

August 15, 2023

Project No. 23108A

Giannone Petricone Associates Inc. Architects
96 Spadina Avenue, Suite 900
Toronto, ON M5V 2J6

Attn: Andria Vacca
andria@gpaia.com

RE: **Del Degan Winery
Sustainability Ambitions**

Dear Andria,

The General Development Policies defined in the Prince Edward County Official Plan (OP) set objectives for the environment, the economy and the community. The Del Degan winery is being developed with an ambition of improving outcomes for all three.

The project will build on the qualities that attracted people to the County in the first place by offering a:

- Building that echoes historic agricultural building forms;
- Landscape design that highlights the County's natural features and agricultural heritage;
- Business that supports local food production and community building; and
- Green infrastructure that minimizes negative impacts and delivers positive environmental and social outcomes.

The project is pursuing leadership in sustainable forms of development, green building technologies and green infrastructure investment through the following initiatives:

- a) A focus on emulating the natural flows of water. This includes:
 - Collecting rainwater runoff from impervious surfaces, cleaning it, and releasing it at rates that mimic predevelopment.
 - Treating "wastewater" as a resource. We are exploring opportunities to close loops through the re-use of grey water and creating a manufactured wetland that treats effluent while enhancing biodiversity on the site.
 - Minimizing the amount of potable water consumed in the wine making process and the commercial kitchen through better equipment selection/design.



HEALTHY
LOW-CARBON
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- b) Reduce energy consumption and carbon emissions by pursuing:
 - A building that retains and recovers thermal energy.
 - Low-carbon heating systems like electric heat pumps.
 - Renewable sources like rooftop solar.
- c) Improve access to local foods through:
 - Including a kitchen garden as part of the landscaping plan.
 - Featuring local foods in the restaurant.
- d) Reduce waste through:
 - Closing the loop on organic materials by composting and re-using on site or partnering with local farmers.
 - Considering strategies for reducing carbon emissions embodied in the packaging and distribution of the wine.
- e) Featuring the natural heritage as a central theme of the landscape design.
- f) Planning for a future climate by:
 - Designing stormwater systems to manage a 100 year flood and creating opportunities to improve this if and when necessary.
 - Designing the heating and cooling system to be resilient, evaluating options for function in power outages and to be easily adapted for future temperature extremes.

We believe this work speaks to the intent of the OP and we look forward to refining the design in pursuit of the benefits described above.

Yours Truly,

Purpose Building Inc.



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