

November 18, 2024

Prince Edward County
Planning Services
332 Picton Main Street
Picton, ON
K0K 2T0

Attention: Mr. Michael Michaud, Manager of Planning, Planning Services, Prince Edward County

Dear Mr. Michaud,

**RE: Base 31 Development – Apartment Building (Building A – Block A)
Site Plan Application
TBG Project No. 24151**

INTRODUCTION

On behalf of our clients, PEC Community Partners Inc (“Owners”), The Biglieri Group (“Applicant”) is pleased to submit this Site Plan application submission for the lands south of Kingsley Road and east of Church Street, within the area subject to an in-progress Minister’s Zoning Order (MZO), in the Town of Picton and within the County of Prince Edward County. The lands are part of the previously approved Official Plan Amendment and related Area Concept Plan (ACP) that implement a master redevelopment plan for the Base31 lands.

The lands subject to the proposed Site Plan application will be identified through a future Reference Plan. The area of the lands is 10,029.5 m² and frontage is located on Kingsley Road and an internal private road. A road widening along Kingsley Road is implemented to provide for a 26.0 metre right of way width, which results in a total net site area of 9,718.7 m².

PROPOSED DEVELOPMENT

The proposed development consists of a 7-storey apartment building with a gross floor area of 11,292.4 m² and 120 units. The proposed unit breakdown is as follows:

Unit Type	Units
Studio	14
1-bedroom	40
2-bedroom	66

The proposed parking supply is 167 parking spaces, meeting the minimum requirement of 1 parking space per unit. For bicycle parking, 6 short term spaces and 30 long term spaces are provided. Indoor amenity space is provided at a rate of 1.14 m² per unit, in the form of an

amenity space within the ground floor, adjacent to the lobby. The ground floor also contains lobby space, parcel storage, moving room, garbage and recycling room, bike lockers, and units. Two main entrances are located within the central area of the ground floor, with one providing direct access to the surface parking area and pedestrian mews, and one more immediately to the private road and dedicated pick-up and drop-off area. In addition, the ground floor units each have dedicated patio space and above ground units will have balconies.

The proposed height of the building is 22.9 metres, not including the mechanical penthouse. The ground floor storey height is 4.0 metres, while other storeys range between 3.0 metres and 3.9 metres in height.

The surrounding surface parking area is accessed via the mews which connects to Kingsley Road and also to the private road to the east. Accessible parking spaces are located in close proximity to the main entrances. Landscaping has been placed within the internal islands where possible and along the perimeter of the parking area and along Kingsley Road. Snow storage areas have also been identified on the plans.

Figure 1 – Ground Floor Plan

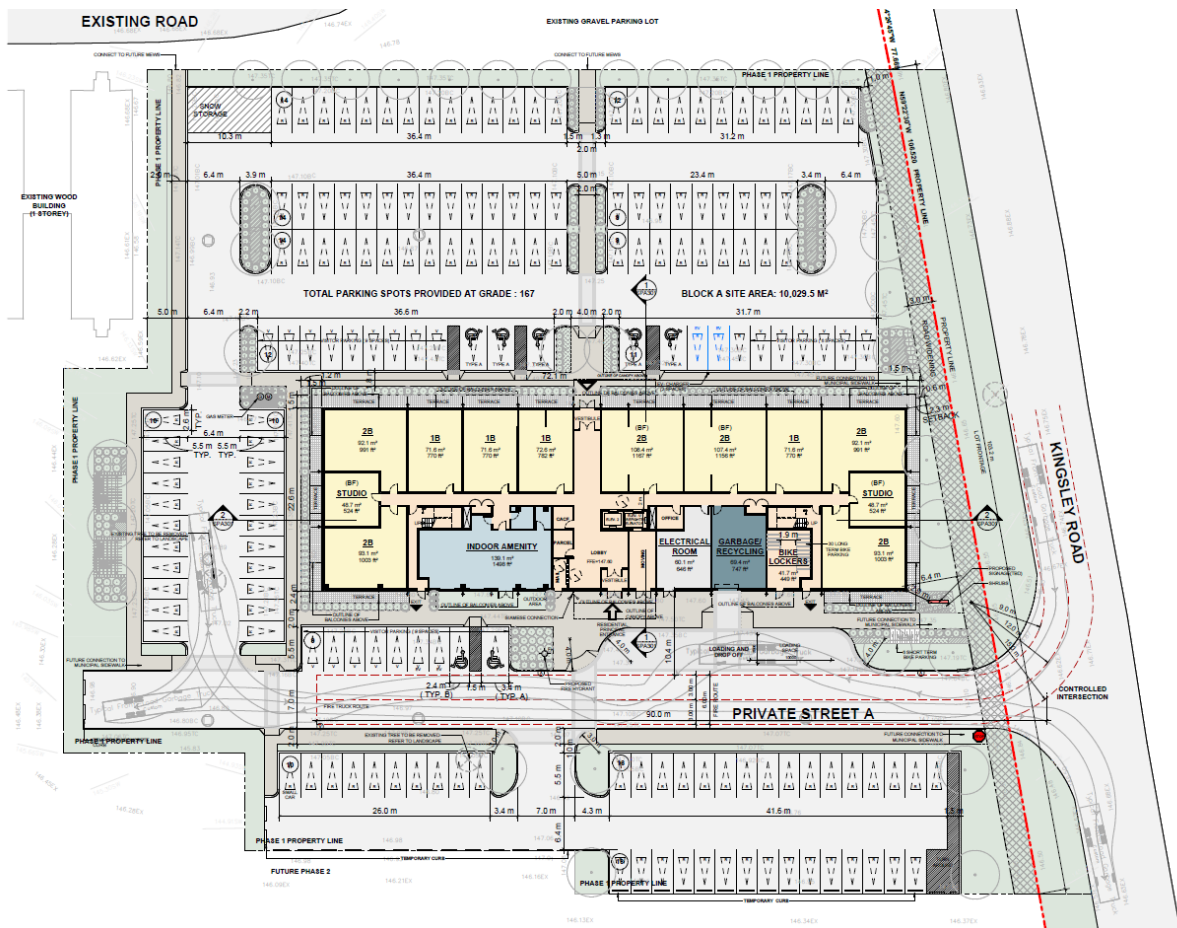


Figure 2 - Concept Master Plan

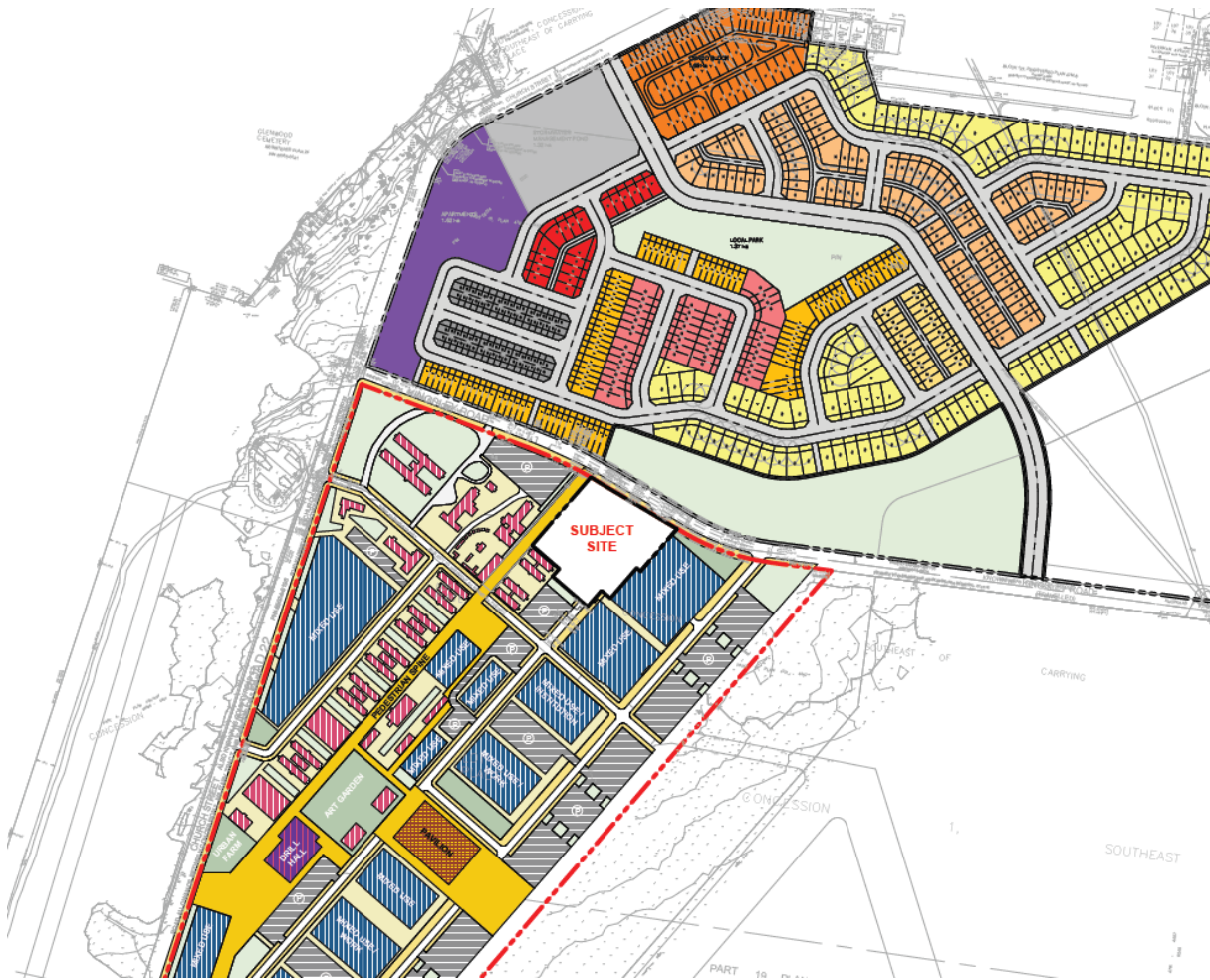


Figure 3 – Building Section

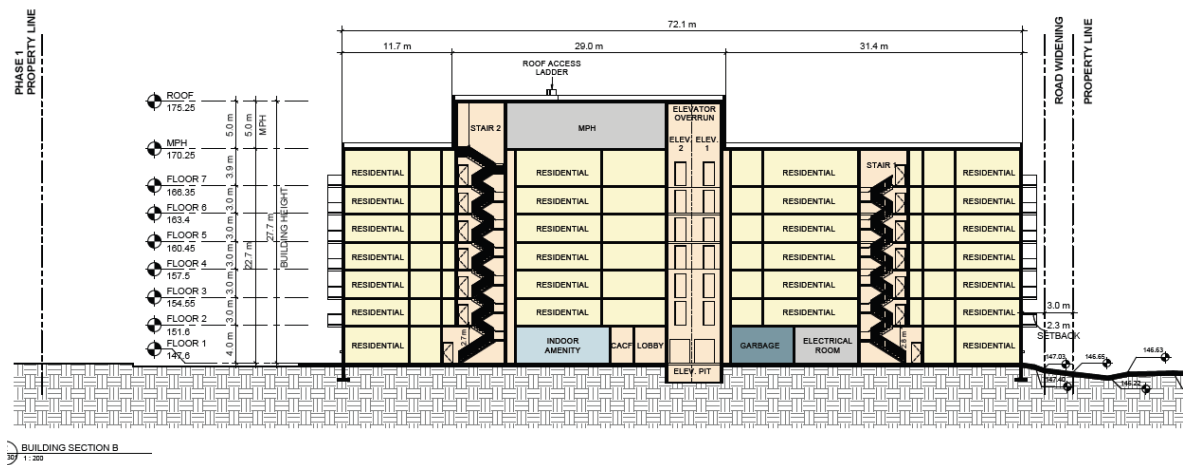
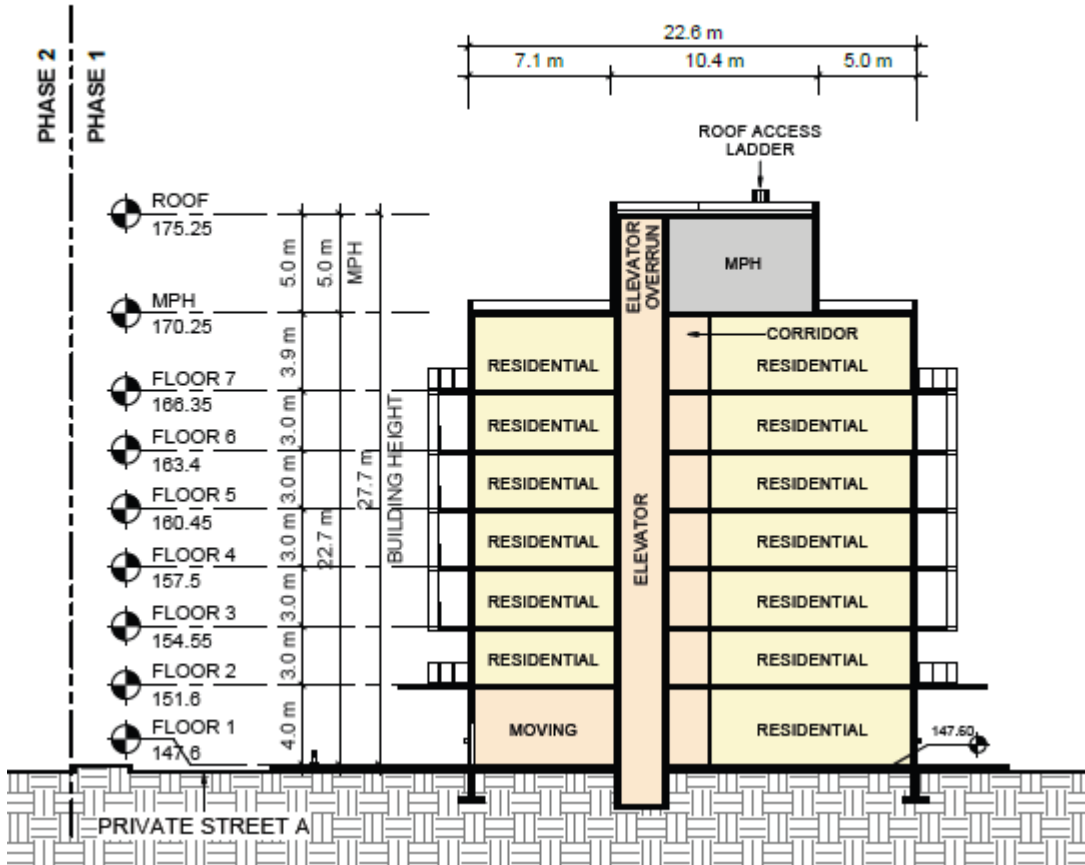


Figure 4 – Building Section



POLICY FRAMEWORK

The government of Ontario announced on August 20, 2024 that the new Provincial Planning Statement, 2024 (PPS, 204) will come into effect on October 20, 2024. The new PPS replaces the current PPS and the Growth Plan. The new PPS directs that planning authorities should support the achievement of complete communities by providing for a range and mix of land uses, housing options and transportation options. Housing is to be provided in a range of densities to meet regional market area demand, and development is promoted in settlement areas strategic growth areas and. Infrastructure is to be provided in an efficient manner and existing infrastructure should be optimized as much as possible. In addition, transportation systems should be multimodal, including options for active transportation such as cycling and walking. The proposed 7 storey residential apartment building is consistent with the new PPS, 2024 as it provides for efficient and compact development within an area designated for development and growth.

The County of Prince Edward Official Plan (July 2021) (the “County OP”) was approved by the Minister of Municipal Affairs and Housing on July 7th, 2021, and came into full force and effect

July 8th, 2021. The Official Plan designates the subject lands *Urban Centre*. Development is to be directed to the urban settlement area, as these areas have a distinct role in the municipality as centralized locations for housing and other uses (Section 4.1). Development is to ensure the well-being and sustainability of the Urban Centres, and to accommodate a mix of land uses that create complete communities. In addition, development should proceed in a compact form that promotes the efficient and cost-effective use of land and infrastructure, including sewers, watermains, storm facilities and transportation facilities (Section 4.1.1). As such, the proposed development conforms to the Prince Edward County Official Plan.

The subject lands are also subject to the Picton Urban Secondary Plan. As part of the Secondary Plan, an Area Concept Plan (ACP) was submitted and approved by the County in December 2023. The ACP sets the framework for the development of Base31 which aims to create new housing, parks, gardens, trails and surrounding natural areas, expansion of opportunities for education, employment and new businesses, provision of community and family amenities, provision of new infrastructure, amenities and combination of commercial and residential uses. The subject lands are located within the Revitalization District of the Base 31 Area Concept Plan. Per the below Concept Plan, the subject lands are intended to accommodate residential use. As such, the proposed residential apartment building conforms with the Area Concept Plan and the implementing Official Plan Amendment that was approved by the County.

Green Building Details

In accordance with the Official Plan the proposed development incorporates the following sustainable elements:

- Significant number of native plant species are proposed, many of which support birds and pollinators.
- Landscaped perimeter and islands.
- Permeable pavers.
- Adequate soil volumes.
- Compact form of development in proximity to existing and planned infrastructure.
- Bicycle storage and access to future cycling paths.
- Landscaping that enhances pedestrian experience and comfort, which includes seating.
- Quality, quantity and erosion control for stormwater flows.
- Centralized garbage/recycling room.

Figure 5 – Area Concept Plan



In addition, a Minister’s Zoning Order (MZO) is underway which implements zoning for the Area Concept Plan. A range of zoning provisions are introduced for the subject lands, which include the following:

Provision in MZO – Apartments	Proposed
Permitted Use – Apartment	Apartment
Minimum setback to a streetline – 2.0	2.0
Minimum interior setback – 1.0 m	Exceeds 1.0 m
Minimum rear yard setback – 3.0 m	Exceeds 3.0 m
Maximum building height – in accordance with Schedule B (12 storeys)	7 storeys
Minimum of 1.0 m ² of common outdoor amenity space per unit, except for any building fewer than 12 units	1.14 m ²
Short-term parking for bicycles shall be provided at a rate of: b.0.05 spaces per dwelling unit for residential uses	6 (0.05 spaces per unit)

Long-term parking for residential units for bicycles shall be provided at a rate of: a.0.25 spaces per dwelling unit for residential uses.	30 (0.25 spaces per unit)
Parking Spaces – 1 per unit for apartments	1.39 parking spaces per unit
Parking spaces shall have a minimum width of 2.6 metres and a minimum length of 5.2 metres.	2.6 m x 5.5 l
Barrier-free parking spaces shall have a minimum width of 3.4 metres and a minimum length of 5.2 metres.	3.4 m x 5.5 m
Driving aisles providing access to parking spaces shall have a minimum width of 6 m (20 ft.), except in cases where an existing drive aisle or private road existed prior to this Order.	6.0 m

As shown within the above table, the proposed apartment building conforms with the performance standards found within the draft MZO.

In summary, the proposed development conforms with the hierarchy of applicable land use planning policy. It is our professional planning opinion that it is appropriate and represents good planning and should be approved by the County.

We trust that all is in order to facilitate your review. Should you have any questions or concerns, please contact the undersigned.

Respectfully,
THE BIGLIERI GROUP



Mike Pettigrew, BURPI
Partner – Manager of Design



Mallory Nieves, RPP, MCIP
Associate