



June 3, 2025

Mr. Stephan Kukkonen
Planner I, Development Review, Rural Services
City of Ottawa
110 Laurier Avenue West, 4th Floor
Ottawa, Ontario
K1P 1J1

Dear Mr. Kukkonen:

**RE: Design Brief, 5923 Ottawa Street, Village of Richmond
Proposed Stratford-Fox Run Distillery & Brewery**

Provided below is a Design Brief that has been prepared with input from various members of the project team.

Project Description

The proposed development includes a one (1) storey building with mezzanine space, with a gross floor area of 738 square metres (7,945 square feet) and a one (1) storey building with mezzanine space, with a gross floor area of 1,042 square metres (11,216 square feet,) The development is light industrial in nature (distillery & brewery) and will include warehouse, retail, and ancillary bar/pub space. An outdoor patio is proposed as part of the distillery, and a range of landscaping features are proposed for various areas of the subject site. Additional details are outlined in the sections below.

Building Description

The proposed distillery building on the west side of the site embodies a contemporary industrial aesthetic, integrating functional design with a distinct architectural character that reflects the craft of spirit production. The distillery features a robust, rectangular form. This massing strategy enhances the building's visibility and identity within the industrial context. The building's height is uniform to accommodate the most volume for the industrial use.

The façade combines durable materials such as stone, corrugated metal, and large expanses of glass. Large, industrial-style windows maximize natural light in the bar space, retail area and the warehouse and provide transparency into the distilling process, enhancing the visitor experience. The windows are often framed in dark metal to contrast with the brick and add a contemporary touch.

The main entrance is emphasized by a generous overhang, providing shelter and a welcoming gesture. A glass-enclosed lobby serves as a transition space, offering views into the tasting room or retail area. The roof is flat, allowing for efficient rainwater management. This design also accommodates necessary mechanical systems discreetly.

This industrial distillery building represents a synthesis of functionality, sustainability, and aesthetic appeal, making it a landmark within its urban context. Its design not only serves the operational needs of spirit production but also engages the community, inviting visitors to explore and appreciate the craft of distillation.

The proposed brewery building on the east side of the site incorporates a contemporary industrial aesthetic and is focusing more on the utilitarian nature of the building. The overall look is raw and utilitarian, often inspired by repurposed warehouses or factories. The materials and structure are typically exposed to showcase authenticity.

Like the distillery building, the façade combines durable materials such as stone, corrugated metal, and large expanses of glass. The windows are framed in dark metal to contrast with the stone and add a contemporary touch. The roof is flat, allowing for efficient rainwater management. This design also accommodates necessary mechanical systems discreetly.

Landscaping Description

The proposed landscaping features include over forty-five (45) tree plantings comprised of both deciduous and coniferous trees to be planted across the subject site, a mix of shrubs, perennials, and ornamental grasses to be located at the front of the proposed patio, and limestone boulders in the patio and garden area.

Site, Context, and Analysis

As illustrated below (Image Source: GeoOttawa), the subject site is located within the Village of Richmond, on the north side of Ottawa Street, approximately 150 metres west of Eagleson Road. The subject site is flanked to the east and west by existing rural industrial uses. North of the subject site is an existing railway with open space beyond. South of the subject site is vacant agricultural land slated for future development.



Below (Image Source: Ottawa Real Estate Board, Listing Photo) are aerial views of the subject site from the southwest, southeast, and north respectively.



Additional Materials

Enclosed please find a Site Plan, Floor Plans, and Building Elevations prepared by N45 Architecture Inc. and Landscape Plan and Landscape Details prepared by Levstek Consultants Inc.

Should you have any questions regarding the above or enclosed, or require any further information, please do not hesitate to contact the undersigned at bridgette@keeperco.ca or 613.807.5000.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "B. Alchawa".

Bridgette Alchawa, MCIP, RPP
Land Use Planner