

NOTICE/AVIS PUBLIC

Date: February 19, 2025

Date : le 19 février 2025

PUBLIC NOTICE IS HEREBY GIVEN that Moncton City Council is considering amending Zoning By-law Z-222.

The purpose of the proposed amendment, being By-law Z-222.43, Schedule A-43, is to rezone two properties on Leopold F. Belliveau Drive, being PIDs 70576723 & 70576715, to ID (Integrated Development) and P2 (Open Space and Conservation).

The rezoning application is intended to accommodate a mixed-use development that will include 366 new residential units and ground floor commercial.

PUBLIC HEARING

A public hearing to consider written objections to the proposed changes will be held on **March 17, 2025** at 4 p.m. in Council Chambers at City Hall, 655 Main Street, Moncton, NB.

Details regarding the proposed project can be found here:
<https://www.moncton.ca/public-hearings>

Any person who wishes to speak for or against the written objections is entitled to be heard at the public hearing on March 17, 2025.

Written submissions shall be addressed to the City Clerk's office through an online form (<https://www.moncton.ca/public-hearings>), or by mail to City Clerk, 655 Main Street, Moncton, NB, E1C 1E8.

AVIS PUBLIC EST PAR LA PRÉSENTE DONNÉ que le Conseil municipal de la Ville de Moncton envisage de modifier l'Arrêté de zonage Z-222.

La modification proposée à l'Arrêté de zonage, soit l'arrêté Z-222.43, annexe A-43, a pour objet de rezoner deux propriétés situées sur la promenade Léopold-F.-Belliveau, et portant les NID 70576723 et 70576715, aux zones ID (Zone d'aménagement intégré) et P2 (Zone d'espaces verts et de conservation).

Cette demande de rezonage a pour objet de permettre un aménagement à usage mixte qui comprendra 366 nouveaux logements et un espace commercial.

AUDIENCE PUBLIQUE

La date de l'audience publique consacrée à l'étude des motifs déposés par écrit pour s'opposer aux modifications proposées a été fixée au **lundi 17 mars 2025** à 16 h. Cette séance publique se tiendra dans la salle du conseil de l'hôtel de ville, au 655, rue Main, Moncton (N.-B.).

Les détails concernant le projet proposé se trouvent à l'adresse :
<https://www.moncton.ca/fr/audiences-publiques>.

Tous ceux ou celles qui souhaitent se prononcer pour ou contre les motifs d'opposition déposés par écrit ont le droit de s'exprimer le lundi 17 mars 2025.

Les commentaires déposés par écrit doivent être adressés au Bureau de la greffière municipale en ligne (<https://www.moncton.ca/fr/audiences->

The deadline to submit written comments is Thursday, March 13, 2025, 4:30 pm.

The proposed amending by-law may be viewed by any interested person on any day, Monday to Friday, between the hours of 8:30 a.m. and 4:30 p.m., 655 Main Street, Moncton, NB.

PLANNING ADVISORY COMMITTEE

The Planning Advisory Committee will provide its written views to Council on the above-mentioned application at their regular meeting on **February 26, 2025 at 5:30 p.m. in Council Chambers.**

Further information regarding the Planning Advisory Committee meeting can be obtained at <https://www.moncton.ca/planning-advisory-committee>

Further information may be obtained by contacting **Sarah Anderson** by phone at **506-389-5983**, e-mail at info.plans@moncton.ca, or by visiting the Planning and Development department at City Hall, 655 Main Street, 2nd Floor, Moncton, NB, E1C 1E8.

[publiques](#)), ou par la poste au 655, rue Main, Moncton (N.-B.), E1C 1E8.

Les commentaires écrits doivent être déposés au plus tard le jeudi 13 mars 2025 à 16 h 30.

Il est possible de consulter les modifications proposées aux arrêtés du lundi au vendredi entre 8 h 30 et 16 h 30 au 655, rue Main, Moncton (N.-B.).

COMITÉ CONSULTATIF D'URBANISME

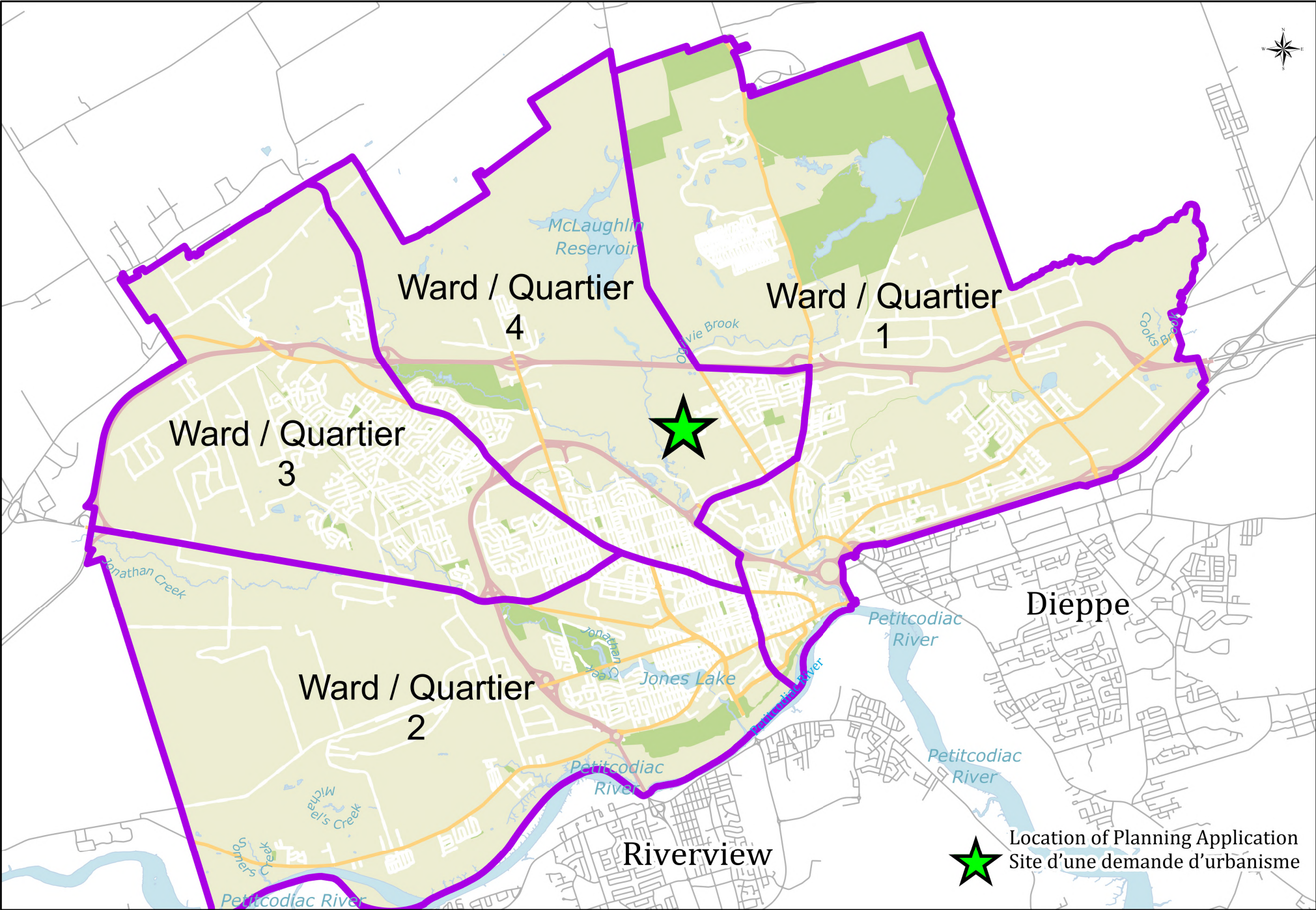
Le Comité consultatif d'urbanisme remettra ses avis écrits au Conseil municipal au sujet de la demande ci-dessus lors de sa réunion du **26 février 2025 à 17 h 30 dans la salle du conseil.** Vous trouverez plus de renseignements sur la réunion du CCU à la page suivante :

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

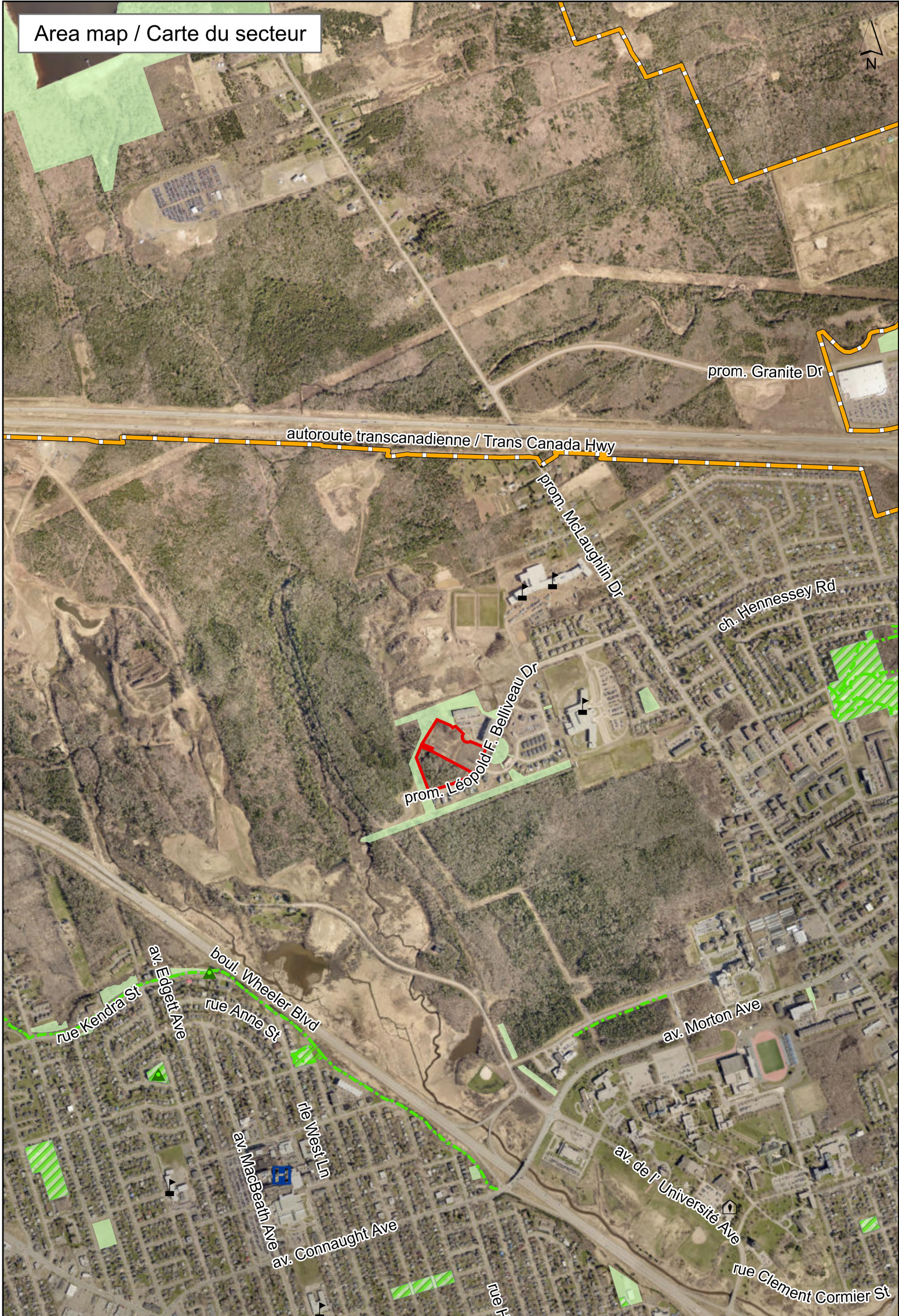
De plus amples renseignements peuvent être obtenus en communiquant avec **Sarah Anderson** par téléphone au **506-389-5983**, par courriel à info.plans@moncton.ca ou en visitant le Bureau de l'urbanisme et de l'aménagement à l'hôtel de ville, 655, rue Main, 2^e étage, Moncton (N.-B.) E1C 1E8.

Planning Application Location Map












Carte de situation des demandes d'urbanisme



Area map / Carte du secteur



Legend / Légende

- | | | |
|---|--|---|
|  PID / NID 70576723, 70576715 |  Hospital - Hôpital |  Serviceable Area Boundary
Périmètre de viabilisation |
|  Arena - Aréna |  Museum - Musée |  Trails / Sentier |
|  Park - Parc |  School - École |  Park / Parc |
|  Fire Station - Caserne de pompiers |  City owned lands / Terrains municipaux | |

Scale / échelle : 1:15,000

rue Church St

Aerial location map

Carte de localisation avec photo aérienne



Legend / Légende

- PID / NID 70576723, 70576715
- Parcel / Parcelle



Scale / échelle 1:1,500

BY-LAW # Z-222.43

**A BY-LAW IN AMENDMENT OF THE CITY OF MONCTON
ZONING BY-LAW**

BE IT ENACTED by the City Council of the City of Moncton under the authority vested in it by the *Community Planning Act*, S.N.B. 2017, c. 19, as follows:

The City of Moncton *Zoning By-Law*, being By-Law # Z-222, made and passed on February 7, 2022, and filed in the Westmorland County Registry Office on March 7, 2022, as number 42390469, is hereby amended as follows:

- 1. Schedule A is amended as shown on the map attached hereto as Schedule "A-43".

ARRÊTÉ N° Z-222.43

**ARRÊTÉ PORTANT MODIFICATION DE L'ARRÊTÉ DE
ZONAGE DE LA VILLE DE MONCTON**

EN VERTU DU POUVOIR que lui confère la *Loi sur l'urbanisme*, L.N.-B. 2017, c. 19, le conseil municipal de la Ville de Moncton édicte :

L'*Arrêté de zonage* de la Ville de Moncton (arrêté n° Z-222), pris et adopté le 7 février 2022, déposé au bureau d'enregistrement du comté de Westmorland le 7 mars 2022, et portant le numéro 42390469, est modifié ainsi qu'il suit :

- 1. L'annexe A est modifiée telle qu'illustrée sur le plan qui figure à l'annexe « A-43 » ci-jointe.

MADE AND PASSED _____, 2025.

First Reading:
Second Reading:
Third Reading:

PRIS ET ADOPTÉ le _____ 2025.

Première lecture :
Deuxième lecture :
Troisième lecture :

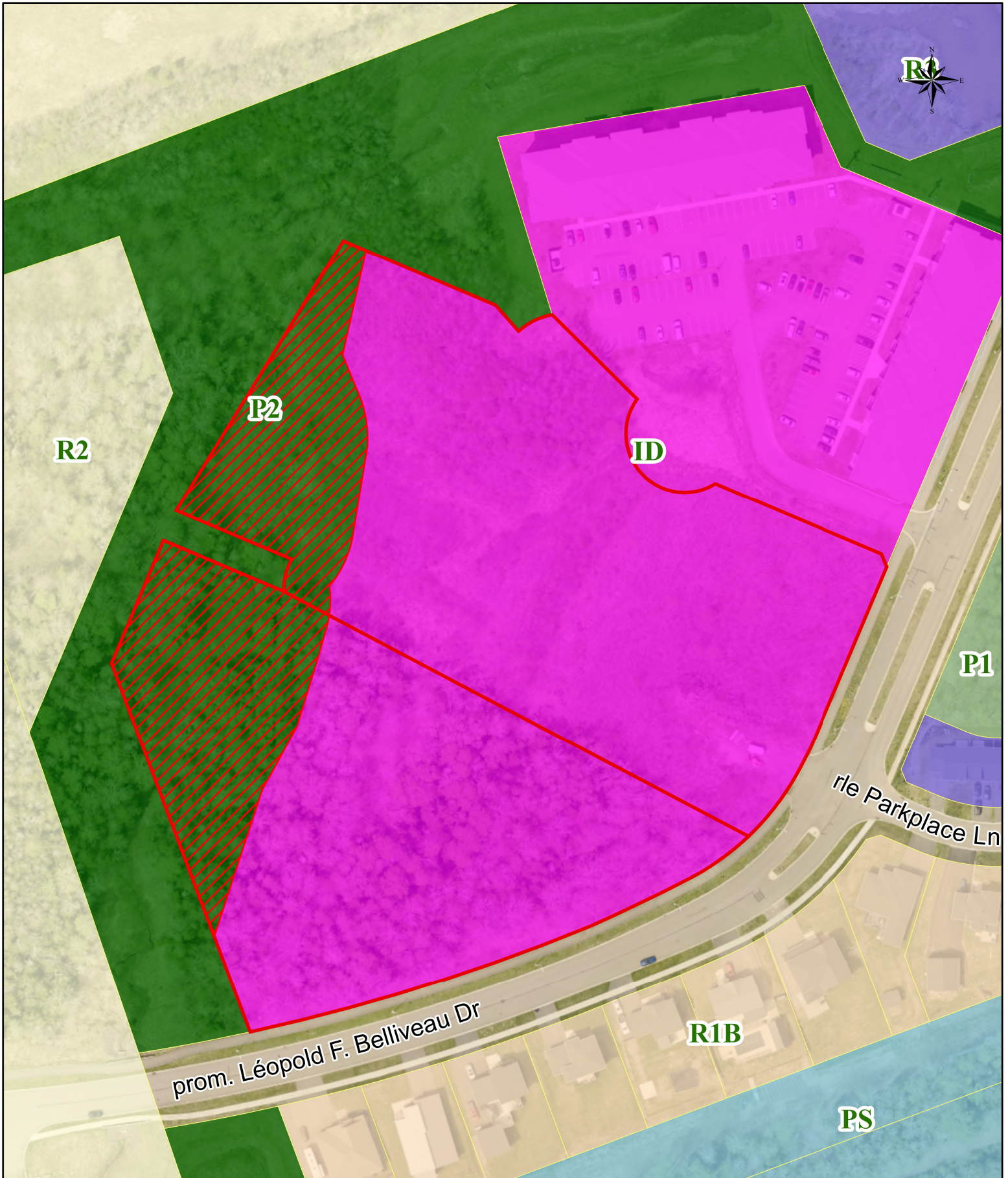
Mayor/Maire

City Clerk/Greffière

Schedule "A-43" / Annexe «A-43»

City of Moncton Zoning Map / Carte de zonage de la Ville de Moncton

Zoning By-law / Arrêté de zonage
#Z-222.43



Legend / Légende

PID / NID 70576723, 70576715	P-1 Community Use Zone Zone d'usages communautaires
Portion to be Rezoned / Partie à rezoner	P-2 Open space and Conservation Zone Zone d'espaces verts et de conservation
R1B Single Unit Dwelling Zone Zone d'habitations unifamiliales	PS Post Secondary Zone Zone d'enseignement postsecondaire
R2 Two Unit Dwelling Zone Zone d'habitations bifamiliales	ID Intergrated Development Zone Zone d'aménagement intégré
R3 Multiple Unit Dwelling Zone Zone d'habitations multifamiliales	

To rezone a portion of PID 70576723 and 70576715 from R3 (Multiple Unit Dwelling Zone) and ID (Integrated Development Zone) to P2 Open Space and Conservation Zone and ID (Integrated Development Zone)

Pour rezoner une partie du NID 70576723 et 70576715 de R3 (Zone d'habitations multifamiliales) et ID (Zone d'aménagement intégré) à P2 (Zone d'espaces verts et de conservation) et ID (Integrated Development Zone)

Scale / échelle 1:1,500

1. The Owner's Covenants

The Owner covenants and agrees to develop the subject lands in compliance with the following terms and conditions:

- (a) Prior to the issuance of a development permit for the first main building, the owner shall contribute \$20,000 towards the costs of upgrading the traffic signals at the McLaughlin Drive and Leopold F. Belliveau Drive intersection;
- (b) Prior to the issuance of a development permit for the third and fourth main buildings, the full connection between Leopold F. Belliveau Drive and Morton Avenue is completed;
- (c) Prior to the issuance of a development permit for the third main building, the amenity space shall be completed in general conformance with the site plan attached as Schedule C;
- (d) That Building A and Building B contain a minimum of 185.8 square meters of commercial space on the ground floor as per the floor plans attached as Schedule C;
- (e) That the development conforms with the Watercourse and Wetland Alteration (WAWA) permit issued by the Department of Environment and Local Government on January 31, 2025;
- (f) Prior to the issuance of a development permit, a Final Plan of Subdivision be approved and registered;
- (g) Prior to the issuance of a development permit, a right-of-way agreement be registered on the property for the purposes of a municipal trail system as shown on the Subdivision Plan;
- (h) Prior to the issuance of a development permit, a reciprocal right-of-way agreement be registered between Lots 25-01 through 25-04 for the purposes of a shared driveway access and parking area as shown on the Subdivision Plan;
- (i) The owner shall be responsible for installing and maintaining bilingual signage and pavement markings identifying the one-way driveway entrance on Leopold F. Belliveau Drive in perpetuity;
- (j) The existing curb cuts not in use be reinstated with barrier curb and multi-use path, with all associated costs covered by the developer;
- (k) That bike parking storage is provided in the underground parking garages in general conformance with the floor plans attached as Schedule C;
- (l) The development shall be carried out in general conformance with the plans and drawings submitted as Schedule C;
- (m) The provisions of the Zoning By-law in effect shall apply to the P2 (Open Space and Conservation) zone;

2. ID (Integrated Development) Zone

- (a) Unless otherwise noted below, development in the ID (Integrated Development) Zone shall be subject to the provisions or standards of the R3 (Multiple Unit Dwelling) zone, as amended from time to time, regulating the uses being proposed for development; and
- (b) That nothing contained herein shall prohibit or in any way limit the Developer's right to apply for a variance pursuant to the provisions of the Community Planning Act;

3. ID Zone Permitted Uses

No development shall be undertaken, nor shall any land, building, or structure be used within the ID (Integrated Development) Zone for any purpose other than:

- (a) One or more of the following main uses:
 - i. Art gallery;
 - ii. Bank or financial institution;
 - iii. Daycare center;
 - iv. Education use;
 - v. Entertainment use;
 - vi. Medical clinic;
 - vii. Microbrewery;
 - viii. Multiple-unit dwelling;
 - ix. Nursery;
 - x. Office use;
 - xi. Personal service shop;
 - xii. Restaurant, excluding a drive-thru;
 - xiii. Retail store; and
 - xiv. Service shop;

- (b) An accessory use, building, or structure.

4. ID Zone Requirements

No development shall be permitted and no main building or structure shall be used on a lot in the ID (Integrated Development) Zone unless:

- (a) The lot has a minimum area of 557 square metres;
- (b) The lot has a minimum frontage of 15 metres;
- (c) The required front or flankage yard is 4.5 metres (minimum);
- (d) The required rear yard is 6 metres (minimum);
- (e) The required side yard is 3 metres (minimum);
- (f) The maximum lot coverage does not exceed 50%; and
- (g) The height of any proposed building or structure does not exceed 21m.

5. ID Zone Design Requirements

No main building or structure shall be permitted unless in conformity with this section.

- (a) Shall be finished on all sides with traditional materials, which for the purposes of this agreement specifically excludes vinyl siding;
- (b) Shall have a fenestration ratio of not less than 50% at the ground floor level, except for residential uses, which shall have a minimum fenestration ratio of 25%;
- (c) Shall have an overall fenestration ratio of not less than 25%;
- (d) Except for a display window, a window on the ground floor façade shall be designed with the primary purpose of allowing the flow of light into and out of the building
- (e) A window on the ground floor façade shall have no more than 20% of its gross area obstructed by signage;
- (f) If the façade exceeds 18 metres, be designed with a minimum of one jog and recess of not less than 0.6 metres in depth for every 9 metres of the façade length;
- (g) Shall have at least one public entrance facing a street and be connected by a direct pedestrian walkway to the street it faces;
- (h) Any front or flankage yard in the ID zone shall not be used for the purposes of:
 - i. Parking stalls;
 - ii. Parking aisles;
 - iii. Loading areas; or
 - iv. Garbage storage areas.
- (i) Any front or flankage yard in the ID zone may be used for the purposes of:
 - i. Bicycle parking;
 - ii. Decks, verandas, plazas, courtyards, patios, or other outdoor spaces designed for recreational use;
 - iii. Staircases or wheelchair ramps giving access from the public entrance to the street;
 - iv. Walkways giving access from the public entrance to the street;
- (j) Shall, in the case of an area not used for a purpose listed in paragraph (i), be landscaped and maintained in perpetuity, and such landscaping shall include:
 - i. Permanent raised planters of not less than 0.3 metres height, planted with grass or other vegetation;
 - ii. Grass or other vegetation separated from the street by a permanent decorative fence or wall between 0.75 metres and one metre in height;
 - iii. Deciduous or coniferous shrubs, not less than 0.75 metres in height at the time of planting and planted at a rate of not fewer than one shrub for every square metre of landscaped area; or
 - iv. Some combination of the above; and
- (k) If a front or flankage yard exceeds four metres in depth, the landscaping referred to in paragraph (j) shall also include deciduous trees, and such trees shall:
 - i. Not be less than 1.5 metres in height and having a trunk diameter of not less than 60 millimetres at the time of planting;
 - ii. Have a minimum root ball diameter of 0.6 metres at the time of planting;

- iii. Be planted at a minimum rate one tree for every 6 metres of frontage; and
- iv. Be maintained in perpetuity.

Introduction – Rezoning Application

Introduction – Demande de rezonage

Zoning By-law Amendment Z-222.43

Modification de l'Arrêté de zonage Z-222.43



Amendment

Application to rezone 195-225 Leopold F. Belliveau Drive from ID (Integrated Development) and R3 (Multiple Unit Dwelling) to ID and P2 (Open Space and Conservation).

The purpose of the rezoning application is to accommodate a mixed-use development that will include 366 new residential units and 373 m² of ground floor commercial space.

APPLICANT: Noky Group Ltd., landowner

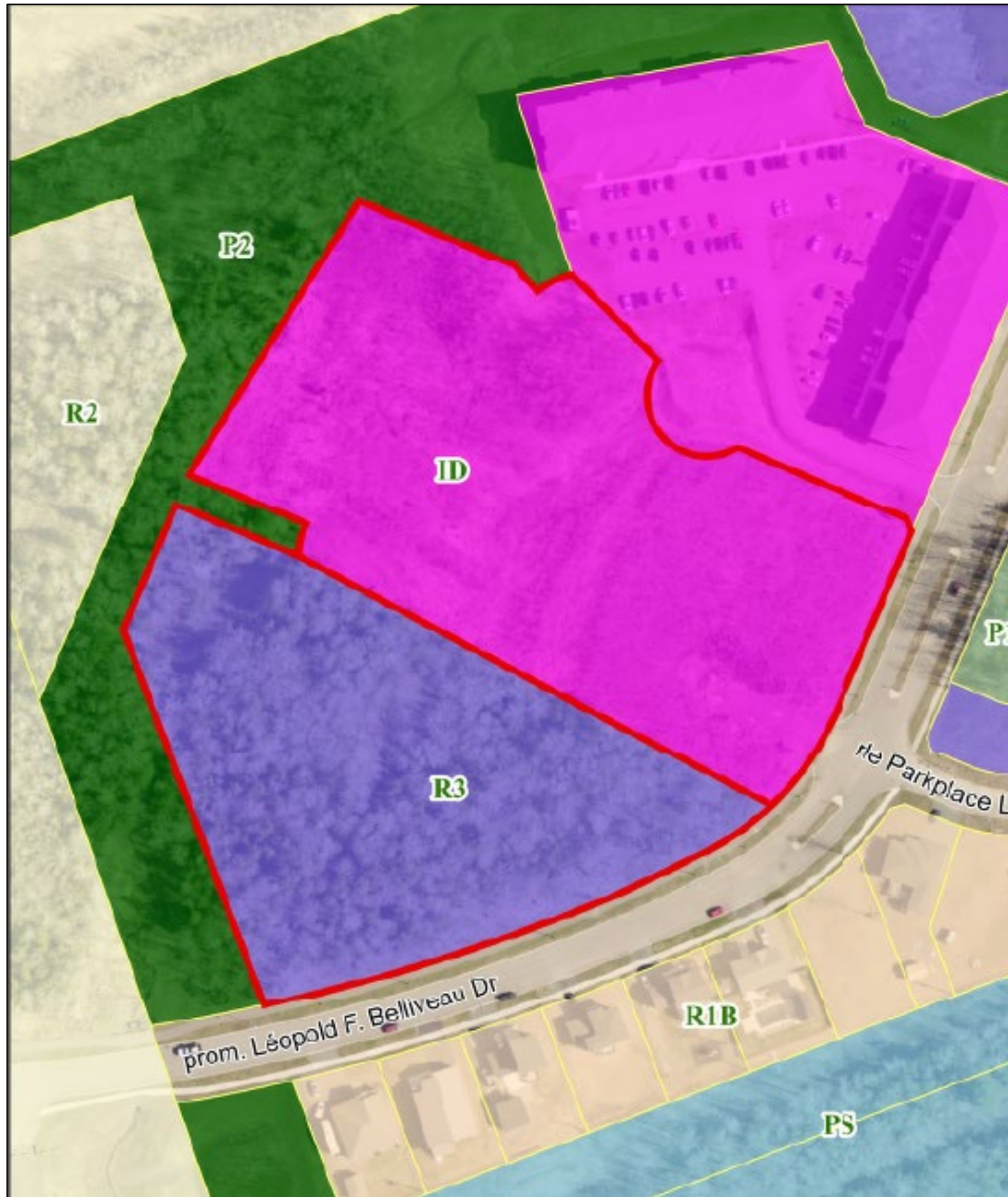
Modification

Demande visant à rezoner les propriétés aux 195-225, promenade Léopold-F.-Belliveau des zones ID (Zone d'aménagement intégré) et R3 (Zone d'habitations multifamiliales) aux zones ID (Zone d'aménagement intégré) et P2 (Zone d'espaces verts et de conservation).

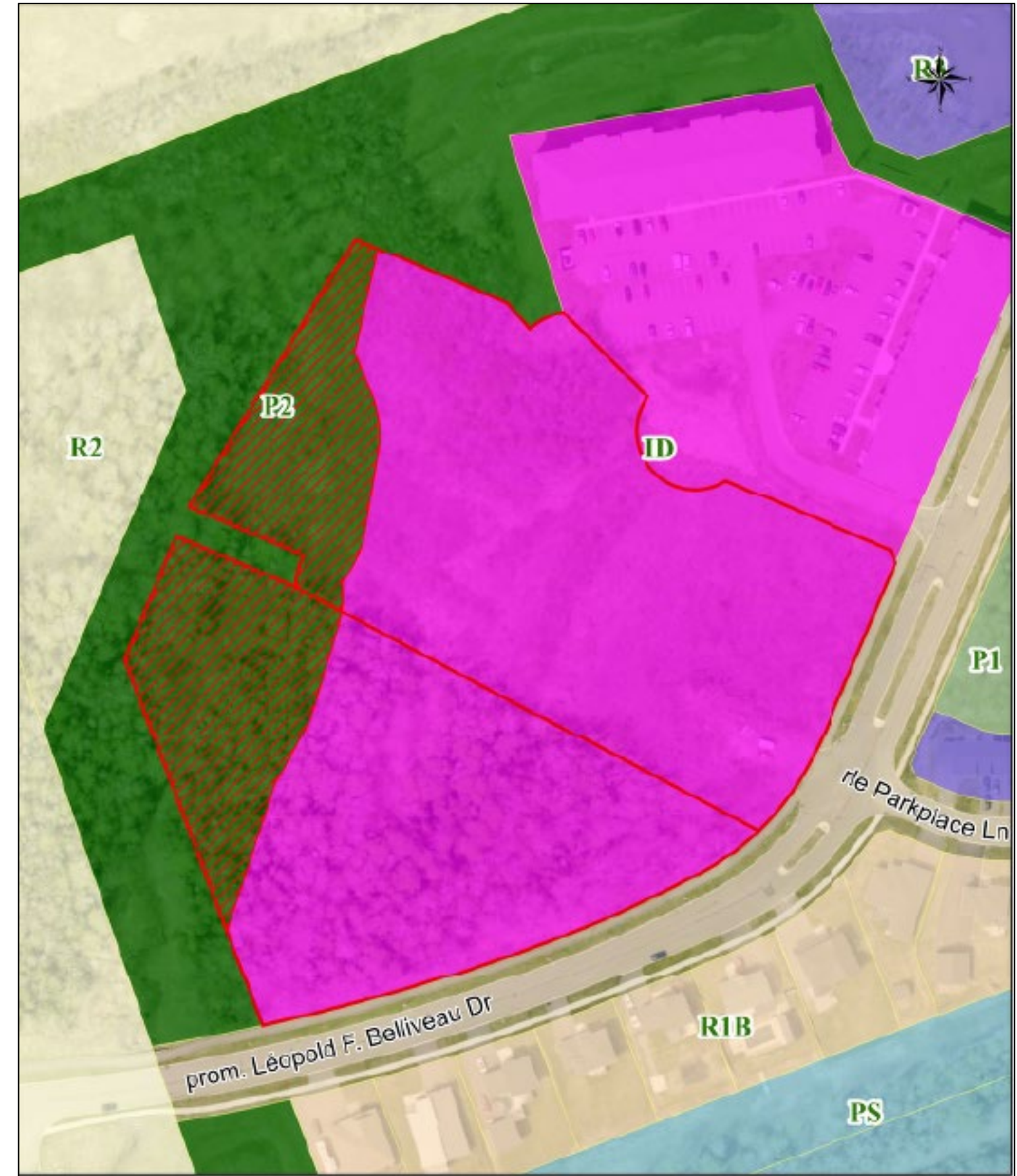
L'objectif de cette demande de rezonage consiste à permettre un aménagement à usage mixte qui comprendra 366 nouveaux logements et 373 m² d'espace commercial au rez-de-chaussée.

DEMANDEUR : Noky Group Ltd., propriétaire foncier

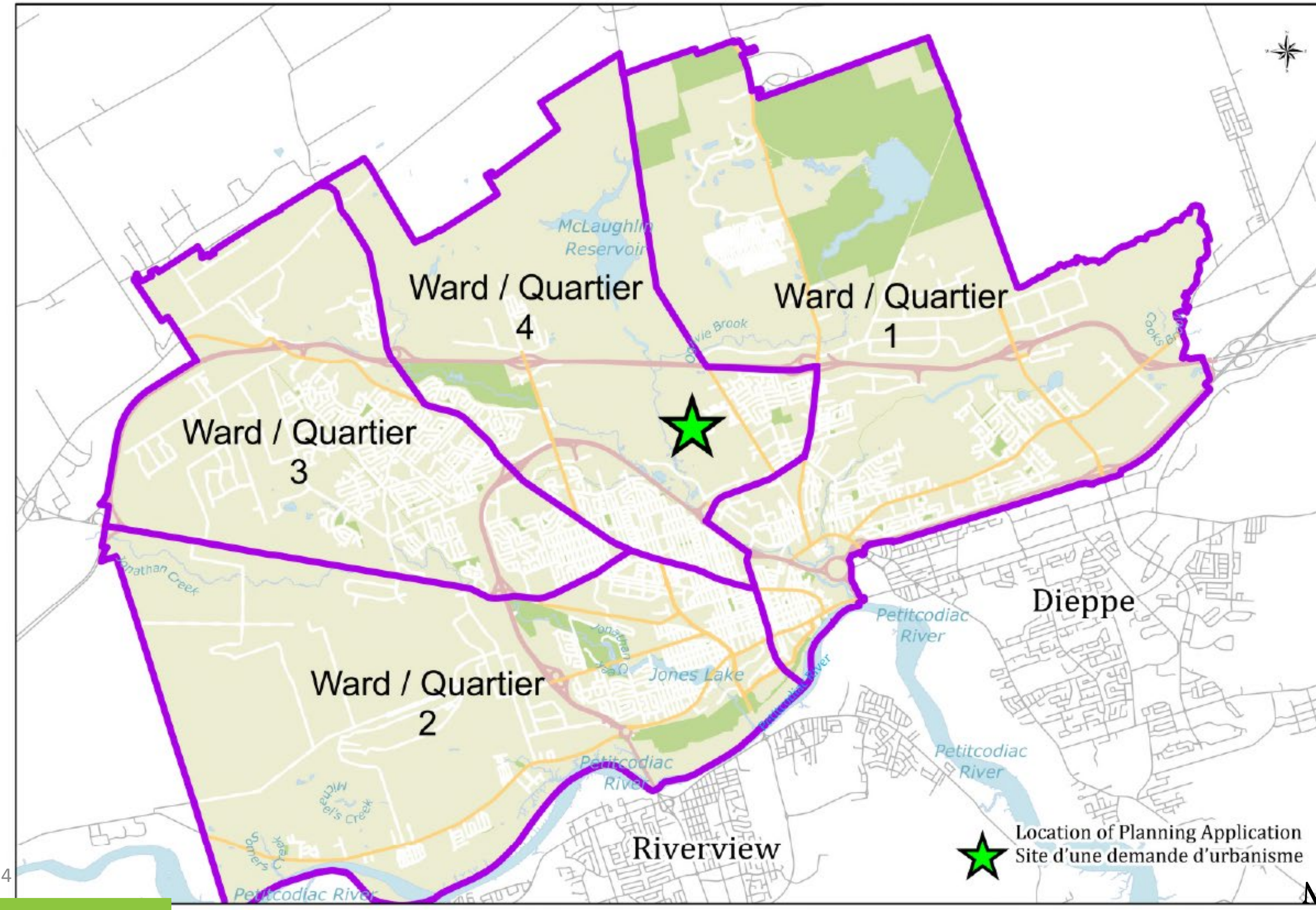
Existing Zoning/
Zonage existant



Proposed Zoning/
Zonage proposé



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

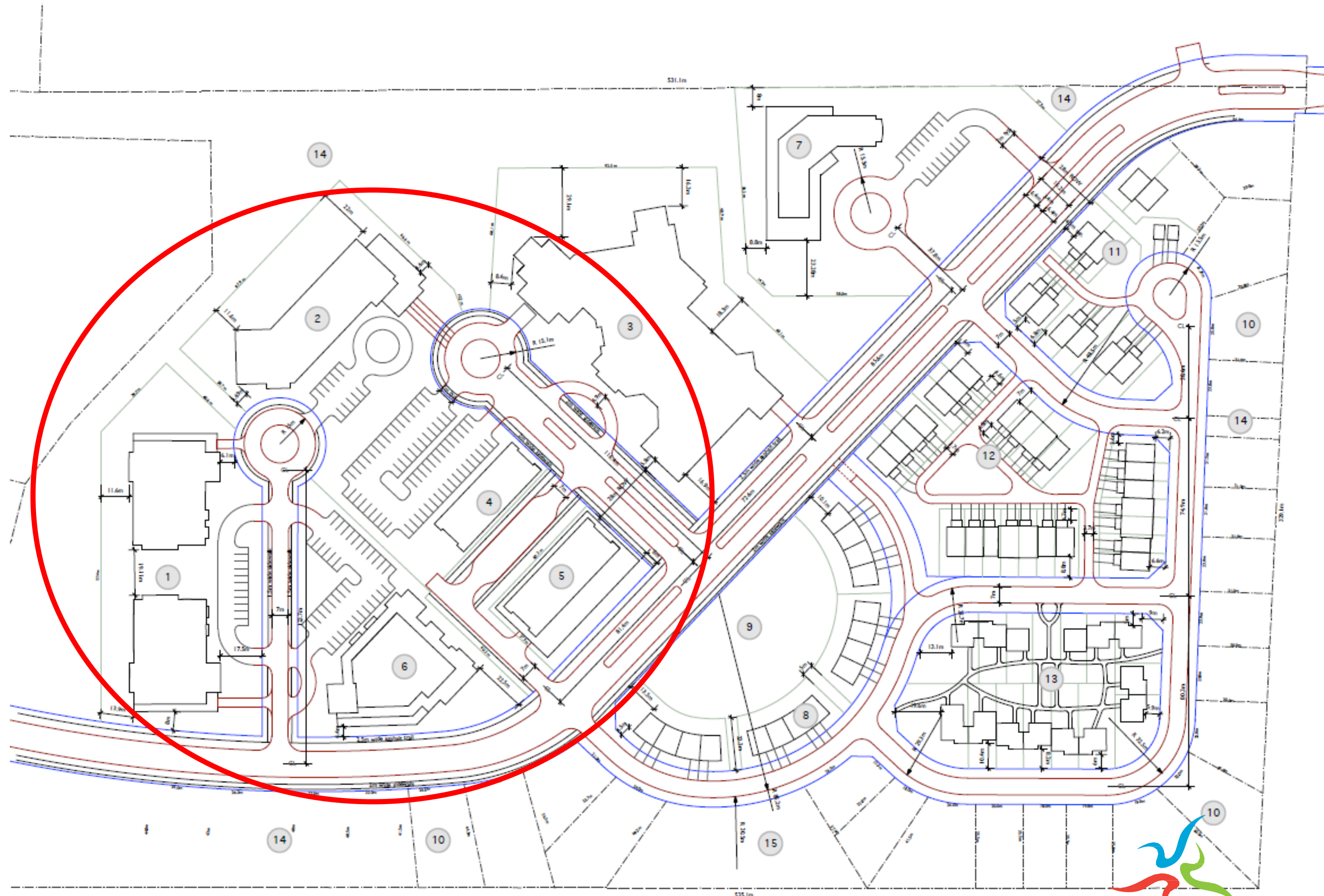


2012 Master Plan

- 6 main buildings
- 168 residential units
- 1,487 m² of commercial

Plan directeur 2012

- 6 bâtiments principaux
- 168 logements
- 1 487 m² d'espace commercial

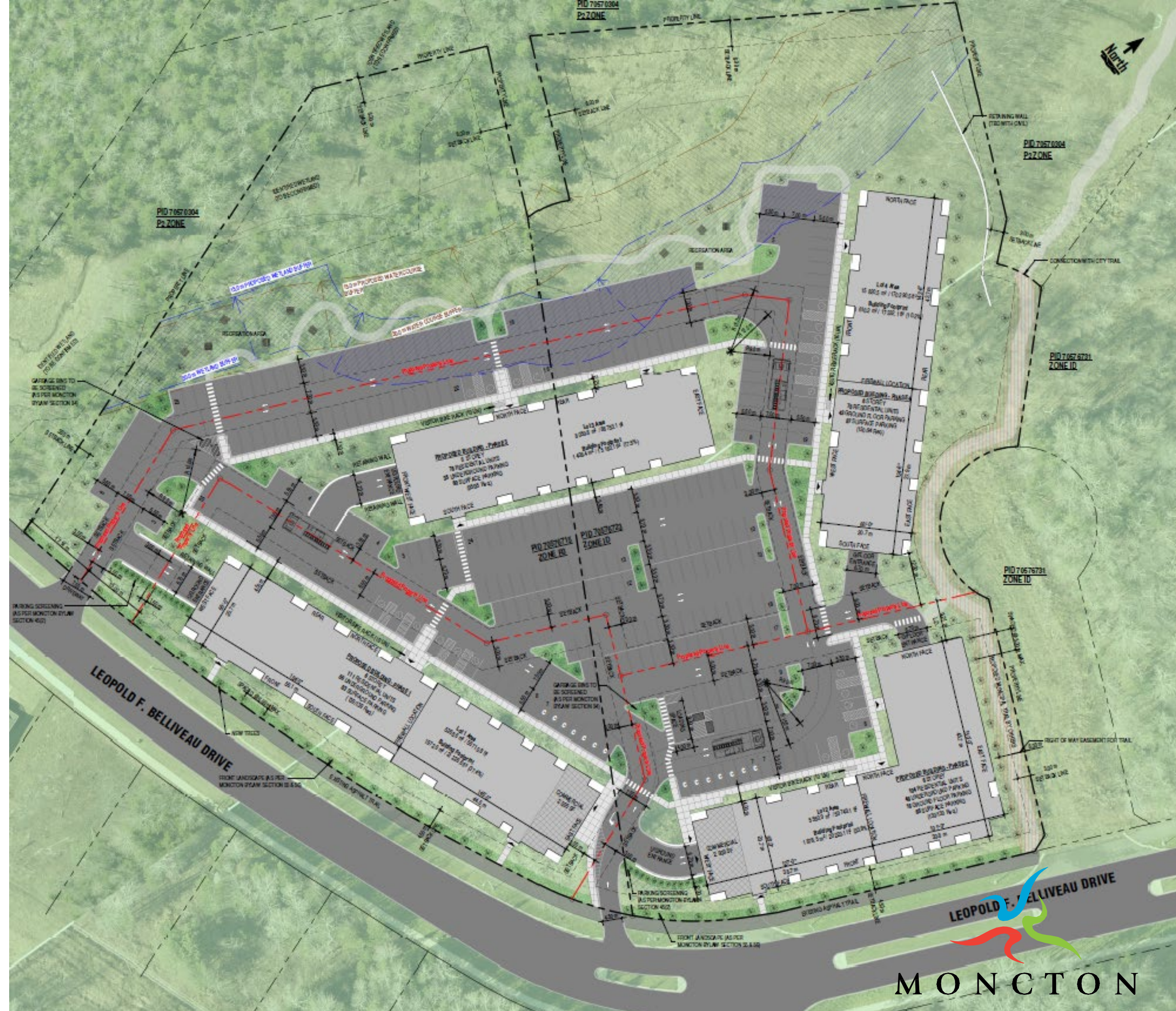


New Development Plan

- 4 main buildings
- 366 residential units
- 373 m² of commercial

Nouveau plan d'aménagement

- 4 bâtiments principaux
- 366 logements
- 373 m² d'espace commercial



Phase 1

- 2 main buildings
- 215 residential units (+47 units)
- 373 m² of commercial (-1,114 m²)

Full Build Out (Phases 1 & 2)

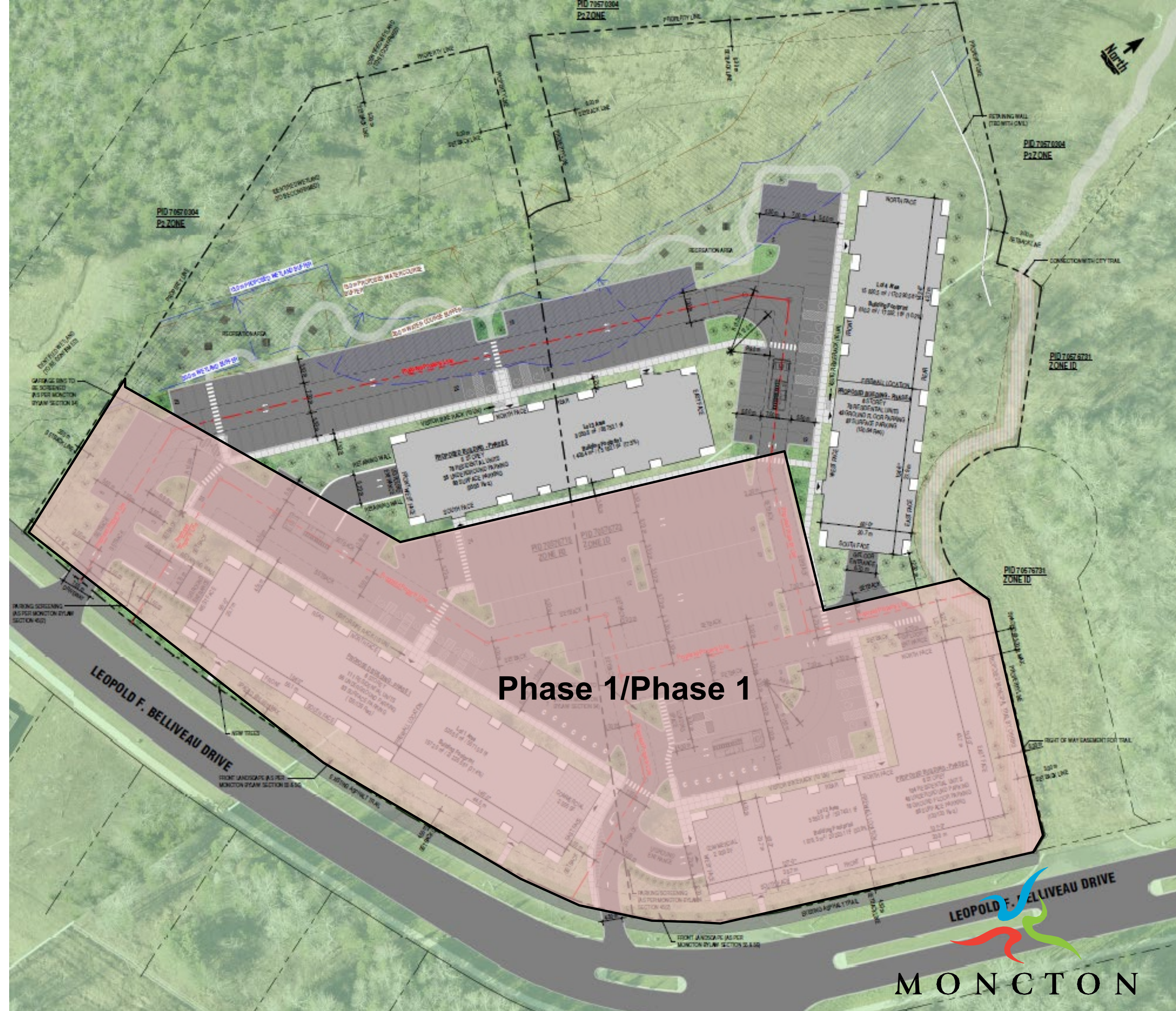
- 4 main buildings
- 366 residential units (+198 units)
- 373 m² of commercial (-1,114 m²)

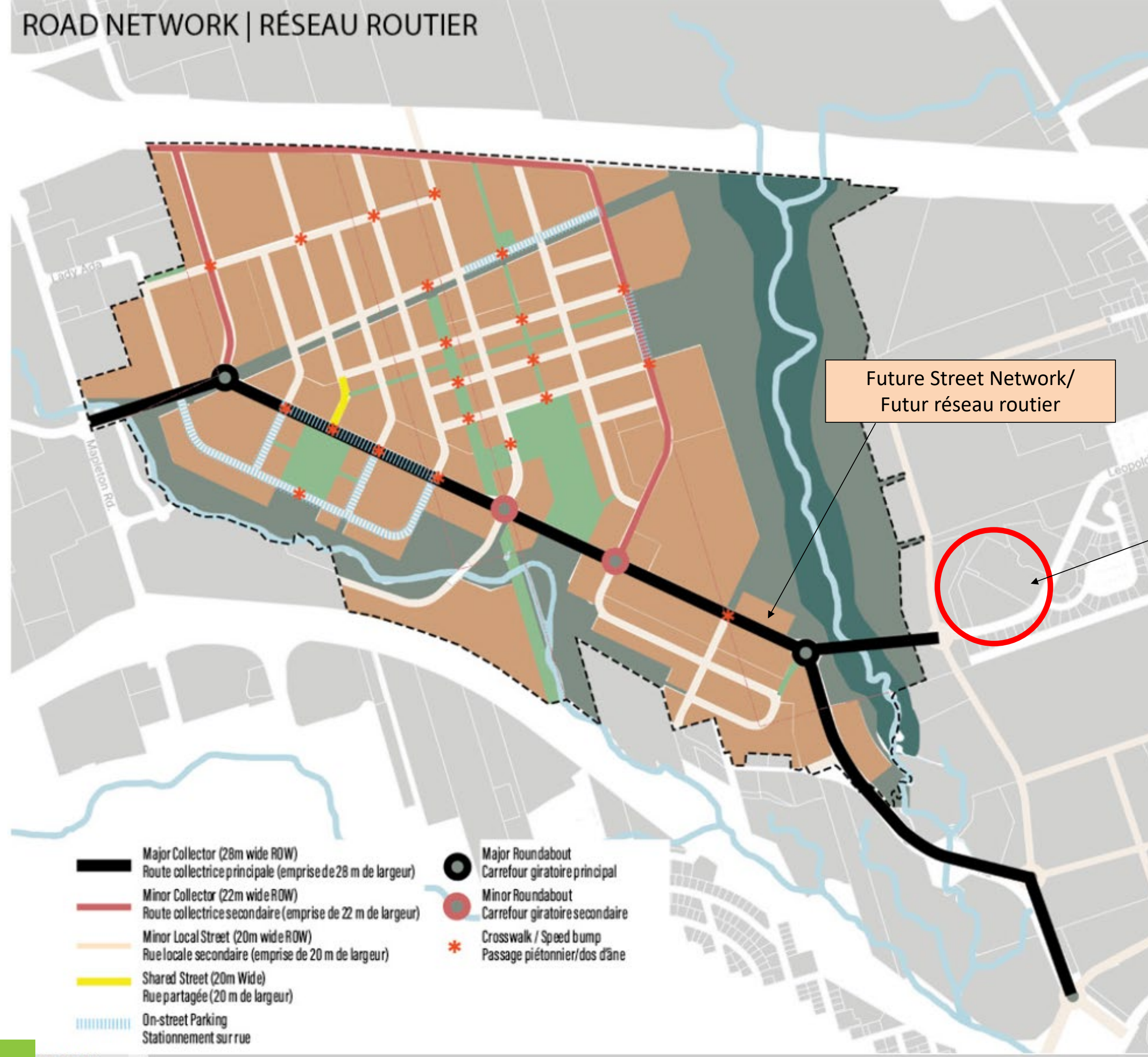
Phase 1

- 2 bâtiments principaux
- 215 logements (+47 logements)
- 373 m² d'espace commercial (-1 114 m²)

Aménagement complet (phases 1 et 2)

- 4 bâtiments principaux
- 366 logements (+198 logements)
- 373 m² d'espace commercial (-1 114 m²)





Future Street Network/
Futur réseau routier

Project Area/
Zone du projet





MONCTON

Recommendations

Administration recommends that Moncton City Council proceed with proposed Zoning By-law amendment Z-222.43 by:

- 1) Giving first reading of the by-law;
- 2) Referring the by-law to the Planning Advisory Committee for its written views;
- 3) Setting a Public Hearing for March 17, 2025, at 4:00 PM in Council Chambers at City Hall.

The rezoning, if approved, should be subject to a conditional zoning agreement attached as Schedule B.

Recommandations

L'Administration recommande au Conseil municipal de Moncton d'aller de l'avant avec la modification proposée de l'Arrêté de zonage, soit l'arrêté Z-222.43 :

- 1) en procédant à la première lecture de l'Arrêté;
- 2) en demandant au Comité consultatif d'urbanisme ses avis par écrit;
- 3) en fixant au 17 mars 2025 à 16 h la date et l'heure de l'audience publique, qui se déroulera dans la salle du conseil à l'hôtel de ville.

Le rezonage, s'il est approuvé, doit être assujéti à l'entente de zonage conditionnelle reproduite à l'annexe B.



Next Steps

Planning Advisory Committee
February 26, 2025

Public Hearing
March 17, 2025

Prochaines étapes

Comité consultatif d'urbanisme
26 février 2025

Audience publique
17 mars 2025



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Thank You | Merci