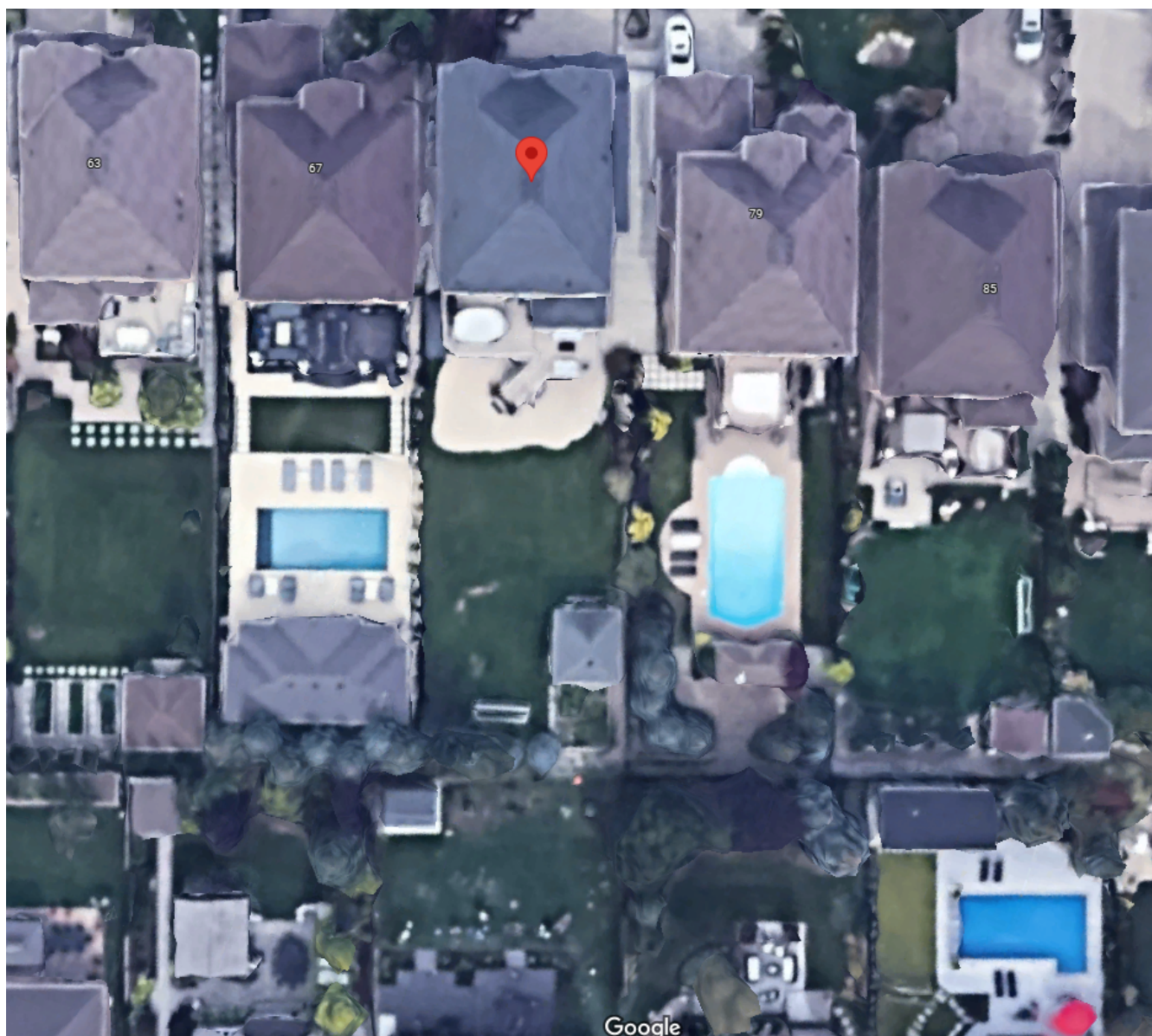


Hello Members of committee - my name is Anthony Bartolini and I will be representing my clients from 73 Frini Ct, Woodbridge, ON L4H 2V6 as I am the registered agent on this file.

Today we are asking for relief from the bylaw related to a partially constructed cabana in rear yard and some existing landscape in the rear yard.

In regards to this proposal, we are asking for relief on 5 variances - which we do believe are minor in nature and meet the 4 tests of

We have been working diligently with the planning department to provide satisfactory solutions for this proposal and all departments to my knowledge are in favor of the proposal we are presenting today



Variance #1 a reduction in the amount of soft landscape we are providing in the rear yard (we have provided Rex from engineering a professional storm water management report which was satisfactory to Rex's terms to address any additional water runoff) this document can be seen below and also the official document is attached in our submission folder

Development and Engineering Services

Vaughan Township

Re: Grading and Low Impact Development Landscaping

73 Frini Ct, Woodbridge, ON L4H 2V6.

Jan. 09, 2025

To Whom It May Concern,

We have been retained to provide consulting services for the Proposed Rear Yard Landscaping at 73 Frini Ct, Woodbridge, ON L4H 2V6. The Grading Plan demonstrates the compatibility of the proposal with adjacent properties and municipal services. It is our opinion that the proposed grades and stormwater management measures will adequately facilitate the drainage of stormwater without detrimental effect to the existing drainage patterns of adjacent properties or municipal services.

Enclosed, you will find the Grading Plan and Lot Drainage Calculations for the proposed works.

If you have any questions or concerns, please do not hesitate to contact the undersigned.

Residential Lot Drainage Report

Step 1: Rainfall Data and Requirements

- **25 mm storm event retention:** The system must retain the first 25 mm of rainfall.
- **5-year storm event intensity:** In Vaughan, Ontario, the 5-year, 24-hour storm event typically has an intensity of approximately 113 mm over 24 hours (equivalent to 4.71 mm/hour).

Runoff Mitigation Plan:

- 100% of the Cabana roof leaders will be directed into the proposed infiltration trench.

The infiltration trench, with dimensions of 5 m x 2 m x 1.17 m, will manage the drainage from these areas effectively, mitigating excess runoff and ensuring compliance with the stormwater management plan.

Name: Anthony Bartolini

Signature: *Anthony Bartolini*

Date: 2025-01-10

Title/Company: Square Design Consulting Inc.

Step 2: Excess Hardscape Area Calculation

- Total Lot Area: 502 m²
- Required Soft Landscape Area : 220 m²
- Actual Soft Landscape Area Provided: 156 m²
- Excess Hard Landscape Area: 37 m²

Step 3: Runoff Volumes

25 mm Storm Event Retention

- Rainfall depth: 0.025 m
- Contributing area: 37 m²
- Volume to retain: 0.025m x 37m² = 0.925m³

5-Year Storm Event

- Rainfall depth: 0.113 m
- Runoff coefficient (C): 0.9 (for impervious surfaces)
- Volume to manage: 0.9 x 0.113m x 37m² = 3.754m³

Total Volume

Total volume = 0.925m³ + 3.754m³ = 4.679m³

Step 4: Infiltration Pit Design

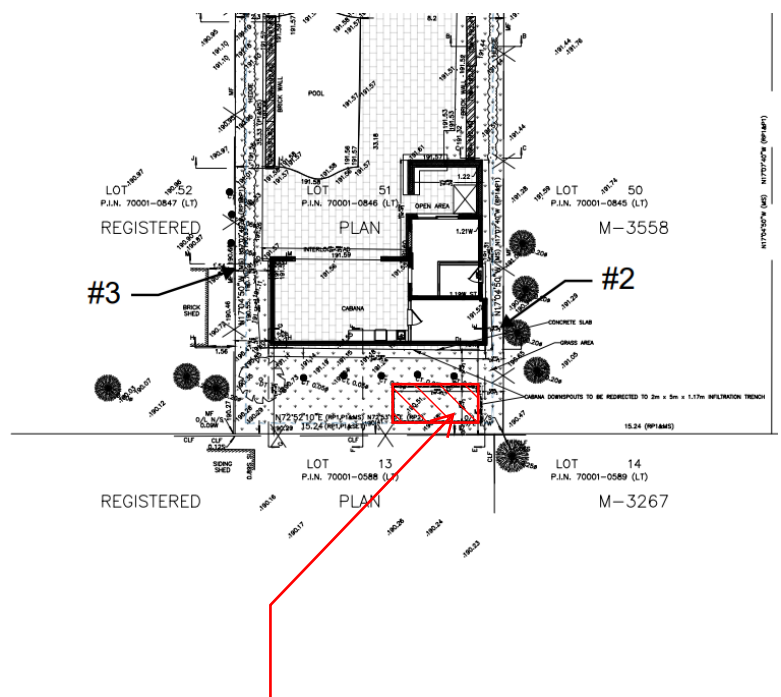
- Volume for 25 mm event: 0.925m³
- Volume for 5-Year event: 3.754m³
- Total volume to manage: 4.679 m³

Infiltration Pit Dimensions (L x W x D):

- Length (L): 5 m
- Width (W): 2 m
- Depth (D): 1.17 m

This design will manage the required stormwater volumes for both the 25 mm retention event and the 5-year storm event.

1



infiltration pit proposed to the satisfaction of Rex Bondad (dashed area)

LOT 51
P.I.N. 70001-0846 (LT)

LOT 50
P.I.N. 70001-0847 (RT)

INTERLOCUS ROAD

CABANA

OPEN AREA

CONCRETE SLAB

GRASS AREA

#2

existing built covering in orange

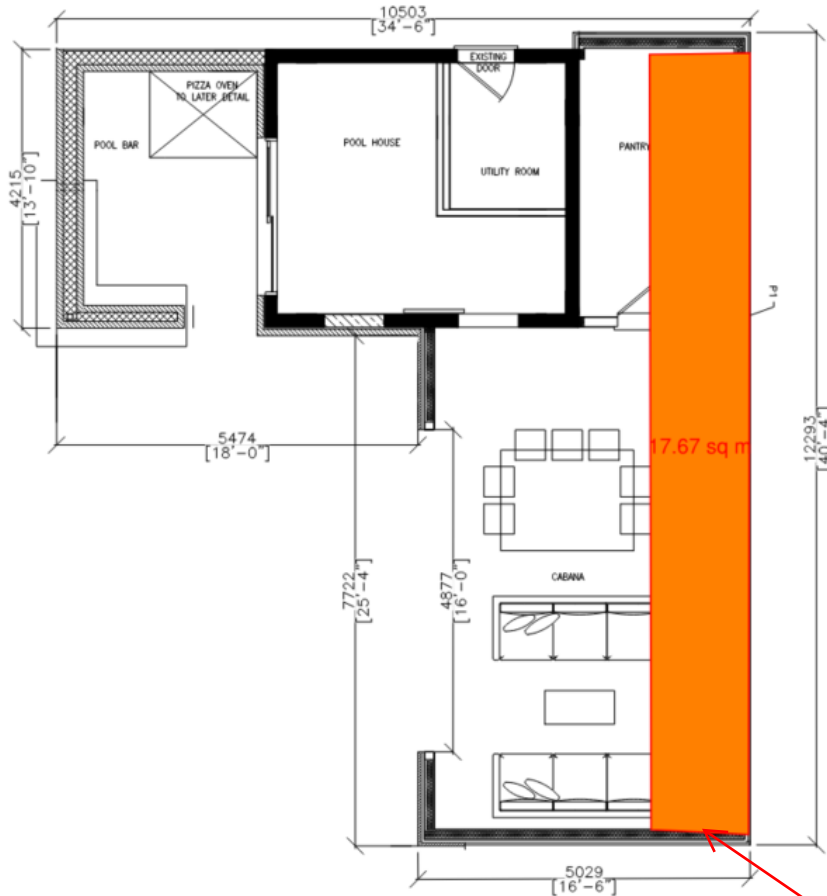
existing shed dashed

foundation on site (in green)

foundation steps out slightly

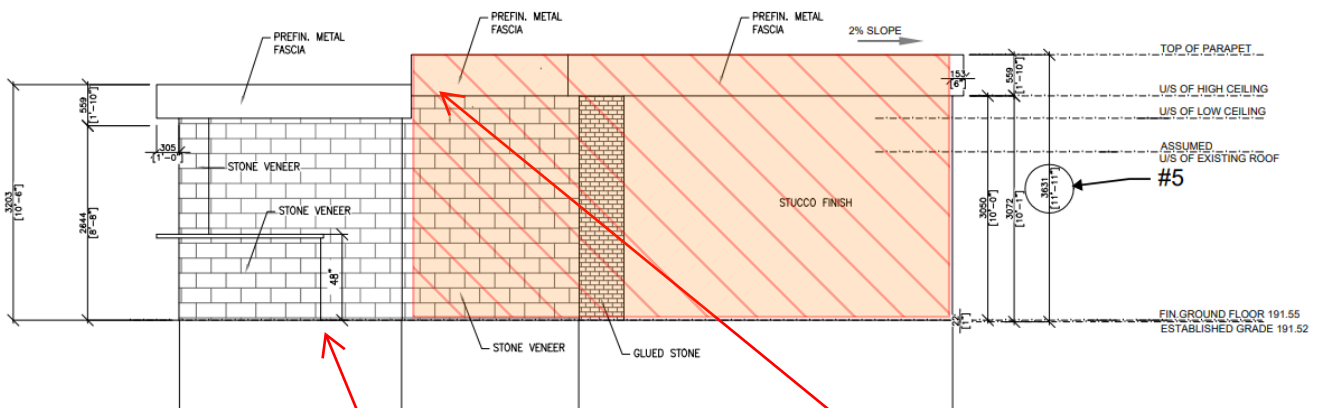
mature trees on neighbor side

#4 we are requesting an increase in lot coverage for the accessory structure.
 from 67.0 m²
 to 84.6 m² a total of 17.6m² or 189ft²
 without the use of the existing foundation perimeter
 moving walls would be very difficult as the support slab
 edges are the only spot we are able to structurally put
 the walls



The area of increased footage is an example of additional space that has affected lot coverage. The foundation is existing, so for design sake we have used the existing footprint so no foundation modifications will be needed

#5 we are requesting a slight increase in the max height allowed from 3m to 3.63m - as this part of the structure is already built to this height it would be very costly to have it cut down to meet the 3.0m height restriction.



covered area closer to 79 frini is lower in height

stepped up area closer to the back of the lot - existing



sun direction

image #1 - The image above shows the plantings along the property line at 73/79 Frini, which have been completed at 73 Frini Court to create a more appealing buffer for the neighbor. The sun casting in the picture was captured when the sun was coming from the right side of the image, casting a shadow from the cabana side toward the neighbor's house at 79 Frini. As shown in the picture, the cabana is creating very minimal, if any, shadow on the neighboring property



area of existing foundation

image #2 shows a very similarly sized cabana on the opposite side - cabanas of such nature seem very common in this type of area

we appreciate the time to speak about our application and we are available to respond to any questions about the file today - i would like to note that the owner of the property is available to respond to any questions if deemed necessary as they are also present at the hearing today