



PEC Community Partners Inc
570 Applewood Cres.
Vaughan, ON L4K 4B4
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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 #3
JULY 23, 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@gerriteng.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

This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate consultant drawings before proceeding with the work. Contractor must confirm that all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked 'For Construction' must assume full responsibility and bear costs for any corrections or damages resulting from his work.

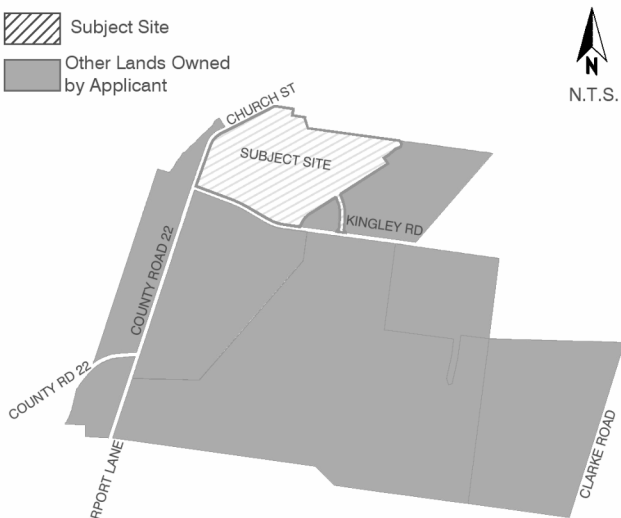
This site plan presented by Turner Fleischer is based on a legal survey showing the boundaries of the lands together with the current location of any existing buildings, features of encroachment prepared by DAN DZALDOV, dated DECEMBER 10, 2025 as provided by SCHAEFFER DZALDOV BENNETT LTD.

TITLE:
**DRAFT PLAN OF
SUBDIVISION**

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

KEY PLAN:

Subject Site
Other Lands Owned
by Applicant



REQUIRED INFORMATION:

AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING
ACT R.S.O. 1990:

- (a) SEE PLAN (b) SEE PLAN (c) SEE PLAN (d) SEE PLAN (e) SEE PLAN (f) SEE PLAN (g) SEE PLAN (h) SEE PLAN (i) SEE PLAN (j) SEE PLAN (k) SEE PLAN (l) SEE PLAN (m) SEE PLAN (n) SEE PLAN (o) SEE PLAN (p) SEE PLAN (q) SEE PLAN (r) SEE PLAN (s) SEE PLAN (t) SEE PLAN (u) SEE PLAN (v) SEE PLAN (w) SEE PLAN (x) SEE PLAN (y) SEE PLAN (z) SEE PLAN (aa) SEE PLAN (ab) SEE PLAN (ac) SEE PLAN (ad) SEE PLAN (ae) SEE PLAN (af) SEE PLAN (ag) SEE PLAN (ah) SEE PLAN (ai) SEE PLAN (aj) SEE PLAN (ak) SEE PLAN (al) SEE PLAN (am) SEE PLAN (an) SEE PLAN (ao) SEE PLAN (ap) SEE PLAN (aq) SEE PLAN (ar) SEE PLAN (as) SEE PLAN (at) SEE PLAN (au) SEE PLAN (av) SEE PLAN (aw) SEE PLAN (ax) SEE PLAN (ay) SEE PLAN (az) SEE PLAN (ba) SEE PLAN (bb) SEE PLAN (bc) SEE PLAN (bd) SEE PLAN (be) SEE PLAN (bf) SEE PLAN (bg) SEE PLAN (bh) SEE PLAN (bi) SEE PLAN (bj) SEE PLAN (bk) SEE PLAN (bl) SEE PLAN (bm) SEE PLAN (bn) SEE PLAN (bo) SEE PLAN (bp) SEE PLAN (bq) SEE PLAN (br) SEE PLAN (bs) SEE PLAN (bt) SEE PLAN (bu) SEE PLAN 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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 BIGLIER 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:

**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
No.	Description	Date	Int.
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

2026-07-23

DRAWN BY

CHECKED BY

SCALE

DRAWING NO.

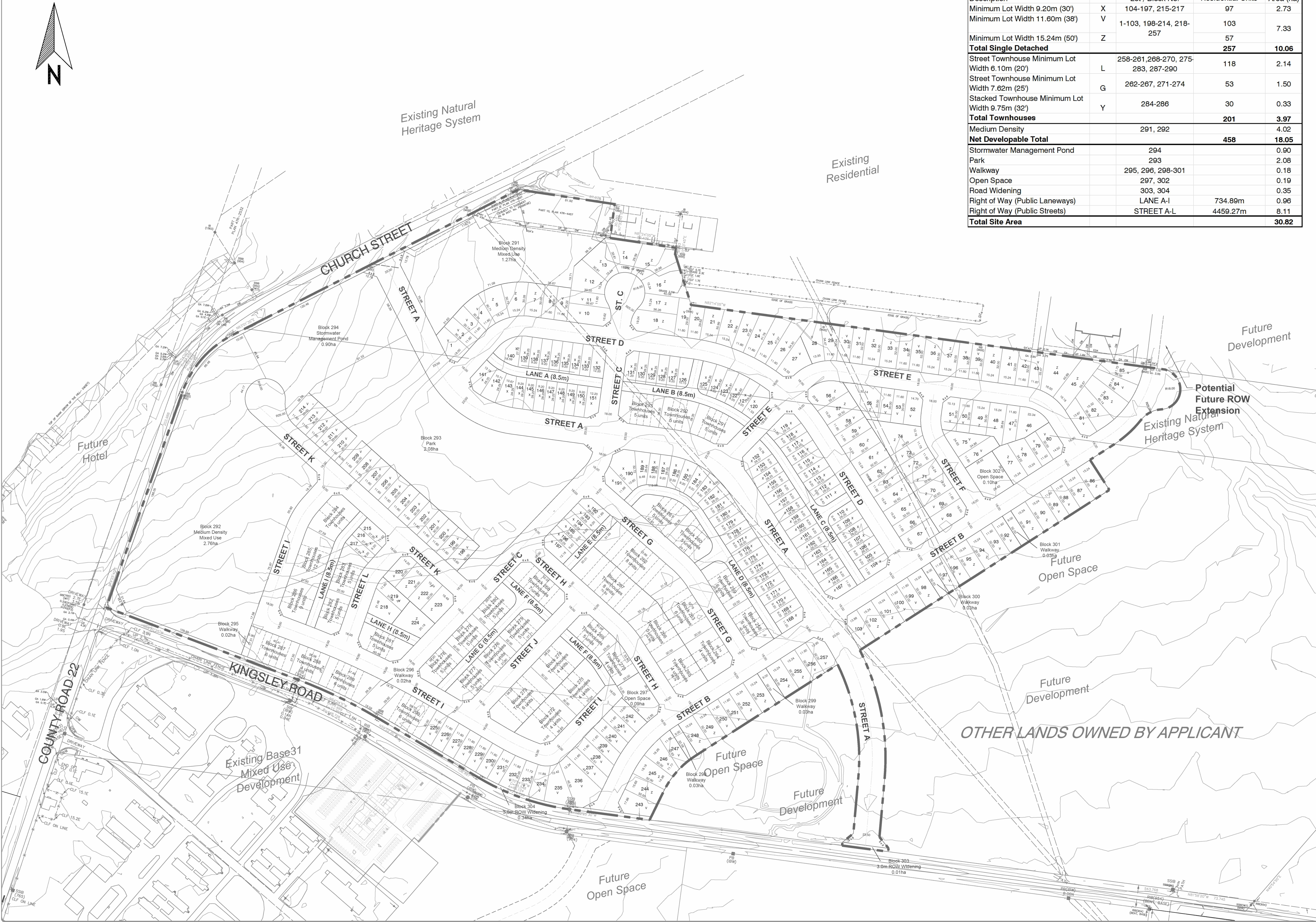
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REV

3

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	
Total Single Detached		257	10.06
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	3.97
Medium Density	291, 292		4.02
Net Developable Total		458	18.05
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	0.96
Right of Way (Public Streets)	STREET A-L	4459.27m	8.11
Total Site Area			30.82



PROJECT INFORMATION			
	REQUIRED	PROVIDED	
		BUILDING A	TOWNHOUSE
BUILDING HEIGHT (INCLUDES MPH)	30.00 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		145.50 M	RANGE FROM 146.22 TO 147.67

PROJECT SITE AREA (PHASE 1)			
BLDG	SITE AREA	m²	ft²
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	

MID RISE BUILDING A

PROJECT SITE AREA			
BLDG	SITE AREA	m²	ft²
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
		m²	ft²
BLDG A			
	RESIDENTIAL 120 UNITS	11,289.3	121,517
	TOTAL	11,289.3	121,517

GROSS FLOOR AREA BREAKDOWN												
	FLOOR	# OF UNITS	RESIDENTIAL								TOTAL GFA (TFA - EXCLUSIONS)	
			SALEABLE		COMMON		GARBAGE		INDOOR AMENITY		m²	ft²
			m²	ft²	m²	ft²	m²	ft²	m²	ft²		
BLDG A	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

UNIT MIX							
BLDG	FLOOR	SALEABLE				AVG. UNIT SIZE	
		STUDIO	1B	2B	TOTAL	m²	ft²
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	82.4	887
	TOTAL UNITS	14	40	66	120		
	UNIT MIX	11.7%	33.3%	55.0%	100.0%		
	UNIT MIX TOTAL	11.7%	33.3%	55.0%	100.0%		
	AVG UNIT SIZE (m²)	48.7	67.4	98.6	82.4		
	AVG UNIT SIZE (ft²)	525	726	1,061	887		
AVG UNIT SIZE TOTAL (m²)	48.7	67.4	98.6	82.4			
AVG UNIT SIZE TOTAL (ft²)	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	
	RATIO PROVIDED	21.4%	15.0%	15.2%	15.83%
	TOTAL REQUIRED	3	6	10	19

TOWNHOUSE

PROJECT SITE AREA			
BLDG	SITE AREA	m²	ft²
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
		m²	ft²
BLDG TH			
	RESIDENTIAL 8 UNITS	1,352.6	1,4560
	TOTAL	1,352.6	1,4560

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: i. in the case of a flat roof, the highest point of the roof surface or the parapet, whichever is the greater; ii. in the case of a mansard roof, the deck line; and iii. 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		m²	ft²
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%

AMENITY AREAS REQUIRED & PROVIDED

BLDG A	TYPE	REQUIRED				PROVIDED			
		RATIO	m²	ft²		RATIO	m²	ft²	
	INDOOR AMENITY	1.00 m²/UNIT	120.0	1,292		1.00 m²/UNIT	120.0	1,292	
	OUTDOOR AMENITY	1.00 m²/UNIT	120.0	1,292		1.09 m²/UNIT	131.7	1,417	
	TOTAL AMENITY	2.00 m²/UNIT	240.0	2,583		2.09 m²/UNIT	251.7	2,710	

TOTAL FLOOR AREA BREAKDOWN

AREA EXCLUSIONS				TOTAL FLOOR AREA			
		GFA+INDOOR AMENITY+EXCL.					
		m²	ft²			m²	ft²
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	
224.0		2,411		224.0		2,411	
315.657		3,397.702		11,604.976		124,914.972	
315.7		3,398		11,605.0		124,915	

VEHICULAR PARKING - MINIMUM REQUIRED

BLDG A	USE	RATIO (MIN.)	UNITS / GFA (m²)	SPACES (MIN.)
	STUDIO UNITS	1.0/Unit	14	14
	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
	FLOOR 1	163	187
	TOTAL	163	187

ACCESSIBLE PARKING PROVIDED

BLDG A	FLOOR	USE	TOTAL
	FLOOR 1	5	7
	TOTAL	5	7

BICYCLE PARKING - MINIMUM REQUIRED

BLDG A	USE	RESIDENTIAL RATIO	SPACES	TOTAL
	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
	TOTAL	6 30	36

BICYCLE PARKING - MINIMUM REQUIRED

BLDG A+TH	USE	RESIDENTIAL RATIO	SPACES	TOTAL
	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
	TOTAL	7 32	39

DRAWING LIST				
ARCHITECTURAL DRAWINGS				
NUMBER	NAME	REVISION DATE	REVISION	DESCRIPTION
SPA000	COVER SHEET	2026-07-23	3	ISSUED FOR SPA SUBMISSION #3
SPA001	SURVEY	2026-07-23	3	ISSUED FOR SPA SUBMISSION #3
SPA002	STATISTICS & DRAWING LIST	2026-07-23	3	ISSUED FOR SPA SUBMISSION #3
SPA003	CONTEXT PLAN	2026-07-23	3	ISSUED FOR SPA SUBMISSION #3
SPA005	OVERALL SITE PLAN	2026-07-23	3	ISSUED FOR SPA SUBMISSION #3
SPA006	SITE PLAN / ROOF PLAN	2026-07-23	3	ISSUED FOR SPA SUBMISSION #3
SPA151	GROUND FLOOR PLAN	2026-07-23	3	ISSUED FOR SPA SUBMISSION #3
SPA152	2ND FLOOR PLAN	2026-07-23	3	ISSUED FOR SPA SUBMISSION #3
SPA153	3RD-6TH FLOOR PLAN	2026-07-23	3	ISSUED FOR SPA SUBMISSION #3
SPA154	7TH FLOOR PLAN	2026-07-23	3	ISSUED FOR SPA SUBMISSION #3
SPA155	MPH PLAN	2026-07-23	3	ISSUED FOR SPA SUBMISSION #3
SPA301	BUILDING SECTIONS	2026-07-23	3	ISSUED FOR SPA SUBMISSION #3
SPA302	ELEVATIONS	2026-07-23	3	ISSUED FOR SPA SUBMISSION #3
SPA303	ELEVATIONS	2026-07-23	3	ISSUED FOR SPA SUBMISSION #3
SPA802	3D PERSPECTIVES	2026-07-23	3	ISSUED FOR SPA SUBMISSION #3

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3	2026-07-23	ISSUED FOR SPA SUBMISSION #3	YVC
	2026-08-30	ISSUED FOR SPA SUBMISSION #2	YVC
	2026-03-09	ISSUED FOR SPA SUBMISSION	YVC
#	DATE	DESCRIPTION	BY



PROJECT
BASE 31, VILLAGE A – SOUTHERN MEDIUM DENSITY BLOCK

PICTON, ON

DRAWINGS

STATISTICS & DRAWING LIST

PROJECT NO. 23.148P03	
PROJECT DATE 2026-07-23	
DRAWN BY RYT	
CHECKED BY HHO	
SCALE	
DRAWING NO. SPA002	REV. 3



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3	2026-07-23	ISSUED FOR SPA SUBMISSION #3	VVC
	2026-08-20	ISSUED FOR SPA SUBMISSION #2	VVC
	2026-03-09	ISSUED FOR SPA SUBMISSION	VVC

#	DATE	DESCRIPTION	BY
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PROJECT
**BASE 31, VILLAGE A – SOUTHERN
MEDIUM DENSITY BLOCK**
PICKTON, ON

DRAWINGS
CONTEXT PLAN

PROJECT NO.
23.148P03
PROJECT DATE
2026-07-23
DRAWN BY
RYT
CHECKED BY
HHO
SCALE
1 : 2500

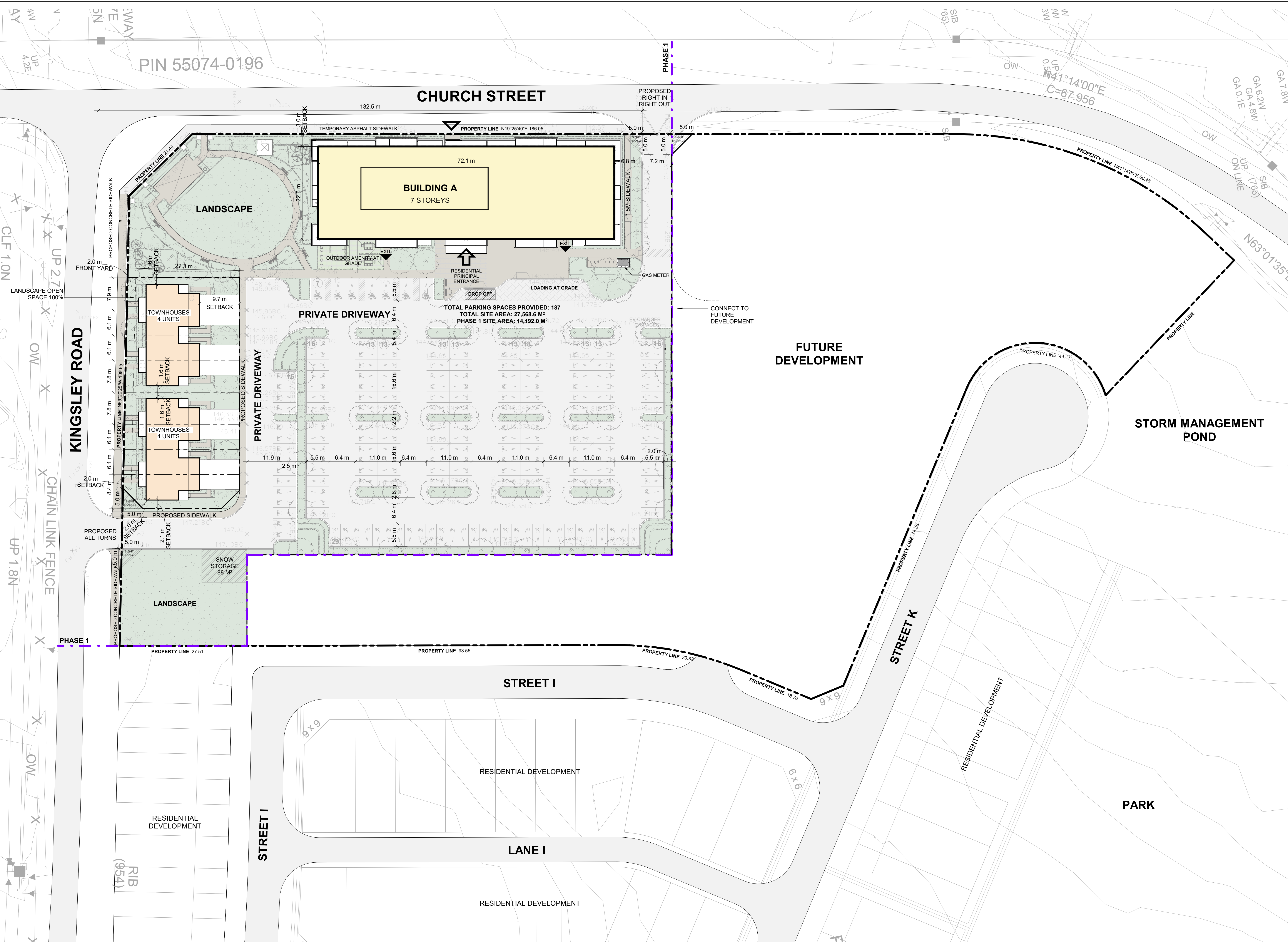
ONTARIO
ASSOCIATION
OF
ARCHITECTS
TURNER FLEISCHER
LISELL FLEISCHER
LICENCE
5004

025m50m100m150m
1:2500

DRAWING NO.
SPA003
REV.
3

2026-07-23 9:22:26 AM

2026-07-23 9:22:29 AM



1 OVERALL SITE PLAN
SPA005 1 : 400

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LEGEND

- PRIMARY RESIDENTIAL ENTRANCE
- 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

BOLLARD WITH SIGN

3	2026-07-23	ISSUED FOR SPA SUBMISSION #3	VVC
	2026-08-20	ISSUED FOR SPA SUBMISSION #2	VVC
	2026-03-09	ISSUED FOR SPA SUBMISSION	VVC
#	DATE	DESCRIPTION	BY

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

DRAWINGS
OVERALL SITE PLAN

PROJECT NO.
23.148P03

PROJECT DATE
2026-07-23

DRAWN BY
RYT

CHECKED BY
HHO

SCALE
1 : 400

TURNER FLEISCHER ARCHITECTS
JAMES ELLIOTT FLEISCHER
LICENCE
5004

0 4m 8m 16m 24m

1:400

DRAWING NO. SPA005

REV. 3

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LEGEND

	PRIMARY RESIDENTIAL ENTRANCE
	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

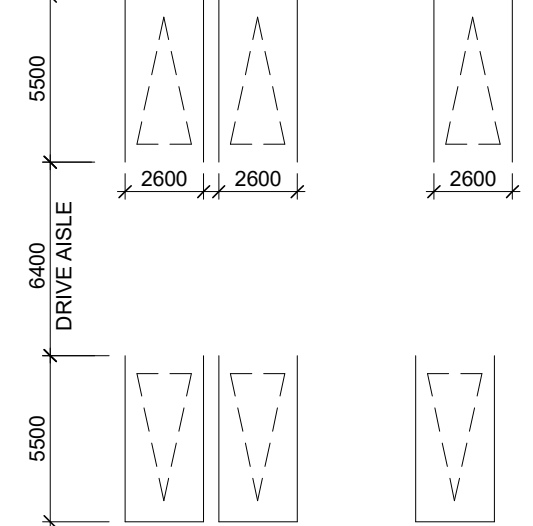
MINIMUM PERMITTED PARKING DIMENSIONS

TYPICAL PARKING DIMENSIONS

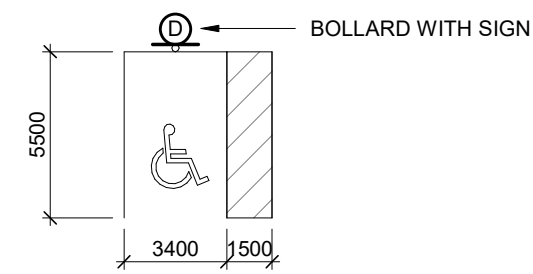
aisle width: MIN 6.4m

TYPICAL PARKING SPACE:

MIN 2.6 x 5.5 x 2.0m HIGH



TYPICAL BARRIER FREE SPACE



3	2026-07-23	ISSUED FOR SPA SUBMISSION #3	VVC
	2026-08-30	ISSUED FOR SPA SUBMISSION #2	VVC
	2026-03-09	ISSUED FOR SPA SUBMISSION	VVC
#	DATE	DESCRIPTION	BY



PROJECT
BASE 31, VILLAGE A – SOUTHERN
MEDIUM DENSITY BLOCK

PICTON, ON

SITE PLAN / ROOF PLAN

PROJECT NO. 23.148P03	
PROJECT DATE 2026-07-23	
DRAWN BY RYT	
CHECKED BY HHO	
SCALE 1 : 250	
DRAWING NO. SPA006	REV. 3

CHURCH STREET

KINGSLEY ROAD

PRIVATE DRIVEWAY

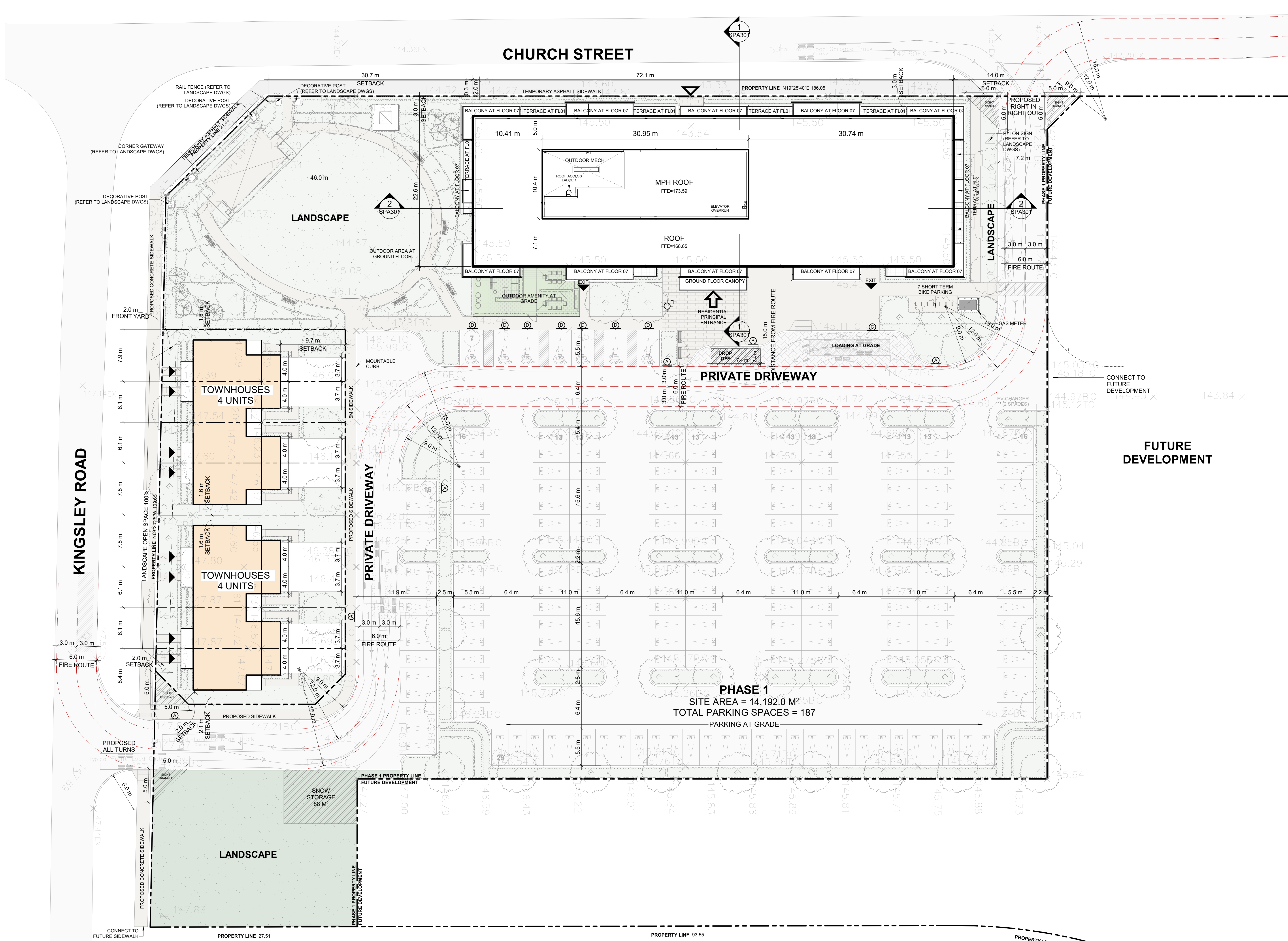
FUTURE DEVELOPMENT

PHASE 1

SITE AREA = 14,192.0 M²

TOTAL PARKING SPACES = 187

PARKING AT GRADE



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LEGEND

	PRIMARY RESIDENTIAL ENTRANCE
	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

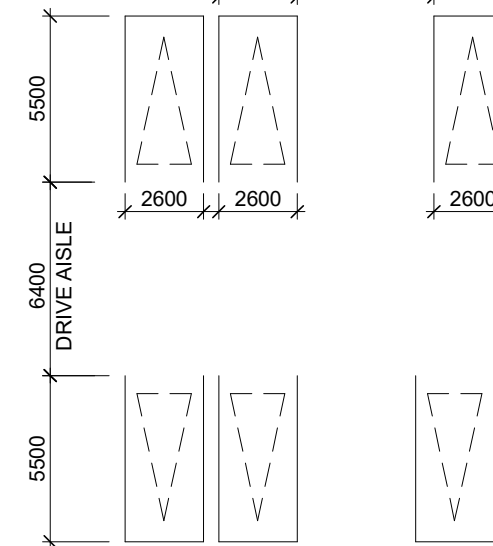
MINIMUM PERMITTED PARKING DIMENSIONS

TYPICAL PARKING DIMENSIONS

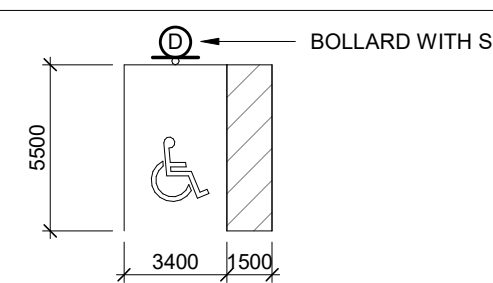
aisle width: min 6.4m

typical parking space:

min 2.6 x 5.5 x 2.0m high



TYPICAL BARRIER FREE SPACE



3	2026-07-23	ISSUED FOR SPA SUBMISSION #3	VVC
	2026-08-30	ISSUED FOR SPA SUBMISSION #2	VVC
	2026-03-09	ISSUED FOR SPA SUBMISSION #1	VVC
#	DATE	DESCRIPTION	BY



PROJECT
BASE 31, VILLAGE A - SOUTHERN
MEDIUM DENSITY BLOCK

PICTON, ON

GROUND FLOOR PLAN

PROJECT NO. 23.148P03	
PROJECT DATE 2026-07-23	
DRAWN BY RYT	
CHECKED BY HHO	
SCALE 1:250	

DRAWING NO. SPA151

REV. 3

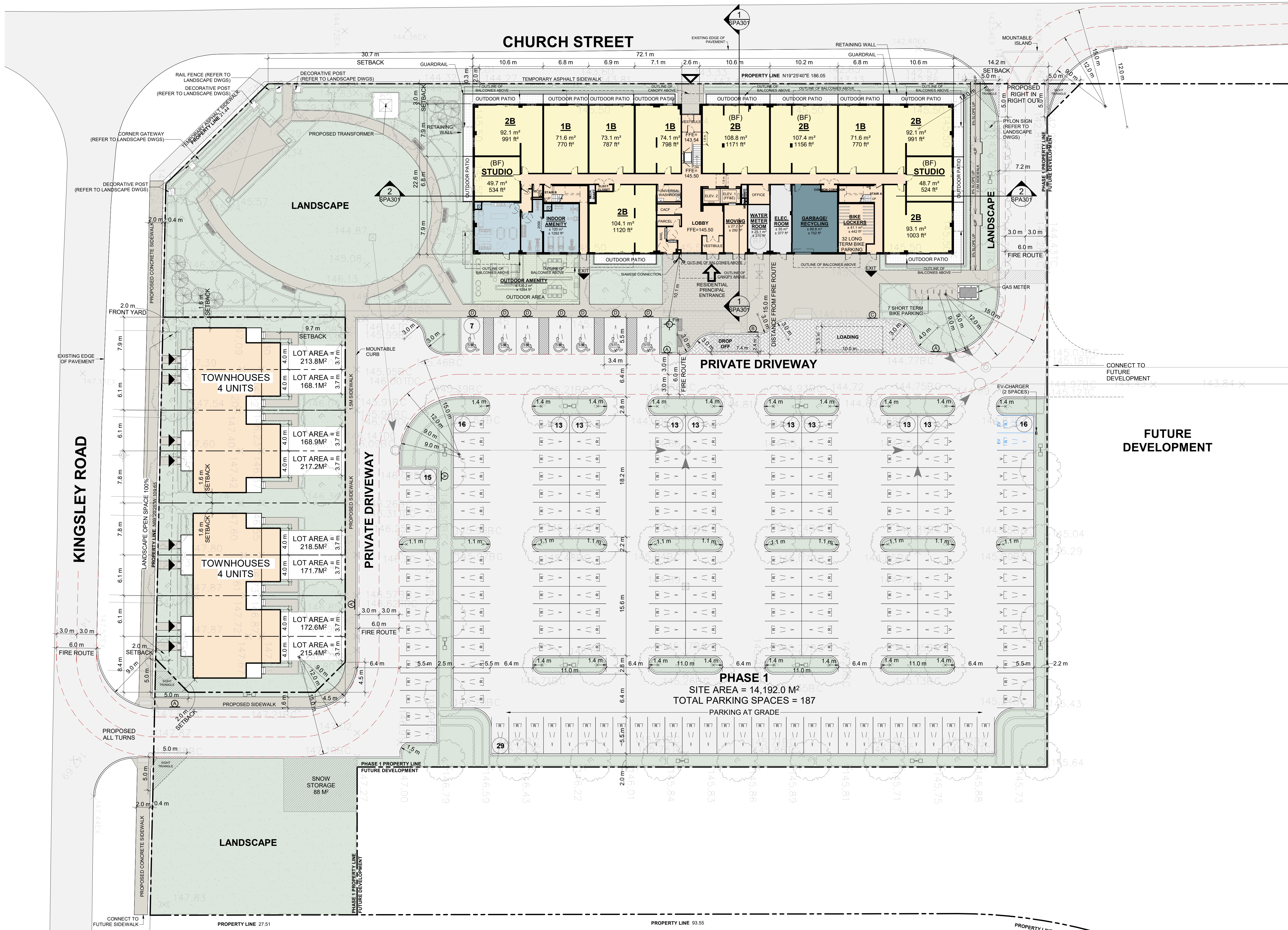
CHURCH STREET

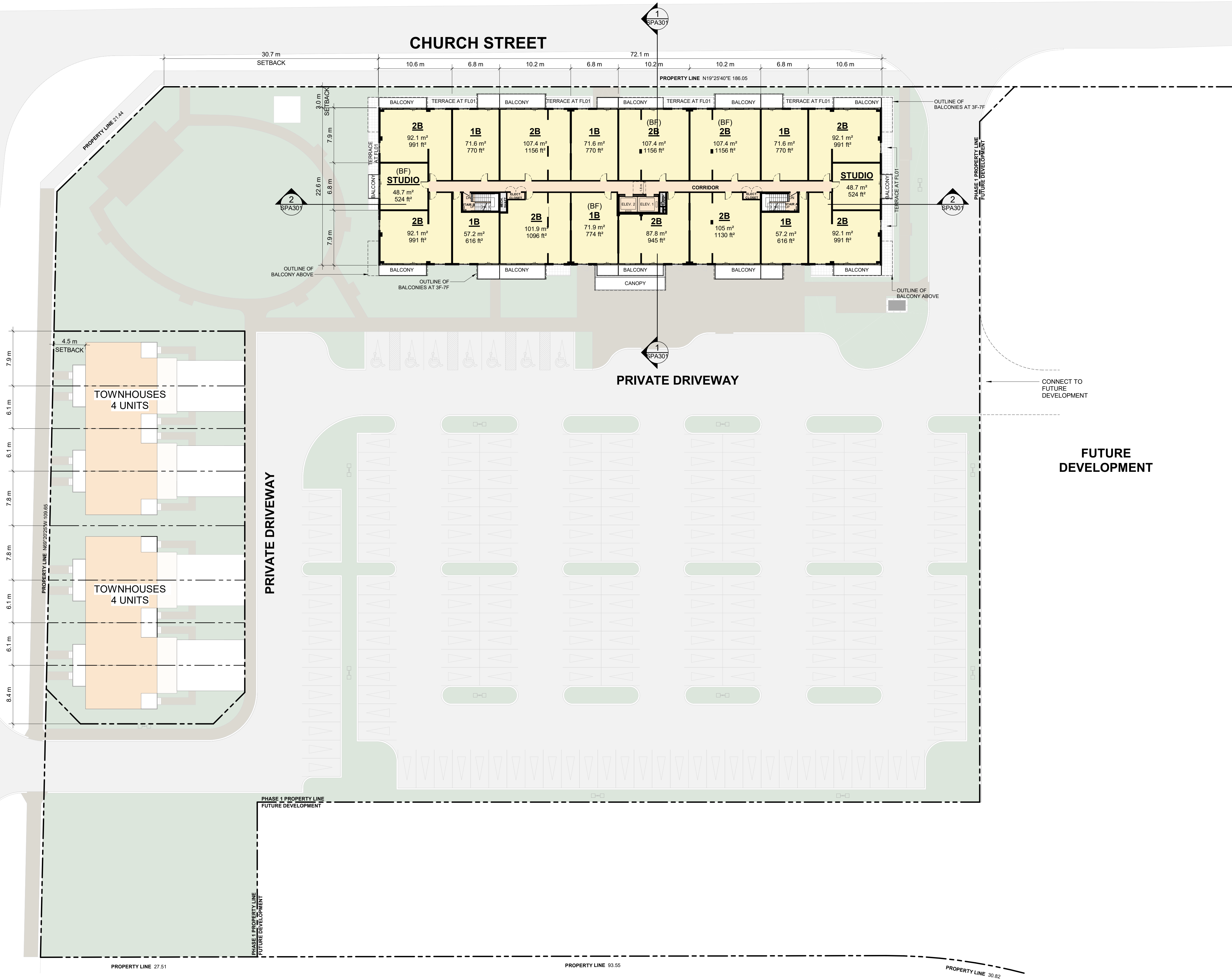
FUTURE
DEVELOPMENT

PRIVATE DRIVEWAY

KINGSLEY ROAD

PHASE 1
SITE AREA = 14,192.0 M²
TOTAL PARKING SPACES = 187
PARKING AT GRADE





3	2026-07-23	ISSUED FOR SPA SUBMISSION #3	YVC
	2026-08-20	ISSUED FOR SPA SUBMISSION #2	YVC
	2026-03-09	ISSUED FOR SPA SUBMISSION	YVC
#	DATE	DESCRIPTION	BY



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

DRAWING
2ND FLOOR PLAN

PROJECT NO. 23.148P03	
PROJECT DATE 2026-07-23	
DRAWN BY RYT	
CHECKED BY HHO	
SCALE 1 : 250	

DRAWING NO. SPA152	REV. 3
------------------------------	------------------

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2026-07-23	ISSUED FOR SPA SUBMISSION #3	VYC
2026-05-20	ISSUED FOR SPA SUBMISSION #2	VYC
2026-03-09	ISSUED FOR SPA SUBMISSION	VYC
DATE	DESCRIPTION	BY



PROJECT

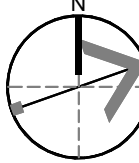
**BASE 31, VILLAGE A – SOUTHERN
MEDIUM DENSITY BLOCK**

PICTON, ON

DRAWING

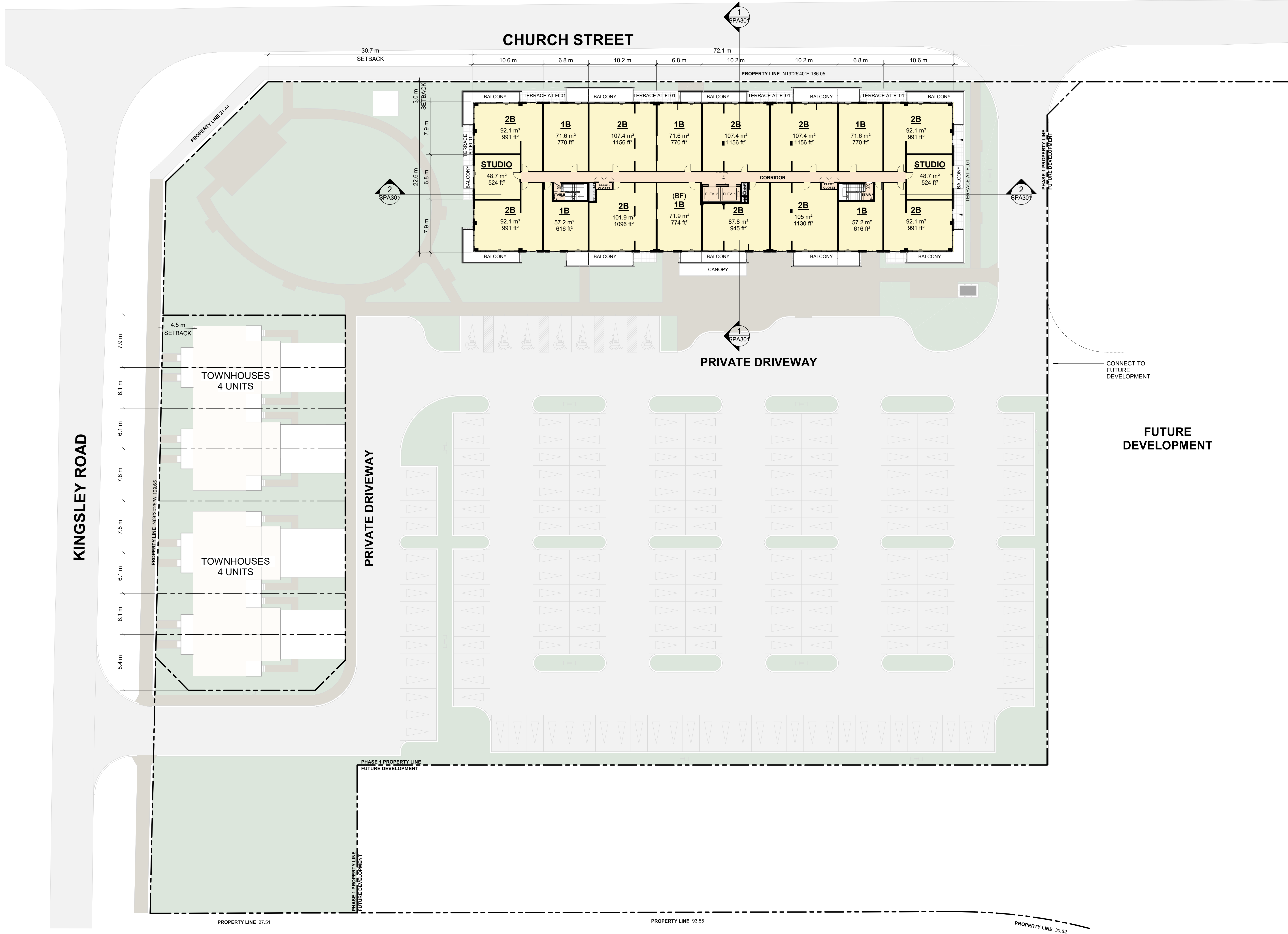
3RD-6TH FLOOR PLAN

PROJECT NO.	23.148P03
PROJECT DATE	2026-07-23
DRAWN BY	RYT
CHECKED BY	HHO
SCALE	: 250

DRAWING NO.
SPA153

3

2026-07-23 9:22:53 AM



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3	2026-07-23	ISSUED FOR SPA SUBMISSION #3	YVC
	2026-08-20	ISSUED FOR SPA SUBMISSION #2	YVC
	2026-03-09	ISSUED FOR SPA SUBMISSION	YVC
#	DATE	DESCRIPTION	BY

PEC
CORPORATION

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

DRAWINGS

7TH FLOOR PLAN

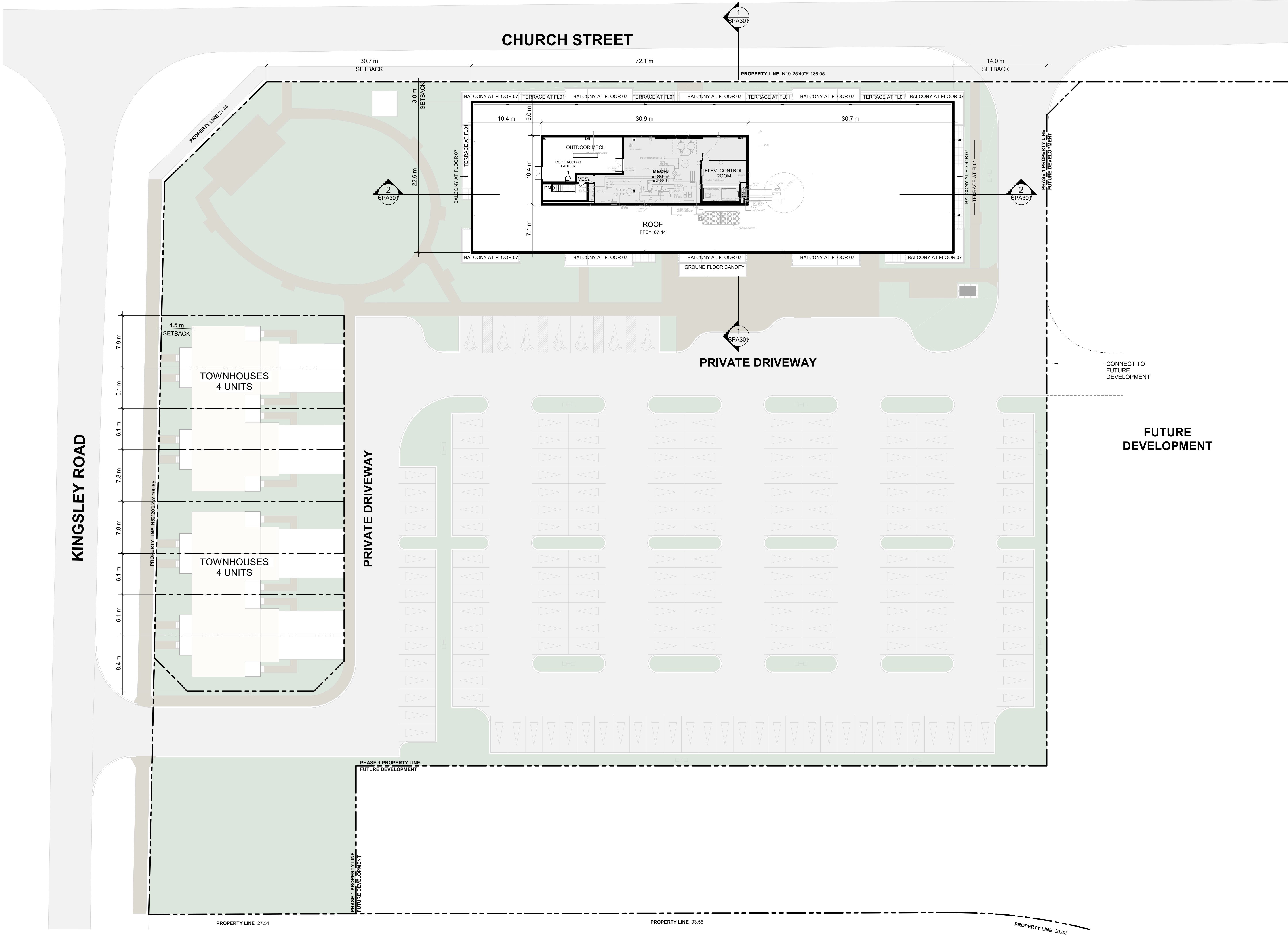
PROJECT NO.
23.148P03
PROJECT DATE
2026-07-23
DRAWN BY
RYT
CHECKED BY
HHO
SCALE
1 : 250

ONTARIO ASSOCIATION
OF
ARCHITECTS
TURNER FLEISCHER
LICENCE
5004

0 2.5m 5m 10m 15m
1:250

DRAWING NO.
SPA154
REV.
3

2026-07-23 9:22:58 AM



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FLEISCHER

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3	2026-07-23	ISSUED FOR SPA SUBMISSION #3	VVC
	2026-08-20	ISSUED FOR SPA SUBMISSION #2	VVC
	2026-03-09	ISSUED FOR SPA SUBMISSION	VVC
#	DATE	DESCRIPTION	BY

PEC
CORPORATION

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

DRAWINGS
MPH PLAN

PROJECT NO.
23.148P03

PROJECT DATE
2026-07-23

DRAWN BY
RYT

CHECKED BY
HHO

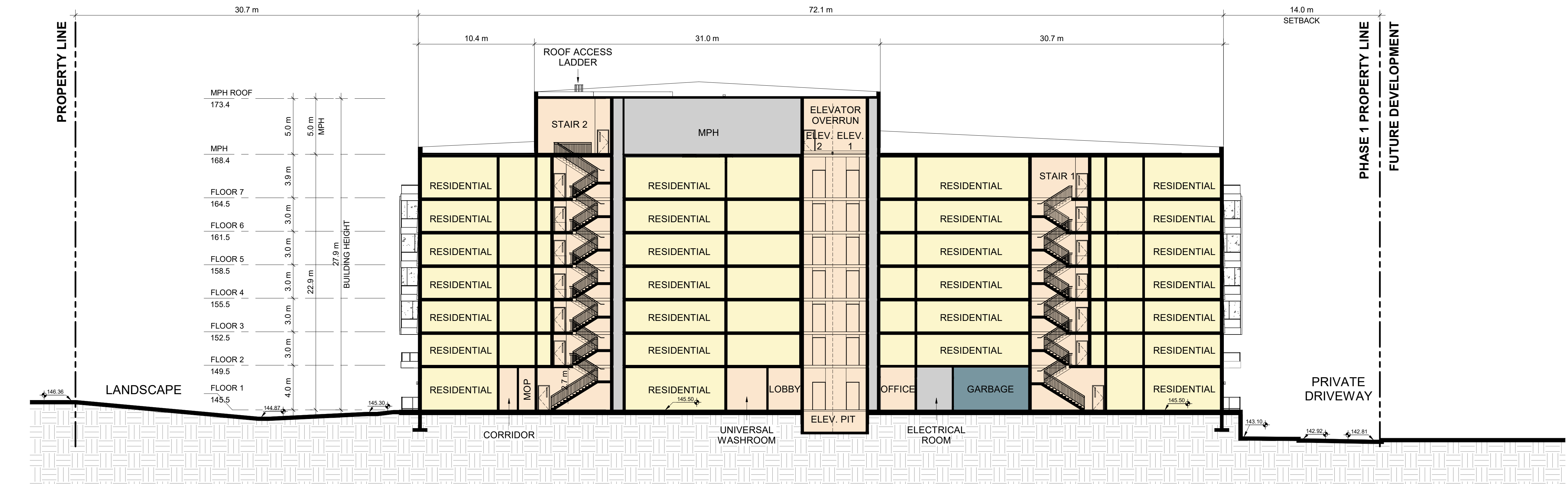
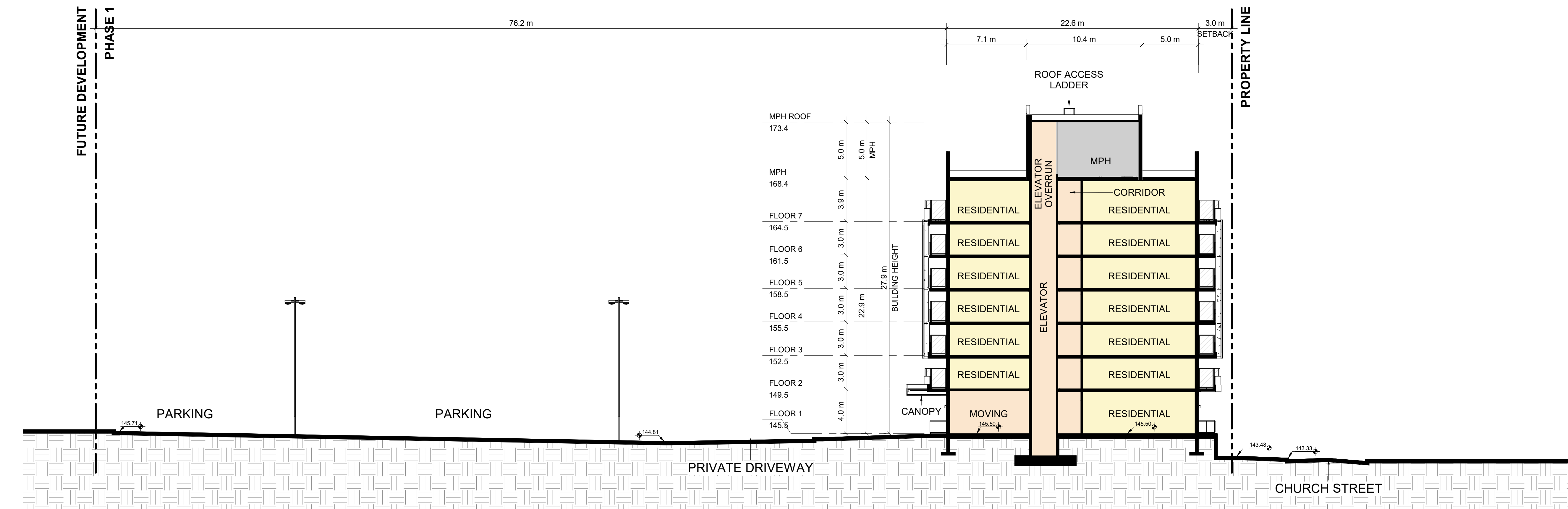
SCALE
1 : 250

ONTARIO ASSOCIATION
OF
ARCHITECTS
TURNER FLEISCHER
LICENCE
5004

0 2.5m 5m 10m 15m
1:250

DRAWING NO.
SPA155

REV.
3



3	2026-07-23	ISSUED FOR SPA SUBMISSION #3	YVC
	2026-08-20	ISSUED FOR SPA SUBMISSION #2	YVC
	2026-03-09	ISSUED FOR SPA SUBMISSION	YVC

DATE DESCRIPTION



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

PICTON, ON

DRAWING

BUILDING SECTIONS

PROJECT NO. 23.148P03	
PROJECT DATE 2026-07-23	
DRAWN BY RYT	
CHECKED BY HHO	
SCALE 1 : 200	

TURNER
FLEISCHER
ARCHITECTS
MICHAEL FLEISCHER
LICENCE
5004

DRAWING NO. SPA301	REV. 3
------------------------------	------------------

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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)

3	2026-07-23	ISSUED FOR SPA SUBMISSION #3	VYC
	2026-08-20	ISSUED FOR SPA SUBMISSION #2	VYC
#	DATE	ISSUED FOR SPA SUBMISSION	BY

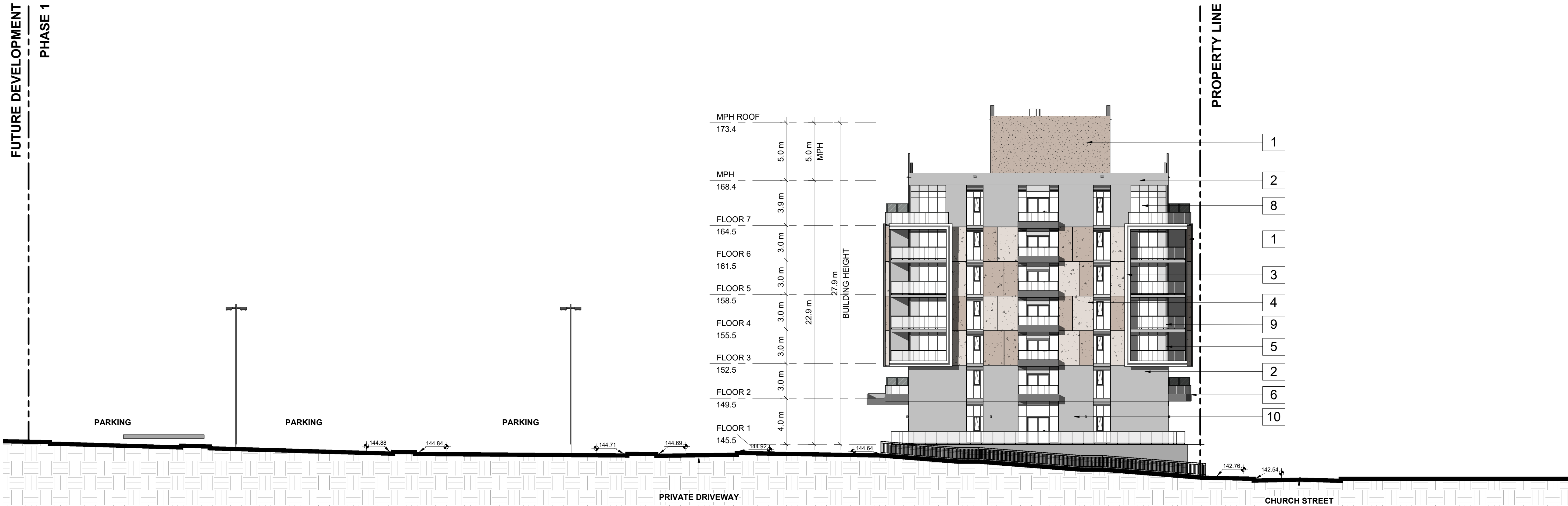


PROJECT
**BASE 31, VILLAGE A – SOUTHERN
MEDIUM DENSITY BLOCK**
PICTON, ON

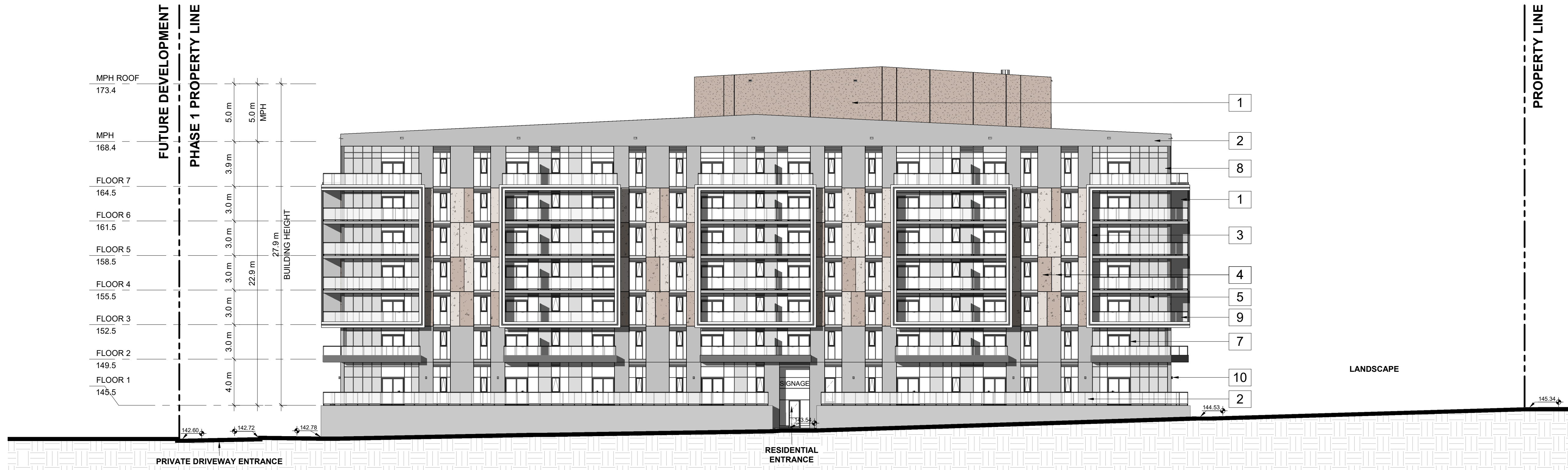
DRAWINGS
ELEVATIONS

PROJECT NO. 23.148P03	
PROJECT DATE 2026-07-23	
DRAWN BY RYT	
CHECKED BY HHO	
SCALE 1 : 200	

DRAWING NO. SPA302	REV. 3
------------------------------	------------------



1 EAST ELEVATION
SPA302 1 : 200



2 NORTH ELEVATION
SPA302 1 : 200

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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)

3	2026-07-23	ISSUED FOR SPA SUBMISSION #3	YVC
	2026-08-20	ISSUED FOR SPA SUBMISSION #2	YVC
#	DATE	ISSUED FOR SPA SUBMISSION	YVC

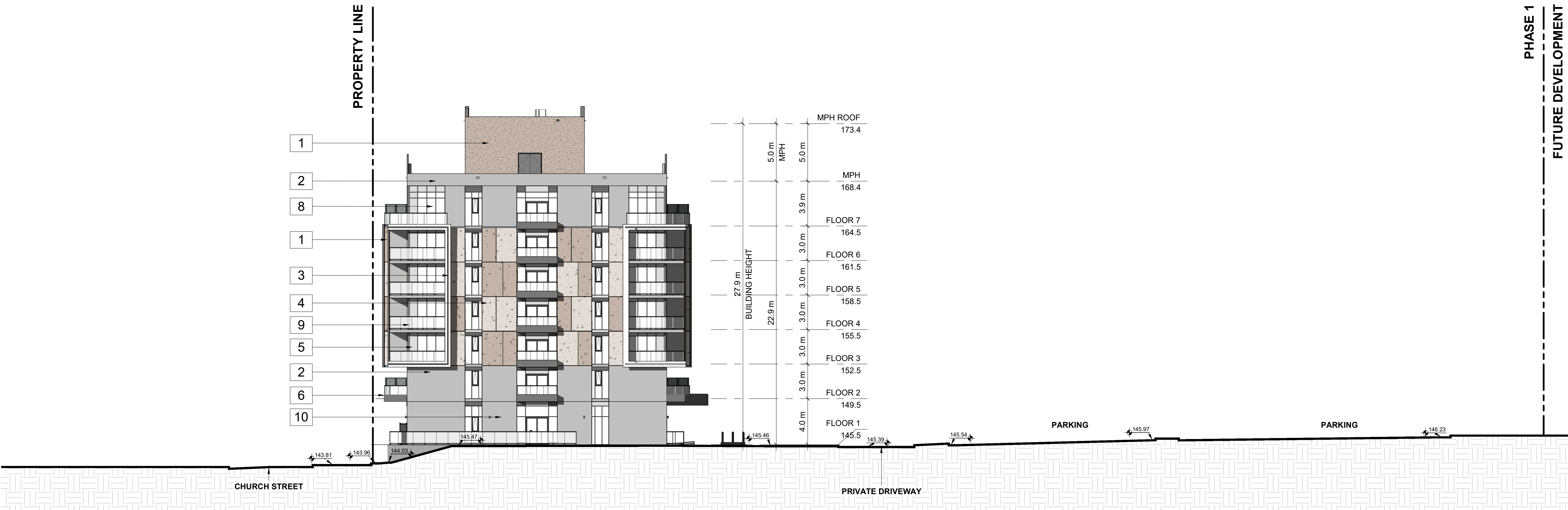


PROJECT
**BASE 31, VILLAGE A – SOUTHERN
MEDIUM DENSITY BLOCK**
PICTON, ON

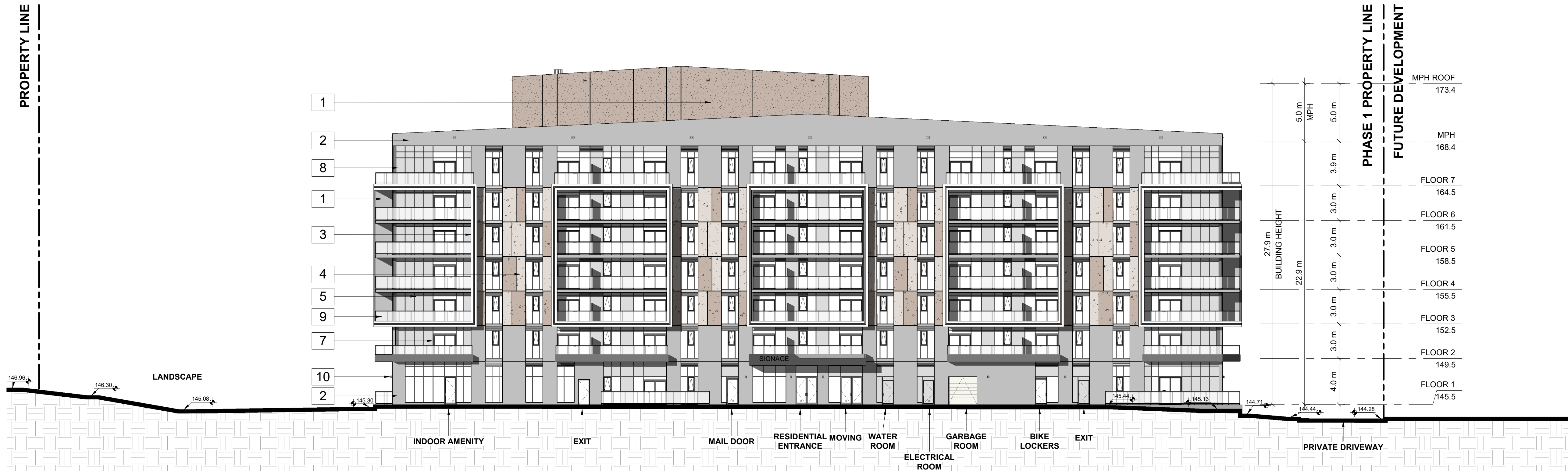
DRAWING
ELEVATIONS

PROJECT NO. 23.148P03	
PROJECT DATE 2026-07-23	
DRAWN BY RYT	
CHECKED BY HHO	
SCALE 1 : 200	TURNER FLEISCHER ARCHITECTS LICENCE 5004

DRAWING NO. SPA303	REV. 3
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1 WEST ELEVATION
SPA303 1 : 200



2 SOUTH ELEVATION
SPA303 1 : 200

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VIEW FROM CHURCH STREET LOOKING SOUTH

3	2026-07-23	ISSUED FOR SPA SUBMISSION #3	VVC
	2026-08-20	ISSUED FOR SPA SUBMISSION #2	VVC
#	DATE	DESCRIPTION	BY



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

DRAWINGS
3D PERSPECTIVES

PROJECT NO. 23.148P03	
PROJECT DATE 2026-07-23	
DRAWN BY RYT	
CHECKED BY HHO	
SCALE	

	DRAWING NO. SPA802	REV. 3
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