



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 #3
SEPTEMBER 17, 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@gerreng.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.

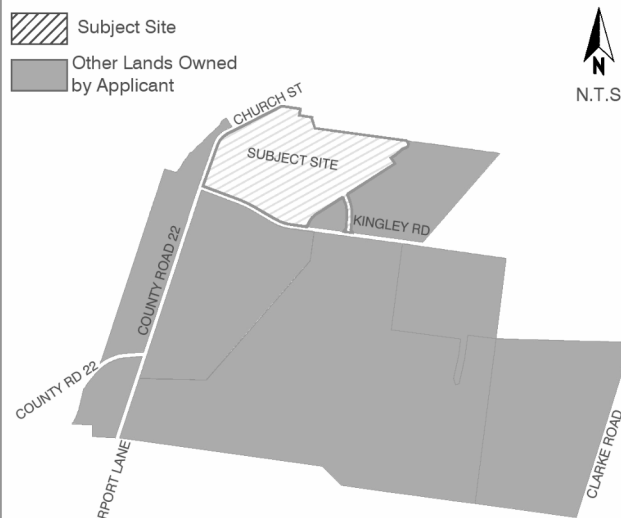
This site plan presented by Turner Fleischer is based on a legal survey showing the boundaries of the lands together with the current location of any existing buildings, features of encroachment prepared by DAN DZALDOV, dated DECEMBER 10, 2025 as provided by SCHAEFFER DZALDOV BENNETT LTD.

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 (bv) SEE PLAN (bw) SEE PLAN (bx) SEE PLAN (by) SEE PLAN (bz) SEE PLAN (ca) SEE PLAN (cb) SEE PLAN (cc) SEE PLAN (cd) SEE PLAN (ce) SEE PLAN (cf) SEE PLAN (cg) SEE PLAN (ch) SEE PLAN (ci) SEE PLAN (cj) SEE PLAN (ck) SEE PLAN (cl) SEE PLAN (cm) SEE PLAN (cn) SEE PLAN (co) SEE PLAN (cp) SEE PLAN (cq) SEE PLAN (cr) SEE PLAN (cs) SEE PLAN (ct) SEE PLAN (cu) SEE PLAN (cv) SEE PLAN (cw) SEE PLAN (cx) SEE PLAN (cy) SEE PLAN (cz) SEE PLAN (da) SEE PLAN (db) SEE PLAN (dc) SEE PLAN (dd) SEE PLAN (de) SEE PLAN (df) SEE PLAN (dg) SEE PLAN (dh) SEE PLAN (di) SEE PLAN (dj) SEE PLAN (dk) SEE PLAN (dl) SEE PLAN (dm) SEE PLAN (dn) SEE PLAN (do) SEE PLAN (dp) SEE PLAN (dq) SEE PLAN (dr) SEE PLAN (ds) SEE PLAN (dt) SEE PLAN (du) SEE PLAN (dv) SEE PLAN (dw) SEE PLAN (dx) SEE PLAN (dy) SEE PLAN (dz) SEE PLAN (ea) SEE PLAN (eb) SEE PLAN (ec) SEE PLAN (ed) SEE PLAN (ee) SEE PLAN (ef) SEE PLAN (eg) SEE PLAN (eh) SEE PLAN (ei) SEE PLAN (ej) SEE PLAN (ek) SEE PLAN (el) SEE PLAN (em) SEE PLAN (en) SEE PLAN (eo) SEE PLAN (ep) SEE PLAN (eq) SEE PLAN (er) SEE PLAN (es) SEE PLAN (et) SEE PLAN (eu) SEE PLAN (ev) SEE PLAN (ew) SEE PLAN (ex) SEE PLAN (ey) SEE PLAN (ez) SEE PLAN (fa) SEE PLAN (fb) SEE PLAN (fc) SEE PLAN (fd) SEE PLAN (fe) SEE PLAN (ff) SEE PLAN (fg) SEE PLAN (fh) SEE PLAN (fi) SEE PLAN (fj) SEE PLAN (fk) SEE PLAN (fl) SEE PLAN (fm) SEE PLAN (fn) SEE PLAN (fo) SEE PLAN (fp) SEE PLAN (fq) SEE PLAN (fr) SEE PLAN (fs) SEE PLAN (ft) SEE PLAN (fu) SEE PLAN (fv) SEE PLAN (fw) SEE PLAN (fx) SEE PLAN (fy) SEE PLAN (fz) SEE PLAN (ga) SEE PLAN (gb) SEE PLAN (gc) SEE PLAN (gd) SEE PLAN (ge) SEE PLAN (gf) SEE PLAN (gg) SEE PLAN (gh) SEE PLAN (gi) SEE PLAN (gj) SEE PLAN (gk) SEE PLAN (gl) SEE PLAN (gm) SEE PLAN (gn) SEE PLAN (go) SEE PLAN (gp) SEE PLAN (gq) SEE PLAN (gr) SEE PLAN (gs) SEE PLAN (gt) SEE PLAN (gu) SEE PLAN (gv) SEE PLAN (gw) SEE PLAN (gx) SEE PLAN (gy) SEE PLAN (gz) SEE PLAN (ha) SEE PLAN (hb) SEE PLAN (hc) SEE PLAN (hd) SEE PLAN (he) SEE PLAN (hf) SEE PLAN (hg) SEE PLAN (hi) SEE PLAN (hj) SEE PLAN (hk) SEE PLAN (hl) SEE PLAN (hm) SEE PLAN (hn) SEE PLAN (ho) SEE PLAN (hp) SEE PLAN (hq) SEE PLAN (hr) SEE PLAN (hs) SEE PLAN (ht) SEE PLAN (hu) SEE PLAN (hv) SEE PLAN (hw) SEE PLAN (hx) SEE PLAN (hy) SEE PLAN (hz) SEE PLAN (ia) SEE PLAN (ib) SEE PLAN (ic) SEE PLAN (id) SEE PLAN (ie) SEE PLAN (if) SEE PLAN (ig) SEE PLAN (ih) SEE PLAN (ii) SEE PLAN (ij) SEE PLAN (ik) SEE PLAN (il) SEE PLAN (im) SEE PLAN (in) SEE PLAN (io) SEE PLAN (ip) SEE PLAN (iq) SEE PLAN (ir) SEE PLAN (is) SEE PLAN (it) SEE PLAN (iu) SEE PLAN (iv) SEE PLAN (iw) SEE PLAN (ix) SEE PLAN (iy) SEE PLAN (iz) SEE PLAN (ja) SEE PLAN (jb) SEE PLAN (jc) SEE PLAN (jd) SEE PLAN (je) SEE PLAN (jf) SEE PLAN (jg) SEE PLAN (jh) SEE PLAN (ji) SEE PLAN (jj) SEE PLAN (jk) SEE PLAN (jl) SEE PLAN (jm) SEE PLAN (jn) SEE PLAN (jo) SEE PLAN (jp) SEE PLAN (jq) SEE PLAN (jr) SEE PLAN (js) SEE PLAN (jt) SEE PLAN (ju) SEE PLAN (jv) SEE PLAN (jw) SEE PLAN (jx) SEE PLAN (jy) SEE PLAN (jz) SEE PLAN (ka) SEE PLAN (kb) SEE PLAN (kc) SEE PLAN (kd) SEE PLAN (ke) SEE PLAN (kf) SEE PLAN (kg) SEE PLAN (kh) SEE PLAN (ki) SEE PLAN (kj) SEE PLAN (kk) SEE PLAN (kl) SEE PLAN (km) SEE PLAN (kn) SEE PLAN (ko) SEE PLAN (kp) SEE PLAN (kq) SEE PLAN (kr) SEE PLAN (ks) SEE PLAN (kt) SEE PLAN (ku) SEE PLAN (kv) SEE PLAN (kw) SEE PLAN (kx) SEE PLAN (ky) SEE PLAN (kz) SEE PLAN (la) SEE PLAN (lb) SEE PLAN (lc) SEE PLAN (ld) SEE PLAN (le) SEE PLAN (lf) SEE PLAN (lg) SEE PLAN (lh) SEE PLAN (li) SEE PLAN (lj) SEE PLAN (lk) SEE PLAN (ll) SEE PLAN (lm) SEE PLAN (ln) SEE PLAN (lo) SEE PLAN (lp) SEE PLAN (lq) SEE PLAN (lr) SEE PLAN (ls) SEE PLAN (lt) SEE PLAN (lu) SEE PLAN (lv) SEE PLAN (lw) SEE PLAN (lx) SEE PLAN (ly) SEE PLAN (lz) SEE PLAN (ma) SEE PLAN (mb) SEE PLAN (mc) SEE PLAN (md) SEE PLAN (me) SEE PLAN (mf) SEE PLAN (mg) SEE PLAN (mh) SEE PLAN (mi) SEE PLAN (mj) SEE PLAN (mk) SEE PLAN (ml) SEE PLAN (mn) SEE PLAN (mo) SEE PLAN (mp) SEE PLAN (mq) SEE PLAN (mr) SEE PLAN (ms) SEE PLAN (mt) SEE PLAN (mu) SEE PLAN (mv) SEE PLAN (mw) SEE PLAN (mx) SEE PLAN (my) SEE PLAN (mz) SEE PLAN (na) SEE PLAN (nb) SEE PLAN (nc) SEE PLAN (nd) SEE PLAN (ne) SEE PLAN (nf) SEE PLAN (ng) SEE PLAN (nh) SEE PLAN (ni) SEE PLAN (nj) SEE PLAN (nk) SEE PLAN (nl) SEE PLAN (nm) SEE PLAN (no) SEE PLAN (np) SEE PLAN (nq) SEE PLAN (nr) SEE PLAN (ns) SEE PLAN (nt) SEE PLAN (nu) SEE PLAN (nv) SEE PLAN (nw) SEE PLAN (nx) SEE PLAN (ny) SEE PLAN (nz) SEE PLAN (oa) SEE PLAN (ob) SEE PLAN (oc) SEE PLAN (od) SEE PLAN (oe) SEE PLAN (of) SEE PLAN (og) SEE PLAN (oh) SEE PLAN (oi) SEE PLAN (oj) SEE PLAN (ok) SEE PLAN (ol) SEE PLAN (om) SEE PLAN (on) SEE PLAN (oo) SEE PLAN (op) SEE PLAN (oq) SEE PLAN (or) SEE PLAN (os) SEE PLAN (ot) SEE PLAN (ou) SEE PLAN (ov) SEE PLAN (ow) SEE PLAN (ox) SEE PLAN (oy) SEE PLAN (oz) SEE PLAN (pa) SEE PLAN (pb) SEE PLAN (pc) SEE PLAN (pd) SEE PLAN (pe) SEE PLAN (pf) SEE PLAN (pg) SEE PLAN (ph) SEE PLAN (pi) SEE PLAN (pj) SEE PLAN (pk) SEE PLAN (pl) SEE PLAN (pm) SEE PLAN (pn) SEE PLAN (po) SEE PLAN (pp) SEE PLAN (pq) SEE PLAN (pr) SEE PLAN (ps) SEE PLAN (pt) SEE PLAN (pu) SEE PLAN (pv) SEE PLAN (pw) SEE PLAN (px) SEE PLAN (py) SEE PLAN (pz) SEE PLAN (qa) SEE PLAN (qb) SEE PLAN (qc) SEE PLAN (qd) SEE PLAN (qe) SEE PLAN (qf) SEE PLAN (qg) SEE PLAN (qh) SEE PLAN (qi) SEE PLAN (qj) SEE PLAN (qk) SEE PLAN (ql) SEE PLAN (qm) SEE PLAN (qn) SEE PLAN (qo) SEE PLAN (qp) SEE PLAN (qq) SEE PLAN (qr) SEE PLAN (qs) SEE PLAN (qt) SEE PLAN (qu) SEE PLAN (qv) SEE PLAN (qw) SEE PLAN (qx) SEE PLAN (qy) SEE PLAN (qz) SEE PLAN (ra) SEE PLAN (rb) SEE PLAN (rc) SEE PLAN (rd) SEE PLAN (re) SEE PLAN (rf) SEE PLAN (rg) SEE PLAN (rh) SEE PLAN (ri) SEE PLAN (rj) SEE PLAN (rk) SEE PLAN (rl) SEE PLAN (rm) SEE PLAN (rn) SEE PLAN (ro) SEE PLAN (rp) SEE PLAN (rq) SEE PLAN (rr) SEE PLAN (rs) SEE PLAN (rt) SEE PLAN (ru) SEE PLAN (rv) SEE PLAN (rw) SEE PLAN (rx) SEE PLAN (ry) SEE PLAN (rz) SEE PLAN (sa) SEE PLAN (sb) SEE PLAN (sc) SEE PLAN (sd) SEE PLAN (se) SEE PLAN (sf) SEE PLAN (sg) SEE PLAN (sh) SEE PLAN (si) SEE PLAN (sj) SEE PLAN (sk) SEE PLAN (sl) SEE PLAN (sm) SEE PLAN (sn) SEE PLAN (so) SEE PLAN (sp) SEE PLAN (sq) SEE PLAN (sr) SEE PLAN (ss) SEE PLAN (st) SEE PLAN (su) SEE PLAN (sv) SEE PLAN (sw) SEE PLAN (sx) SEE PLAN (sy) SEE PLAN (sz) SEE PLAN (ta) SEE PLAN (tb) SEE PLAN (tc) SEE PLAN (td) SEE PLAN (te) SEE PLAN (tf) SEE PLAN (tg) SEE PLAN (th) SEE PLAN (ti) SEE PLAN (tj) SEE PLAN (tk) SEE PLAN (tl) SEE PLAN (tm) SEE PLAN (tn) SEE PLAN (to) SEE PLAN (tp) SEE PLAN (tq) SEE PLAN (tr) SEE PLAN (ts) SEE PLAN (tu) SEE PLAN (tv) SEE PLAN (tw) SEE PLAN (tx) SEE PLAN (ty) SEE PLAN (tz) SEE PLAN (ua) SEE PLAN (ub) SEE PLAN (uc) SEE PLAN (ud) SEE PLAN (ue) SEE PLAN (uf) SEE PLAN (ug) SEE PLAN (uh) SEE PLAN (ui) SEE PLAN (uj) SEE PLAN (uk) SEE PLAN (ul) SEE PLAN (um) SEE PLAN (un) SEE PLAN (uo) SEE PLAN (up) SEE PLAN (uq) SEE PLAN (ur) SEE PLAN (us) SEE PLAN (ut) SEE PLAN (uu) SEE PLAN (uv) SEE PLAN (uw) SEE PLAN (ux) SEE PLAN (uy) SEE PLAN (uz) SEE PLAN (va) SEE PLAN (vb) SEE PLAN (vc) SEE PLAN (vd) SEE PLAN (ve) SEE PLAN (vf) SEE PLAN (vg) SEE PLAN (vh) SEE PLAN (vi) SEE PLAN (vj) SEE PLAN (vk) SEE PLAN (vl) SEE PLAN (vm) SEE PLAN (vn) SEE PLAN (vo) SEE PLAN (vp) SEE PLAN (vq) SEE PLAN (vr) SEE PLAN (vs) SEE PLAN (vt) SEE PLAN (vu) SEE PLAN (vv) SEE PLAN (vw) SEE PLAN (vx) SEE PLAN (vy) SEE PLAN (vz) SEE PLAN (wa) SEE PLAN (wb) SEE PLAN (wc) SEE PLAN (wd) SEE PLAN (we) SEE PLAN (wf) SEE PLAN (wg) SEE PLAN (wh) SEE PLAN (wi) SEE PLAN (wj) SEE PLAN (wk) SEE PLAN (wl) SEE PLAN (wm) SEE PLAN (wn) SEE PLAN (wo) SEE PLAN (wp) SEE PLAN (wq) SEE PLAN (wr) SEE PLAN (ws) SEE PLAN (wt) SEE PLAN (wu) SEE PLAN (wv) SEE PLAN (ww) SEE PLAN (wx) SEE PLAN (wy) SEE PLAN (wz) SEE PLAN (xa) SEE PLAN (xb) SEE PLAN (xc) SEE PLAN (xd) SEE PLAN (xe) SEE PLAN (xf) SEE PLAN (xg) SEE PLAN (xh) SEE PLAN (xi) SEE PLAN (xj) SEE PLAN (xk) SEE PLAN (xl) SEE PLAN (xm) SEE PLAN (xn) SEE PLAN (xo) SEE PLAN (xp) SEE PLAN (xq) SEE PLAN (xr) SEE PLAN (xs) SEE PLAN (xt) SEE PLAN (xu) SEE PLAN (xv) SEE PLAN (xw) SEE PLAN (xx) SEE PLAN (xy) SEE PLAN (xz) SEE PLAN (ya) SEE PLAN (yb) SEE PLAN (yc) SEE PLAN (yd) SEE PLAN (ye) SEE PLAN (yf) SEE PLAN (yg) SEE PLAN (yh) SEE PLAN (yi) SEE PLAN (yj) SEE PLAN (yk) SEE PLAN (yl) SEE PLAN (ym) SEE PLAN (yn) SEE PLAN (yo) SEE PLAN (yp) SEE PLAN (yq) SEE PLAN (yr) SEE PLAN (ys) SEE PLAN (yt) SEE PLAN (yu) SEE PLAN (yv) SEE PLAN (yw) SEE PLAN (yx) SEE PLAN (yy) SEE PLAN (yz) SEE PLAN (za) SEE PLAN (zb) SEE PLAN (zc) SEE PLAN (zd) SEE PLAN (ze) SEE PLAN (zf) SEE PLAN (zg) SEE PLAN (zh) SEE PLAN (zi) SEE PLAN (zj) SEE PLAN (zk) SEE PLAN (zl) SEE PLAN (zm) SEE PLAN (zn) SEE PLAN (zo) SEE PLAN (zp) SEE PLAN (zq) SEE PLAN (zr) SEE PLAN (zs) SEE PLAN (zt) SEE PLAN (zu) SEE PLAN (zv) SEE PLAN (zw) SEE PLAN (zx) SEE PLAN (zy) SEE PLAN (zz)

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

PROJECT NO.: 21730

DATE: August 15, 2024

SCALE: 1:1500

DRAFTED BY: MP CHECKED BY: MP

DRAWING NO.: **DP-01**



6	2026-08-17	ISSUED FOR SPA SUBMISSION #3	YVC
4	2026-07-23	ISSUED FOR SPA SUBMISSION #2	YVC
1	2026-03-09	ISSUED FOR SPA SUBMISSION	YVC
#	DATE	DESCRIPTION	BY



PROJECT
**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. SPA001

REV
5

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

Existing Residential

Future Development

Potential Future ROW Extension
Existing Natural Heritage System

Future Open Space

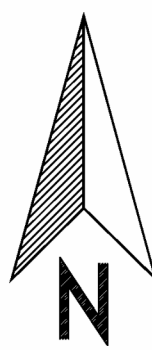
Future Development

OTHER LANDS OWNED BY APPLICANT

Future Development

Future Open Space

Existing Natural Heritage System



PROJECT INFORMATION

	REQUIRED	PROVIDED	
		BUILDING A	TOWNHOUSE
BUILDING HEIGHT	30.00 M MAX	22.90 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

BLDG	SITE AREA	m²	ft²
BLDG A+TH	TOTAL NET SITE AREA	14,192.0	152,761.8
	TOTAL PROPOSED GFA	10,820.0	116,465.9
	F.S.I OF PROPOSED DEVELOPMENT	0.76 x SITE AREA	

Last Updated: Thursday, 10 September 2026 16:20:29 PM

MID RISE BUILDING A

PROJECT SITE AREA

BLDG	SITE AREA	m²	ft²
BLDG A	TOTAL NET SITE AREA	14,192.0	152,761.8
	TOTAL PROPOSED GFA	10,007.0	107,714.7
	F.S.I OF PROPOSED DEVELOPMENT	0.71 x SITE AREA	

Last Updated: Thursday, 10 September 2026 16:21:32 PM

GROSS FLOOR AREA SUMMARY

BLDG	USE	GFA		FSI
BLDG A		m²	ft²	
	RESIDENTIAL	120 UNITS	10,007.0	107,715
	TOTAL	10,007.0	107,715	0.71

Last Updated: Thursday, 10 September 2026 16:20:25 PM

GROSS FLOOR AREA BREAKDOWN

BLDG A	FLOOR	# OF UNITS	RESIDENTIAL				TOTAL GFA (TFA - EXCLUSIONS)	
			SALEABLE		INDOOR AMENITY		m²	ft²
			m²	ft²	m²	ft²		
FLOOR 1	12	986.7	10,621	120.0	1,291	1,106.7	11,912	
FLOOR 2	18	1,483.4	15,967			1,483.4	15,967	
FLOOR 3	18	1,483.4	15,967			1,483.4	15,967	
FLOOR 4	18	1,483.4	15,967			1,483.4	15,967	
FLOOR 5	18	1,483.4	15,967			1,483.4	15,967	
FLOOR 6	18	1,483.4	15,967			1,483.4	15,967	
FLOOR 7	18	1,483.4	15,967			1,483.4	15,967	
MPH								
TOTAL	120	9,887.065	106,423.526	119.958	1,291.220	10,007.023	107,714.746	
TOTAL (ROUNDED)	120	9,887.1	106,424	120.0	1,291	10,007.0	107,715	

Last Updated: Thursday, 10 September 2026 16:20:08 PM

UNIT MIX

BLDG	FLOOR	SALEABLE				AVG. UNIT SIZE	
BLDG A		STUDIO	1B	2B	TOTAL	m²	ft²
	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
BLDG TH		m²	ft²	
	RESIDENTIAL	8 UNITS	813.0	8,751
	TOTAL	813.0	8,751	0.06

Last Updated: Thursday, 10 September 2026 16:20:27 PM

DEFINITIONS

County of Prince Edward Comprehensive Zoning By-law 140-2025

2.108 GROSS FLOOR AREA

Means the aggregate of the horizontal areas of each floor, whether any such floor is above or below grade, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, exclusive of any part of the building or structure used for heating equipment or mechanical equipment, parking, lockers, laundry facilities, common hallways, common corridors, common stairwells, elevator shafts and other voids, steps and landings.

2.38 BUILDING HEIGHT

Means the vertical distance between the average finished grade at the front of a building and the highest point of the roof surface, exclusive of any roof construction used only as an ornamental feature, or for the mechanical operation of the building, such as penthouse, chimney, tower or steeple.

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

AMENITY AREA BREAKDOWN

OUTDOOR AMENITY		AREA EXCLUSIONS		TOTAL FLOOR AREA	
				GFA+INDOOR AMENITY+EXCL.	
m²	ft²	m²	ft²	m²	ft²
120.2	1,294	515.2	5,546	1,621.9	17,458
		142.5	1,533	1,625.9	17,501
		142.5	1,533	1,625.9	17,501
		142.5	1,533	1,625.9	17,501
		142.5	1,533	1,625.9	17,501
		142.5	1,533	1,625.9	17,501
		142.5	1,533	1,625.9	17,501
		222.6	2,396	222.6	2,396
120.188	1,293.688	1,592.539	17,141.950	11,599.562	124,856.695
120.2	1,294	1,592.5	17,142	11,599.6	124,857

Last Updated: Thursday, 10 September 2026 16:20:37 PM

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	RESIDENTIAL	VISITOR	TOTAL
	FLOOR 1	163	24	187
	TOTAL	163	24	187

ACCESSIBLE PARKING PROVIDED

BLDG A	FLOOR	RESIDENTIAL	VISITOR	TOTAL
	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	m²	ft²
	FLOOR 1	8	8	169.1	1,820
	SUBTOTAL	8	8	169.1	1,820
	TOTAL UNITS	8	8		
	UNIT MIX	100.0%	100.0%		
	UNIT MIX TOTAL	100.0%	100.0%		
	AVG UNIT SIZE (m²)	169.1	169.1		
	AVG UNIT SIZE (ft²)	1,820	1,820		

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
SPA000	COVER SHEET	2026-09-17	5	ISSUED FOR SPA SUBMISSION #4
SPA001	SURVEY	2026-09-17	5	ISSUED FOR SPA SUBMISSION #4
SPA002	STATISTICS & DRAWING LIST	2026-09-17	5	ISSUED FOR SPA SUBMISSION #4
SPA003	CONTEXT PLAN	2026-09-17	5	ISSUED FOR SPA SUBMISSION #4
SPA005	OVERALL SITE PLAN	2026-09-17	5	ISSUED FOR SPA SUBMISSION #4
SPA006	SITE PLAN / ROOF PLAN	2026-09-17	5	ISSUED FOR SPA SUBMISSION #4
SPA151	GROUND FLOOR PLAN	2026-09-17	5	ISSUED FOR SPA SUBMISSION #4
SPA152	2ND FLOOR PLAN	2026-09-17	5	ISSUED FOR SPA SUBMISSION #4
SPA153	3RD-6TH FLOOR PLAN	2026-09-17	5	ISSUED FOR SPA SUBMISSION #4
SPA154	7TH FLOOR PLAN	2026-09-17	5	ISSUED FOR SPA SUBMISSION #4
SPA155	MPH PLAN	2026-09-17	5	ISSUED FOR SPA SUBMISSION #4
SPA301	BUILDING SECTIONS	2026-09-17	5	ISSUED FOR SPA SUBMISSION #4
SPA302	ELEVATIONS	2026-09-17	5	ISSUED FOR SPA SUBMISSION #4
SPA303	ELEVATIONS	2026-09-17	5	ISSUED FOR SPA SUBMISSION #4
SPA802	3D PERSPECTIVES	2026-09-17	5	ISSUED FOR SPA SUBMISSION #4

TURNER FLEISCHER

Turner Fleischer Architects Inc.

67 Lesmill Road
Toronto, ON, M5B 2T8
T 416 425 2222
turnerfleischer.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 to all applicable codes and requirements of all jurisdictions 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.

6	2026-09-17	ISSUED FOR SPA SUBMISSION #3	YVC
4	2026-07-23	ISSUED FOR SPA SUBMISSION #2	YVC
1	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 5004	
DRAWING NO. SPA002	REV. 5



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 consultants' drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of all relevant 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.

6	2026-08-17	ISSUED FOR SPA SUBMISSION #3	VVC
4	2026-07-23	ISSUED FOR SPA SUBMISSION #2	VVC
1	2026-03-09	ISSUED FOR SPA SUBMISSION	VVC
#	DATE	DESCRIPTION	BY



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

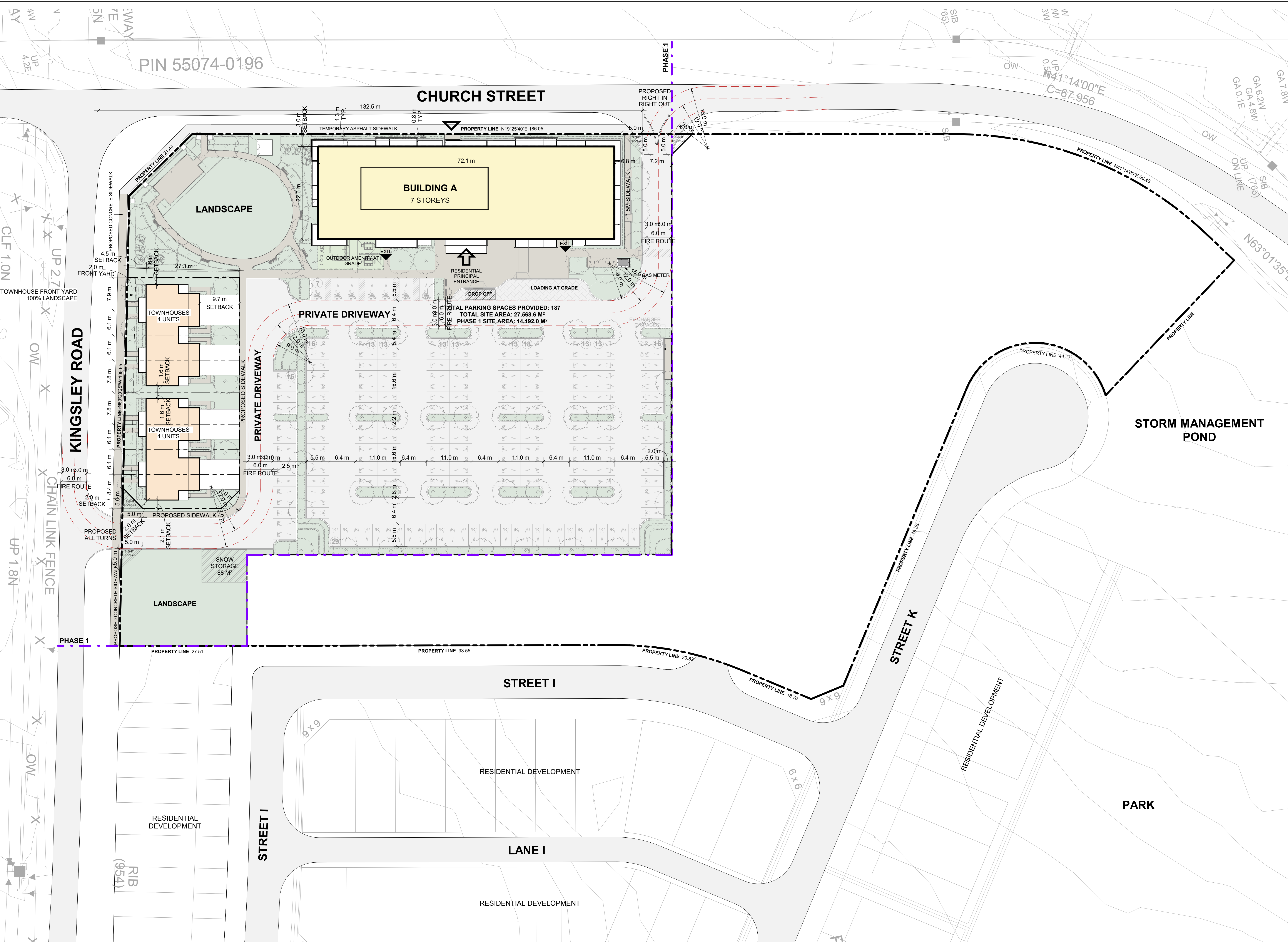
RUSSELL L. FLEISCHER
LICENCE

N

0 25m 50m 100m
1:2500

DRAWING NO. SPA003REV. 5

2026-09-17 1:30:25 PM



1 OVERALL SITE PLAN
SPA005 1:400

TURNER FLEISCHER

Turner Fleischer Architects Inc.
67 Leslie Road
Toronto, ON M5B 2T8
T 416 425 2222
turnerfleischer.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. The 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's drawings before proceeding with the work. Contractor must confirm to all applicable codes and requirements of all applicable codes and standards. The contractor must assume full responsibility and bear costs for any corrections or damages resulting from his work.

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

6	2026-09-17	ISSUED FOR SPA SUBMISSION #3	YVC
4	2026-07-23	ISSUED FOR SPA SUBMISSION #2	YVC
1	2026-03-09	ISSUED FOR SPA SUBMISSION	YVC
#	DATE	DESCRIPTION	BY

PROJECT

BASE 31, VILLAGE A – SOUTHERN MEDIUM DENSITY BLOCK

PICTON, ON

DRAWINGS

OVERALL SITE PLAN

PROJECT NO. 23.148P03	
PROJECT DATE 2026-07-23	
DRAWN BY RYT	
CHECKED BY HHO	
SCALE 1:400	

DRAWING NO. SPA005	REV 5
-----------------------	----------

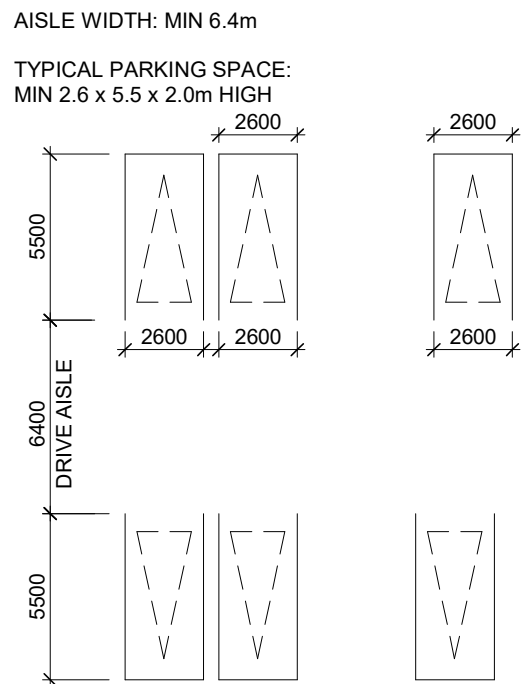
This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. 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 conform to all applicable codes and requirements of authorities having jurisdiction. The contractor must assume full responsibility and bear costs for any corrections or damages resulting from his work.

LEGEND

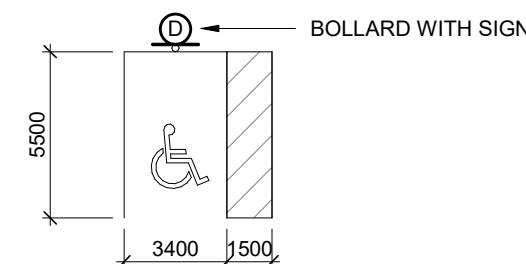
	PRIMARY RESIDENTIAL ENTRANCE
	SECONDARY RESIDENTIAL ENTRANCE
	EXIT
	FIRE HYDRANT
	SIAMESE CONNECTION
	WALL-MOUNTED LIGHT FIXTURE
	LIGHT STANDARD
	FIRE ROUTE SIGN
	NO PARKING SIGN PICK-UP AND DROP-OFF ONLY
	NO PARKING / LOADING ZONE SIGN
	BARRIER-FREE PARKING SIGN
	SPOT ELEVATION
	GAS/HYDRO METER

MINIMUM PERMITTED PARKING DIMENSIONS

TYPICAL PARKING DIMENSIONS



TYPICAL BARRIER FREE SPACE



6	2026-08-17	ISSUED FOR SPA SUBMISSION #3	VVC
4	2026-07-23	ISSUED FOR SPA SUBMISSION #2	VVC
1	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

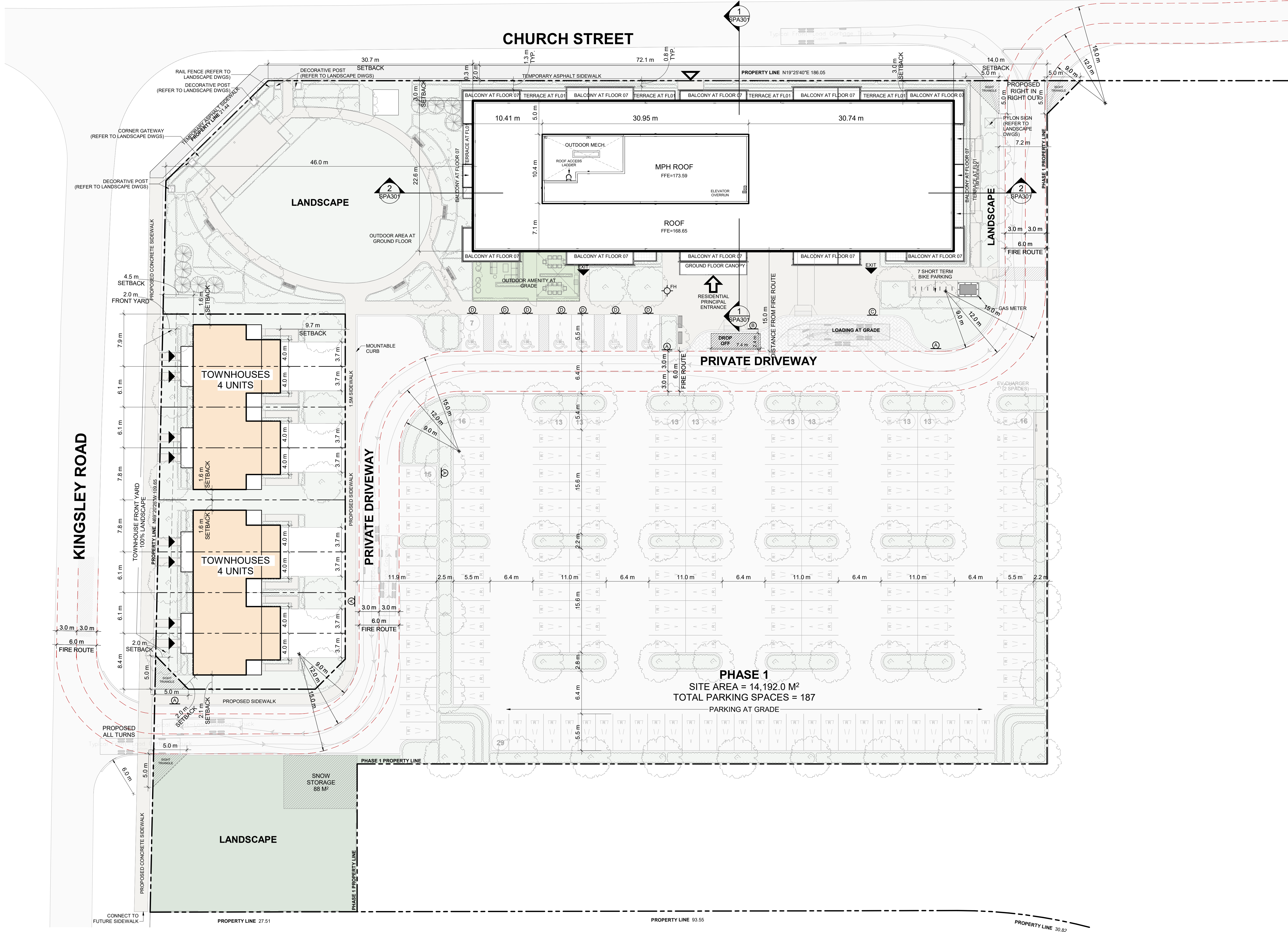
PROJECT NO. 23.148P03	
PROJECT DATE 2026-07-23	
DRAWN BY RYT	
CHECKED BY HHO	
SCALE 1 : 250	
DRAWING NO. SPA006	REV 5

CHURCH STREET

KINGSLEY ROAD

PHASE 1

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



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's drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor must assume full responsibility and bear costs for any corrections or damages resulting from his work.

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

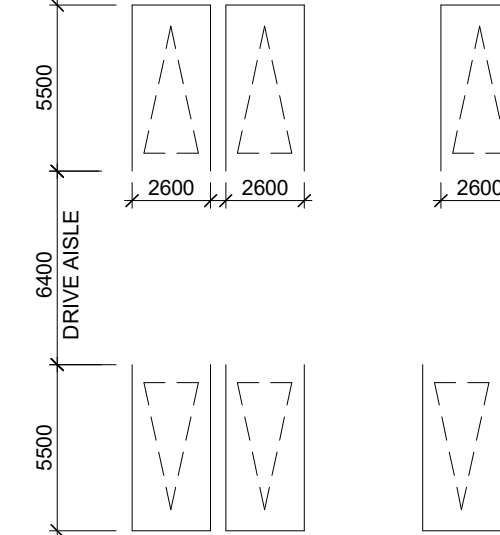
MINIMUM PERMITTED PARKING DIMENSIONS

TYPICAL PARKING DIMENSIONS

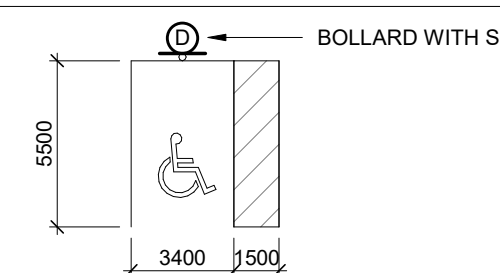
aisle width: MIN 6.4m

TYPICAL PARKING SPACE:

MIN 2.6 x 5.5 x 2.0m HIGH



TYPICAL BARRIER FREE SPACE



6	2026-08-17	ISSUED FOR SPA SUBMISSION #3	YVC
4	2026-07-23	ISSUED FOR SPA SUBMISSION #2	YVC
1	2026-03-09	ISSUED FOR SPA SUBMISSION #1	YVC
#	DATE	DESCRIPTION	BY

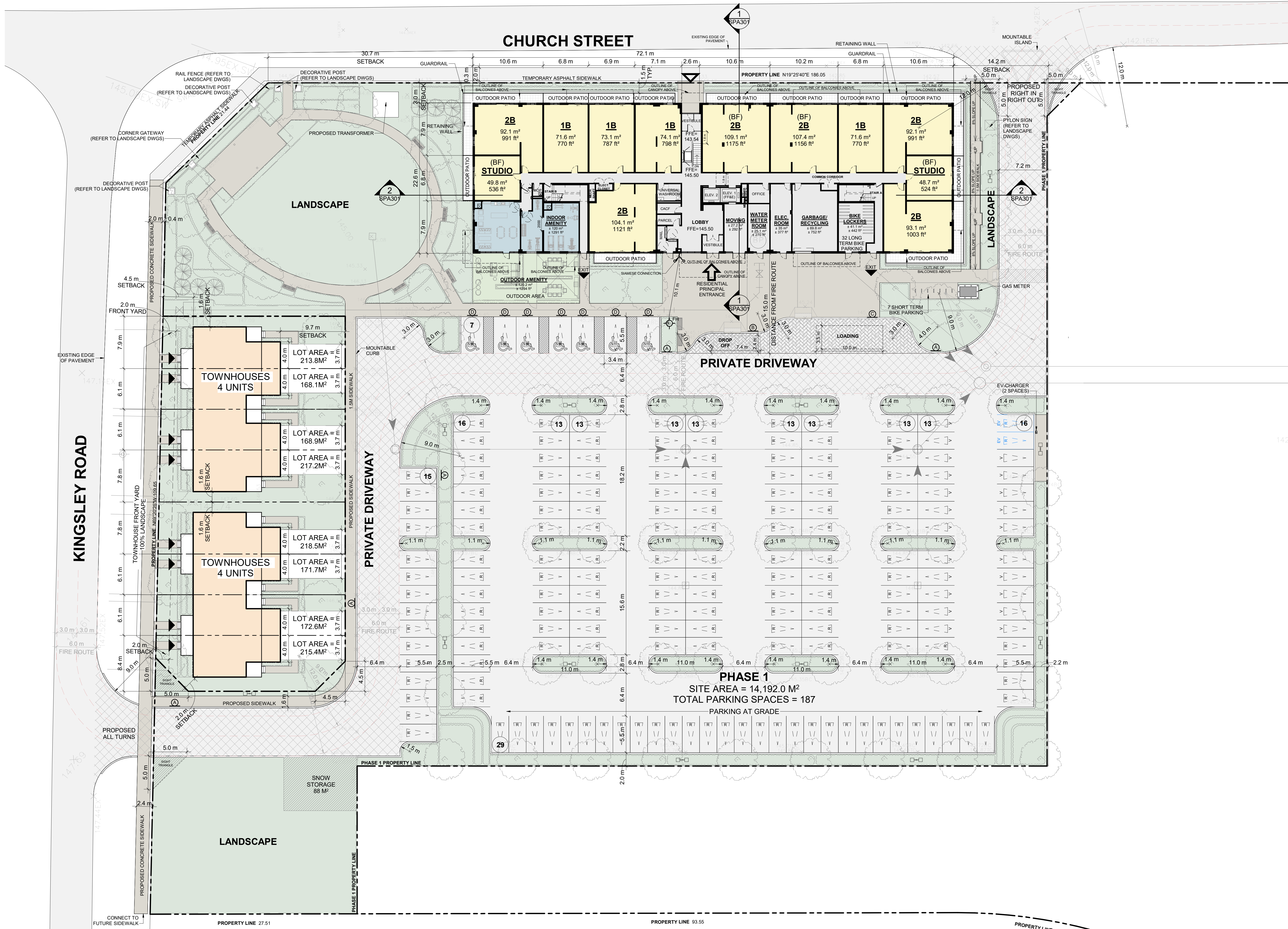


PROJECT
BASE 31, VILLAGE A – SOUTHERN MEDIUM DENSITY BLOCK

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 5	



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 conform to 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.

6	2026-09-17	ISSUED FOR SPA SUBMISSION #3	YVC
4	2026-07-23	ISSUED FOR SPA SUBMISSION #2	YVC
1	2026-03-09	ISSUED FOR SPA SUBMISSION	YVC
#	DATE	DESCRIPTION	BY



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

DRAWINGS
2ND FLOOR PLAN

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

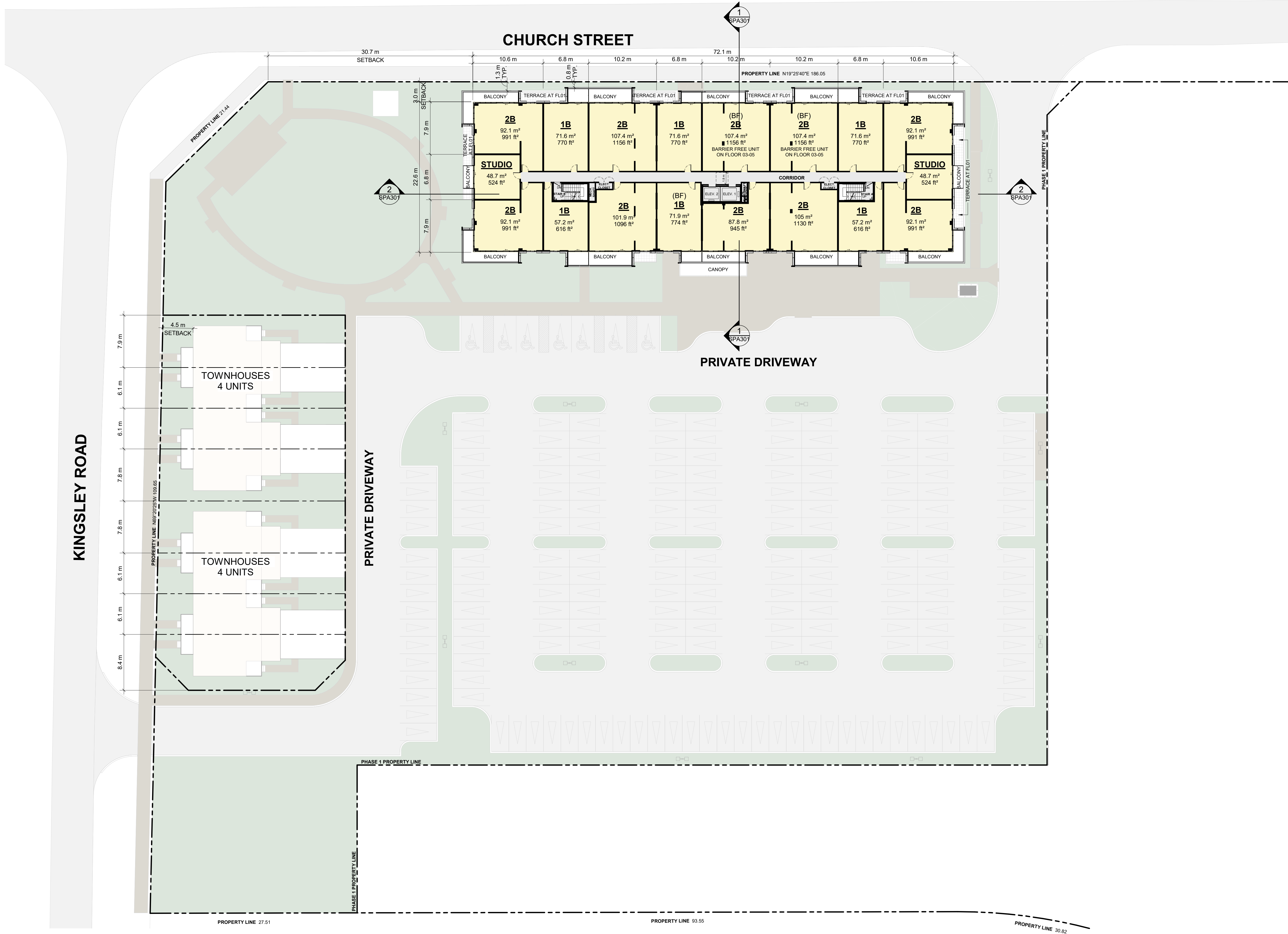
DRAWING NO. SPA152	REV. 5
------------------------------	------------------

CHURCH STREET

PRIVATE DRIVEWAY

KINGSLEY ROAD

2026-09-17 1:30:34 PM



6	2026-09-17	ISSUED FOR SPA SUBMISSION #3	YVC
4	2026-07-23	ISSUED FOR SPA SUBMISSION #2	YVC
1	2026-03-09	ISSUED FOR SPA SUBMISSION	YVC
#	DATE	DESCRIPTION	BY



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

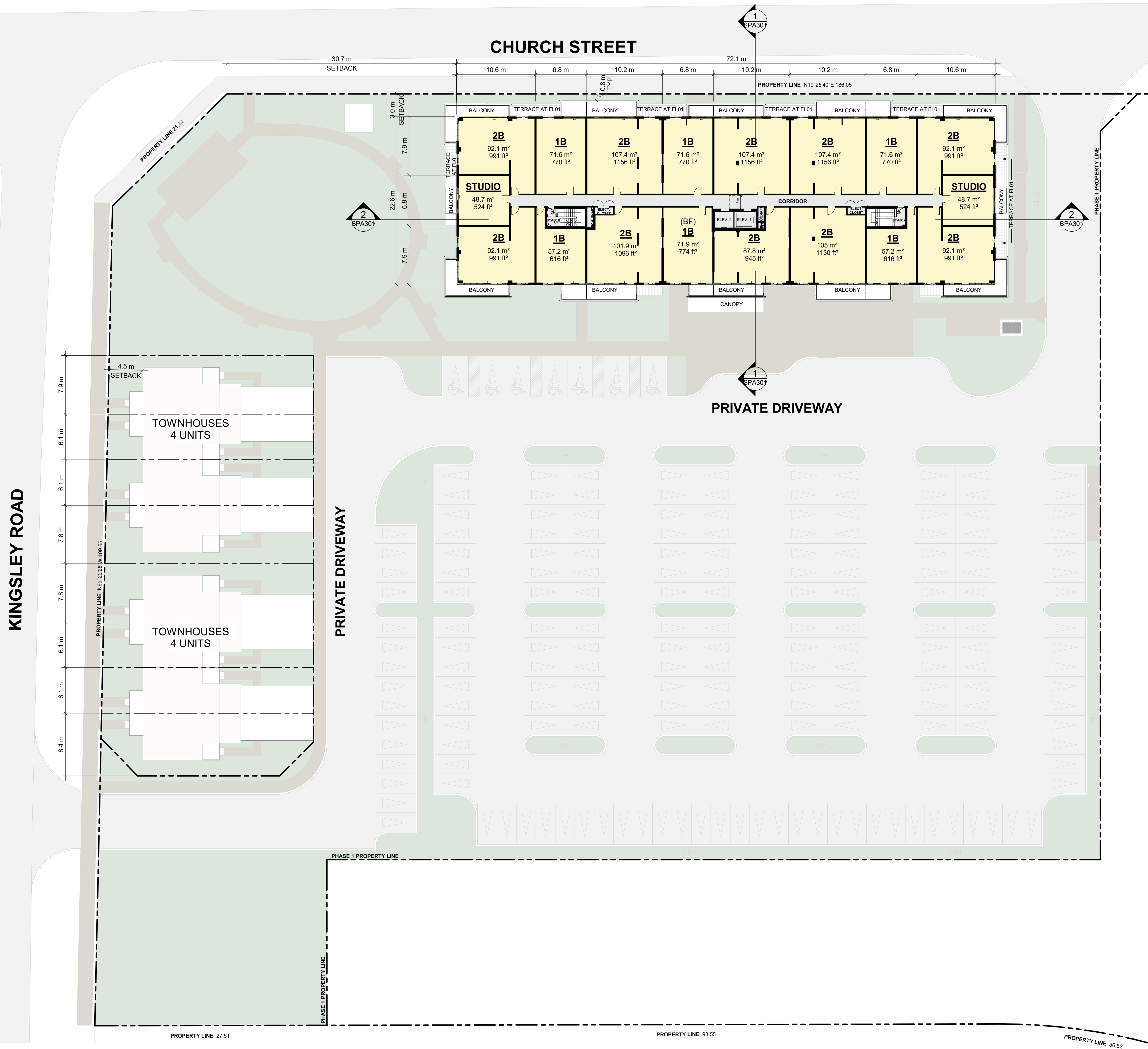
PICTON, ON

DRAWINGS

3RD-6TH FLOOR PLAN

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

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 every structural, mechanical, electrical, etc., information shown on this drawing. Refer to the 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 of any corrections or damages resulting from his work.



6	2026-09-17	ISSUED FOR SPA SUBMISSION #3	VYC
4	2026-07-23	ISSUED FOR SPA SUBMISSION #2	VYC
1	2026-03-09	ISSUED FOR SPA SUBMISSION	VYC
#	DATE	DESCRIPTION	BY



PROJECT

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

PICTON, ON

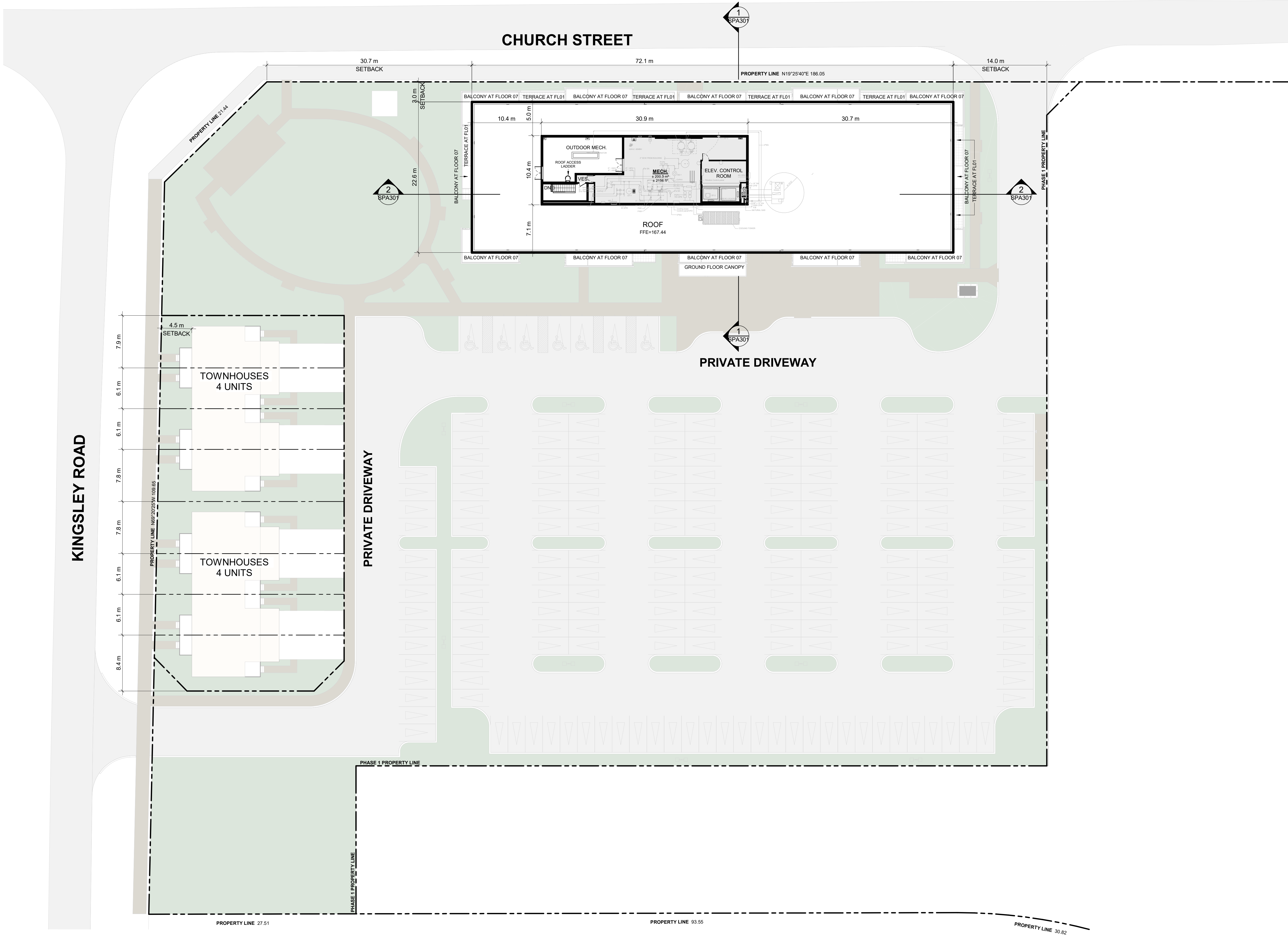
DRAWING

7TH FLOOR PLAN

PROJECT NO. 23.148P03	 ONTARIO ASSOCIATION OF ARCHITECTS RUSSELL L. FLEISCHER LICENCE
PROJECT DATE 2026-07-23	
DRAWN BY RYT	
CHECKED BY HHO	
SCALE	



2026-09-17 1:30:39 PM



TURNER FLEISCHER

Turner Fleischer Architects Inc.
67 Leslie Road
Toronto, ON, M5B 2T8
T 416 425 2222
turnerfleischer.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 conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked "For Contractor" must assume full responsibility and bear costs for any corrections or damages resulting from his work.

6	2026-09-17	ISSUED FOR SPA SUBMISSION #3	YVC
4	2026-07-23	ISSUED FOR SPA SUBMISSION #2	YVC
1	2026-03-09	ISSUED FOR SPA SUBMISSION	YVC
#	DATE	DESCRIPTION	BY



PROJECT

BASE 31, VILLAGE A – SOUTHERN MEDIUM DENSITY BLOCK

PICTON, ON

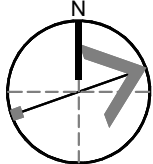
DRAWINGS

MPH PLAN

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



RUSSELL L. FLEISCHER
LICENCE 5004

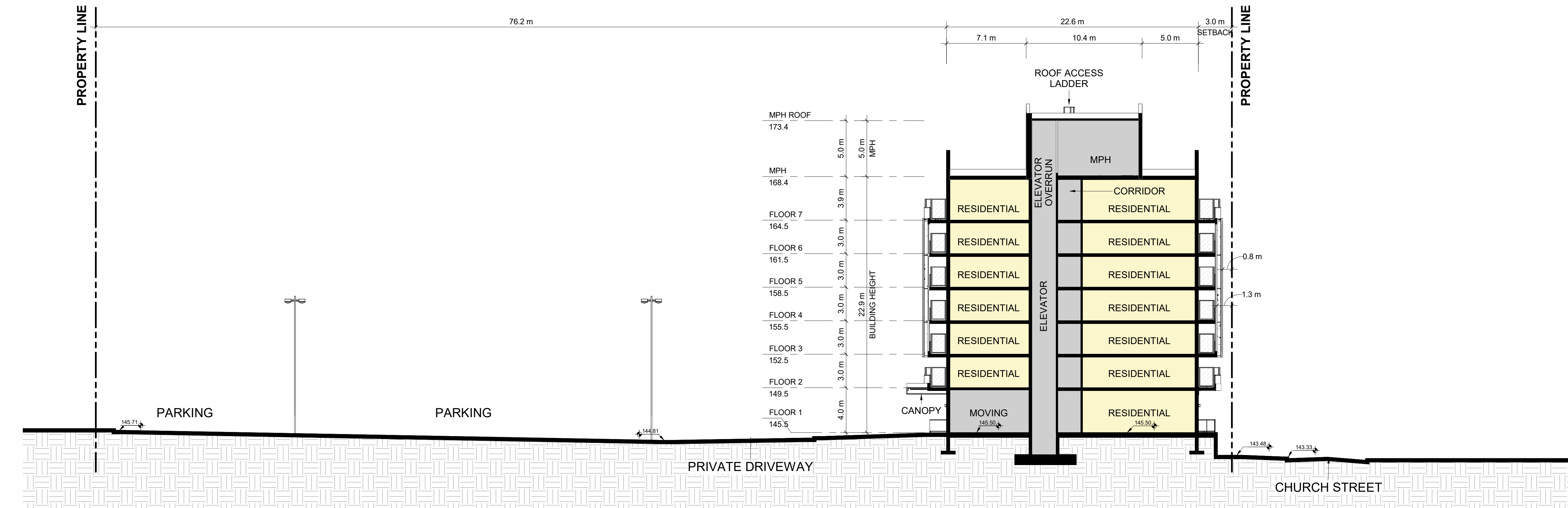


0 2.5m 5m 10m 15m

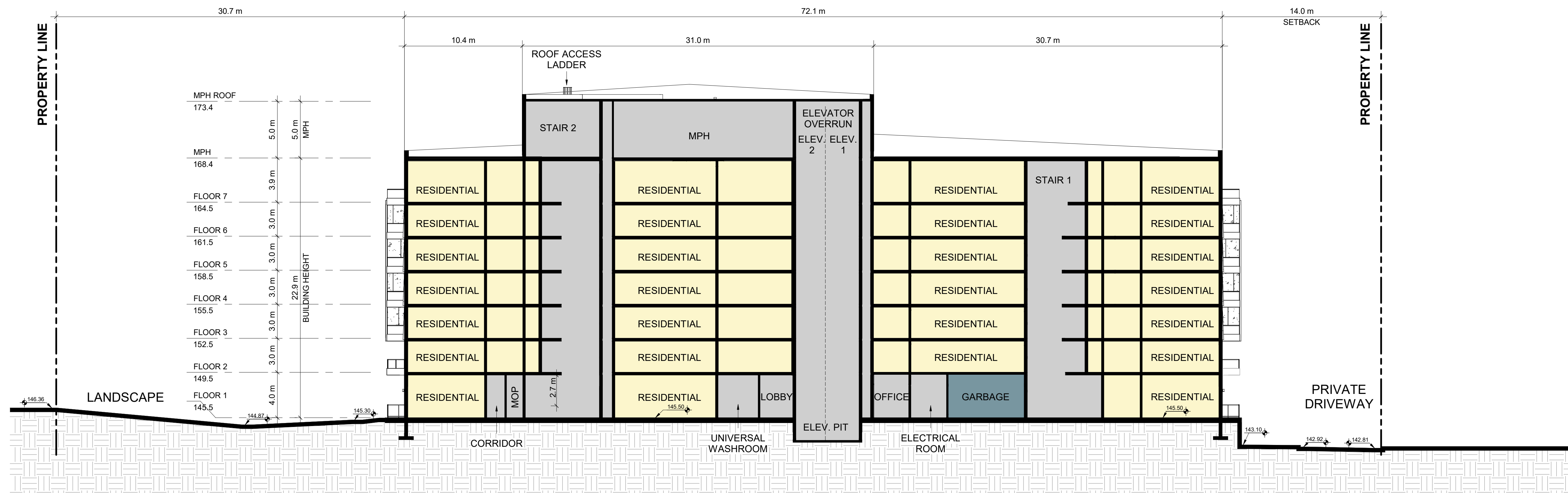
1:250

DRAWING NO.	SPA155	REV.	5
-------------	--------	------	---

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 conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked "For Contractor" must assume full responsibility and bear costs for any corrections or damages resulting from his work.



1 BUILDING SECTION A
SPA307 1 : 200



2 BUILDING SECTION B
SPA307 1 : 200

6	2026-08-17	ISSUED FOR SPA SUBMISSION #3	VVC
4	2026-07-23	ISSUED FOR SPA SUBMISSION #2	VVC
1	2026-03-09	ISSUED FOR SPA SUBMISSION	VVC
#	DATE	DESCRIPTION	BY



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

DRAWINGS
BUILDING SECTIONS

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

DRAWING NO. SPA301	REV. 5
-----------------------	-----------

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 conform to 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.

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)

6	2026-09-17	ISSUED FOR SPA SUBMISSION #3	YVC
4	2026-07-23	ISSUED FOR SPA SUBMISSION #2	YVC
1	2026-03-09	ISSUED FOR SPA SUBMISSION	YVC
#	DATE	DESCRIPTION	BY

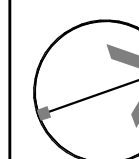


PROJECT
**BASE 31, VILLAGE A – SOUTHERN
MEDIUM DENSITY BLOCK**
PICTON, ON

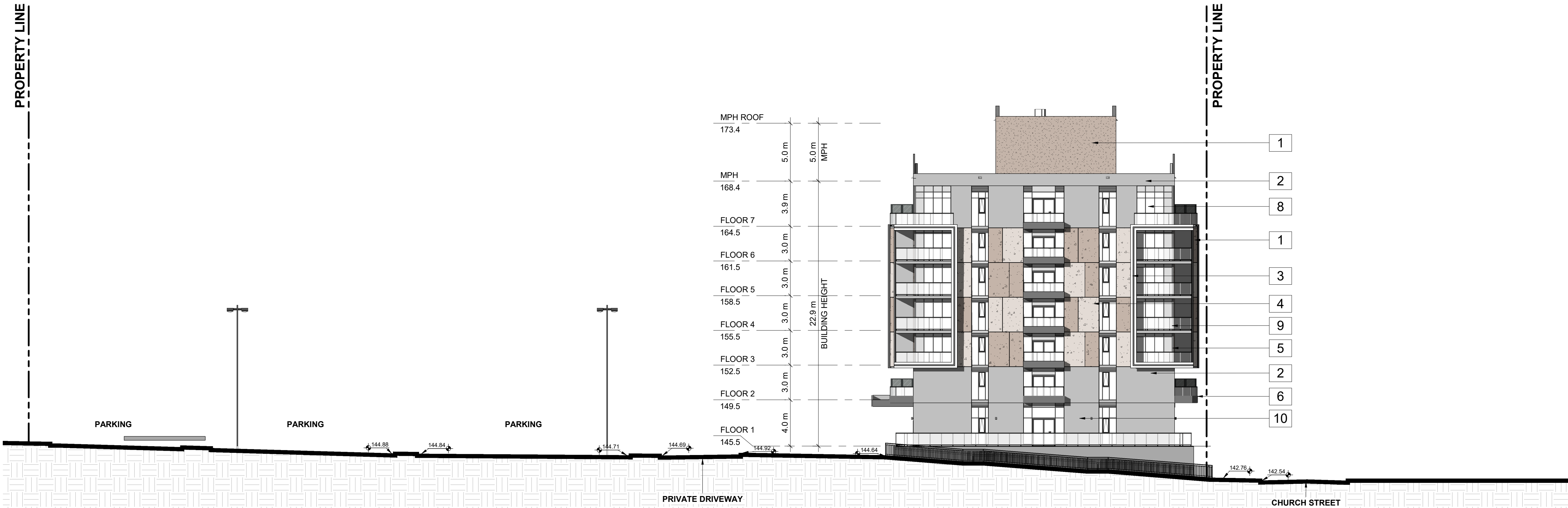
DRAWINGS

ELEVATIONS

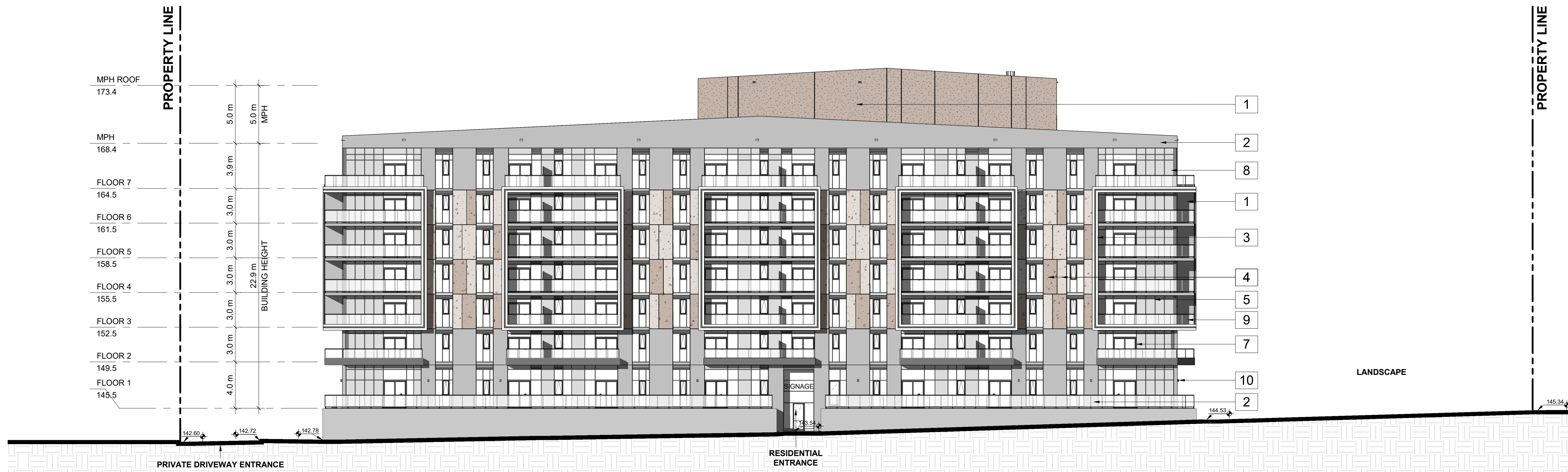
PROJECT NO.
23.148P03
PROJECT DATE
2026-07-23
DRAWN BY
RYT
CHECKED BY
HHO
SCALE
1 : 200



DRAWING NO. SPA302 REV. 5



1 EAST ELEVATION
SPA302 1 : 200



2 NORTH ELEVATION
SPA302 1 : 200

TURNER FLEISCHER

Turner Fleischer Architects Inc.
67 Leslie Road
Toronto, ON, M5B 2T8
T 416 425 2222
turnerfleischer.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 conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked "For Contractor" must assume full responsibility and bear costs for any corrections or damages resulting from his work.

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)

6	2026-08-17	ISSUED FOR SPA SUBMISSION #3	YVC
4	2026-07-23	ISSUED FOR SPA SUBMISSION #2	YVC
1	2026-03-09	ISSUED FOR SPA SUBMISSION	YVC
#	DATE	DESCRIPTION	BY

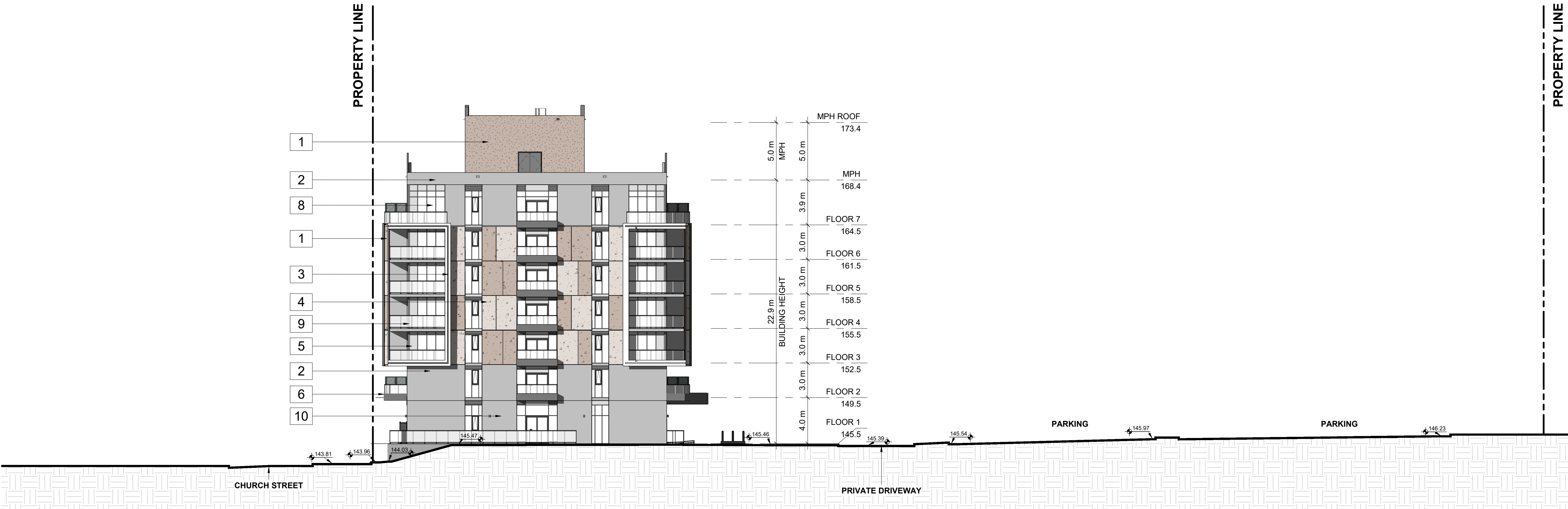


PROJECT
BASE 31, VILLAGE A – SOUTHERN MEDIUM DENSITY BLOCK
PICTON, ON

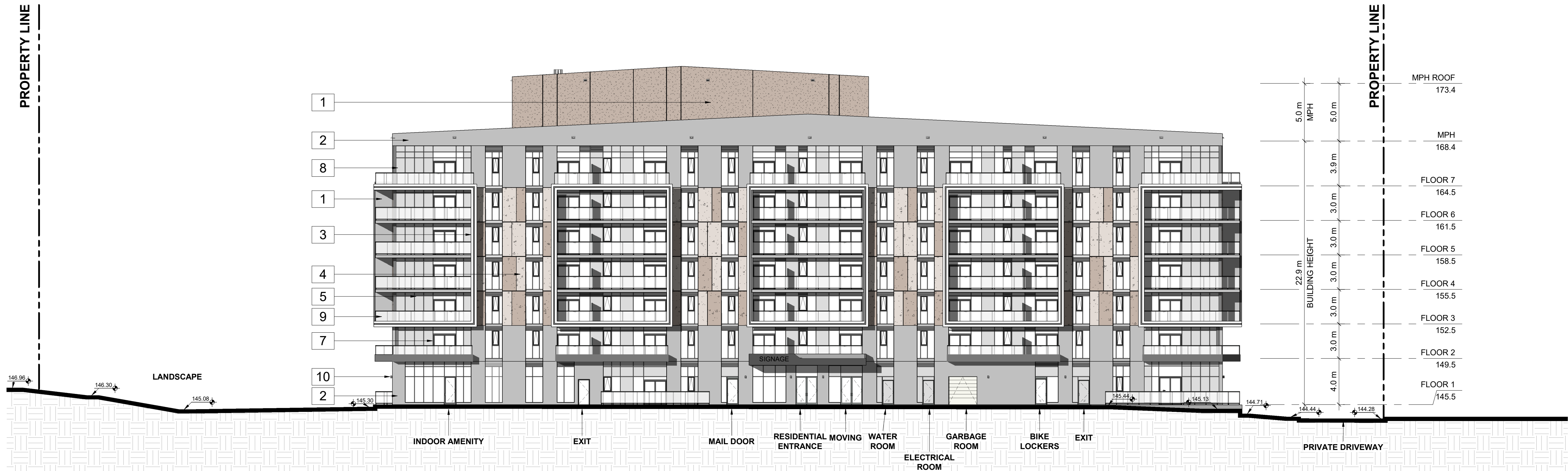
DRAWING
ELEVATIONS

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

DRAWING NO. SPA303	REV. 5
------------------------------	------------------



1 WEST ELEVATION
SPA303 1 : 200



2 SOUTH ELEVATION
SPA303 1 : 200

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's drawings before proceeding with the work. Contractor must conform to 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.



VIEW FROM CHURCH STREET LOOKING SOUTH

6	2026-09-17	ISSUED FOR SPA SUBMISSION #3	VVC
4	2026-07-23	ISSUED FOR SPA SUBMISSION #2	VVC
1	2025-03-09	ISSUED FOR SPA SUBMISSION	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 5004	

	DRAWING NO. SPA802	REV. 5
--	------------------------------	------------------