

148 Kenwood Avenue
Toronto, ON M6C 2S3

office@jrstudio.ca
jrstudio.ca

+1 416 656 6665

January 26th, 2026

Janet Rosenberg & Studio
148 Kenwood Avenue
Toronto, ON, M6C 2S3
Via Email: Stefano Giannini, sgiannini@jrstudio.ca

RE: Stormwater Management Brief
1386 Irwin Road
Application for Zoning By-law Amendment
Roll No. 1522-020-005-42600

To whom it may concern,

This Stormwater Management Brief has been prepared in support of the proposed Zoning By-law Amendment for 1386 Irwin Road and is intended to demonstrate that stormwater runoff of the proposed development can be appropriately managed on site while minimizing impacts to adjacent properties and the surrounding environment. The proposed approach is guided by low-impact development principles and is intended to maintain existing hydrologic conditions to the extent feasible.

Stormwater runoff is proposed to be retained on the subject lands, with site grading and drainage patterns designed to limit off-site discharge and reduce peak flow rates. This approach will assist in maintaining pre-development runoff characteristics and mitigating downstream impacts.

Vegetated swales are proposed as a primary stormwater conveyance and treatment feature. These swales will function to slow runoff velocities, promote infiltration and evapotranspiration, and provide water quality treatment through soil filtration and vegetative uptake. Swales will be designed to integrate with the overall site layout and landscaped areas while ensuring long-term performance and maintainability. In addition, all exposed bed rock will be cleared of existing foundation concrete, block or brick connections prior to the restorative native landscape restoration.

Vegetated riparian beds planted with native species are proposed, on property, near the lake. These naturalized areas will serve as a buffer to detain and absorb stormwater, improve water quality, and prevent untreated runoff from directly entering the lake. Native vegetation will be selected to enhance ecological function, shoreline stability, and long-term resilience.

Detailed stormwater management design, including hydraulic analysis, and erosion and sediment control measures, will be completed at the Site Plan or detailed engineering stage in accordance with municipal standards, conservation authority requirements, and applicable provincial guidelines. The proposed stormwater management strategy demonstrates that the lands can be developed in a manner that responsibly manages stormwater and supports the appropriateness of the requested Zoning By-law Amendment.

Sincerely,

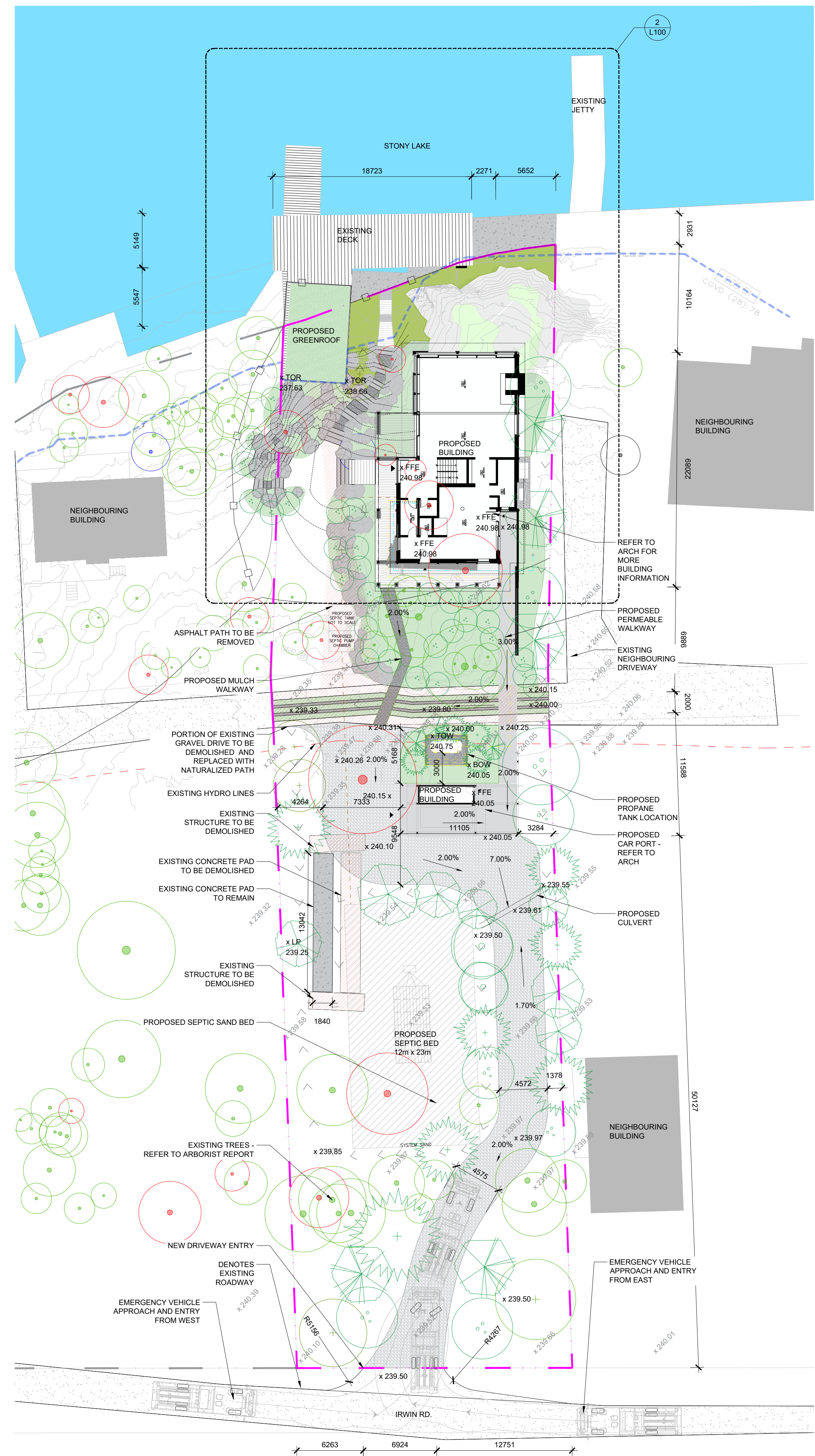


Stefano Giannini

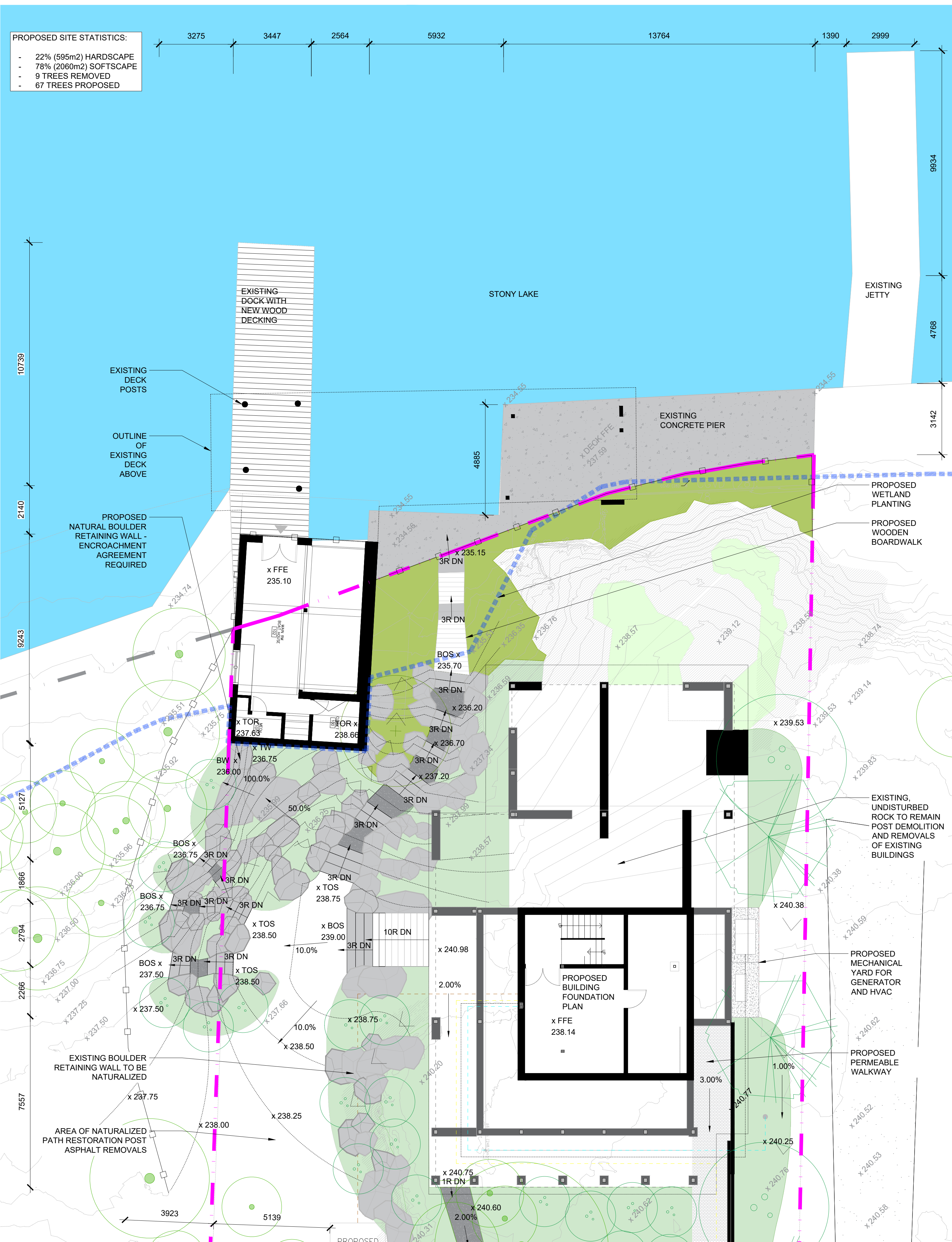
Encl:

Landscape Site Plan

Janet Rosenberg & Studio



1 OVERALL SITE PLAN
SCALE: 1:250



2 CANTINA SITE PLAN PLAN
SCALE: 1:100

PROPOSED SITE STATISTICS:
 - 22% (595m²) HARDSCAPE
 - 78% (2060m²) SOFTSCAPE
 - 9 TREES REMOVED
 - 67 TREES PROPOSED

NOTES

The following notes shall apply to all drawings and associated documents.
 Copyright of this drawing and design is reserved by the Designer. The drawing and all associated documents are an instrument of service by the Designer. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Designer.
 These Contract Documents are the property of the Landscape Architect. The Landscape Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application the Landscape Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents. The Landscape Architect will review Shop Drawings submitted by the Contractor for design conformance only.
 Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Landscape Architect before commencing work.
 Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on Landscape Architectural drawings. The locations shown on the Landscape Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Landscape Architect. These drawings are not to be used for construction unless noted below as "Issued for Construction".
 All work to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.
 The Designer of these plans and specifications gives no warranty or representation to any party about the constructability of the represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times that they can properly construct the work represented by these plans.

LEGEND

	PROPOSED REMOVAL		FLOOD PLANE
	RIPARIAN PLANTING		PROPERTY LINE
	PROPOSED PLANTING		EXISTING CONTOUR
	STONE STEPS		PROPOSED CONTOUR
	PERMEABLE PAVING 1		EXISTING HYDRO LINE
	PERMEABLE PAVING 2		PROPOSED POWER
	EXISTING ROCKERS		PROPOSED WATER
	PROPOSED DRIVEWAY		PROPOSED PROPANE
	EXISTING ROADWAY		PROPOSED SEPTIC
	EXISTING TREES TO BE REMOVED		SILT FENCE
	EXISTING TREES TO REMAIN		PROPOSED SWALE
	PROPOSED TREES		EXISTING GRADE
			x 237.05 PROPOSED GRADE

ISSUE

10	
9	
8	
7	
6	
5	
4	
3	2025-10-23 ISSUED FOR PERMIT APPLICATION
2	2025-05-21 ISSUED FOR COORDINATION

DRAFT
NOT FOR CONSTRUCTION

ASSOCIATION OF LANDSCAPE ARCHITECTS ONTARIO
 MEMBER
JRS
 Landscape Architecture and Urban Design
 1 416 656 6665 F 416 656 5756 www.jrsstudio.co
 148 Kenwood Avenue, Toronto Ontario M6C 2S3 Canada

AARON GOLDSTEIN & CHRISTINA LAING
STONY LAKE
 1368/1370, 1380, 1384, 1386 IRWIN RD.

LANDSCAPE SITE PLAN
 SCALE: 1:250
 DRAWN: BB
 CHECKED: SG
 PROJECT NUMBER: 22-045
 DRAWING DATE: 2025-05-13

L100