

DESIGN BRIEF

Dunrobin Distilleries Ltd.
1498 Stittsville Main Street, Stittsville, ON

Site plan review application 207-1222-0035_UD file #18651

Site Address: 1498 Stittsville Main Street, Stittsville, ON

Legal Description: Lot 14 and Part of Lot 16, on registered Plan 76. Ward 6-Stittsville
Zoning: TM9[2272] H(15) – Traditional Mainstreet Zone, Subzone 9, Exception 2272, storefront industry, bylaw-2019-4

Purpose of the application – to replace existing barn building with a building that provides space for a state of the art micro distillery with retail section, offering fine alcoholic beverages for the population of Stittsville and visiting tourists.

Vision statement and goals for the project. This property was purchased recently for the purpose of renovating the existing 60 year 1 ½ storey wood frame old barn into a distillery. This building was found to be too small and too costly to renovate in order to install needed distillery equipment and to make state of the art distillery facility. The existing zoning of the property is TM and it allows for a storefront industry, including ancillary retail component (bylaw-2019-41). The building area for such a facility is however limited to 350 sqm. The owners were successful to obtain variance to increase permitted building area to 509sqm. To minimize the footprint of the floor area of 509 sqm is functionally designed on two floors. Ground floor has at the front retail space (82 sqm), with a patio that creates a welcoming space for the community. The unique location of the distillery makes it also a tourist attraction.

The proposed building is designed to provide functional fit for tall distillery tanks and distilling tower, height of the building is below the permitted 15m height. Building construction is two storey light steel frame structure with a façade of predominantly brick and glazing presented in a traditional industrial character. The front elevation intends to show the impression of the original barn building that is remembered by the community

The proposed building has an inviting patio across the frontage to engage pedestrian participation in the operation of the retail distillery outlet and the numerous windows invite pedestrians in to experience the activities of the distillery.

This is a sensitively designed new development that maintains harmony with nearby properties.

Adherence to City Design Objectives.

1. To enhance the sense of Community by creating places with their own distinct identity.

The façade of the building with inverted V shaped gable maintains the connection to original barn building with sloped roof that was known in the community dating back to 70-ties. Use of typical industrial like roofing and siding material on sides of the building with stone finish of the front elevation Proposed distillery with retail allows for appropriate presentation of the specialty products exclusive to this distillery

2. To define quality public and private spaces through Development.

The proposed building has an inviting patio across the frontage to engage pedestrian participation and to allow clients to stop by and enjoy the view of main street. The operation of the retail distillery outlet is visible through numerous windows and invites pedestrians to enter and experience the activities of the distillery.

3. To create areas that are safe, accessible and easy to get to, and move through.

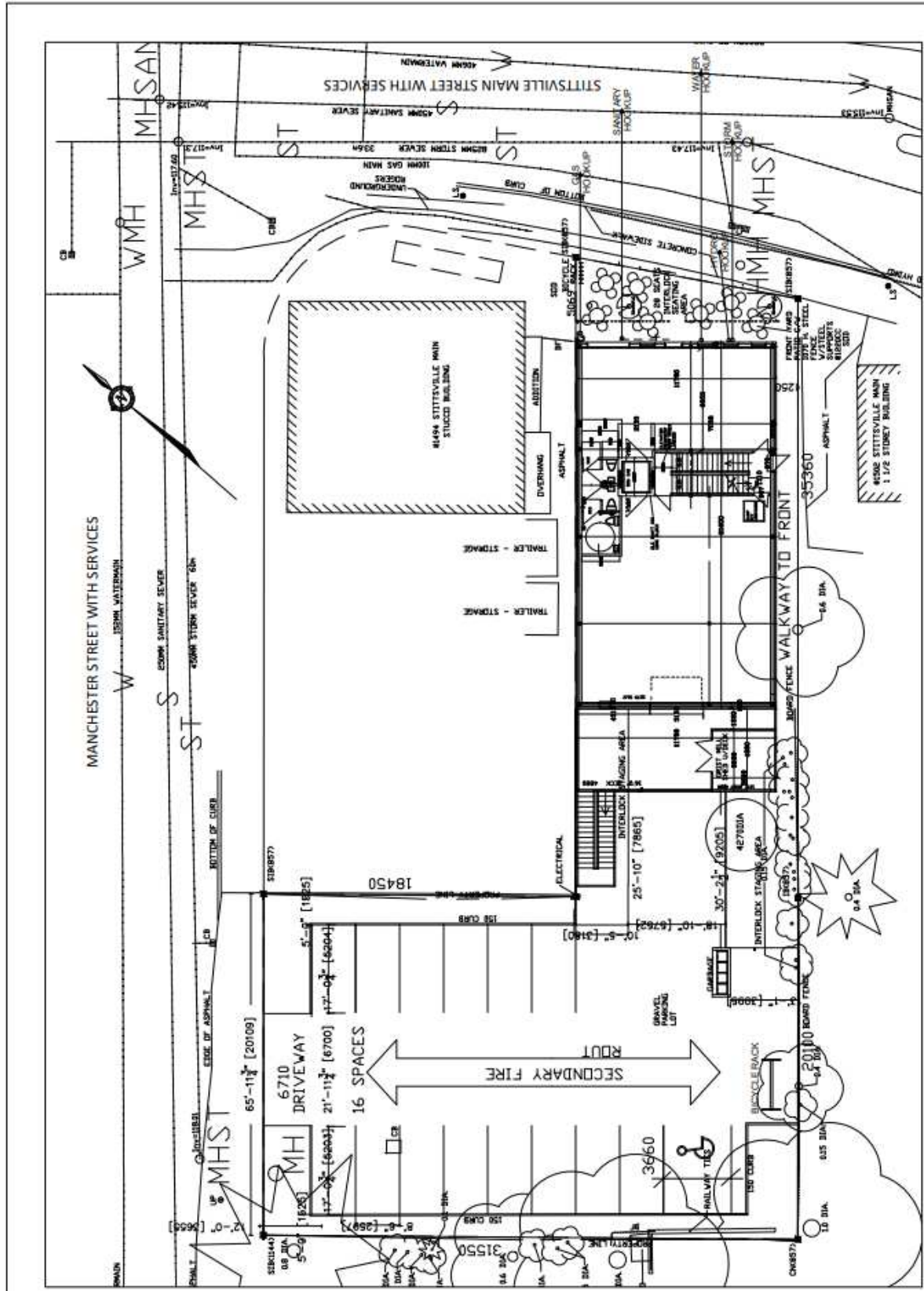
Location of the retail area on the ground level makes it barrier free and accessible for everyone. The front patio on Main Street sidewalk provides accessible rest area for visitors. A walkway on the side of the building provides accessible path to parking lot at the back and that is easy to get to. Addition of bicycle parking racks supports use of bicycles on Main Street.

4. To ensure that new development respects the character of existing areas.

The façade of the building with inverted V shaped gable maintains the connection to original barn building with sloped roof that was known in the community dating back to 70-ties. Retail portion of the distillery makes accessible quality products and is in line with previous uses of the property as a location providing services to public. The distillery operation provides employment opportunities traditionally offered in the middle of Stittsville city core. It is also worth noting that existing trees on the property are maintained and they have space to grow.

5. To consider adaptability and diversity by creating places that can adapt and evolve easily over the time and that are characterized by variety and choice.

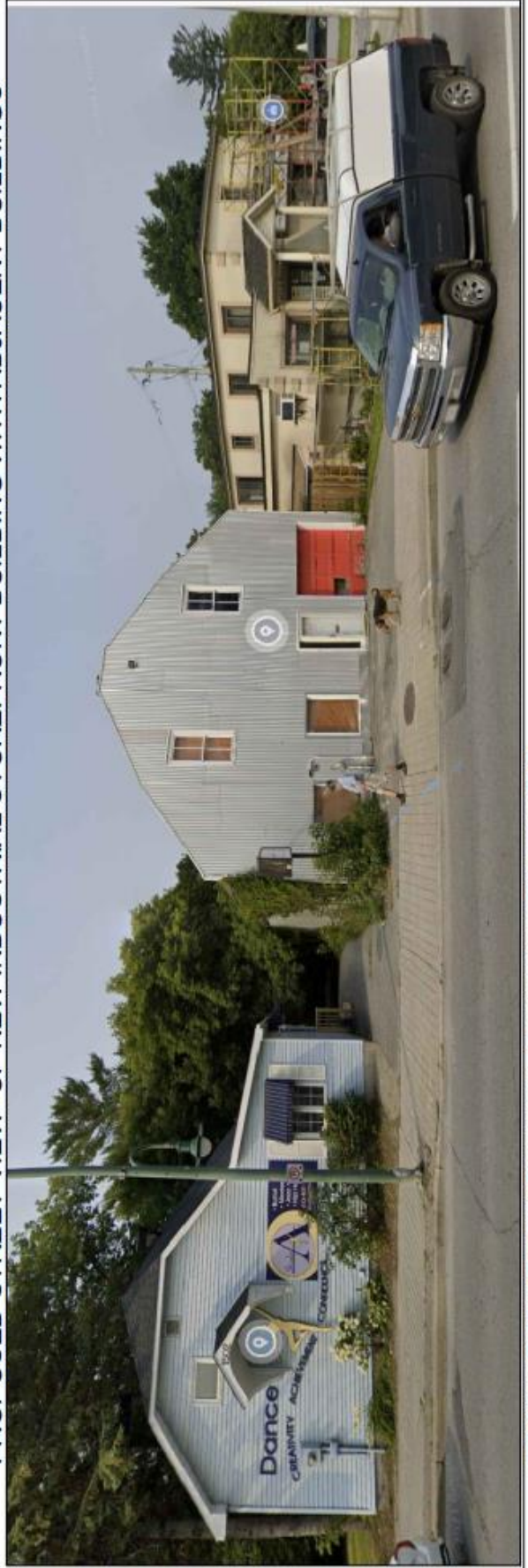
The spacious interior of the building has good potential to provide space for alternate uses. Bigger than required parking lot is an asset in downtown core of Stittsville. maintains the connection to original barn building that was known in the community back to 70-ties. Proposed distillery with retail allows for appropriate presentation of the specialty products exclusive to this distillery



1498 MAIN STREET - PROPOSED FRONT END INDUSTRY BUILDING. SITE PLAN



PROPOSED STREET VIEW OF NEW INDUSTRIAL STOREFRONT BUILDING WITH ADJACENT BUILDINGS



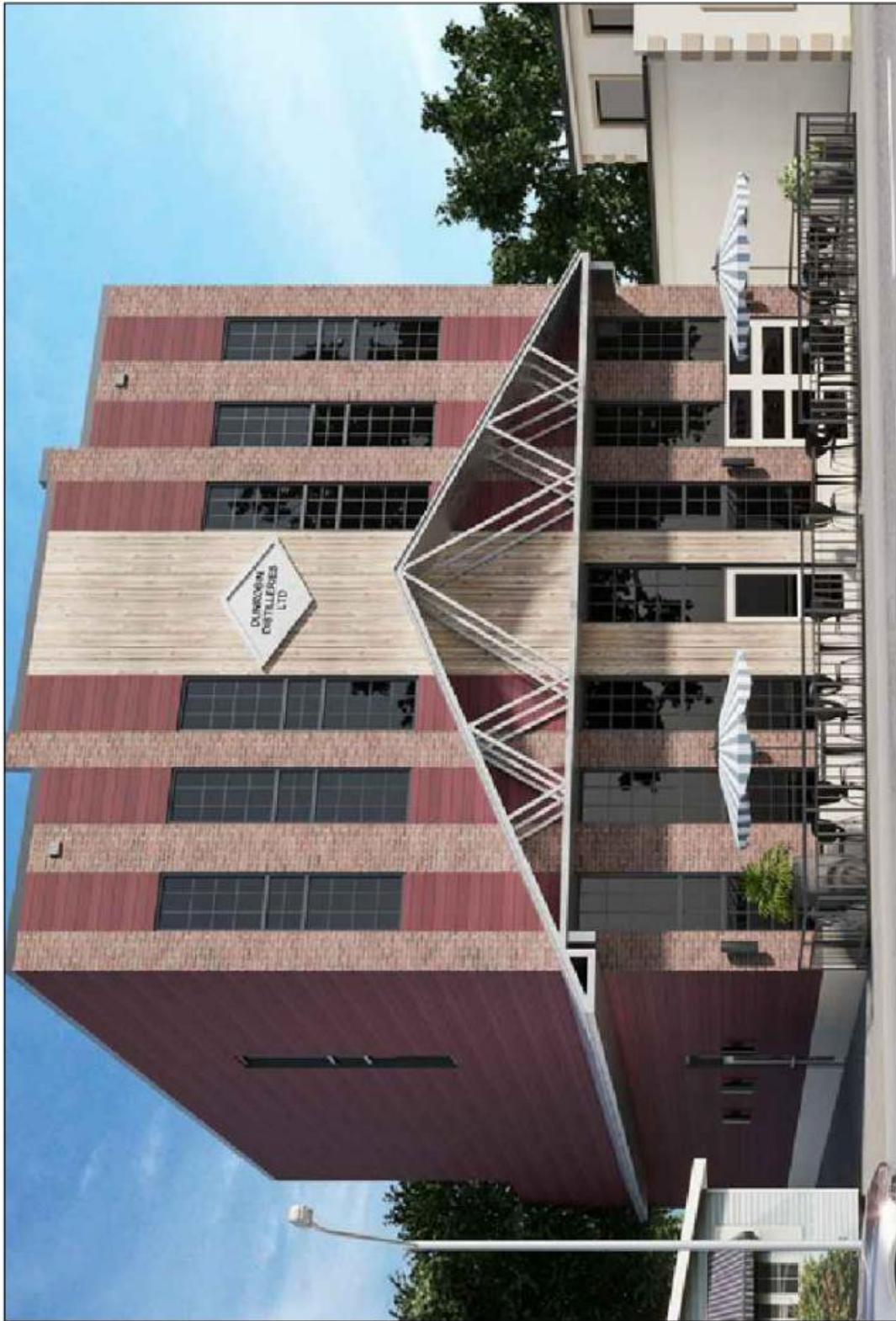
EXISTING STREET VIEW WITH ADJACENT BUILDINGS



EXISTING STREET VIEW ADJACENT 1502 MAIN STREET BUILDING



EXISTING STREET VIEW ADJACENT 1984 MAIN STREET BUILDING



1498 MAIN STREET - PROPOSED FRONT END INDUSTRY BUILDING (DISTILLERY)