

PUBLIC NOTICE

February 12, 2025

RE: Variance Application submitted by Shivam Garg on behalf of Krishna Holdings Inc., 56 Beechwood Avenue, Moncton NB (PID 00774836), File Number: 25MV-46025

Dear Landowner,

The City of Moncton received an application to construct a 4-unit residential dwelling located at 56 Beechwood Avenue.

The property is zoned R3 (Multiple Unit Dwelling) and requires the following applications:

1. Variance Application

- a. To reduce the landscaping buffer in a portion of the side yard from 3 m to 0 m.
- b. To permit parking in the front yard of the main building; and
- c. To permit stacked parking.

As a property owner within 60 m of the above noted application, this notice was sent to you to seek any comments you would like to offer.

The Planning Advisory Committee will consider the above-noted request at its next monthly meeting on **Wednesday, February 26, 2025**, at 5:30 p.m. The meeting will be held in Council Chambers, Moncton City Hall, 655 Main Street, Moncton.

You may make your comments known to the Committee by sending them in writing to me or by attending the meeting to make representation on the matter. All written comments must be signed or display the author's name, civic address and phone number. Once received, they are considered public documents and may be posted on our website as part of Staff's Report. Written comments may be read at the meeting upon request.

The materials submitted with the application can be viewed during our regular office hours, Monday through Friday, 8:30 a.m. to 4:30 p.m. or on our website at: <https://www.moncton.ca/planning-advisory-committee>

Should you have any questions, do not hesitate to contact **Estefania Leon**, Urban Planner with the City of Moncton, at **506-853-3548** or email estefania.leon@moncton.ca.

AVIS PUBLIC

12 février 2025

Objet : Demande de dérogation déposée par Shivam Garg au nom de Krishna Holdings Inc., 56, avenue Beechwood, Moncton (Nouveau-Brunswick) [NID 00774836], Dossier 25MV-46025

Cher propriétaire foncier,

Une demande a été déposée à la Ville de Moncton pour construire une habitation à quatre logements au 56, avenue Beechwood.

La propriété en question se trouve dans la zone R3 (Zone d'habitations multifamiliales). Pour permettre de réaliser le projet proposé, il faut déposer la demande suivante :

1. Demande de dérogation

- a. Pour réduire de 3 m à 0 m la zone tampon paysagée sur une partie de la cour latérale.
- b. Pour autoriser l'aménagement de places de stationnement dans la cour avant du bâtiment principal.
- c. Pour autoriser l'aménagement d'un stationnement à étages.

Cet avis vous est adressé en votre qualité de propriétaire d'un bien-fonds situé dans un rayon de 60 mètres du lieu de la demande susmentionnée, pour vous inviter à formuler les commentaires souhaités.

Le Comité consultatif d'urbanisme se penchera sur cette demande pendant sa prochaine réunion mensuelle, le **mercredi 26 février 2025** à 17 h 30. La réunion se tiendra dans la salle du conseil de l'hôtel de ville de Moncton, 655, rue Main, Moncton.

Pour présenter vos commentaires au Comité, vous pouvez me les faire parvenir par écrit ou participer à la réunion pour commenter le dossier. Tous les commentaires déposés par écrit doivent être signés par l'auteur ou porter son nom, son adresse municipale et son numéro de téléphone. Les commentaires déposés seront considérés comme des documents publics et pourront être publiés sur notre site Web dans le Rapport du personnel de la Ville. Nous pourrions faire la lecture des commentaires déposés par écrit pendant la réunion sur demande.

Les documents déposés avec la demande peuvent être consultés pendant nos heures normales d'ouverture, du lundi au vendredi, de 8 h 30 à 16 h 30 sur notre site Web, à l'adresse suivante :

<https://www.moncton.ca/fr/moncton-ouverte-au-monde-des-affaires-zonage-et-urbanisme-service-durbanisme/comite-consultatif>

Si vous avez des questions, n'hésitez pas à communiquer avec **Estefania Leon**, urbaniste de la Ville de Moncton, par téléphone au **506-853-3548** ou par courriel à l'adresse estefania.leon@moncton.ca.

**56 Beechwood Avenue
(PID 00774836)**

Variance Application

**56, avenue Beechwood
(NID 00774836)**

Demande de dérogation

Item 4 (d) – File 25MV – 46025

Point 4(d) – Dossier 25MV – 46025



MONCTON

Application

Application to construct a 4-unit residential dwelling located at 56 Beechwood Avenue.

The property is zoned R3 (Multiple Unit Dwelling) and requires the following application:

1. Variance Application:

- a. To reduce the landscaping buffer in a portion of the side yard from 3 m to 0 m.
- b. To permit parking in the front yard of the main building; and
- c. To permit stacked parking.

APPLICANT: Shivam Garg on behalf of Krishna Holdings INC, landowner.

Demande

Demande visant à construire une habitation à quatre logements au 56, avenue Beechwood.

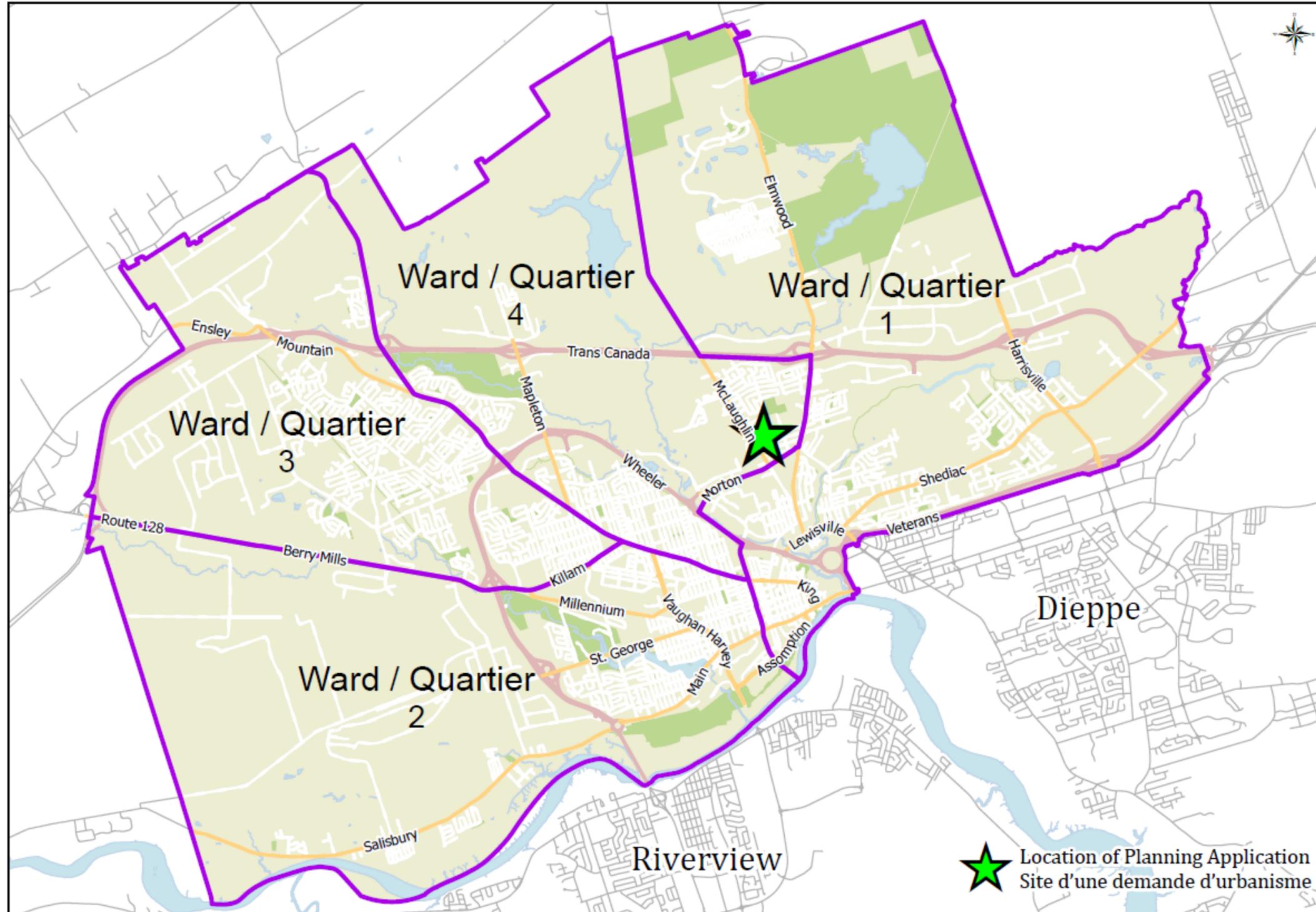
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DEMANDEUR : Shivam Garg au nom de Krishna Holdings INC, propriétaire foncier.

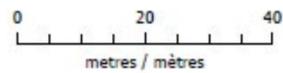
Planning Application Location Map Carte de situation des demandes d'urbanisme



Variance / Dérogation
56 av. Beechwood Ave



LEGEND / LÉGENDE
PID / NID 00774836

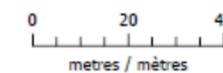


Variance / Dérogation
56 av. Beechwood Ave

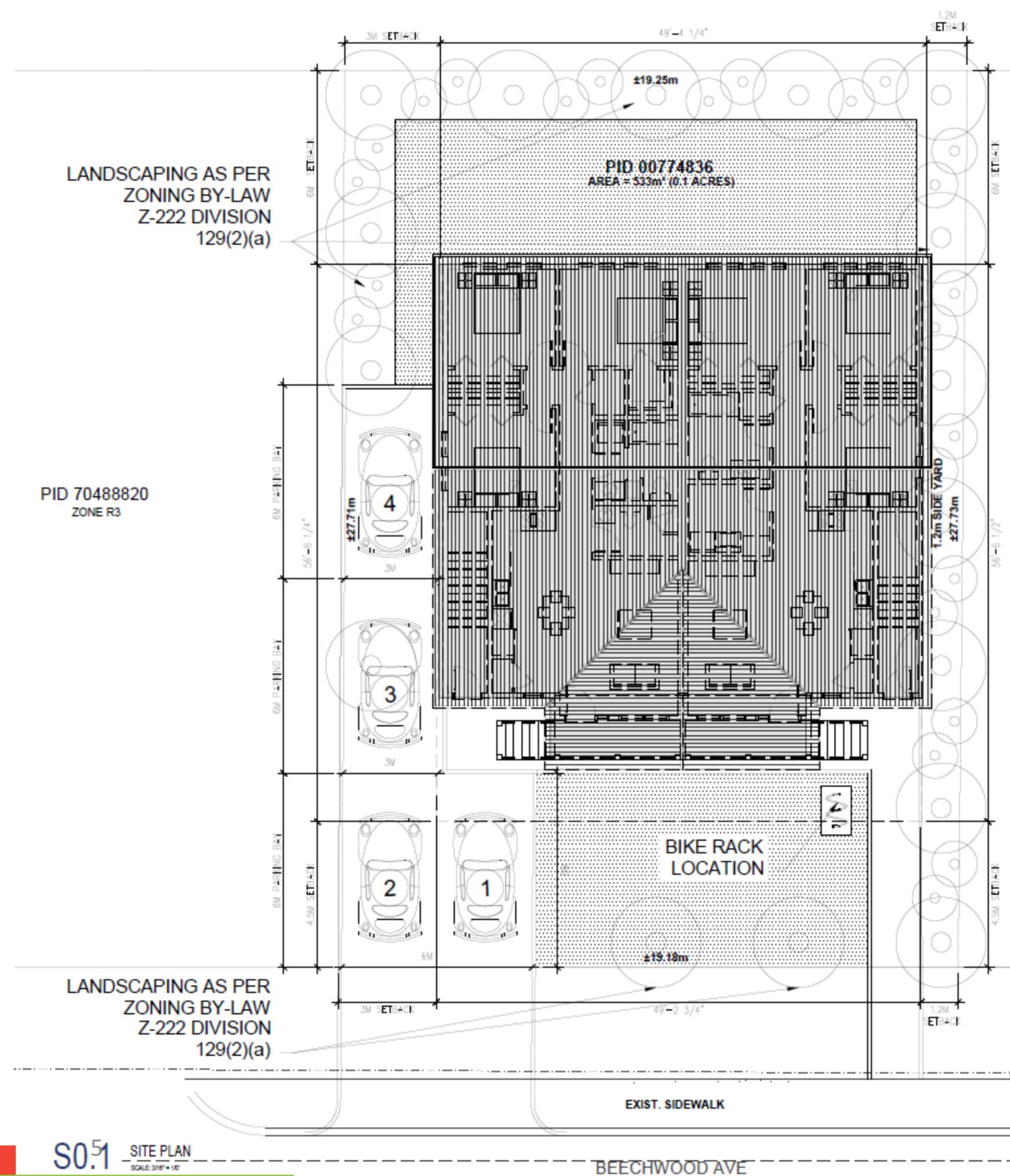


LEGEND / LÉGENDE
PID / NID 00774836

ZONING / ZONAGE
MULTIPLE UNIT DWELLING ZONE
R3 ZONE D'HABITATIONS MULTIFAMILIALES



MONCTON



LANDSCAPING AS PER ZONING BY-LAW Z-222 DIVISION 129(2)(a)

PID 7048820 ZONE R3

LANDSCAPING AS PER ZONING BY-LAW Z-222 DIVISION 129(2)(a)

**LOT REQUIREMENTS:
(ZONE R-3)**

LOT AREA: = 5737.96 sqft

COVERAGE ALLOWED = 2868.98 sqft/50%

COVERAGE PROVIDED = 2303.65 sqft/40%

**PARKING REQUIREMENTS:
(ZONE R-3) AREA 3**

1 PER UNIT

TOTAL: 4

PARKING DESIGNED:
BAYS 4

TOTAL: 4

PARKING LOT AREA (PERMITTED)
2007.58 SQFT/35%

PARKING LOT AREA (DESIGNED)
790.6639 SQFT/13.77%

**LOT SETBACK REQUIREMENTS:
(ZONE R-3)**

FRONT SETBACK = 4.5M

REAR SETBACK = 6.0M

SIDE SETBACK = 3.0M

SIDE SETBACK = 1.2M

- general notes**
1. COMPLY WITH NATIONAL BUILDING CODE OF CANADA, LOCAL BY-LAWS, CANADIAN CONSTRUCTION SAFETY CODE AND ALL REGULATIONS SET BY AUTHORITIES HAVING JURISDICTION. IN CASE OF CONFLICT OR DISCREPANCY, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
 2. DETAILS OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.
 3. THE CONTRACTOR ARE TO FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS. EXISTING CONDITIONS MAY REQUIRE SOME DEVIATION FROM THE DETAILS OF CONSTRUCTION SHOWN.
 4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE OWNER BEFORE PROCEEDING WITH THE WORK.
 5. CO-ORDINATE ALL WORK WITH RELATED TRADES FOR DEPRESSIONS, DOOR, WINDOW AND EQUIPMENT OPENINGS, INSERTS AND ITEMS TO BE BUILT INTO FOUNDATIONS, FOOTINGS, SLABS AND WALLS.
 6. IT IS THE OWNERS/CONTRACTORS RESPONSIBILITY TO OBTAIN ENGINEERED DRAWINGS FOR ALL STRUCTURAL COMPONENTS, INCLUDING BUT NOT LIMITED TO INTERIOR AND EXTERIOR BEARING WALLS, LINTELS, BEAMS, COLUMNS, POSTS, FOOTINGS, ETC., IN CO-ORDINATION WITH PRE-ENGINEERED FLOOR AND TRUSS SYSTEMS.
 7. DRAWINGS TO BE STAMPED BY AN ENGINEER LICENSED TO PRACTICE IN THE PROVINCE OF NEW BRUNSWICK.
 8. CONTRACTOR TO CO-ORDINATE ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL TRADES.
 9. FUR WALLS AS REQUIRED TO ACCOMMODATE ALL MECHANICAL AND ELECTRICAL EQUIPMENT AND PANELS.
 10. ERRORS, DISCREPANCIES OR OMISSIONS ARE TO BE REPORTED TO THE OWNER IMMEDIATELY FOR CLARIFICATION BEFORE WORK IS UNDERTAKEN.



project
56 BEECHWOOD AVE

PID 00774828
NB HOUSING
ZONE R3

drawing title	
SITE PLANS	
	
revision description	
no	date
0	00-00-0000
drawn	date
MP	14-01-2025
scale	file no.
"As Indicated"	
drawing number	rev.
S1	

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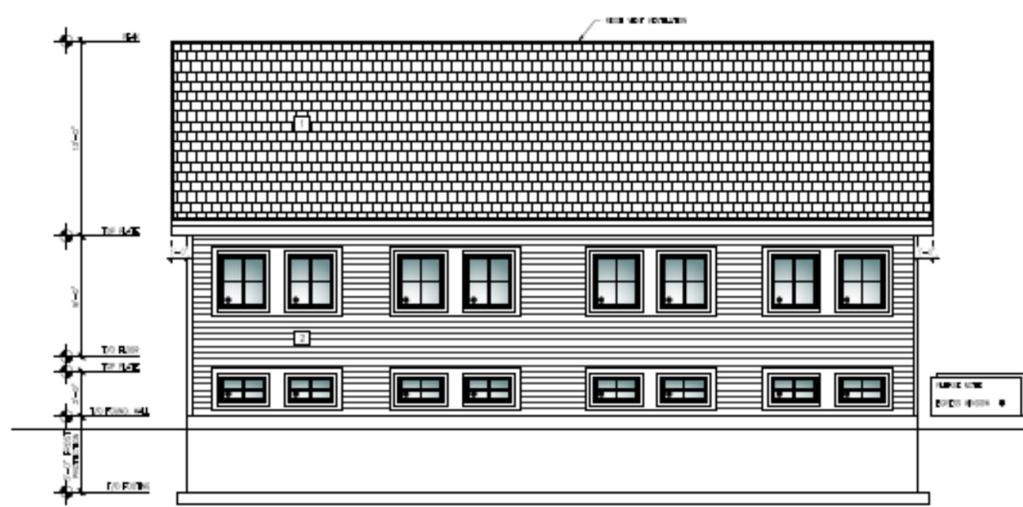
A4.1 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



A4.2 LEFT ELEVATION
SCALE: 3/16" = 1'-0"

- 1 ASPHALT SHINGLES
COLOR: TBD BY OWNER
- 2 HORIZONTAL VINYL SIDING
COLOR: TBD BY OWNER
- 3 STONE CLADDING
COLOR: TBD BY OWNER
- 4 VERTICAL FIBRE CEMENT SI
COLOR: TBD BY OWNER
- 5 HORIZONTAL FIBRE CEMENT
COLOR: TBD BY OWNER

project
56 BEECHWOOD AVE



A4.3 BACK ELEVATION
SCALE: 3/16" = 1'-0"



A4.4 RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

OWNER'S NAME	
PROJECT NO.	1927 56BEECHWOOD
DATE	14-01-2025
SCALE	3/16" = 1'-0"
DRAWN BY	
DATE	14-01-2025
SCALE	
"As Indicated"	

drawing title	
ELEVATIONS	
BRUNN DESIGN STUDIO	
revision description	
no	date
0	00-00-0000
drawn	date
MP	14-01-2025
scale	file no.
"As indicated"	
drawing number	rev.
A4	





MONCTON

Thank you • Merci