

## PLANNING STAFF COMMENT Matrix

Project File: P3370 178 Marsh Street ZBA

Public Meeting Date: February 13, 2024

Comments Received By:	Date Received:	Comments / Concerns / Questions Summary:	Staff Response:
<b>Agency Comments</b>			
<b>Grey County</b>	February 1, 2024	<ul style="list-style-type: none"> <li>It is recommended that the field investigations recommended by the Preliminary Hydrogeological Assessment and the Functional Servicing Report are completed to ensure that intensification of the property can be adequately accommodated on private servicing.</li> <li>A setback exemption has been granted by County Transportation Services.</li> </ul>	<ul style="list-style-type: none"> <li>Servicing will be confirmed through the subsequent Site Plan Control application. Conditions may be imposed through that application if the recommended field investigations have not yet been completed.</li> <li>Noted.</li> </ul>
<b>Grey Sauble Conservation Authority</b>	February 12, 2024	<ul style="list-style-type: none"> <li>Permits will be required from GSCA prior to construction.</li> <li>Detailed comments on the stormwater management plan can be provided during the site plan approval and/or permitting stage of the development.</li> <li>GSCA has no concerns with the subject zoning application.</li> </ul>	<ul style="list-style-type: none"> <li>Noted. Town Staff look forward to additional comments from GSCA on the Site Plan Control application.</li> </ul>
<b>Public Comments</b>			
<b>Stella Juhasz</b>	February 8, 2024	<ul style="list-style-type: none"> <li>A 3-storey building is excessive considering the Marsh Street building height of 2 storeys. The increased height will detract from the charm of our downtown village.</li> <li>The architecture proposed is questionable and not in keeping with the village type style. IT does not add or improve the character. It appears to resemble a Toronto downtown apartment warehouse.</li> <li>The requested frontage setback poses a traffic safety concern. I ask that a traffic safety investigation be required to study increased traffic flow and to consider installing a 4-way stop sign and speed bumps.</li> </ul>	<ul style="list-style-type: none"> <li>A 3-storey building is permitted as-of-right in the C1 zone.</li> <li>The renderings presented by the applicant are drafts. The applicant has expressed interest in modifying the architectural design of the building, in consultation with residents. The Town does not have a mechanism to enforce architectural control at this time.</li> <li>Grey County Transportation Services has approved the requested reduced setback. Additional conversations between the Town and the County would be required to consider improvements to the intersection.</li> </ul>

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		<ul style="list-style-type: none"> <li>The proposal does not mention the 2 old, large Black Walnut trees. Will these be saved for the public? I ask that an environmental assessment designate these trees as a natural heritage feature and that the site plan be redrafted to preserve these trees.</li> </ul>	<ul style="list-style-type: none"> <li>The two large trees along Clark Street are proposed to be retained. The tree located towards the centre of the property is proposed to be removed. Tree removal and landscaping will be confirmed through the subsequent Site Plan Control application.</li> </ul>
<b>Keri Lockhart</b>	February 9, 2024	<ul style="list-style-type: none"> <li>This large development would add to parking problems, speeding issues, and safety concerns of cars and pedestrians at the Marsh St/Clark St intersection. These should be addressed before a project of this intensity is added to the downtown area. Allowing three stories of growth and not providing proper parking and space for garbage bins, recycling, and snow removal is not a positive step forward.</li> </ul>	<ul style="list-style-type: none"> <li>The submitted Traffic Impact Study indicates no concerns regarding parking traffic as a result of the proposed development. Improvements to this intersection at a future date would require additional discussion between the Town and the County.</li> <li>Garbage, recycling, and snow removal will be reviewed in the subsequent Site Plan Control application.</li> </ul>
<b>Chantale Kelly</b>	February 10, 2024	<ul style="list-style-type: none"> <li>The proposed three storey building would not fit the surrounding two level buildings. The proposed design and finish are more fitting for a suburban/city landscape as opposed to a heritage small town. I have concerns about the septic and environmental impact, the loss of trees, and the feasibility of rehousing existing tenants. There is also more paved parking proposed than green space.</li> </ul>	<ul style="list-style-type: none"> <li>A 3-storey building is permitted as-of-right in the C1 zone.</li> <li>The renderings presented by the applicant are drafts. The applicant has expressed interest in modifying the architectural design of the building, in consultation with residents. The Town does not have a mechanism to enforce architectural control at this time.</li> <li>Servicing, tree retention, and parking layout will be reviewed in the subsequent Site Plan Control application.</li> <li>Existing tenants have been notified of the proposal and will be formally notified at least 120 days before they must leave their units.</li> </ul>

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<b>James Hindle</b>	February 12, 2024	<ul style="list-style-type: none"> <li>The proposed building does not fit the downtown of Clarksburg. This type of building is what people come to Clarksburg to get away from. If constructed, the Province will come in within 5 years and demand the installation of water and sewer which is not needed and not affordable for the permanent businesses and residents.</li> <li>There is only one way to get out from the 3<sup>rd</sup> floor. This is a concern for fire access. The access is stairs, which is a safety issue.</li> </ul>	<ul style="list-style-type: none"> <li>The renderings presented by the applicant are drafts. The applicant has expressed interest in modifying the architectural design of the building, in consultation with residents. The Town does not have a mechanism to enforce architectural control at this time.</li> <li>Servicing and access will be reviewed as part of the subsequent Site Plan Control application.</li> </ul>
<b>Sue Tupy</b> <b>Dan Field</b> <b>Claudia Markworth</b> <b>Meagan Cordingley</b> <b>Kara Bowles</b> <b>Michael Pocock</b> <b>C. Thunder Martel</b> <b>Bill Carty</b> <b>Steve Cordingley</b> <b>Jeff Gilmor</b> <b>Jen Fawcett</b> <b>Chantelle Brown</b> <b>Kerrie Muschalla</b> <b>Leslie LaCombe</b> <b>Cindy Gillmor</b> <b>Cassidy Dinsmore</b> <b>James Hindle</b> <b>Don Kilby</b>	February 12, 2024	<ul style="list-style-type: none"> <li>Our concerns include: <ol style="list-style-type: none"> <li>The height</li> <li>Garbage and property maintenance</li> <li>Excessive amendment requests, including setbacks</li> <li>Parking</li> <li>Ground floor apartments facing a commercial street</li> <li>Outside stairways</li> <li>Impacts of increased density on property maintenance</li> <li>Density in an area without municipal services</li> </ol> </li> <li>We recommend that the first floor be commercial only, the height of the building be limited to two storeys, and that there be inside access to the apartments.</li> </ul>	<ol style="list-style-type: none"> <li>A 3-storey building is permitted as-of-right in the C1 zone.</li> <li>Property maintenance is the responsibility of the property owner and is enforced through the Town's Property Standards By-law.</li> <li>The requested setbacks would allow the building to be in line with other buildings on Marsh Street.</li> <li>The submitted Traffic Impact Study indicates no concerns regarding parking. Parking layout will be reviewed as part of the subsequent Site Plan Control application.</li> <li>It would be the choice of individuals renting these apartments to live there, knowing that they are located on the first-floor of a residential street.</li> <li>Access will be reviewed as part of the subsequent Site Plan Control application.</li> <li>See number 2 above.</li> </ol>

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			8. Servicing will be confirmed as part of the subsequent Site Plan Control application.
<b>Linda Wykes</b>	February 12, 2024	<ul style="list-style-type: none"> <li>This will improve the corner from what is there.</li> <li>The County, Town, and Province want density and housing in core areas.</li> <li>Many buildings on the street have had makeovers recently and this will add to the improvement of the core and provide space for 2 more businesses.</li> <li>Green space is offered for the community, which he can take away if he needs 2 more parking spaces.</li> <li>Setbacks are needed to fit the building on the property and most buildings in this area are next to the sidewalk.</li> <li>A taller building at the corner might be a reason for traffic to slow down.</li> <li>The corner is not easy to navigate. A request to the County for stoplights would solve numerous issues and concerns.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>Additional conversations between the Town and the County will be required to discuss improvements to the intersection.</li> </ul>
<b>Debbie Crosskill</b>	February 13, 2024	<ul style="list-style-type: none"> <li>Concerns regarding sightlines at the corner of Clark and Marsh Street.</li> <li>Concerned about outside stairs and the safety issue they may present.</li> <li>The building is not keeping with the historical character of Clarksburg. Could a historical plaque be installed on the property?</li> <li>One accessible parking space is not enough, there should be at least 3 or 4.</li> </ul>	<ul style="list-style-type: none"> <li>The submitted Traffic Impact Study indicates no concerns with sightlines.</li> <li>Access will be reviewed as part of the subsequent Site Plan Control application.</li> <li>The renderings presented by the applicant are drafts. The applicant has expressed interest in modifying the architectural design of the building, in consultation with residents. The Town does not have a mechanism to enforce architectural control at this time.</li> </ul>

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		<ul style="list-style-type: none"> <li>Concerns regarding garbage, snow removal, well for drinking water.</li> </ul>	<ul style="list-style-type: none"> <li>Parking layout will be reviewed as part of the subsequent Site Plan Control application. Only one barrier free parking space is required under the Zoning By-law.</li> <li>Garbage, snow removal, and servicing will be reviewed as part of the subsequent Site Plan Control application.</li> </ul>
<b>Kim Harris</b>	February 13, 2024	<ul style="list-style-type: none"> <li>Supportive of density, including 3-storeys, for sustainability.</li> <li>Has consideration been given for the current tenants of the building?</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>Existing tenants have been notified of the proposal and will be formally notified at least 120 days before they must leave their units.</li> </ul>
<b>Al Lockhart</b>	February 13, 2024	<ul style="list-style-type: none"> <li>What is the process moving forward for this application?</li> <li>This will add to existing parking problems in Clarksburg.</li> <li>The corner of Marsh and Clark Streets is a safety concern.</li> <li>Concerned about access to water and adding new units.</li> </ul>	<ul style="list-style-type: none"> <li>Additional details are provided in the associated report.</li> <li>The submitted Traffic Impact Study indicates no concerns with parking.</li> <li>Additional conversations between the Town and the County will be required to discuss improvements to the intersection.</li> <li>Servicing will be reviewed as part of the subsequent Site Plan Control application.</li> </ul>