



BASE 31 MZO/CIHA PREAMBLE

The County of Prince Edward in collaboration with PEC Community Partners Inc. (“PECCPI”) are submitting this request for a Community Infrastructure and Housing Accelerator (“CIHA”) or a municipally initiated Ministerial Zoning Order (“MZO”). The Base31 Development is a master planned community and represents a substantial opportunity for market housing, affordable housing, purpose-built rental, economic development, and the protection of cultural heritage for the Region on a former World War II airbase in Picton, Ontario.

The CIHA Order, focuses on two (2) key areas of the larger plan: (1) The Revitalization District; and (2) Village A. If granted, the Order will establish suitable zoning provisions on a portion of the Base31 Master Plan, which will accelerate the construction of approximately 650-1,000 units, including approximately 120 purpose-built rental units, helping to fill a vital need in the County.

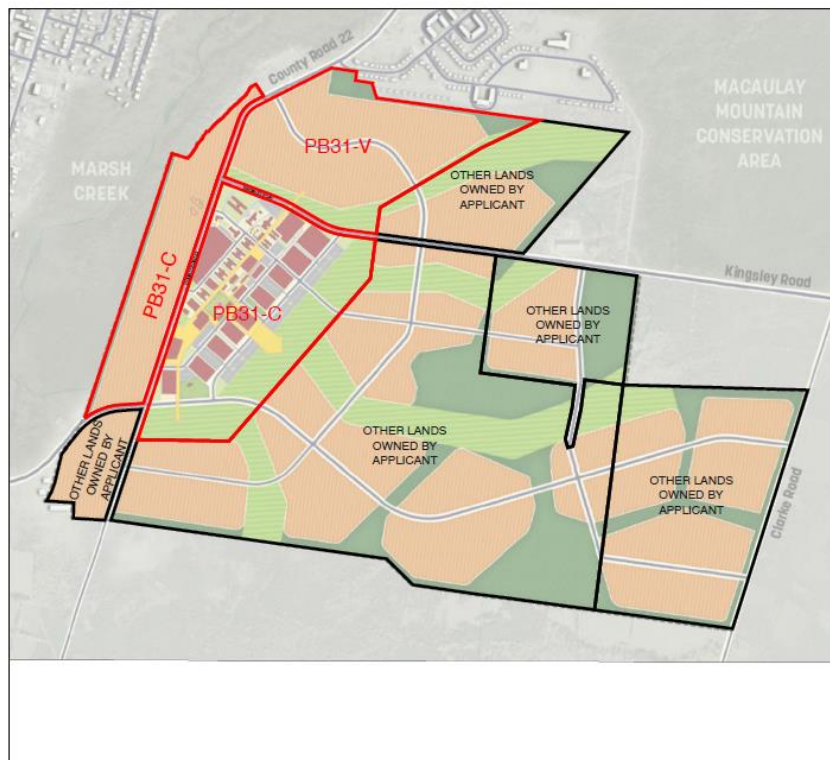


Image: the CIHA request area outlined in red overlaid on the Base31 Area Concept Plan



The approximately 750-acre site has a rich history represented in a unique assembly of buildings remaining from its former use as a World War II air base, known in the plan as the Revitalization District, alongside an extensive area of former runways. The owners of the overall site, PECCPI, intend to redevelop the site in a way that both respects and re-interprets that heritage and takes advantage of Base31's unique scale and location to foster a new community that is vibrant, inclusive, and future forward.



Image: the existing buildings at Base31.



The Area Concept Plan (“ACP”) set out the master plan framework for the development of these 750 acres. After significant engagement and consultation with the local community, the ACP was endorsed by Council on September 26th, 2023. Subsequently, an Official Plan Amendment (“OPA”) reflecting the ACP was submitted to the County, a public meeting was held, and Council approved the OPA on January 10th, 2024. The Area Concept Plan outlines significant areas of focus for the redevelopment of this site, aiming 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 economic vitality in Prince Edward County;
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.

The CIHA/MZO would catapult the initiatives above to ensure housing the County needs can get built faster and the economic development benefits can be realized immediately.

AREA CONCEPT PLAN VISION

The plan for the site is rooted in a commitment to well-being and sustainable growth, promoting accessible housing, environmental stewardship, improved connectivity, creation of a four-season destination, and cultural preservation all fostering a complete community with services and amenities to meet the needs of today and tomorrow. Through the creation of a

four-season destination, Base31 is set to spur economic development for the Region and become one of Canada’s premier arts and cultural destinations.



Image: Area Concept Plan

Urban and landscape design will provide for a network of high-quality open spaces with opportunities for respite, recreation and socializing to activate adjacent neighbourhoods in distinct villages. This network will include ‘Green Fingers’ that extend across the site, containing trails and walkable connections leading to and from the Revitalization District and, alongside ecological areas, provide opportunities to improve biodiversity and create productive landscapes.



That landscape structure provides for the creation of several unique villages on the balance of the site. The Revitalization District will act as the easily accessible commercial and cultural heart of the development, while each village contains local amenities and recreation.

The existing and future community will have access to everyday amenities and services, including healthcare, education, recreation facilities and workforce training, along with places to play outdoors such as parks, trails, kids play and sports courts. A walkable arts district within the Revitalization District, lined with restaurants and retail outlets, will be animated by live performances and year-round events. These community amenities will foster social community cohesion, improve well-being, promote social inclusion, and establish a sense of place, as well as providing many employment opportunities. Collectively, Base31 will be a place celebrated both locally and become a world class cultural destination embracing all seasons.

The plan for Base31 aims to support local businesses and foster year-round economic growth in the County, delivered through new infrastructure, amenities, and a combination of commercial and residential uses. A mix of spaces to support small and medium sized businesses, retail, cafes, and offices will create opportunities for local entrepreneurs and businesses to thrive. This strategy aligns with the County's goal of sustainable economic development by providing education, employment and cross-industry innovation to power the local economy.



The proposals seek to create a ‘Made-in-the-County’ community grounded in Prince Edward County’s rural roots and inspired by the area’s rich culture of creative pursuits. It will be a place that enhances and expands opportunities for makers, restaurateurs and producers. It will foster an environment where locals will drive the economy through ‘local-first’ retail curation, agribusiness strategies and partnerships, and craft and culinary entrepreneurship programs.



Image: conceptual visualization of the types of outdoor spaces and local food opportunities at Base31.

CONCLUSION

Base31 will be a community designed to enhance a shared future in wellness, economy, and quality of life. It will be a place that nurtures local economic and environmental health now and into the future. The vision of the site is inspired by the local context and connections to nearby conservation areas, parks, creeks, trails, and natural areas, rooted in green open space and advancing ecosystem health and vitality. In prioritizing sustainability, the proposals aim to minimize its environmental impact and contribute to the County’s efforts to preserve its natural resources and promote ecological well-being.



Implementation of a CHIA/MZO for Base31 will permit an accelerated start of approximately 650-1000 market, affordable, attainable, and rental units, within one of the most exciting, diverse, and innovative large-scale developments in Ontario.