
March 12 2025

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: Rental Apartment Building – Site Plan Resubmission
343 County Road 22 – Base31 Lands
TBG Project No. 24239**

On behalf of our clients, PEC Community Partners Inc (“Owners”), The Biglieri Group (“Applicant”) is pleased to submit a Site Plan application resubmission for the lands located to the south of Kingsley Road, in what is known as the Base31 lands, in the Town of Picton, within Prince Edward County. The area is subject to a Municipally endorsed (in-progress) Ministerial Zoning Order (MZO). The lands are part of the previously approved Official Plan Amendment and related Area Concept Plan (ACP) that implements a master redevelopment plan for the Base31 lands. In addition, the lands are located within ‘Block 1,’ as identified within the Block Draft Plan of Subdivision (Figure 1), that is currently under review by the County.

The first submission of this Site Plan application was submitted to the County on November 18, 2024. This resubmission addresses comments received from the County.

A planning rationale was provided in support of the application with the first submission. County comments requested more information as to how the proposal responds to the PPS policy direction related to Energy Conservation, Air Quality, and Climate Change.

The following landscape strategies support this policy direction:

- Stormwater Management:
 - Planting beds and meadows will help filter and reduce stormwater runoff.
- Pollinator-Friendly Native Plants:
 - Native plant species and seed mixes will support a diverse range of pollinators, essential for a healthy ecosystem.
 - Examples of proposed plants and the number of species they host:
 - Acer x freemanii 'Jeffersred' (Autumn Blaze Maple) – 295 species
 - Solidago canadensis (Goldenrod) – 138 species
 - Amelanchier canadensis (Serviceberry) – 124 species

- Tree Planting for Environmental Benefits:
 - 35 proposed trees will be planted to:
 - Improve air quality
 - Support carbon sequestration
 - Conserve energy
 - Reduce the urban heat island effect
 - Create a natural environment around the building and parking lot
 - Reduce wind impact
 - Provide shading
 - Regulate temperatures by creating a beneficial microclimate

- Sustainable Soil and Water Management:
 - Native soil will be used and retained on-site, minimizing the need for imported soil.
 - Permeable pavers will help slow runoff and retain water on-site.
 - Paving materials with a high Solar Reflectance Index (SRI) will help reduce heat absorption and carbon emissions.
 - Example: Promenade Ecoterra paver from Unilock (SRI of 42).

- Sustainable Design Elements:
 - Wood pergolas will be designed for disassembly or adaptation, making them a sustainable material choice.

- Outdoor Gathering Spaces:
 - Accessible outdoor gathering areas will:
 - Promote social interactions
 - Enhance connections to nature
 - Support mental restoration

2 EV Charging Spaces provided to encourage electric vehicle use and reduce greenhouse gas emissions and improving air quality

Long term and short term bike parking are provided to encourage cycling as a form of transportation and reduce air pollution and green house gas emissions

The following civil engineering strategies further support this policy direction:

- Central Heating and Cooling System:
 - An air-source heat pump serves the heat transfer loop.
 - A condensing gas-fired boiler provides auxiliary backup heating.

- High-Efficiency WLHP System:
 - A Water-Loop Heat Pump (WLHP) system serves dwelling units, the lobby, and amenity spaces.
 - The system connects to the central heat transfer loop.

- Domestic Hot Water (DHW) Heating:
 - A water-to-water heat pump provides first-stage DHW heating by recovering heat from the heat rejection loop.
 - 96% efficient condensing gas boilers serve as second-stage heating for the DHW loop.
- Energy-Efficient Circulation:
 - Variable Frequency Drives (VFDs) are installed on all circulating pumps to improve efficiency.
- Heat Recovery and Ventilation:
 - 75% effective Heat Recovery Ventilators (HRVs) in each dwelling unit
 - Reduce heat load on the mechanical system.
 - Improve the building’s Thermal Energy Demand Intensity (TEDI).
 - Variable Make-Up Air reduces outdoor air intake during off-peak hours to optimize energy use.
- Water Conservation Measures:
 - Domestic hot water load reduced by 42.7% through low-flow fixtures:
 - Lavatory: 0.5 GPM
 - Kitchen faucet: 1.0 GPM
 - Showerhead: 1.5 GPM
- Passive Design Strategy:
 - Low Window-to-Wall Ratio (35%) to passively reduce the building’s thermal load.

Preliminary Energy Performance Evaluation shows the building will have >40% energy and GHG savings compared to NECB 2017.

SUPPORTING DOCUMENTS

In support of our resubmission please find enclosed the following:

Deliverable	Consultant	Date
Cover Letter	The Biglieri Group	March 12, 2025
Comment Response Matrix	Consultant Team	March 12, 2025
Site Plan	Turner Fleischer	February 20, 2025
Concept Plan for Context within Base31 Lands		
Elevations		
Building Plans for Public Areas, Garbage and Fire		
Functional Servicing and Stormwater Management Report	SCS Consulting	Forthcoming.
Engineering Drawings – Existing Draining, Proposed Drainage, Servicing, Grading,	SCS Consulting	March 12 2025.

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Erosion and Sediment Control, Details		
Transportation Impact Study	TYLin	February 2025
Landscape Plans	Wentworth Landscape	February 18 2025

We trust you will find all in order, however if you have any questions or require additional information, please do not hesitate to contact the undersigned.

Respectfully,
THE BIGLIERI GROUP LTD.



Mike Pettigrew, BURPI
Partner – Design Manager



Mallory Nievas, MCIP RPP
Associate