

Mark Janczarski, P.Eng.
30 Sai Cres, Ottawa ON, K1G 5N8
markian.eng@gmail.com
CofA: 100056247, BCIN#32559,
Cell: 613-799-4982

Ottawa, March 01, 2022

Design Brief

Re: Site Plan Review, 1498 Stittsville Main, Stittsville, Dunrobin, commercial property

The proposed installation of micro distillery is replacing former indoor golf club, tools repair shop, and cemetery head stone manufacturing businesses. The property is developed with road access from Manchester St. into existing parking lot. Existing building of wooden construction with existing services was used to conduct above listed business activities over the past years.

The new owners of this property would like to open a micro distillery operation with daily production of approximately 180liters of about 80% ethanol alcohol for further blending, aging and bottling for retail as liquor products. The new building replacing existing is intended to be built in spring 2022 with completion date in summer of 2022. Before applying for permit, owners have retained various professionals to provide environmental study, soil tests. The existing building was found to have damaged structure as a result of weather exposure. Upon further investigation it became apparent that existing building is beyond the state of repair and needs to be replaced with a new one.

A new building replacing the existing was designed and the application for a construction permit was filed with the City of Ottawa.

The owners are planning to maintain existing layout of the property with frontage accessible for pedestrian access, parking with existing street access at rear side of property, and using the new building for distillery activity at the rear with a retail section facing the Main St.

New building is replacing existing one with increased by about 10% building footprint. A second floor is added instead of mezzanine in existing building. During the zoning review it was identified that the distillery operation would be admitted as a store front industry. Because of the building area larger than allowed 350m² a variance to allow for increased building area of 509m² was granted. The construction permit application is about 90% complete with pending response to Building Code review. The Building Department has examined the application for zoning compliance and for Building Code compliance. Ottawa public works were consulted for sanitary, storm and water connections with no issues raised. During the Variance process the Landscaping was already examined and allowed. The Public has been notified with poster. Inquiries from neighbors were only positive. The Business Association of Stittsville issued a welcoming letter.

The proposed building is of noncombustible construction, central staircase to second floor and commercial elevator to transport the alcohol containers between the floors..A new storm water sewer connection will be tied to City services.