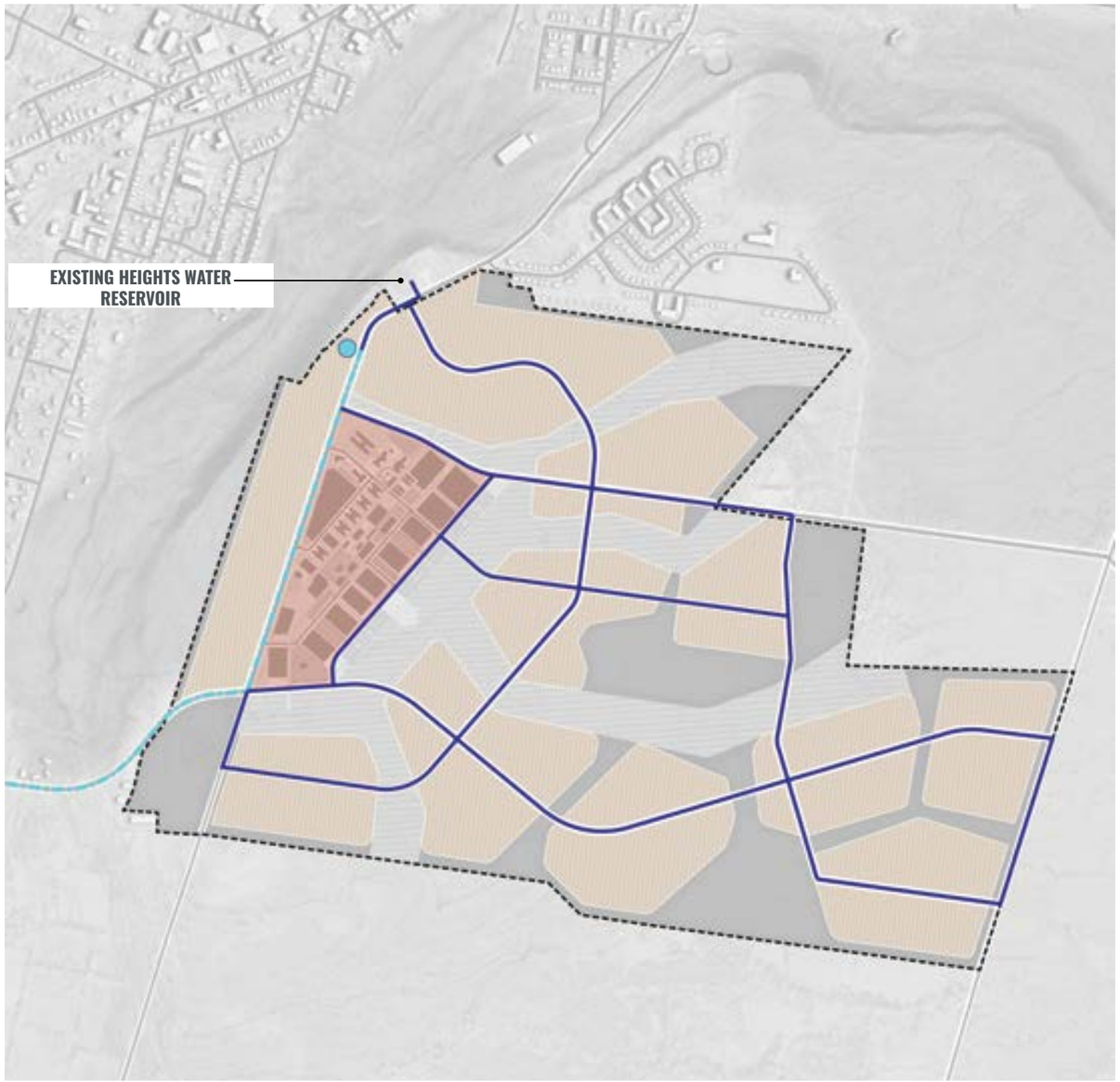


fig 4.4.3 Base31 Area Concept Plan Water Framework



ACTIVE TRANSPORTATION AND ROAD NETWORK

ACTIVE TRANSPORTATION AND ROAD NETWORK

Connectivity is critical to building a complete community. The Area Concept Plan focuses on creating pedestrian and cycle-friendly networks to connect people to places in and around the site, enabling healthy lifestyles, and reducing the reliance on automobiles. The transportation network for the site is centred around the notion of community living.

Pedestrian paths and sidewalks will connect residents throughout the villages, bringing walkability to their everyday life. PEC Community Partners Inc. will work with the landowners to the north of the site to determine if a viable solution for a potential connection to neighbouring communities, such as The Heights, exists. The public realm will be programmed with animation, recreation and all-season activity, and will be designed with trees, plantings, ground cover, furniture, and spaces to gather. The design will protect against wind and other elements and support year-round use.

Connecting the neighbouring communities to Base31 will be achieved through the design of this pedestrian and cycling infrastructure. Dedicated bike paths and bike lanes along the street will make cycling safe for all. Bike share programming is a viable opportunity as a result of this new multi-modal network and the new population the Revitalization District and the future community will deliver.

Future connections include:

- Village by Village connections
- Access within the Revitalization District along the pedestrian spine
- Access to Base31 from neighbouring communities
- Access to Marsh Creek & Macaulay Conservation Area
- Access to Picton's Main Street for pedestrians

The active transportation system and road network at Base31 will provide a looping system and the necessary road classifications to support the future integration of public transit opportunities and partnerships. A partnership with Quinte Shuttle service has been established early on in the lifecycle of the project to bring people to the site during the seasonal programming at Base31. Local partnerships such as these allow us to test transportation opportunities, and ensure the site will be able to absorb and respond to future transportation integrations. We will consider other partnerships and public transportation opportunities to optimize the connectivity network at Base31 as the project advances and discussions continue.

The Area Concept Plan aims to incorporate a multi-modal network that addresses first/last mile solutions through innovative approaches, such as car share, bike share, and micro shuttle service to support both residents and visitors. Accommodating diversity in age and ability, and responding to the transportation challenges that exist within a rural context are key considerations of the transportation strategy.

Prince Edward County is currently undertaking a Transportation Master Plan Addendum, which may result in changes to the surrounding road system. The transit strategy for Base31 will be refined in the subsequent planning applications as the County clarifies its policy.

The NEIGHBOURHOOD Plan Workshop Series - 2023:
"Creating connections to surrounding neighbourhoods, such as The Heights; there is an opportunity to incorporate a walking trail that connects to nearby neighbourhoods."
A key takeaway: the future community must be permeable.

MOBILITY AND CONNECTIVITY

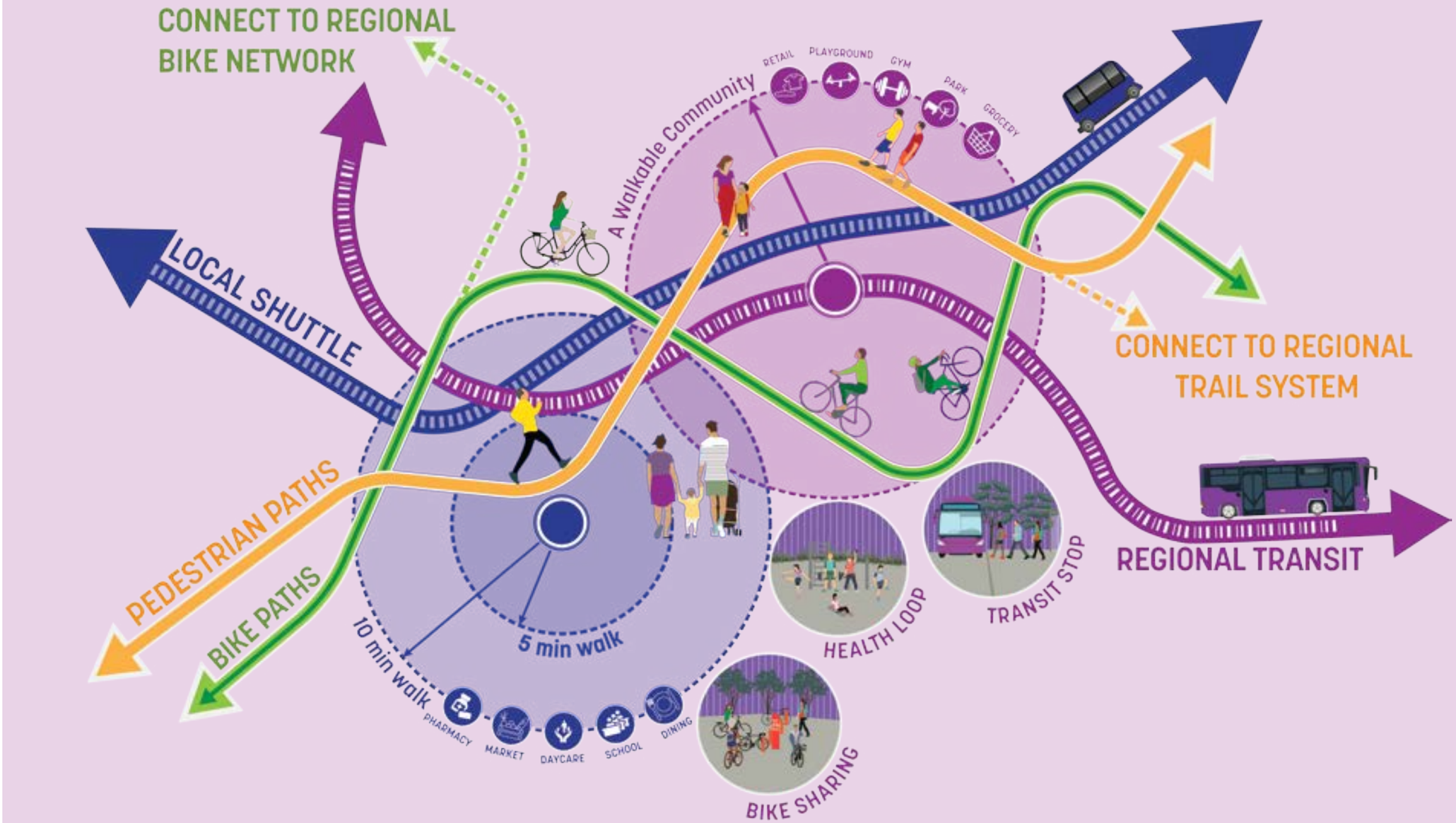


fig 4.5.1 Mobility and Connectivity Principles

STREET NETWORK IN CONTEXT

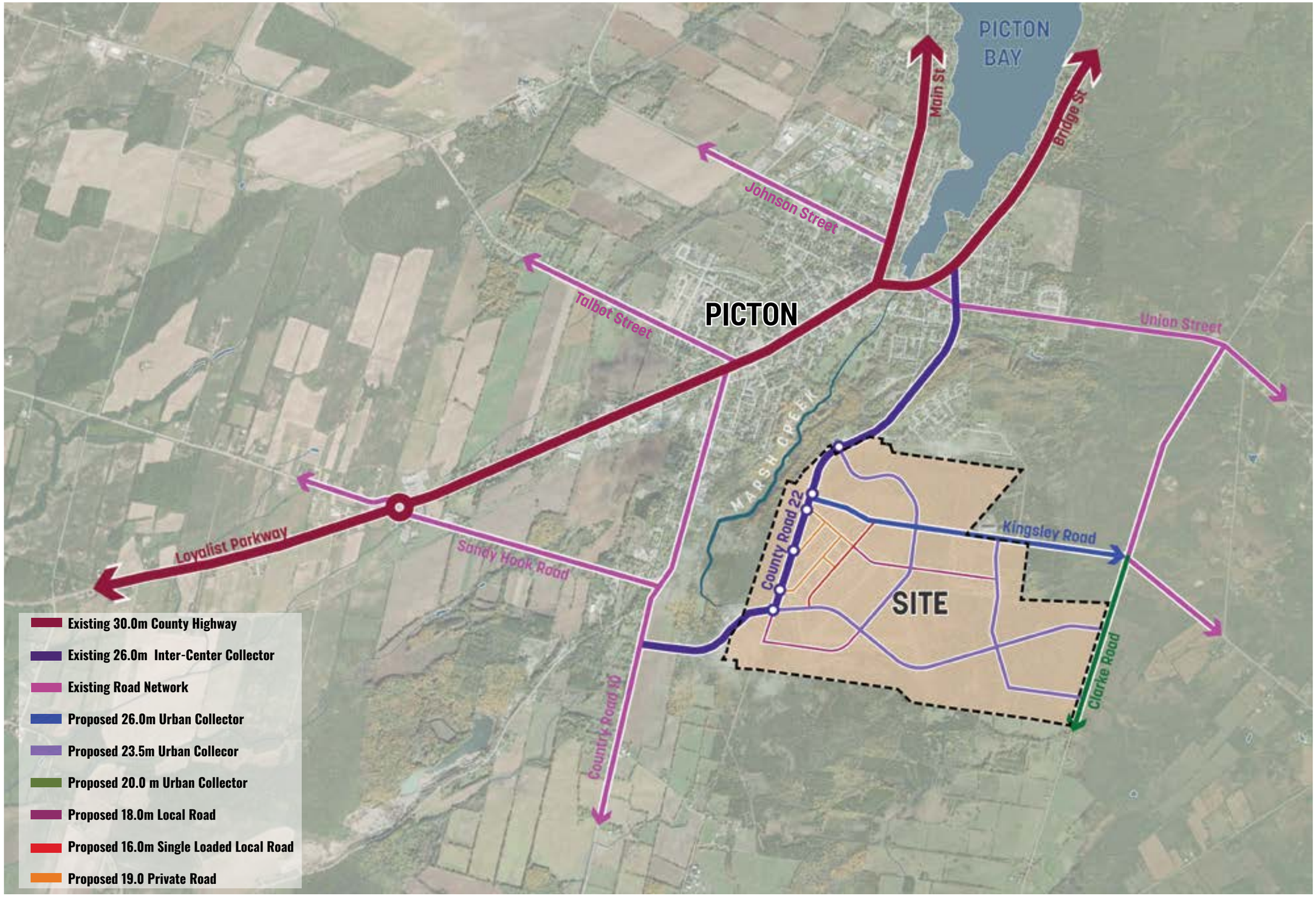


fig 4.5.2 Road Network in Context

PEDESTRIAN AND BIKE NETWORK

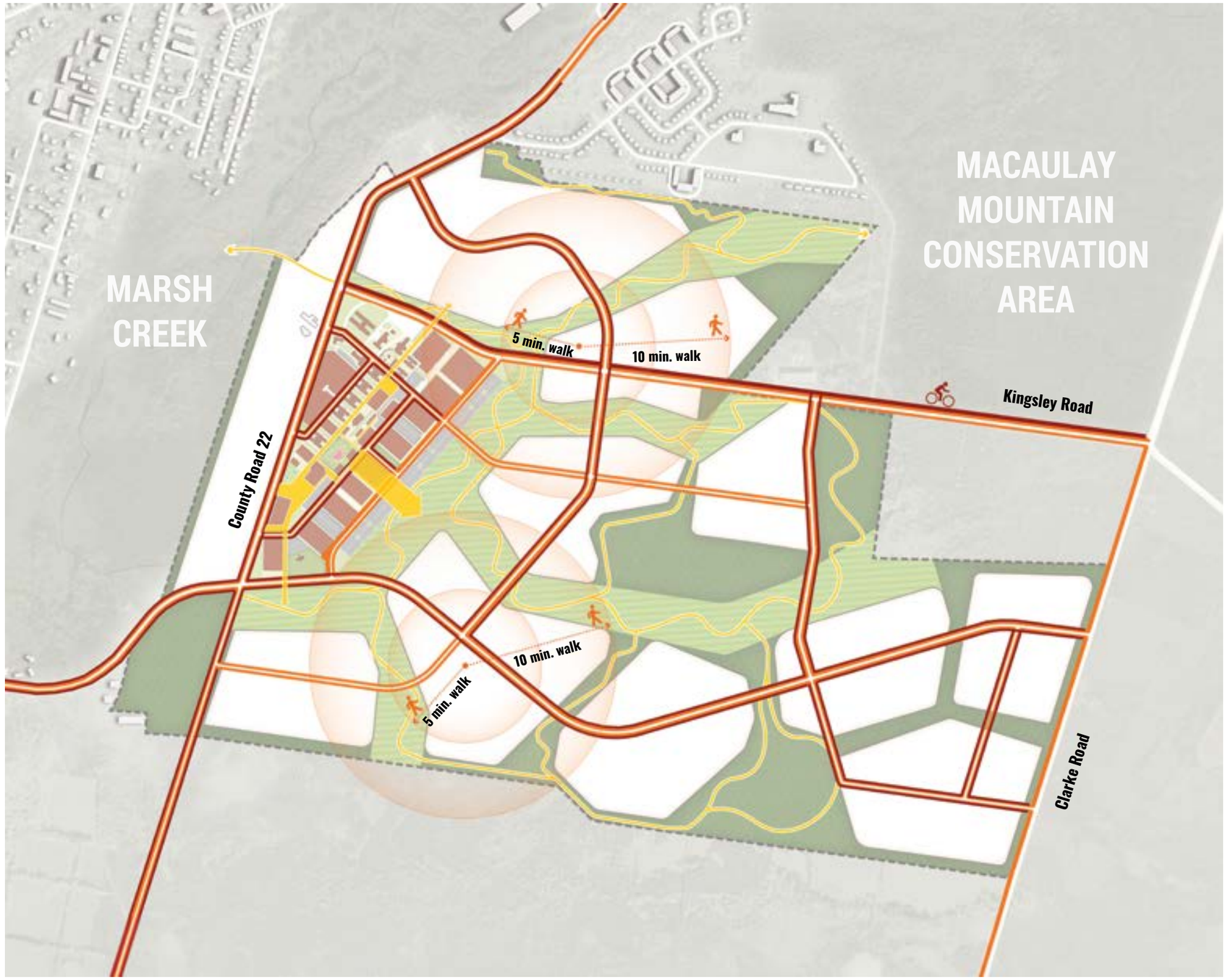


fig 4.5.3 Base31 Area Concept Plan Pedestrian and Bike Network

STREET NETWORK

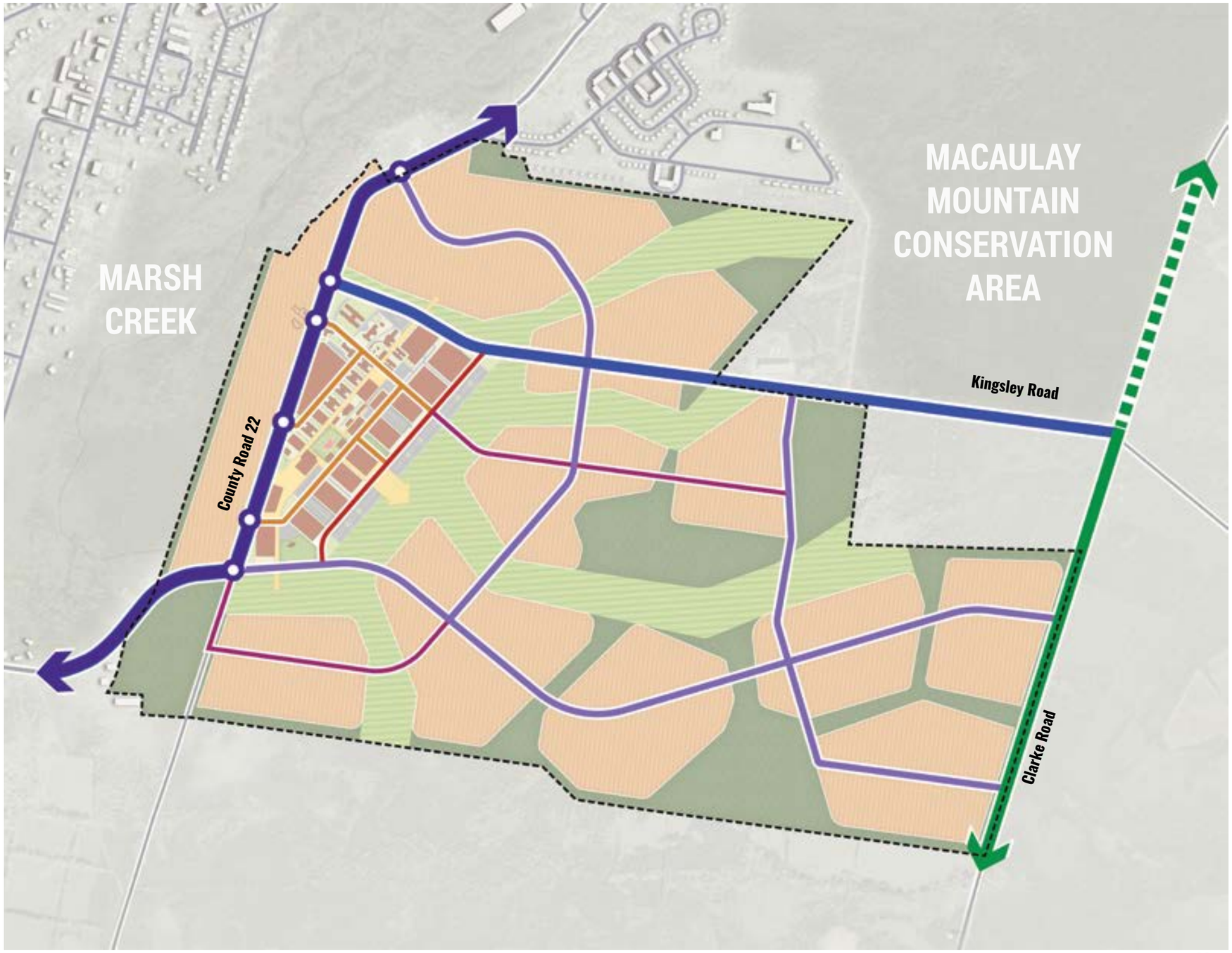


fig 4.5.4 Base31 Area Concept Plan Street Hierarchy



REVITALIZATION DISTRICT

REVITALIZATION DISTRICT

Work has already begun on an ambitious revitalization program that includes the adaptive re-use of many of the historic buildings, transformation of the landscape, and significant investment in placemaking, public art, programming, site activation, and food and beverage. By 2023, more than 150 local collaborators have joined forces on the revitalization of Base31. The project is employing the strategies and principles of 'creative placemaking' to foster a strong sense of place that honours and celebrates the past while providing a platform to imagine a new future. Our efforts are leveraging the power of arts and culture to generate positive change and helping to transform the site into a world-renowned cultural tourism destination.

Our revitalization process has invited the community to co-create Base31 with us. We will continue to prioritize hiring locally and procuring goods and services from the community. Grounded in the County's rural roots and inspired as a place of creative pursuits, the Revitalization District will enhance and expand opportunities for artists, makers, restaurateurs, entrepreneurs, and growers - a place where locals will drive the economy through 'local-first' retail curation, agri-business partnerships, and craft and culinary entrepreneurship programs to create a 'Made in the County' community. Through these efforts and initiatives, the Revitalization District seeks to contribute to Prince Edward County reputation as one of Canada's top culinary and arts destinations.



fig 4.6.1 Base31 Revitalization District Program Concept

THE REVITALIZATION DISTRICT VISION

The Area Concept Plan will provide a blend of residential and commercial uses in the Revitalization District to complement existing businesses within Picton and along Main Street. This will create greater vibrancy on weekdays, evenings, and weekends while building a stronger sense of community within and connected to the Revitalization District. A range of residential uses with a variety of types and tenures will be geared to meet the needs of workers, artists, makers and business owners, providing housing options such as studio spaces, live/work units, and rental units of varying sizes to meet the needs of the County.

This new population will create greater vibrancy on weekdays, evenings, and weekends, bring new customers to businesses on the site and in Picton, and help to develop a stronger sense of community, and further enhance the economic prosperity throughout Picton and Prince Edward County.

New infrastructure, amenities, and a combination of commercial and residential uses will advance the prosperity of local businesses and provide opportunities in education, training, employment, environmental, and cross-industry innovation to deliver economic impacts that are County-wide.

The NEIGHBOURHOOD Plan Workshop Series - 2023:
"Four-season activation, programming and infrastructure is the 'lynch-pin' to achieve greater economic vitality for the County."



fig 4.6.2 Base31 Revitalization District Development Concept



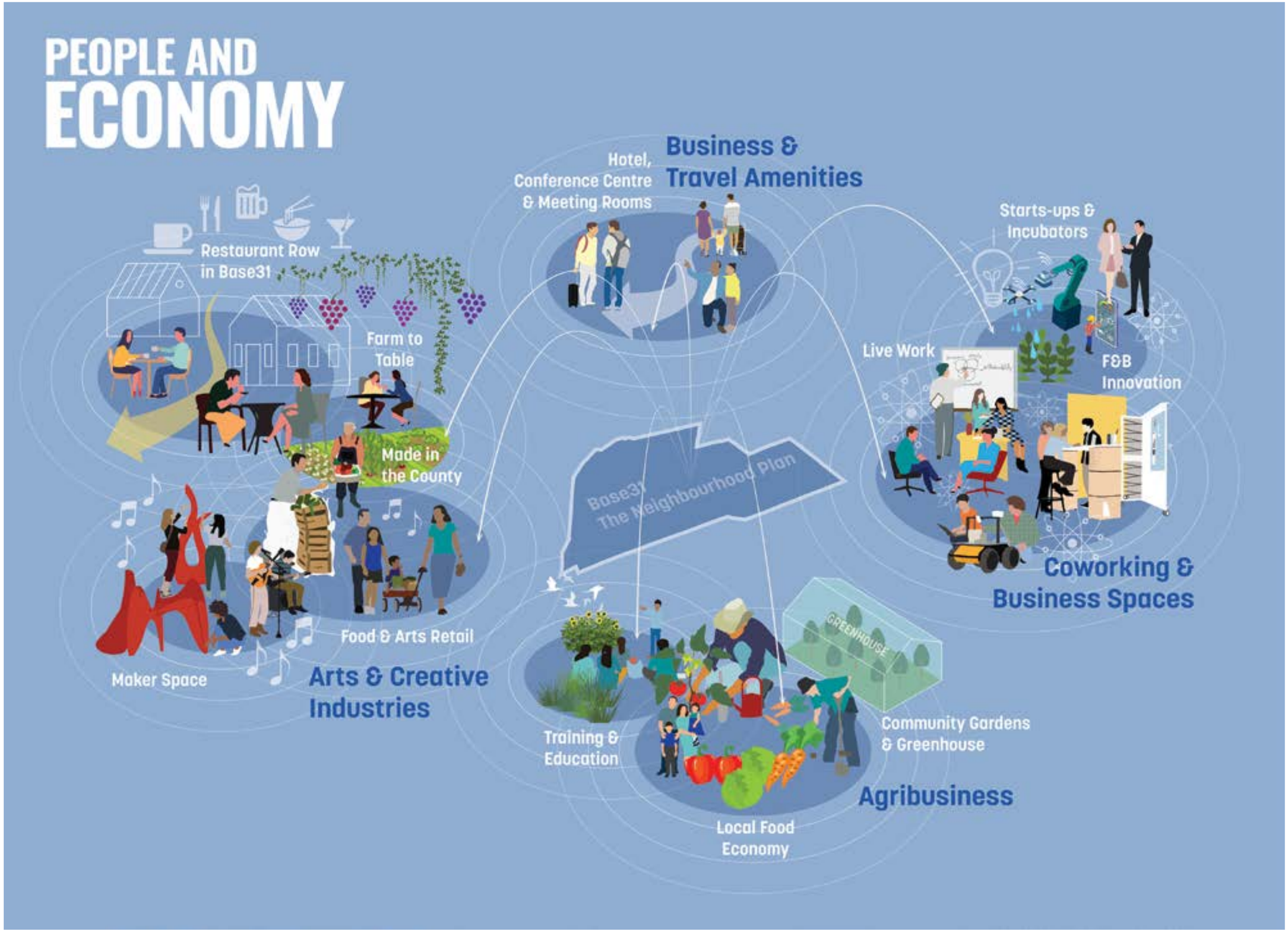


fig 4.6.3 Base31 Development Pillar: Economy and Jobs

INTEGRATED AND CONNECTED

A multi-modal transportation network has been built into the design of the Revitalization District to create a fully connected community. An integrated road, cycling, and pedestrian network provide connections from the Revitalization District to the surrounding villages. Connections to Picton's Main Street are also being considered to support local businesses and drive traffic between the two commercial areas. A pedestrian spine along Makers Way provides a social and animated walkable experience within the heart of this district, while seamlessly connecting to the areas that surround it.

BASE31 REVITALIZATION DISTRICT FRAMEWORK



fig 4.6.4 Base31 Revitalization District Pedestrian Spine & Makers Way



fig 4.6.5 Base31 Revitalization District Framework

A PATHWAY TO REVITALIZATION

Celebrating and interpreting the heritage of the site will be a major component of the programming at Base31. Guided and self-guided tours will continue to help visitors understand the historic context and significance of the site. While Base31's 30 years of military history will be prominent in the site's interpretation, we are committed to telling a broad range of stories including those related to the 10,000 years of indigenous ownership and stewardship.

The footprint and infrastructure of the former airbase is still prominent on site. Two main building typologies are found on site: the H-Huts and Hangars. Given the age of some of the facilities, several are considered not structurally sound or dilapidated requiring significant restoration or demolition. However, where feasible, PEC Community Partners Inc. seeks to preserve, reinvigorate, and transform the buildings to better serve and contribute to the wider social, cultural, and economic benefits for the community.

Approximately 70 tenants occupied leased premises on the site when it was acquired by PEC Community Partners Inc. Of those, approximately 20 were active businesses with the balance made of individuals, businesses, and organizations using their units for storage. As it has undertaken the revitalization, Base31 has made it a priority to expand the number of active businesses with a particular focus on those that attract public visitation. Significant improvements are underway to ensure buildings and the site are code compliant and can operate year-round. Water, sanitary, and other services are being restored or enhanced to make Base31 a thriving place for business. Commercial leasing rates are being maintained at the low end of the market for existing tenants and many have benefited from Base31's robust local procurement program.

Multiple new performance and event venues along with the Commissary food market are providing new opportunities to a wide range of artists, organizations and food entrepreneurs. A new program called "Base31 Experiences" has resulted in 50+ programming partnerships focusing on children, health and wellness, culinary, arts and crafts areas. Programming produced by Base31 and its partners resulted in the sale of more than 15,000 tickets to concerts and other events in the summer of 2023 alone. Investment in placemaking and public art is contributing to the development of the site as a cultural tourism destination.

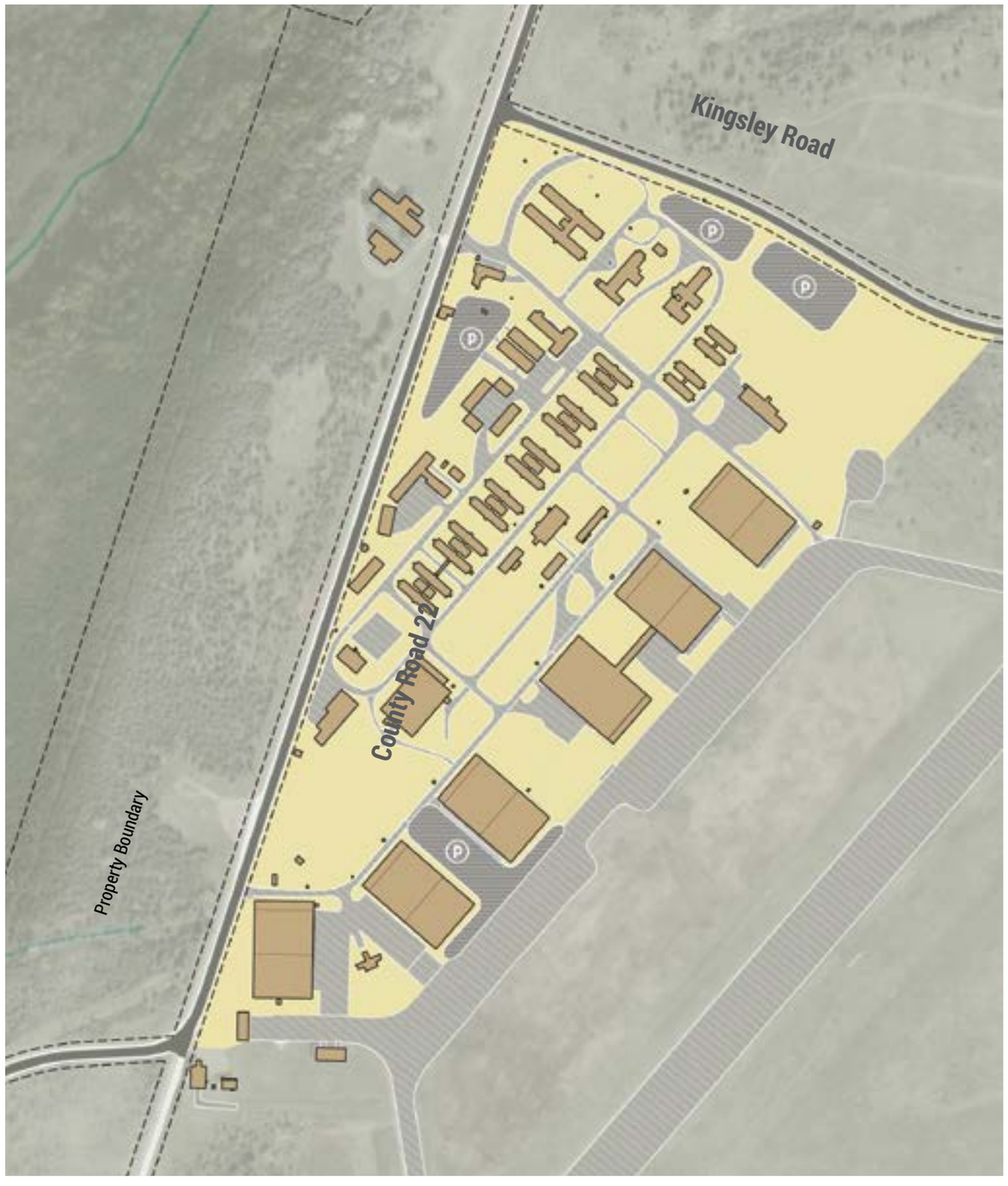


fig 4.6.6 Base31 Revitalization District Existing Conditions



fig 4.6.7 Renovated Drill Hall



fig 4.6.8 Event in the Sergeants Mess Hall



fig 4.6.9 Renovated Lecture Hall



fig 4.6.10 Sergeants Mess Hall

CURRENT AND ONGOING ACTIVATION

In its first full year of operation, it is already home to galleries, retailers, makers, artists, landscapers, services and trades. Three venues and several outdoor locations have been reborn as venues for concerts, performances, and events. Two privately-run galleries have been renovated to become year-round businesses and more are in development. Through the revitalization, visitors have access to exhibitions or concerts, and can embark on a tour or curated experience, wander through public art installations, enjoy multiple food and beverage options, as well as explore the grounds and former airbase. The range of social, recreational, cultural, and economic facilities and services are expected to expand in time to serve the community and beyond. The programming and activation of Base31 will continue to expand its ability to bring significant visitorship to the site and help to improve the County's attraction as a four-season destination.



fig 4.6.12 Food and Beverage



fig 4.6.13 Concert in the Drill Hall



fig 4.6.14 Group Tours at Base31



fig 4.6.15 Art Exhibition



fig 4.6.16 Community Engagement



fig 4.6.17 Concert on the Parade Grounds


BASE31
ART FESTIVAL
BASE31
ANNUAL
ART FESTIVAL



fig 4.6.18 Base31 Revitalization District Pedestrian Spine View

PEC CP

SASAKI