



PEC Community Partners Inc
 570 Applewood Cres.
 Vaughan, ON L4K 4B4
 Contact Name: Kathryn Randle
 Phone Number: 416-528-5435
 Email: kathryn@rockportgroup.net

PROPOSED RENTAL BUILDING

BASE 31, VILLAGE A – SOUTHERN MEDIUM DENSITY BLOCK

PICTON, ON

23.148P03



**TURNER
FLEISCHER**

67 Lesmill Rd
 Toronto, ON, M3B 2T8
 Contact Name: Vikkie Chen
 Phone Number: 416-425-2222 ext 340
 Email: vikkie.chen@turnerfleischer.com

**ISSUED FOR SPA SUBMISSION
MARCH 09, 2026**

NAK Design Strategies

Landscape Consultant
 213 Sterling Rd Unit 211,
 Toronto, ON M6R 2B2
 Contact Name: Stefania Nero
 Phone Number: 416-340-6728
 Email: snero@nak-design.com

T. Y. Lin International

Traffic Consultant
 3381 Steeles Avenue East-Suite 315
 Toronto, ON M2H 3S7
 Contact Name: Jonathan D.Law
 Phone Number: 416-568-5695
 Email: jonathan.law@tylin.com

Gerrits Engineering

Mechanical + Electrical Consultant
 222 Mapleview Dr. W., Ste. 300
 Barrie, Ontario L4N 9E7
 Contact Name: James Machado
 Phone Number: 705-737-3303 Ext. 257
 Email: jmachado@gerritg.com

The Biglieri Group Ltd.

Planning Consultant
 2472 Kingston Rd
 Toronto, ON M1N 1V3
 Contact Name: Mallory Nievas
 Phone Number: 416- 693-9155 Ext. 231
 Email: mnievas@thebiglierigroup.com

SCS Consulting Group Ltd.

Civil Consultant
 30 Centurian Drive - Suite 100,
 Markham, Ontario L3R 8B8
 Contact Name: Emma Shepherd
 Phone Number: 905-475-1900 Ext. 2272
 Email: eshepherd@scsconsultinggroup.com

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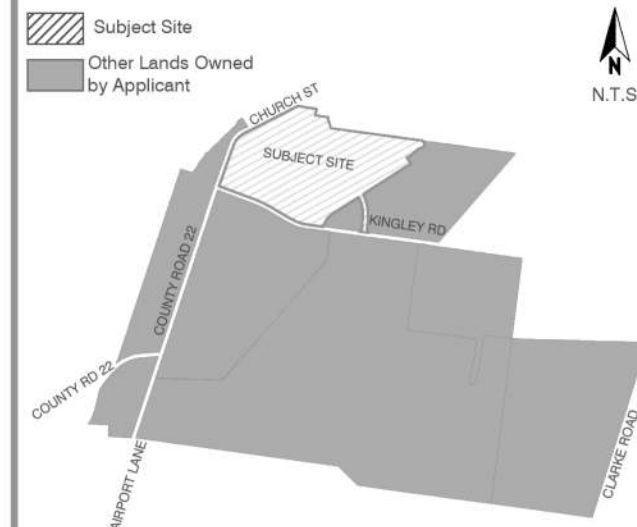
The site plan prepared by Turner Fleischer is based on a legal survey showing the boundaries of the lands together with the current location of any existing buildings, features of encroachment prepared by DAN DZALDOV dated DECEMBER 10, 2023 as provided by SCHAEFFER DZALDOV BENNETT LTD.

Schedule of Land Use			
Description		Lot / Block No.	Residential Units Area (ha)
Minimum Lot Width 9.20m (30')	X	104-197, 215-217	97 2.73
Minimum Lot Width 11.60m (38')	V	1-103, 198-214, 218-257	103 7.33
Minimum Lot Width 15.24m (50')	Z		57 10.06
Total Single Detached			257
Street Townhouse Minimum Lot Width 6.10m (20')	L	258-261, 268-270, 275-283, 287-290	118 2.14
Street Townhouse Minimum Lot Width 7.62m (25')	G	262-267, 271-274	53 1.50
Stacked Townhouse Minimum Lot Width 9.75m (32')	Y	284-286	30 0.33
Total Townhouses			201
Total Single Detached			257
Total Townhouses			201
Net Developable Total			458
Stormwater Management Pond		294	0.90
Park		293	2.08
Walkway		295, 296, 298-301	0.18
Open Space		297, 302	0.19
Road Widening		303, 304	0.35
Right of Way (Public Laneways)		LANE A-I	734.89m
Right of Way (Public Streets)		STREET A-L	4459.27m
Total Site Area			30.82

DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION:
PART OF LOTS 1 AND 2
CONCESSION 1
SOUTH-EAST OF CARRYING PLACE
TOWNSHIP OF HALLOWELL
COUNTY OF PRINCE EDWARD

KEY PLAN:



REQUIRED INFORMATION:

- AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 1990:
- (a) SEE PLAN
 - (b) SEE PLAN
 - (c) SEE KEY MAP
 - (d) SEE SCHEDULE OF LAND USE
 - (e) SEE PLAN
 - (f) SEE PLAN
 - (g) SEE PLAN
 - (h) PIPED WATER TO BE PROVIDED
 - (i) SILTY SAND, GRAVEL, SAND
 - (j) SANITARY & STORM SEWERS TO BE PROVIDED
 - (k) SEE PLAN
- NOTE: CONTOURS RELATE TO CANADIAN GEODETIC DATUM

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATE AND CORRECTLY SHOWN IN ACCORDANCE WITH A PLAN OF SURVEY PREPARED BY SCHAEFFER DZALDOV BENNETT LTD.

DAN DZALDOV O.L.S.
SCHAEFFER DZALDOV BENNETT LTD.

DATE

OWNER'S CERTIFICATE:

I HEREBY AUTHORIZE THE BIGNIER GROUP LTD. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE COUNTY OF PRINCE EDWARD

PEC COMMUNITY PARTNERS INC.

DATE

BASE31-VILLAGE A

APPROVAL STAMP:

#	DATE	ISSUED FOR SPA SUBMISSION	DESCRIPTION	BY
1	2026-03-09	ISSUED FOR SPA SUBMISSION		VVC

PEC COMMUNITY PARTNERS INC.

REVISIONS

No.	Description	Date	Int.
3			
2	ISSUED FOR SIGNATURE	25/12/10	MP
1	REVISED PER 1ST SUBMISSION COMMENTS	25/08/12	MP

PROJECT No.: 21730
DATE: August 15, 2024
SCALE: 1:1500

DRAFTED BY: MP CHECKED BY: MP

DRAWING No.: **DP-01**

BASE 31, VILLAGE A – SOUTHERN MEDIUM DENSITY BLOCK

PICTON, ON

DRAWING

SURVEY

PROJECT NO. 23.148P03

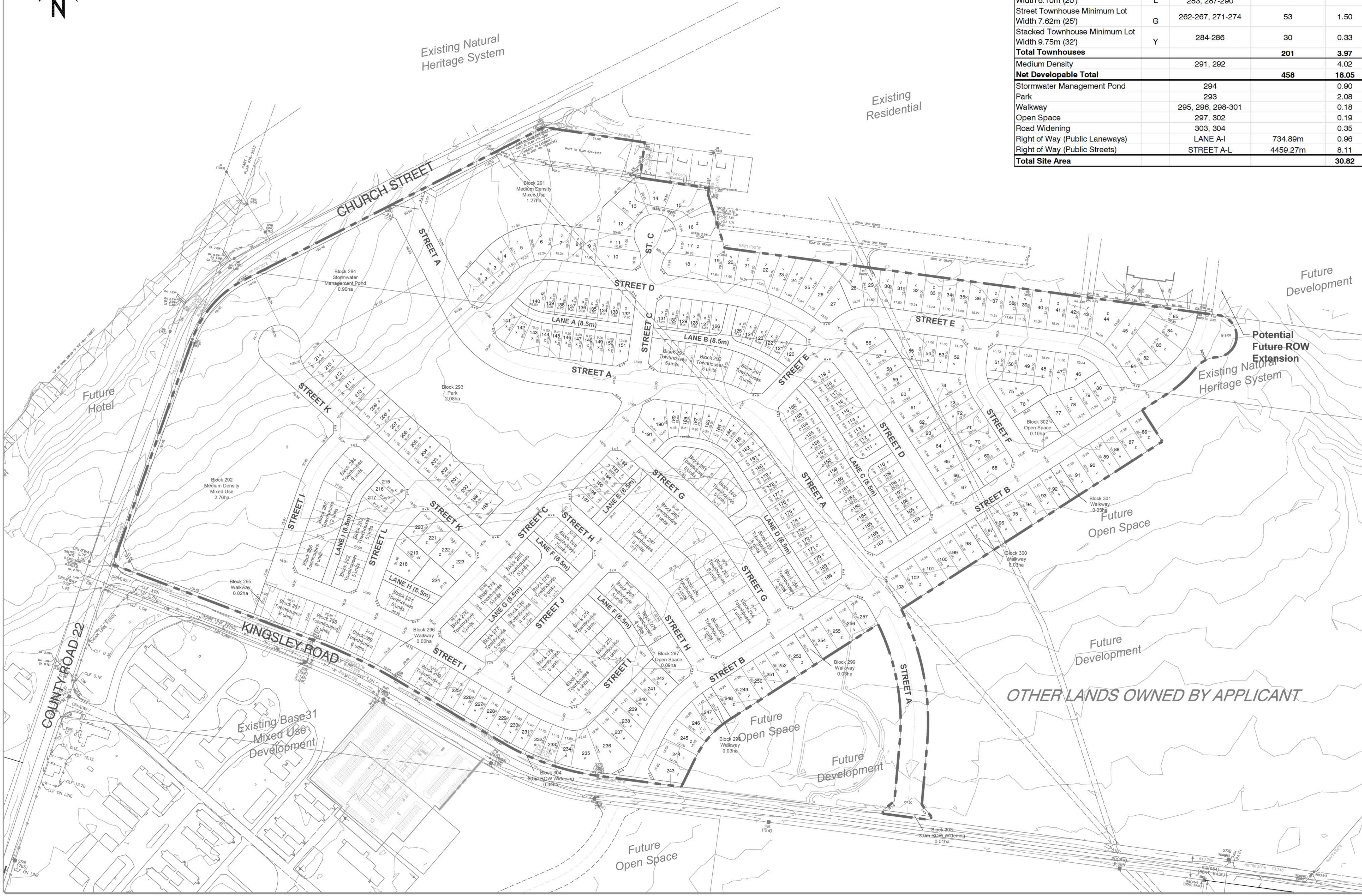
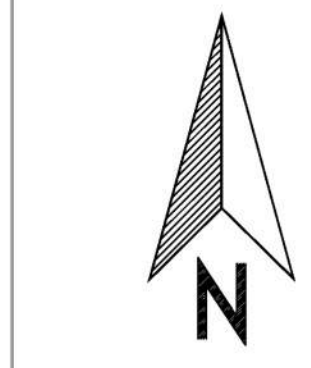
PROJECT DATE 2026-03-09

DRAWN BY

CHECKED BY

SCALE

DRAWING NO. SPA001 REV. 1



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PROJECT INFORMATION

	REQUIRED	PROVIDED	
		BUILDING A	TOWNHOUSE
BUILDING HEIGHT (INCLUDES MPH)	40.00 M MAX	27.90 M	9.16 M
BUILDING SETBACKS			
STREET LINE SETBACK (CHURCH STREET)	2.00 M	3.00 M	N/A
STREET LINE SETBACK (KINGSLEY ROAD)	2.00 M	30.69 M	N/A
NORTHEAST PHASE LINE (SIDE YARD)	6.00 M	76.20 M	11.26 M
SOUTHWEST PHASE LINE (SIDE YARD)	6.00 M	14.03 M	N/A
LOADING SPACE			
FINISHED GRADE		1.00 M	RANGE FROM 147.28 TO 147.87

PROJECT SITE AREA (PHASE 1)

BLDG	SITE AREA	m ²	ft ²
BLDG A+TH	TOTAL PHASE 1 SITE AREA	14,192.0	152,761.8
	TOTAL PROPOSED GFA	12,641.9	136,075.3
	F.S.I. OF PROPOSED DEVELOPMENT	0.89 x SITE AREA	

DEFINITIONS

County of Prince Edward Comprehensive Zoning By-law 1816-2006

GROSS FLOOR AREA

Shall mean the total floor area, as hereinafter defined, exclusive of any of any portion of the building or structure above or below finished grade which is used for a private garage, carport, basement, walkout basement, cellar, balcony, porch, verandah or sunroom unless such sunroom is habitable during all seasons of the year, and any portion which is used for mechanical equipment and lockers.

BUILDING HEIGHT

Shall mean the vertical distance measured between the finished grade at the front of the building, and:

- in the case of a flat roof, the highest point of the roof surface or the parapet, whichever is the greater;
- in the case of a mansard roof, the deck line; and
- in the case of a gable, hip or gambrel roof, the mean height between the eaves and ridge, exclusive of any accessory roof construction such as a chimney, tower, steeple, television antenna, mechanical penthouse or elevator shaft.

PROJECT SITE COVERAGE (PHASE 1)

BLDG	SITE AREA	m ²	ft ²
BLDG A+TH	TOTAL PHASE 1 SITE AREA	14,192.0	152,761.8
	BUILDING FOOTPRINT	2,219.4	23,889.4
	AREA COVERAGE	15.6%	

BICYCLE PARKING - MINIMUM REQUIRED

BLDG A+TH	USE	RESIDENTIAL		TOTAL
		RATIO	SPACES	
	SHORT TERM	0.05/Unit	7	7
	LONG TERM	0.25/Unit	32	32
	TOTAL		39	39

BICYCLE PARKING - PROVIDED

BLDG A + TH	FLOOR	RESIDENTIAL			TOTAL
		SHORT TERM	LONG TERM	SUB TOTAL	
	FLOOR 1	7	32	39	39
	TOTAL	7	32	39	39

DRAWING LIST

ARCHITECTURAL DRAWINGS				
NUMBER	NAME	REVISION DATE	REVISION	DESCRIPTION
SPA001	SURVEY	2026-03-09	1	ISSUED FOR SPA SUBMISSION
SPA002	STATISTICS	2026-03-09	1	ISSUED FOR SPA SUBMISSION
SPA003	CONTEXT PLAN	2026-03-09	1	ISSUED FOR SPA SUBMISSION
SPA005	OVERALL SITE PLAN	2026-03-09	1	ISSUED FOR SPA SUBMISSION
SPA006	SITE PLAN / ROOF PLAN	2026-03-09	1	ISSUED FOR SPA SUBMISSION
SPA151	GROUND FLOOR PLAN	2026-03-09	1	ISSUED FOR SPA SUBMISSION
SPA152	2ND FLOOR PLAN	2026-03-09	1	ISSUED FOR SPA SUBMISSION
SPA153	3RD-6TH FLOOR PLAN	2026-03-09	1	ISSUED FOR SPA SUBMISSION
SPA154	7TH FLOOR PLAN	2026-03-09	1	ISSUED FOR SPA SUBMISSION
SPA155	MPH PLAN	2026-03-09	1	ISSUED FOR SPA SUBMISSION
SPA301	BUILDING SECTIONS	2026-03-09	1	ISSUED FOR SPA SUBMISSION
SPA302	ELEVATIONS	2026-03-09	1	ISSUED FOR SPA SUBMISSION
SPA303	ELEVATIONS	2026-03-09	1	ISSUED FOR SPA SUBMISSION
SPA801	3D PERSPECTIVES	2026-03-09	1	ISSUED FOR SPA SUBMISSION
SPA802	3D PERSPECTIVES	2026-03-09	1	ISSUED FOR SPA SUBMISSION

MID RISE BUILDING A

PROJECT SITE AREA

BLDG	SITE AREA	m ²	ft ²
BLDG A	TOTAL PHASE 1 SITE AREA	14,192.0	152,761.8
	TOTAL PROPOSED GFA	11,289.3	121,517.3
	F.S.I. OF PROPOSED DEVELOPMENT	0.80 x SITE AREA	

GROSS FLOOR AREA SUMMARY

BLDG	USE	GFA		FSI	
		m ²	ft ²		
BLDG A	RESIDENTIAL	120 UNITS	11,289.3	121,517	0.80
	TOTAL		11,289.3	121,517	0.80

GROSS FLOOR AREA BREAKDOWN

BLDG A	FLOOR	# OF UNITS	RESIDENTIAL								TOTAL GFA (TFA - EXCLUSIONS)	
			SALEABLE		COMMON		GARBAGE		INDOOR AMENITY		m ²	ft ²
			m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²		
	FLOOR 1	12	986.4	10,617	385.1	4,145	69.8	752	120.0	1,292	1,561.3	16,806
	FLOOR 2	18	1,483.4	15,967	137.9	1,485					1,621.3	17,452
	FLOOR 3	18	1,483.4	15,967	137.9	1,485					1,621.3	17,452
	FLOOR 4	18	1,483.4	15,967	137.9	1,485					1,621.3	17,452
	FLOOR 5	18	1,483.4	15,967	137.9	1,485					1,621.3	17,452
	FLOOR 6	18	1,483.4	15,967	137.9	1,485					1,621.3	17,452
	FLOOR 7	18	1,483.4	15,967	137.9	1,485					1,621.3	17,452
	MPH											
	TOTAL	120	9,886.720	106,419.812	1,212.746	13,053.899	69.819	751.530	120.033	1,292.029	11,289.319	121,517.270
	TOTAL (ROUNDED)	120	9,886.7	106,420	1,212.7	13,054	69.8	752	120.0	1,292	11,289.3	121,517

TOTAL FLOOR AREA BREAKDOWN

AREA EXCLUSIONS		TOTAL FLOOR AREA	
m ²	ft ²	GFA+INDOOR AMENITY+EXCL.	
64.5	694	1,625.9	17,501
4.5	49	1,625.9	17,501
4.5	49	1,625.9	17,501
4.5	49	1,625.9	17,501
4.5	49	1,625.9	17,501
4.5	49	1,625.9	17,501
4.5	49	1,625.9	17,501
4.5	49	1,625.9	17,501
224.0	2,411	224.0	2,411
315.657	3,397.702	11,604.976	124,914.972
		315.7	3,398

UNIT MIX

BLDG	FLOOR	SALEABLE				AVG. UNIT SIZE		
		STUDIO	1B	2B	TOTAL	m ²	ft ²	
BLDG A	FLOOR 1	2	4	6	12	82.2	885	
	FLOOR 2	2	6	10	18	82.4	887	
	FLOOR 3	2	6	10	18	82.4	887	
	FLOOR 4	2	6	10	18	82.4	887	
	FLOOR 5	2	6	10	18	82.4	887	
	FLOOR 6	2	6	10	18	82.4	887	
	FLOOR 7	2	6	10	18	82.4	887	
		SUBTOTAL	14	40	66	120		
		TOTAL UNITS	14	40	66	120		
		UNIT MIX	11.7%	33.3%	55.0%	100.0%	82.4	887
	UNIT MIX TOTAL	11.7%	33.3%	55.0%	100.0%			
	AVG UNIT SIZE (m ²)	48.7	67.4	98.6	82.4			
	AVG UNIT SIZE (ft ²)	525	726	1,061	887			
	AVG UNIT SIZE TOTAL (m ²)	48.7	67.4	98.6	82.4			
	AVG UNIT SIZE TOTAL (ft ²)	525	726	1,061	887			

BARRIER FREE UNIT BREAKDOWN

BLDG	FLOOR	STUDIO	1B	2B	TOTAL
BLDG A	FLOOR 1	2		2	4
	FLOOR 2	1	1	2	4
	FLOOR 3		1	2	3
	FLOOR 4		1	2	3
	FLOOR 5		1	2	3
	FLOOR 6		1		1
	FLOOR 7		1		1
	SUBTOTAL	3	6	10	19
	TOTAL PROVIDED	3	6	10	19
	RATIO PROVIDED	21.4%	15.0%	15.2%	15.83%
	TOTAL REQUIRED	3	6	10	19

TOWNHOUSE

PROJECT SITE AREA

BLDG	SITE AREA	m ²	ft ²
BLDG TH	TOTAL PHASE 1 SITE AREA	14,192.0	152,761.8
	TOTAL PROPOSED GFA	1,352.6	1,4560
	F.S.I. OF PROPOSED DEVELOPMENT	0.10 x SITE AREA	

GROSS FLOOR AREA SUMMARY

BLDG	USE	GFA		FSI	
		m ²	ft ²		
BLDG TH	RESIDENTIAL	8 UNITS	1,352.6	1,4560	0.10
	TOTAL		1,352.6	1,4560	0.10

AMENITY AREAS REQUIRED & PROVIDED

BLDG A	TYPE	REQUIRED				PROVIDED		
		RATIO	m ²	ft ²	RATIO	m ²	ft ²	
	INDOOR AMENITY	1.00 m ² /UNIT	120.0	1,292	1.00 m ² /UNIT	120.0	1,292	
	OUTDOOR AMENITY	0.00 m ² /UNIT	0.0	0	0.43 m ² /UNIT	052.0	559	
	TOTAL AMENITY	1.00 m²/UNIT	120.0	1,292	1.43 m²/UNIT	172.0	1,852	

VEHICULAR PARKING - MINIMUM REQUIRED

BLDG A	USE	RATIO (MIN.)	UNITS / GFA (m ²)	SPACES (MIN.)
	1B & 1B+D UNITS	1.0/Unit	40	40
	2B & 2B+D UNITS	1.0/Unit	66	66
	VISITORS	0.2/Unit	24	24
	TOTAL			144

VEHICULAR PARKING PROVIDED

BLDG A	FLOOR	USE		TOTAL
		RESIDENTIAL	VISITOR	
	FLOOR 1	143	24	167
	TOTAL	143	24	167

ACCESSIBLE PARKING PROVIDED

BLDG A	FLOOR	USE		TOTAL
		RESIDENTIAL	VISITOR	
	FLOOR 1	5	2	7
	TOTAL	5	2	7

BICYCLE PARKING - MINIMUM REQUIRED

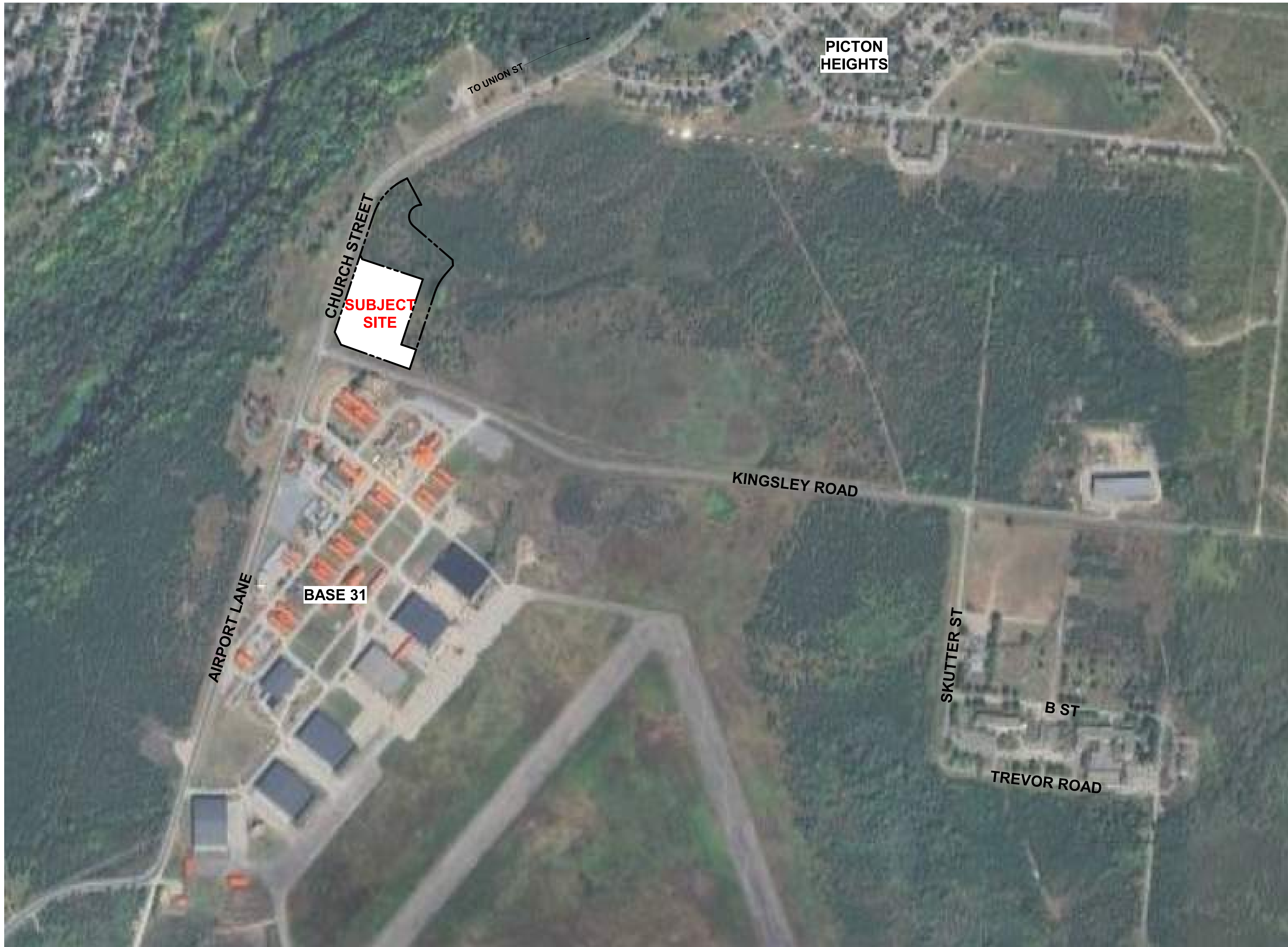
BLDG A	USE	RESIDENTIAL		TOTAL
		RATIO	SPACES	
	SHORT TERM	0.05/Unit	6	6
	LONG TERM	0.25/Unit	30	30
	TOTAL		36	36

BICYCLE PARKING - PROVIDED

BLDG A	FLOOR	RESIDENTIAL			TOTAL
		SHORT TERM	LONG TERM	SUB TOTAL	
	FLOOR 1	6	30	36	36
	TOTAL	6	30	36	36

UNIT MIX

BLDG TH	FLOOR	SALEABLE		AVG. UNIT SIZE	
		TH	TOTAL	m ²	ft ²
	FLOOR 1	8	8	169.1	1,820
	SUBTOTAL	8	8		
	TOTAL UNITS	8	8		
	UNIT MIX	100.0%	100.0%	169.1	1,820
	UNIT MIX TOTAL	100.0%	100.0%		
	AVG UNIT SIZE (m ²)	169.1	169.1		
	AVG UNIT SIZE (ft ²)	1,820			



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#	DATE	ISSUED FOR SPA SUBMISSION	DESCRIPTION	BY
1	2026-03-09			VVC



PROJECT
BASE 31, VILLAGE A – SOUTHERN MEDIUM DENSITY BLOCK
 PICTON, ON

DRAWING
CONTEXT PLAN

PROJECT NO.
23.148P03
 PROJECT DATE
2026-03-09
 DRAWN BY
MZH
 CHECKED BY
HHO
 SCALE
1 : 2500



DRAWING NO. SPA003	REV. 1

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LEGEND

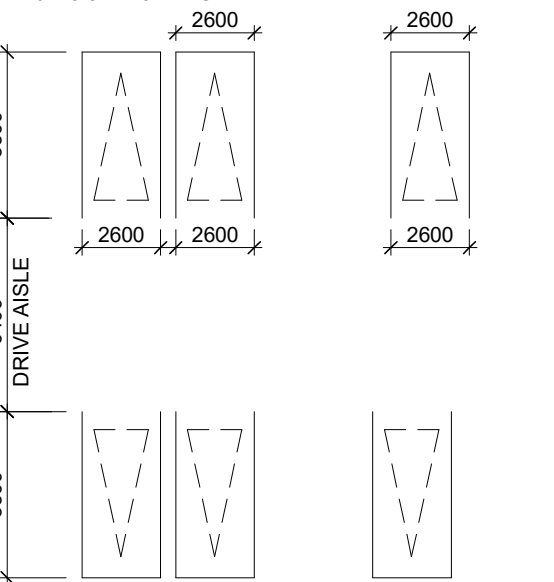
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	SECONDARY RESIDENTIAL ENTRANCE
	EXIT
	FIRE HYDRANT
	SIAMESE CONNECTION
	WALL-MOUNTED LIGHT FIXTURE
	LIGHT STANDARD
	FIRE ROUTE SIGN
	NO PARKING SIGN PICK-UP AND DROP-OFF ONLY
	NO PARKING / LOADING ZONE SIGN
	BARRIER-FREE PARKING SIGN
	SPOT ELEVATION
	GAS/HYDRO METER

MINIMUM PERMITTED PARKING DIMENSIONS

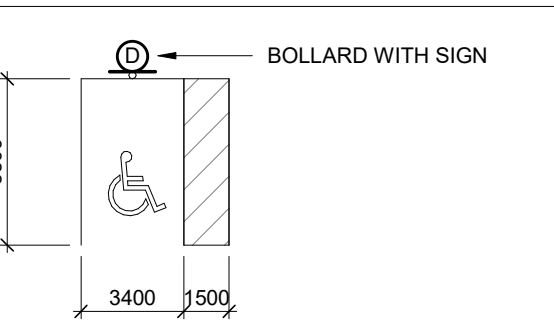
TYPICAL PARKING DIMENSIONS

aisle width: MIN 6.4m

TYPICAL PARKING SPACE:
MIN 2.6 x 5.5 x 2.0m HIGH



TYPICAL BARRIER FREE SPACE



#	DATE	ISSUED FOR SPA SUBMISSION	DESCRIPTION	VVC	BY
1	2026-03-09	ISSUED FOR SPA SUBMISSION			



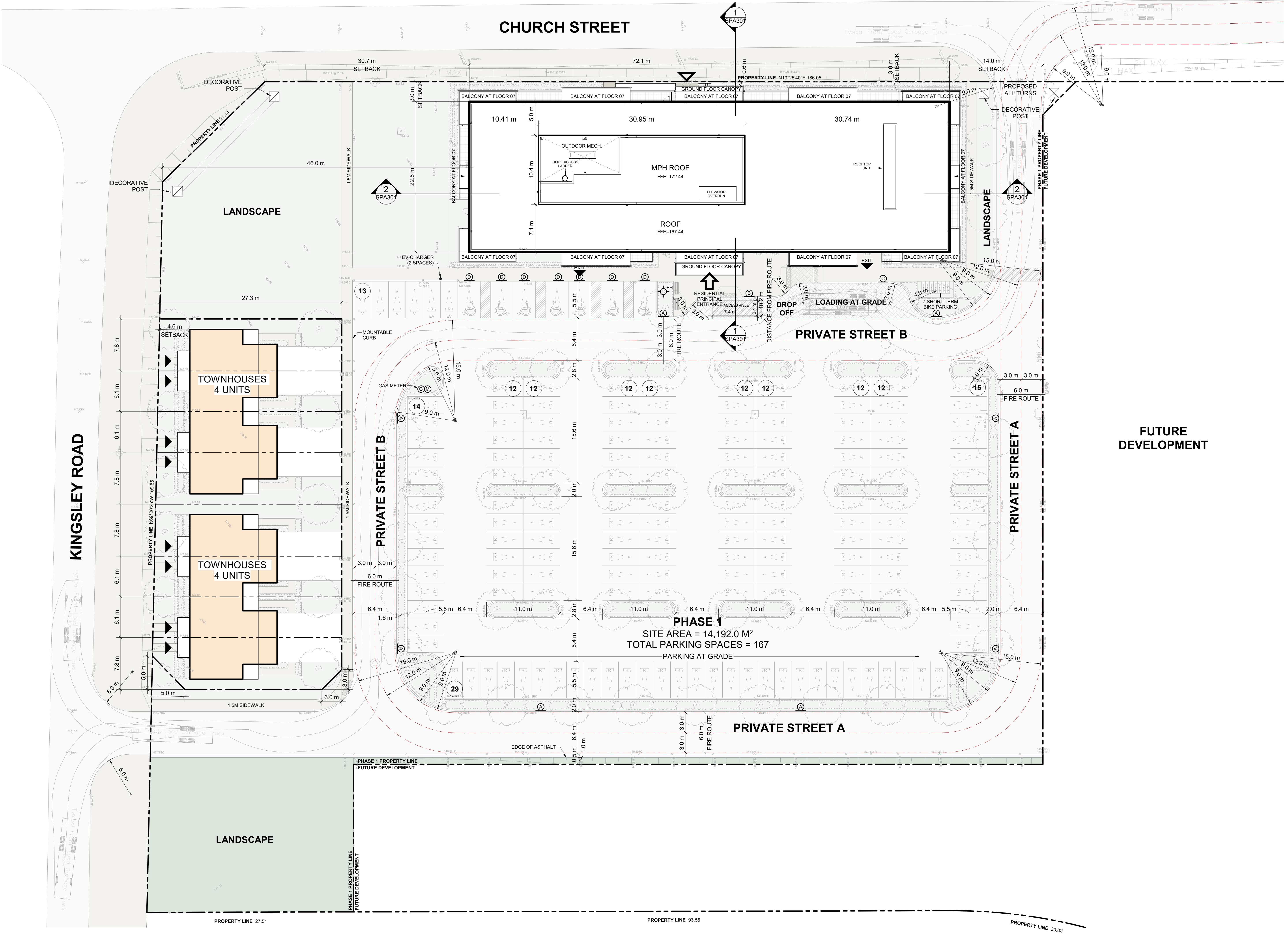
PROJECT
BASE 31, VILLAGE A – SOUTHERN MEDIUM DENSITY BLOCK

PICTON, ON

DRAWING
SITE PLAN / ROOF PLAN

PROJECT NO. 23.148P03	
PROJECT DATE 2026-03-09	
DRAWN BY MZH	
CHECKED BY HHO	
SCALE 1 : 250	

 DRAWING NO. SPA006 REV. 1



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LEGEND

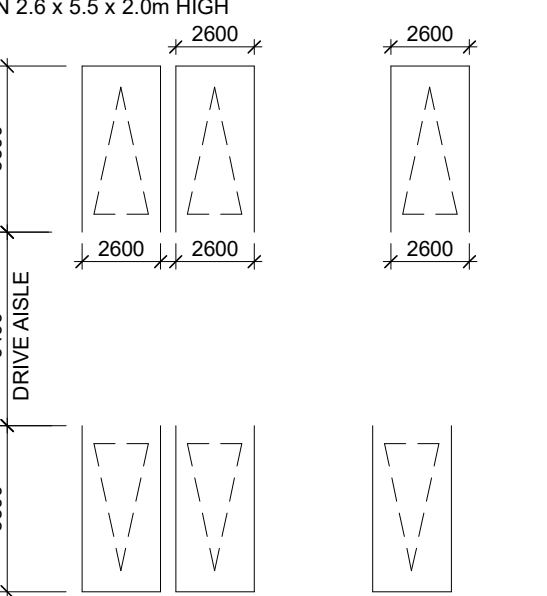
	PRIMARY RESIDENTIAL ENTRANCE
	SECONDARY RESIDENTIAL ENTRANCE
	EXIT
	FIRE HYDRANT
	SIAMSE CONNECTION
	WALL-MOUNTED LIGHT FIXTURE
	LIGHT STANDARD
	FIRE ROUTE SIGN
	NO PARKING SIGN PICK-UP AND DROP-OFF ONLY
	NO PARKING / LOADING ZONE SIGN
	BARRIER-FREE PARKING SIGN
	SPOT ELEVATION
	GAS/HYDRO METER

MINIMUM PERMITTED PARKING DIMENSIONS

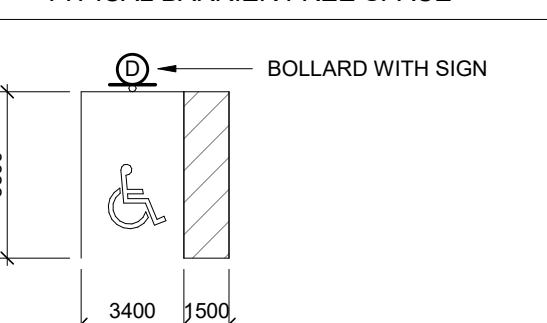
TYPICAL PARKING DIMENSIONS

aisle width: MIN 6.4m

TYPICAL PARKING SPACE:
MIN 2.6 x 5.5 x 2.0m HIGH



TYPICAL BARRIER FREE SPACE



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1	2026-03-09	ISSUED FOR SPA SUBMISSION			



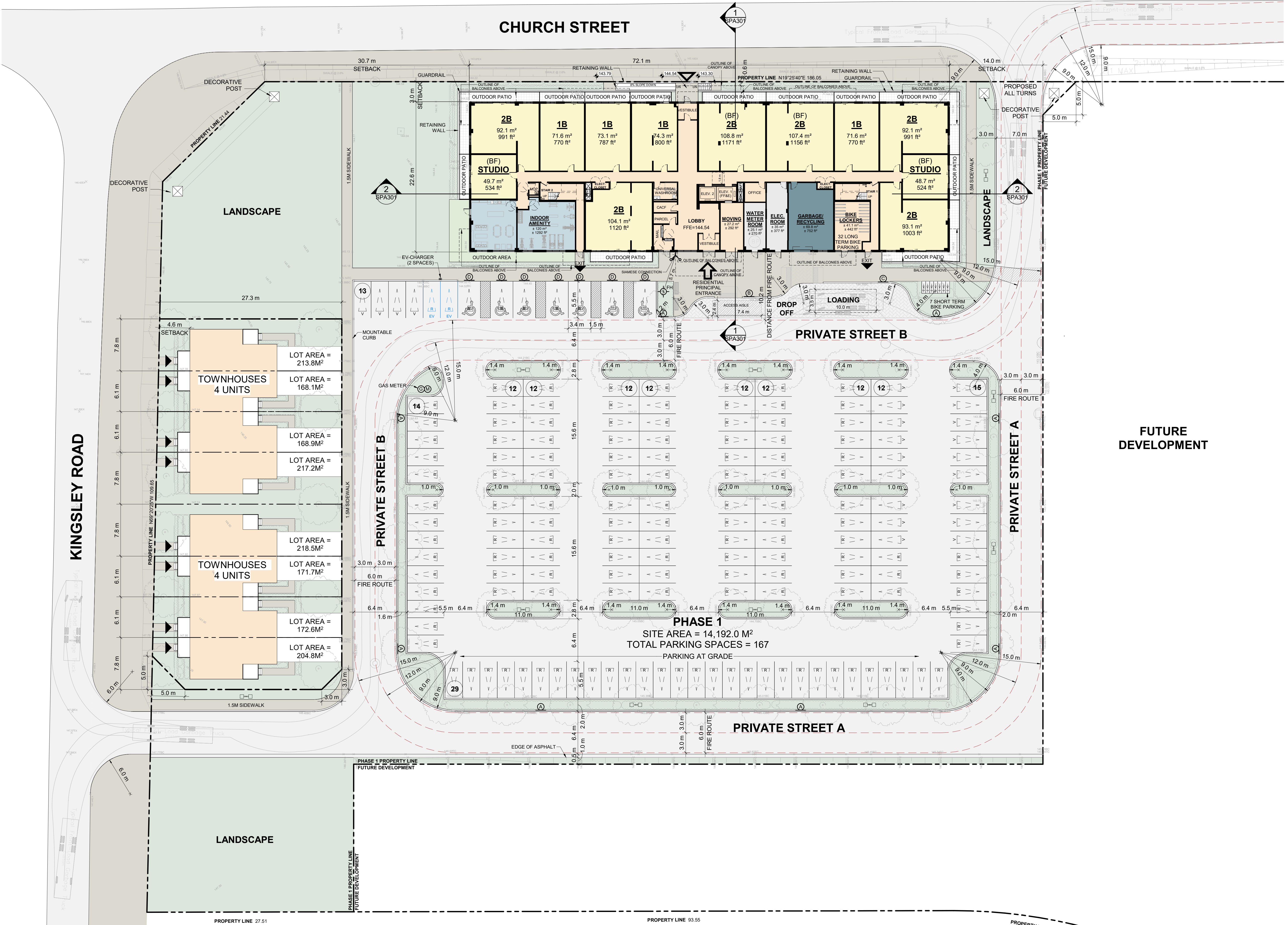
PROJECT
BASE 31, VILLAGE A – SOUTHERN MEDIUM DENSITY BLOCK
PICTON, ON

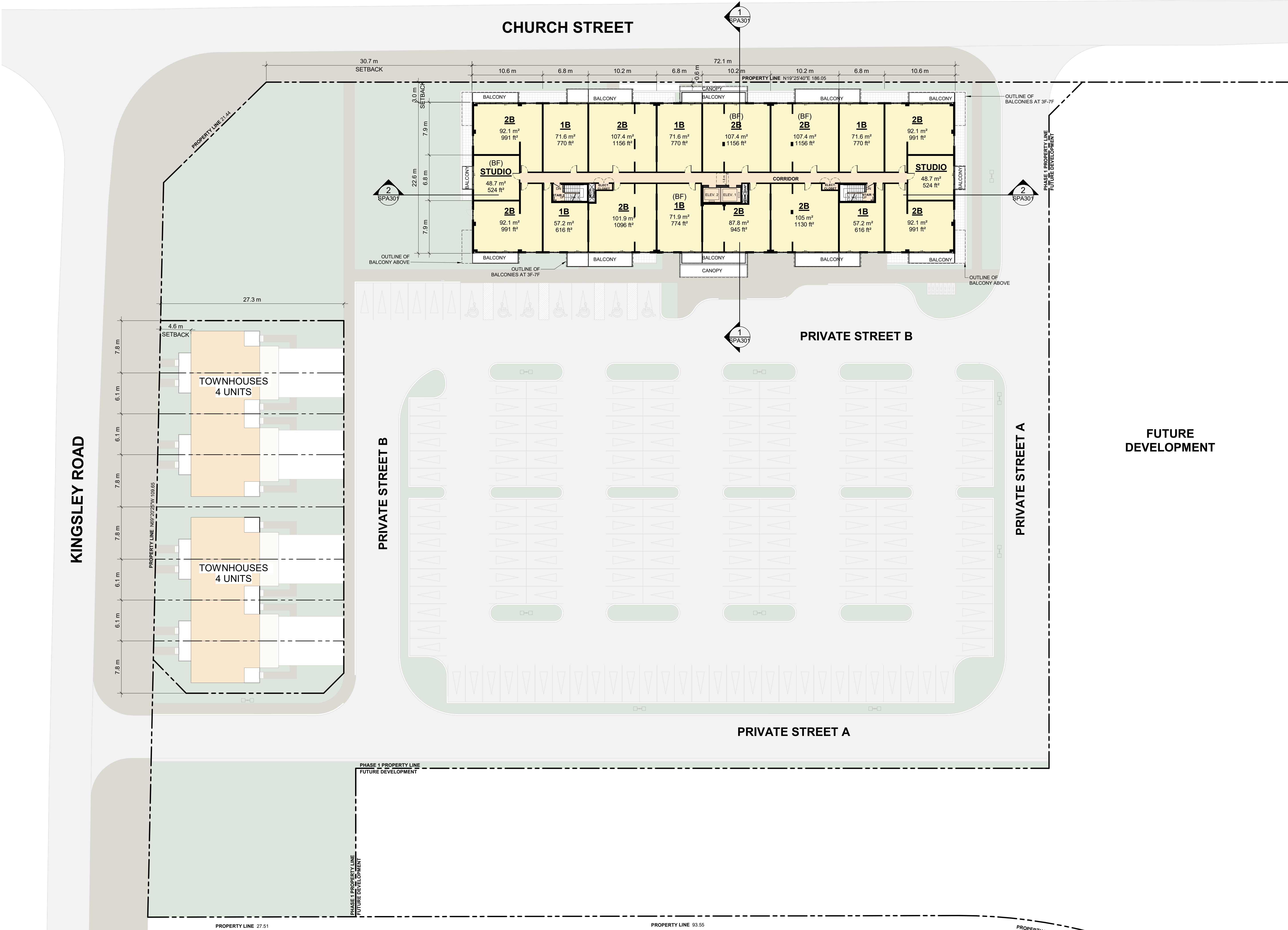
DRAWING
GROUND FLOOR PLAN

PROJECT NO.
23.148P03
PROJECT DATE
2026-03-09
DRAWN BY
MZH
CHECKED BY
HHO
SCALE
1 : 250



DATE
2026-03-09 1:36:32 PM
DRAWING NO.
SPA151
REV
1





#	DATE	ISSUED FOR SPA SUBMISSION	DESCRIPTION	VVC	BY
1	2026-03-09				



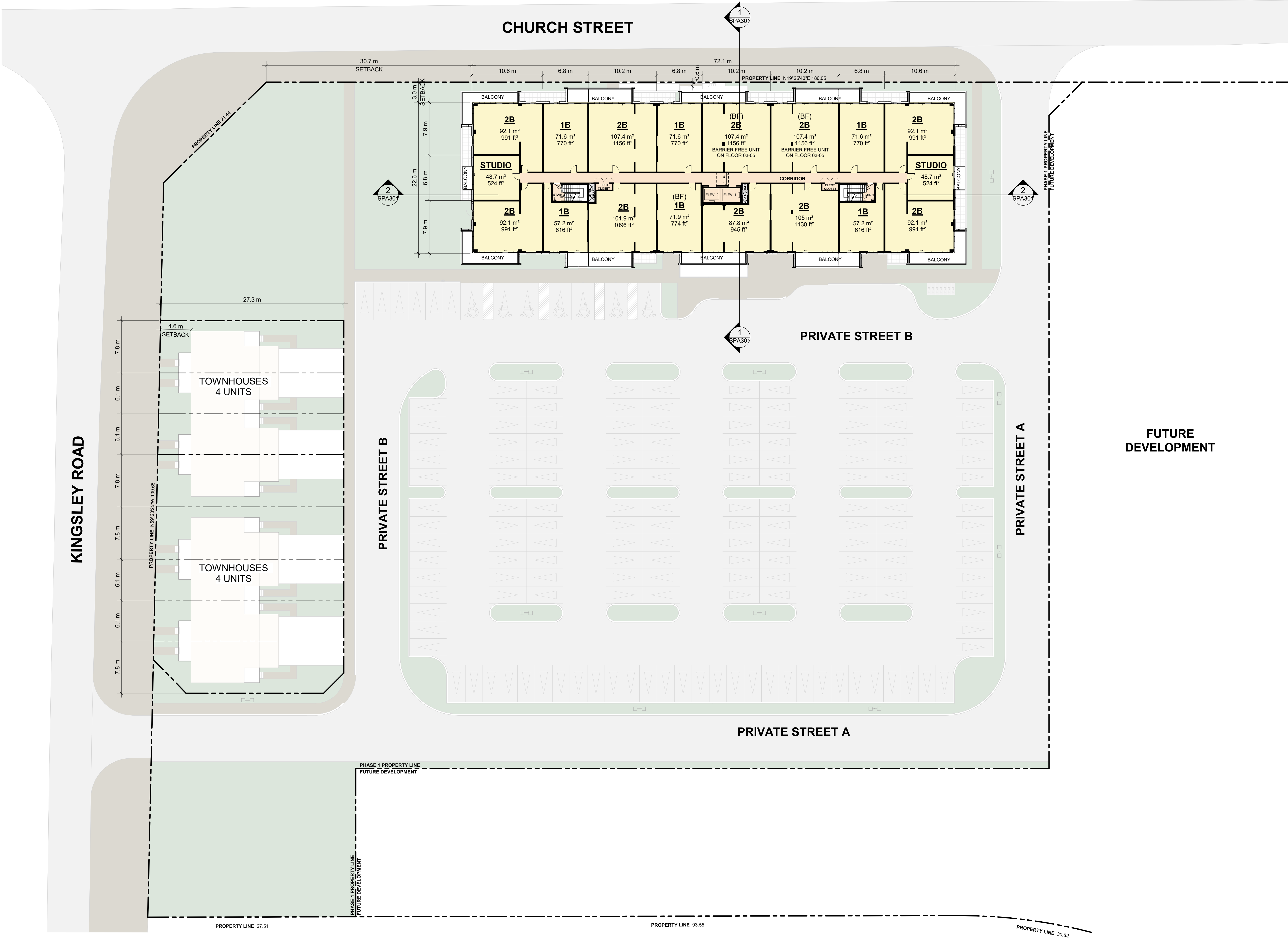
PROJECT
BASE 31, VILLAGE A – SOUTHERN MEDIUM DENSITY BLOCK
PICTON, ON

DRAWING
2ND FLOOR PLAN

PROJECT NO.
23.148P03
PROJECT DATE
2026-03-09
DRAWN BY
MZH
CHECKED BY
HHO
SCALE
1 : 250



DRAWING NO. SPA152	REV. 1
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KINGSLEY ROAD

CHURCH STREET

PRIVATE STREET B

PRIVATE STREET A

FUTURE DEVELOPMENT

#	DATE	ISSUED FOR SPA SUBMISSION	DESCRIPTION	VVC	BY
1	2026-03-09				



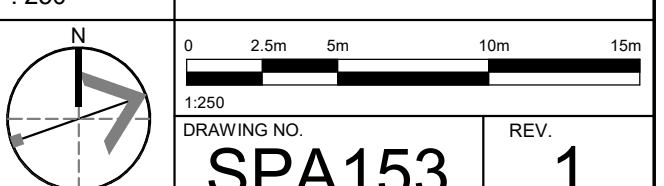
PROJECT
BASE 31, VILLAGE A – SOUTHERN MEDIUM DENSITY BLOCK
PICTON, ON

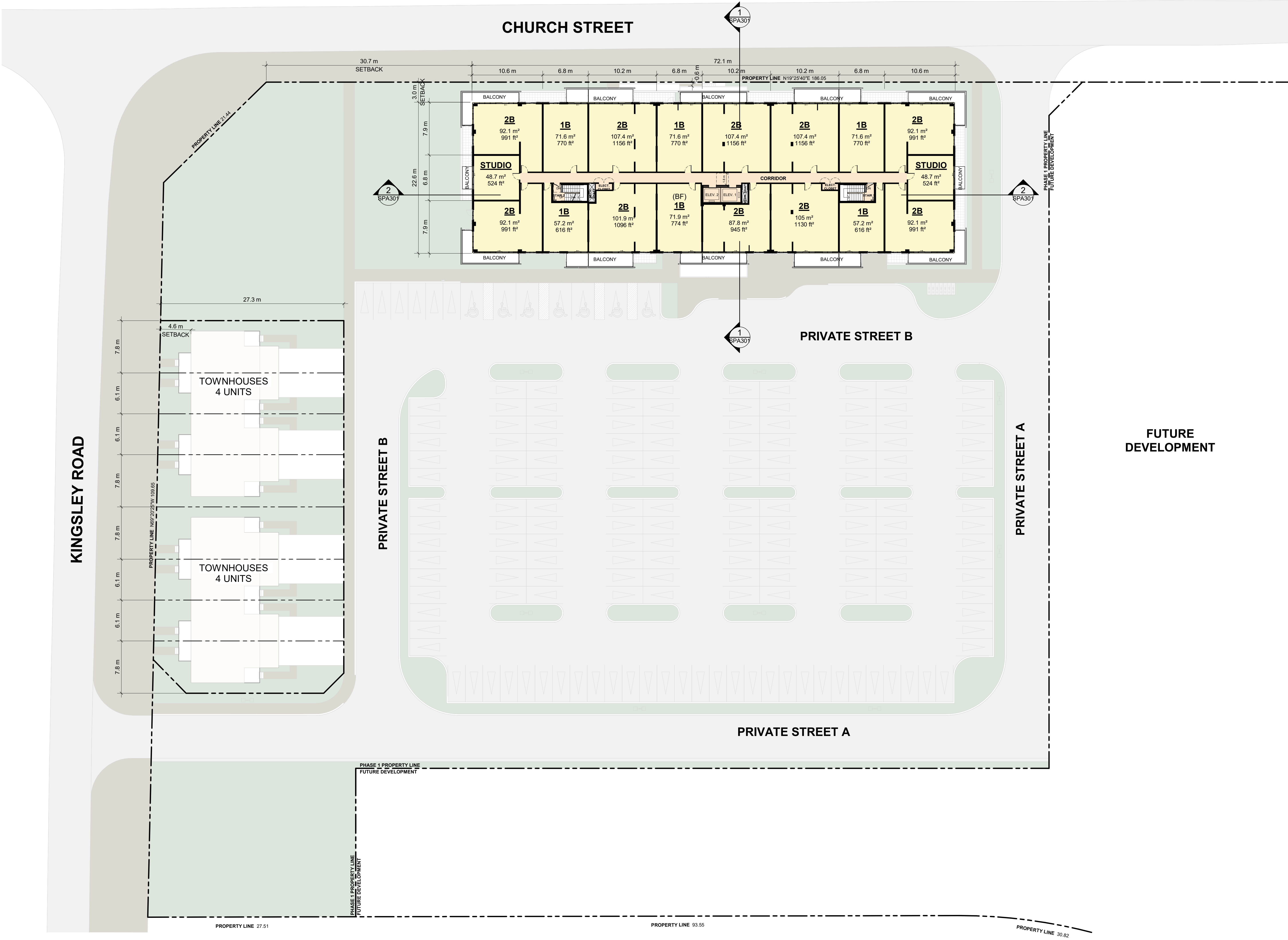
DRAWING
3RD-6TH FLOOR PLAN

PROJECT NO.
23.148P03
PROJECT DATE
2026-03-09
DRAWN BY
MZH
CHECKED BY
HHO
SCALE
1 : 250



DRAWING NO. **SPA153** REV. **1**





#	DATE	ISSUED FOR SPA SUBMISSION	DESCRIPTION	VVVC	BY
1	2026-03-09				



PROJECT
BASE 31, VILLAGE A – SOUTHERN MEDIUM DENSITY BLOCK
PICTON, ON

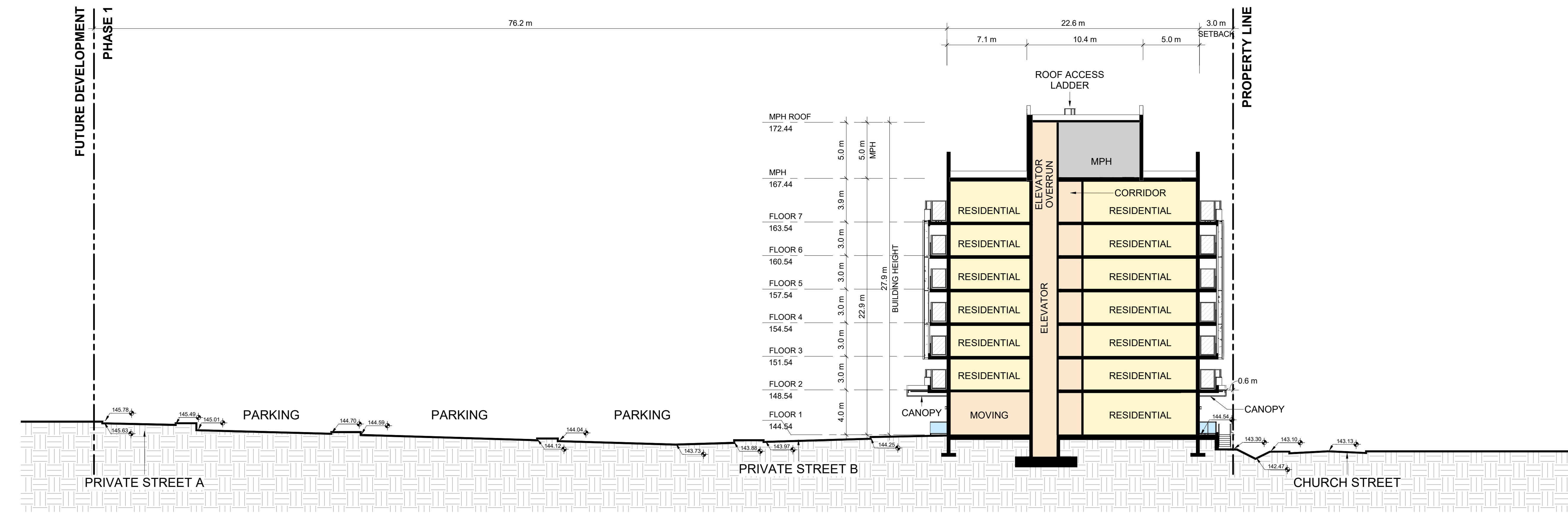
DRAWING
7TH FLOOR PLAN

PROJECT NO.
23.148P03
PROJECT DATE
2026-03-09
DRAWN BY
MZH
CHECKED BY
HHO
SCALE
1 : 250

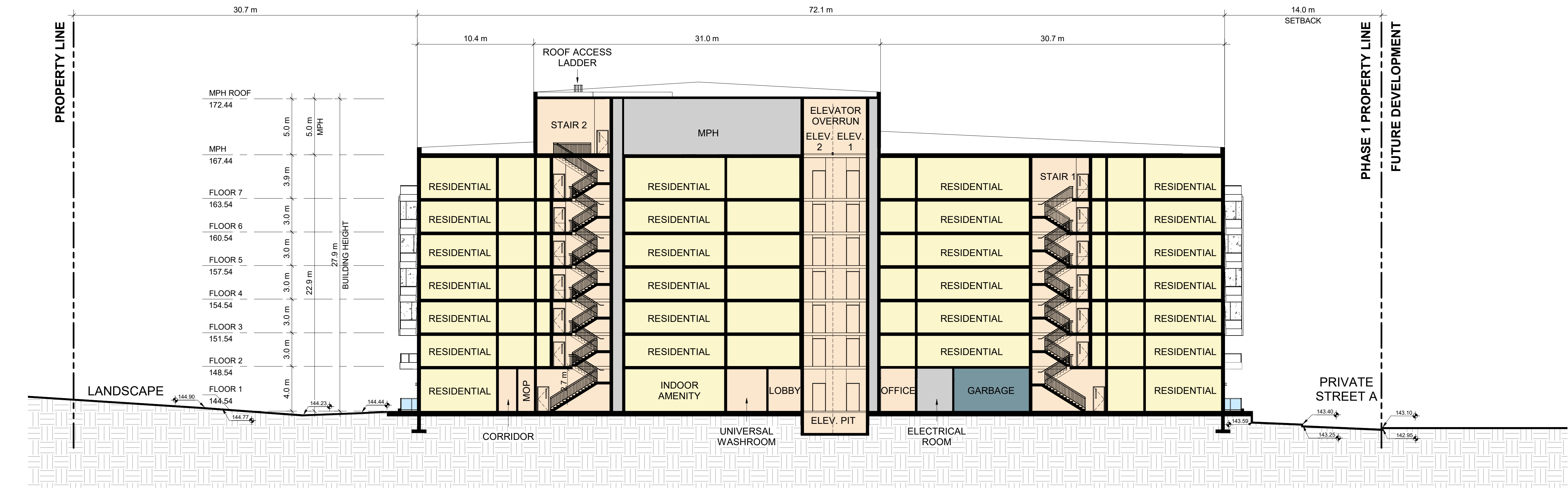


DRAWING NO. **SPA154** REV. **1**

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1 BUILDING SECTION A
SPA307 1 : 200



2 BUILDING SECTION B
SPA307 1 : 200

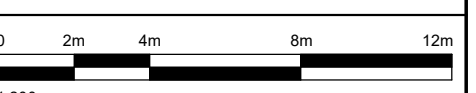
#	DATE	ISSUED FOR SPA SUBMISSION	DESCRIPTION	VVC	BY
1	2026-03-09	ISSUED FOR SPA SUBMISSION		VVC	



PROJECT
BASE 31, VILLAGE A – SOUTHERN MEDIUM DENSITY BLOCK
PICTON, ON

DRAWING
BUILDING SECTIONS

PROJECT NO. 23_148P03	
PROJECT DATE 2026-03-09	
DRAWN BY MZH	
CHECKED BY HHO	
SCALE 1 : 200	

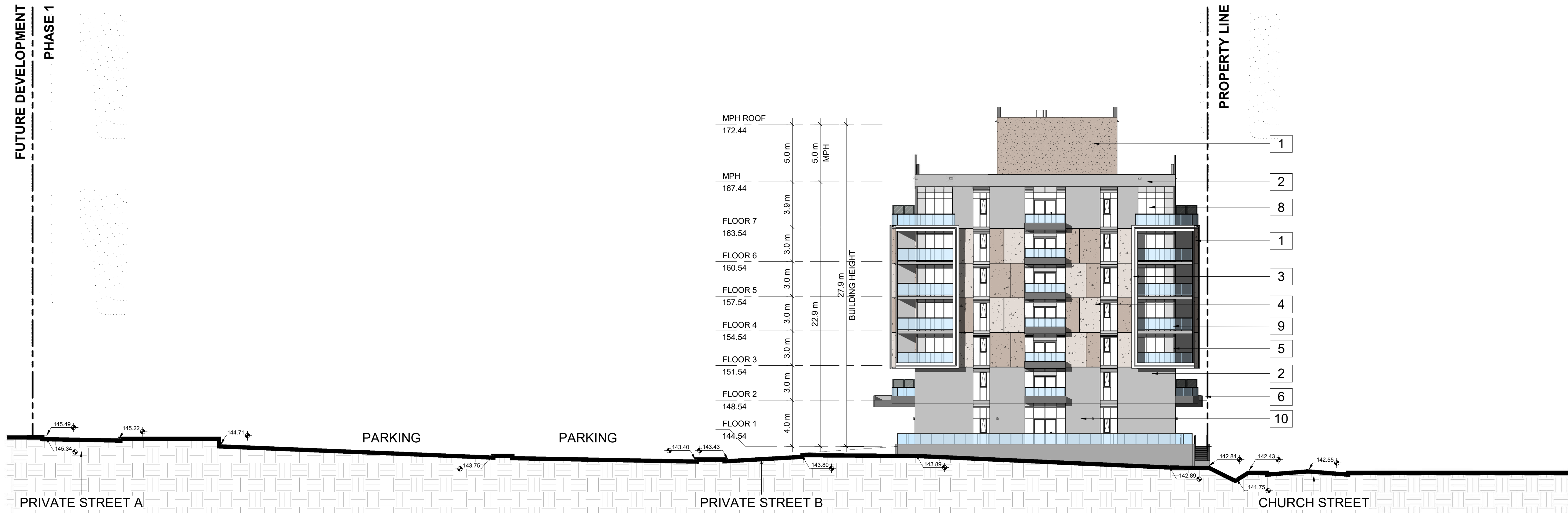


DRAWING NO. SPA301	REV. 1
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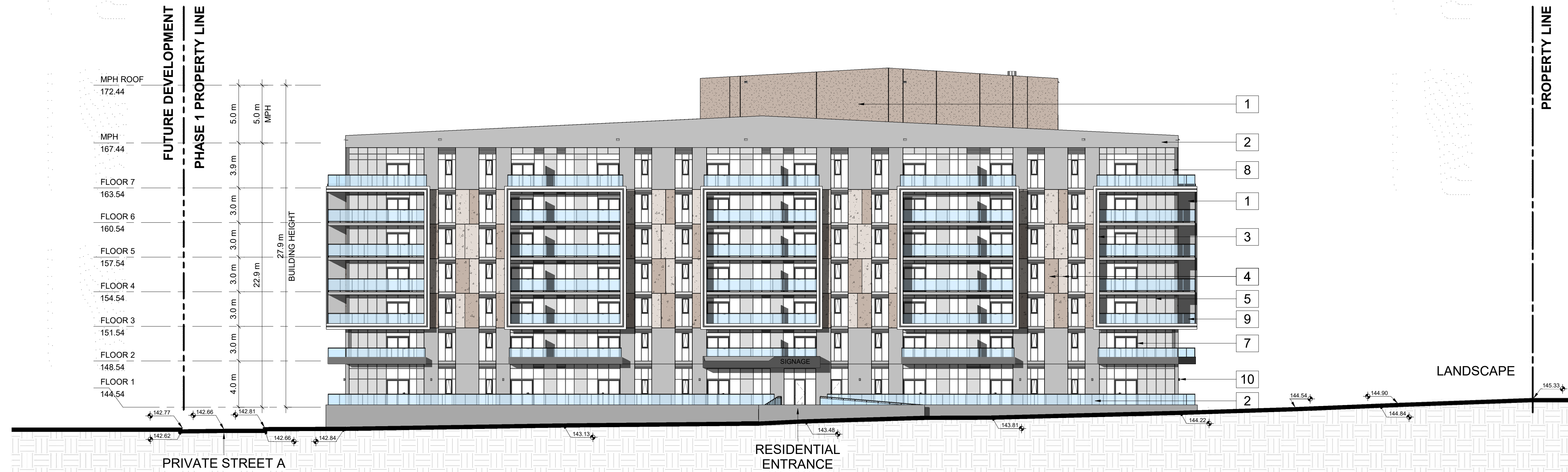
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EXTERIOR FINISHES LEGEND

1	PRECAST CONCRETE/ MASONRY - COLOUR: LIGHT BEIGE
2	PRECAST CONCRETE/ MASONRY - COLOUR: MEDIUM LIGHT GREY
3	PRECAST CONCRETE/ MASONRY - COLOUR: MEDIUM LIGHT BEIGE
4	PRECAST CONCRETE/ MASONRY (SHINGLE PATTERN) - COLOUR: LIGHT BEIGE
5	WINDOW MULLION - COLOUR: CHARCOAL
6	METAL - COLOUR: CHARCOAL
7	SPANDREL PANELS
8	VISION GLASS
9	GLASS RAILING
10	EXTERIOR LIGHT FIXTURE (DARK SKY COMPLIANT)



1 EAST ELEVATION
SPA302 1:200



2 NORTH ELEVATION
SPA302 1:200

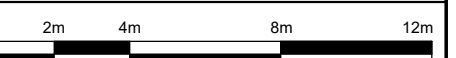
#	DATE	ISSUED FOR SPA SUBMISSION	DESCRIPTION	VVC	BY
1	2026-03-09				



PROJECT
**BASE 31, VILLAGE A – SOUTHERN
MEDIUM DENSITY BLOCK**
PICTON, ON

DRAWING
ELEVATIONS

PROJECT NO. 23_148P03	
PROJECT DATE 2026-03-09	
DRAWN BY MZH	
CHECKED BY HHO	
SCALE 1:200	

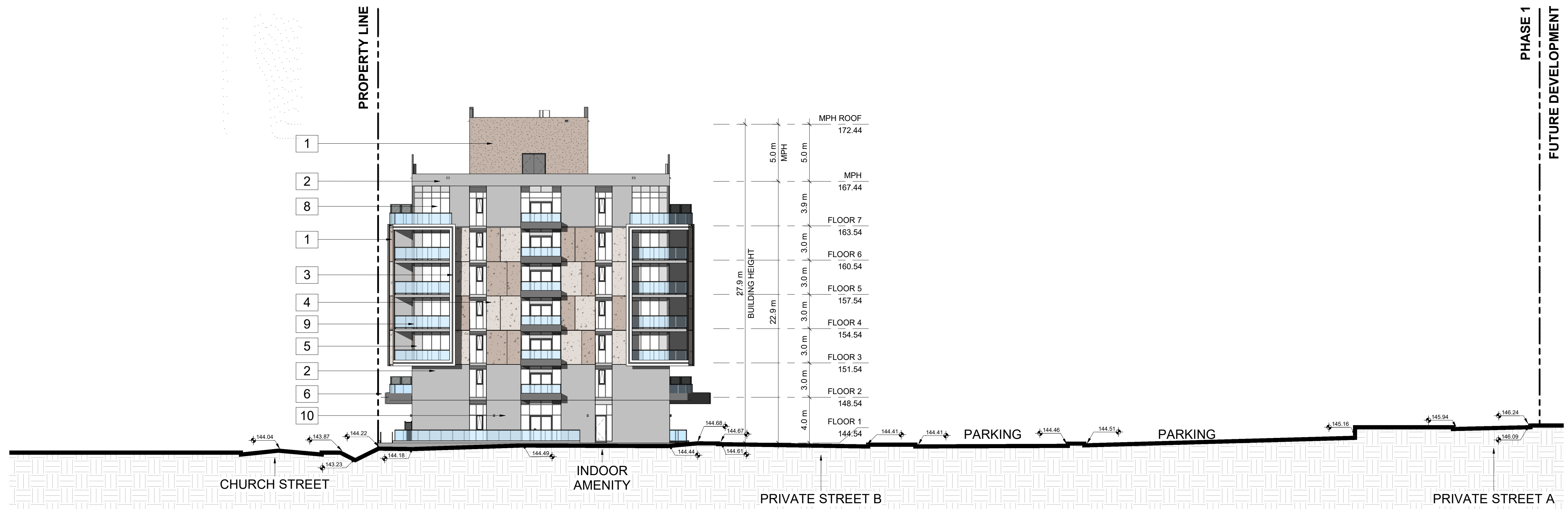


DRAWING NO. SPA302 REV. 1

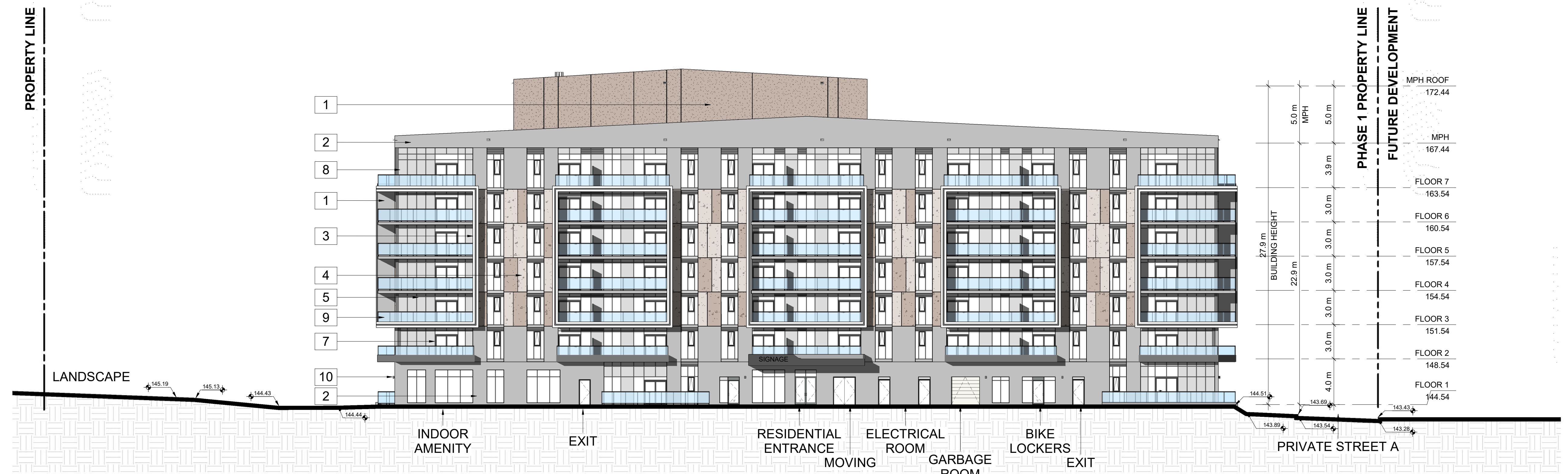
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EXTERIOR FINISHES LEGEND

1	PRECAST CONCRETE/ MASONRY - COLOUR: LIGHT BEIGE
2	PRECAST CONCRETE/ MASONRY - COLOUR: MEDIUM LIGHT GREY
3	PRECAST CONCRETE/ MASONRY - COLOUR: MEDIUM LIGHT BEIGE
4	PRECAST CONCRETE/ MASONRY (SHINGLE PATTERN) - COLOUR: LIGHT BEIGE
5	WINDOW MULLION - COLOUR: CHARCOAL
6	METAL - COLOUR: CHARCOAL
7	SPANDREL PANELS
8	VISION GLASS
9	GLASS RAILING
10	EXTERIOR LIGHT FIXTURE (DARK SKY COMPLIANT)



1 WEST ELEVATION
SPA303 1: 200



2 SOUTH ELEVATION
SPA303 1: 200

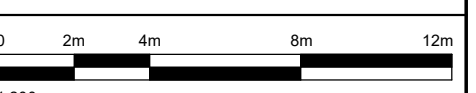
1	2026-03-09	ISSUED FOR SPA SUBMISSION	VVC
#	DATE	DESCRIPTION	BY



PROJECT
BASE 31, VILLAGE A – SOUTHERN MEDIUM DENSITY BLOCK
PICTON, ON

DRAWING
ELEVATIONS

PROJECT NO.	23.148P03
PROJECT DATE	2026-03-09
DRAWN BY	MZH
CHECKED BY	HHO
SCALE	1: 200



DRAWING NO.	SPA303	REV.	1
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VIEW FROM CHURCH STREET LOOKING SOUTHWEST

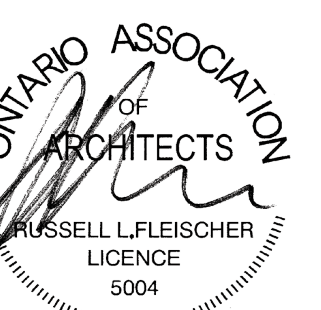
1	2026-03-09	ISSUED FOR SPA SUBMISSION	VVC
#	DATE	DESCRIPTION	BY



PROJECT
**BASE 31, VILLAGE A – SOUTHERN
 MEDIUM DENSITY BLOCK**
 PICTON, ON

DRAWING
3D PERSPECTIVES

PROJECT NO.
23.148P03
 PROJECT DATE
2026-03-09
 DRAWN BY
MZH
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HHO
 SCALE



DRAWING NO. SPA801 REV. 1

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VIEW FROM CHURCH STREET LOOKING SOUTH

#	DATE	ISSUED FOR SPA SUBMISSION	DESCRIPTION	VVC	BY
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PROJECT
BASE 31, VILLAGE A – SOUTHERN MEDIUM DENSITY BLOCK
PICTON, ON

DRAWING
3D PERSPECTIVES

PROJECT NO.
23.148P03
PROJECT DATE
2026-03-09
DRAWN BY
MZH
CHECKED BY
HHO
SCALE



DRAWING NO. SPA802 REV. 1