

## PLANNING REPORT



PAC – December 8, 2021  
File No.: Z-45-21, V-26-21, P.R. No. 99/21

**To:** Planning Advisory Committee  
**From:** Fredrick Van Rooyen, Planner  
**Proposal:** Rezoning from BI to I-1 to permit a place of worship; landscape variance for a yard abutting a public street  
**Property:** **650 Alison Boulevard (PID 75543991)**

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**OWNER:** Chippin's Limited  
89 York Street  
Fredericton, NB, E3B 3N4

**APPLICANT:** Noory Engineering Inc. c/o Ishaque Noory  
358 King Street, Suite 201  
Fredericton, NB, E3B 1E3

### **SITE INFORMATION:**

**Location:** South side of Alison Boulevard between Doak Road and Winterberry Drive  
**Context:** Warehouse use to the east (under construction), vacant business industrial land and commercial uses to the north, parkland and residential uses to the west and south  
**Ward No:** 7  
**Municipal Plan:** Commercial Centres and Corridors  
**Zoning:** Business Industrial (BI)  
**Existing Land Use:** Vacant land  
**Previous Applications:** P.R. 138/02, 33/11

### **EXECUTIVE SUMMARY:**

The Fredericton Islamic Association is proposing to establish a place of worship at 650 Alison Boulevard. The place of worship would be constructed in multiple phases, with phase I being the main prayer hall area. To accommodate the proposed use, the Applicant has requested to rezone the property from Business Industrial (BI) to Institutional Zone One (I-1) and a five (5) metre landscape variance for a yard abutting a public street. The proposed development complies with the I-1 zone standards and meets the intent of the Commercial Centres and Corridors designation in the Municipal Plan. Staff support the application subject to terms and conditions.

## **APPLICATION:**

Noory Engineering Inc., on behalf of the Fredericton Islamic Association, has made an application to rezone the property at 650 Alison Boulevard from BI to I-1 to permit a place of worship and a five (5) metre landscape variance for a yard abutting a public street.

## **PLANNING COMMENTS:**

### Background:

- The Fredericton Islamic Association (FIA) represents almost a thousand members within the region. The current facility located at 130 Lincoln Road has an occupancy limit of less than a hundred people and only thirty parking spaces. This existing condition has created traffic and parking issues during peak hours. Accordingly, finding a new location that can accommodate the parking requirements for a growing association is essential for the retention of the local community members.

### Proposal:

- The Fredericton Islamic Association is seeking to establish an approximate 2,343 square metre place of worship that would be constructed over multiple phases. The phases would include the following:
  - Phase I: main prayer hall area including mezzanine space and office space, 854 square metres in size, 8.03 metres in height. Phase I would be the focal point of the development facing Alison Boulevard and would include construction of the dome and minaret.
  - Phase II: future prayer hall expansion and classroom space, 678 square metres in size, 5.28 metres in height.
  - Phase III: additional prayer hall space, 335 square metres in size, 5.61 metres in height.
  - Phase IV: gymnasium space, 476 square metres in size, 8.25 metres in height.
- The subject property is just over one hectare (2.5 acres) in size with approximately 165 metres of frontage along Alison Boulevard. Two entrances are proposed along Alison Boulevard with a drop-off area in front of phase I. A total of 143 parking spaces are proposed, including six (6) barrier free parking spaces.

### Municipal Plan:

- The subject property is designated Commercial Centres and Corridors in the Municipal Plan, which permits a full range of institutional uses. Smaller scale institutional uses, such as the proposed place of worship, are found within a wide range of land use designations as complementary uses and should be integrated into the city fabric as integral components of a complete community.

- Places of worship should be located to ensure easy access by residents using a range of transportation modes from surrounding neighbourhoods. While a central location within an established neighbourhood would provide better connectivity, the proposed place of worship requires a large lot to accommodate the association's multi-phased building program. In considering an appropriate location, the lot's ability to accommodate the parking requirements is important and the proposed parcel provides an opportunity for the association to create a more suitable condition for its membership. Staff would note that the site is in close proximity to the Vanier Highway and a pedestrian connection could be made through the parkland area to the broader residential development to the south.

**Zoning By-law:**

The proposal complies with the standards of the I-1 zone as follows:

<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Lot Area (min)	900m <sup>2</sup>	10,227m <sup>2</sup>
Lot Frontage (min)	30m	165m
Lot Depth (min)	30m	98m
<b>Building Setbacks (min)</b>		
Front (Alison Blvd)	6m	6m
Side (west)	3m	3m
Side (east)	3m	21m
Rear	6m	8.33m
<b>Building Height (max)</b>	18m	8.25m
<b>Parking (min)</b>	1 space/4 seats or 1 space/ 4 persons at MAX capacity	143 spaces
	MAX capacity = 572 persons Parking required = 143 spaces	

**Building Height & Design**

- The Applicant has indicated that the location, orientation, and shape of the proposed building is to satisfy the requirements of a traditional masjid construction. The main portion of the proposed building is two storeys in height with phase IV being the tallest portion at 8.25 metres. Staff are of the opinion that the proposed height is compatible and sensitive to the nearby low-rise residential uses to the southwest on Sylvia Court, with phase II being the closest and setback approximately 30 metres.
- It is important to note that the proposed dome and minaret in phase I are exempt from the building height calculation. The building height definition specifically excludes equipment or features such as tanks, elevator penthouses, spires, skylights, cupolas and similar structures which occupy less than 10% of the volume of the building. Staff recognize the importance that the dome and minaret have to masjid construction and are of the opinion that while the dome and minaret height are significant, they would not have any negative impacts on the surrounding properties.

## Parking

- Given the parking challenges at the association's current location, providing adequate parking for the proposed development is essential. The parking rate for a place of worship under the Zoning By-law is 1 space per 4 seats or 1 space per 4 persons at max capacity. For the proposed development, the rate of 1 space per 4 persons at max capacity would be used. The Applicant has indicated that while the building could accommodate more than 572 people, this will be the max capacity in order to comply with the parking requirement as 143 parking spaces are proposed. Given this reduced max capacity, appropriate signage respecting occupant load will be required at the building permit stage. Staff would note that the place of worship would only be occupied at its peak during Friday prayers once a week, between 1pm and 3pm.
- Should the association wish to increase the max capacity in future phases, staff will work with the Applicant in re-evaluating the parking and site layout to find opportunities to provide additional parking on site (e.g., removing or combining future phases to provide more area for parking).

## Landscape Variance

- With 143 parking spaces proposed, the parking area is considered a large parking lot and is subject to the design standards in Section 5.2(11) of the Zoning By-law. Subsection 5.2(11)(a)(iii) requires that the first six (6) metres of all yards abutting a public street be landscaped consisting primarily of trees, flowering shrubs and perennials, landscaped berms, decorative masonry walls or fences, or a combination of these methods. If the full six (6) metre landscaped area was provided in the front yard along Alison Boulevard, it would result in a significant reduction in the number of parking spaces provided, approximately 30 spaces would be removed. Consequently, to provide the necessary parking, a five (5) metre landscape variance for a yard abutting a public street has been requested.
- While only one (1) metre of landscaping is proposed in the front yard abutting Alison Boulevard, the distance between the front property line and the travelled portion of Alison Boulevard is approximately 17.5 metres and the existing landscaped area in the right-of-way is substantial (see Map II). No imminent road improvements or changes to the right-of-way are proposed for Alison Boulevard. Given the distance between the front property line and the traveled portion of the road, staff consider the proposed landscape variance minor in nature and it allows for further parking to be provided.

## Access and Servicing:

- The Traffic Engineer has reviewed the application and has no concerns with the traffic that will be generated from this project. Alison Boulevard is designated as a major collector road and is designed to accommodate traffic volumes. The eastern driveway is to be directly offset from the future public street on the north side of Alison Boulevard. At this time, the City has no plans to upgrade Alison Boulevard with curb and sidewalk.
- Municipal water and sanitary services are available on Alison Boulevard. Access, servicing, lot grading and storm water management plans are to be provided to the satisfaction of the Director of Engineering & Operations prior to the issuance of a building permit. Backflow preventers and storm oil-grit separators will also be required.

**RECOMMENDATION:**

It is recommended that the application submitted by Noory Engineering Inc., on behalf of the Fredericton Islamic Association, to rezone the property at 650 Alison Boulevard from BI to I-1 to permit a place of worship and a 5 metre landscape variance for a yard abutting a public street be approved subject to the following terms and conditions:

- a) The site be developed generally in accordance with Map II attached to P.R. 99/21 to the satisfaction of the Development Officer;
- b) Final building design be generally in accordance with Maps III and IV attached to P.R. 99/21 to the satisfaction of the Development Officer;
- c) A final landscape and parking plan be provided to the satisfaction of the Development Officer prior to the issuance of a building permit; and
- d) Access, servicing, lot grading and storm water management plans be provided to the satisfaction of the Director of Engineering & Operations prior to the issuance of a building permit.

Prepared by:

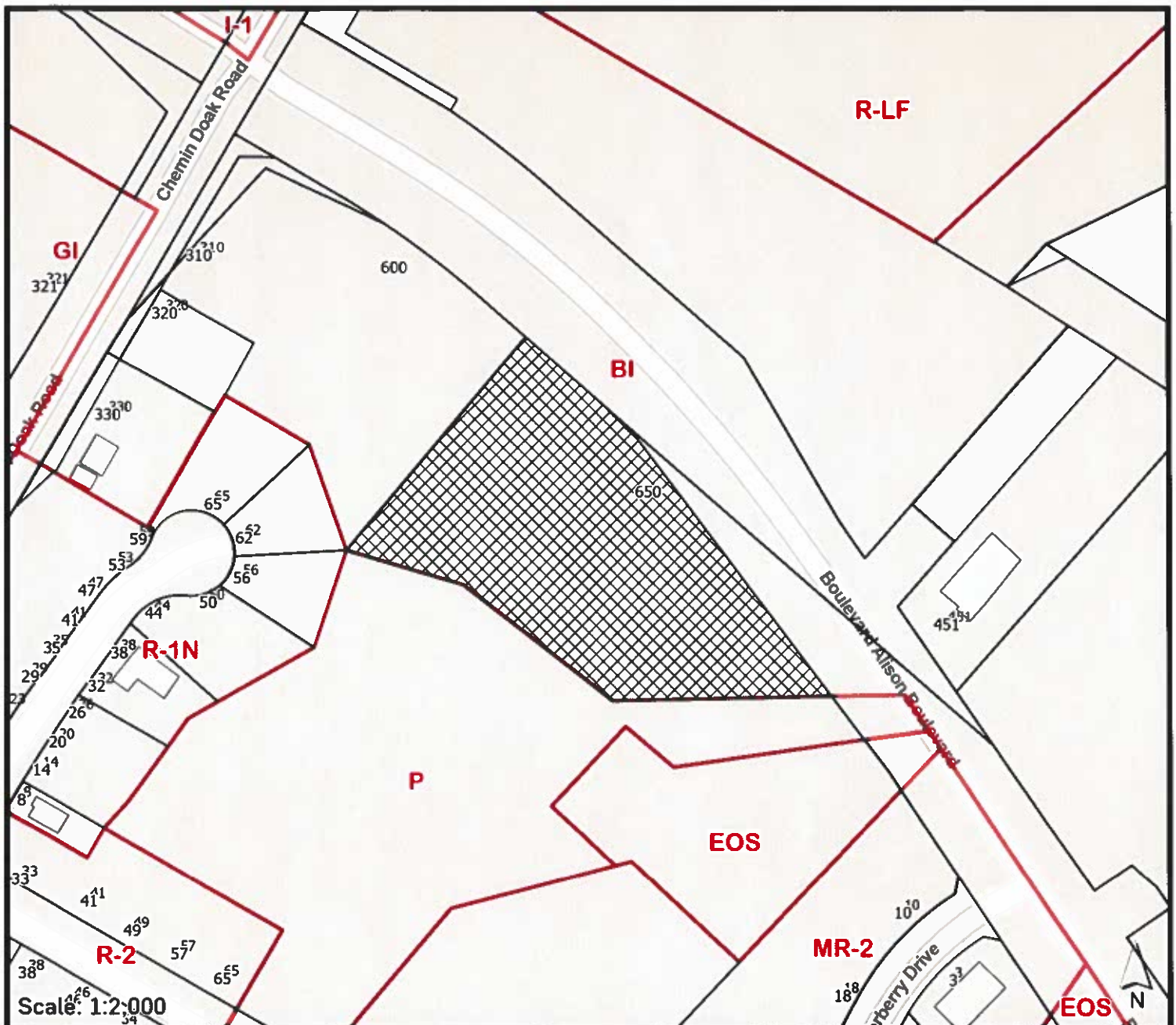


Fredrick Van Rooyen, MCIP, RPP  
Planner, Community Planning

Approved by:



Marcello Battilana, MCIP  
Manager, Community Planning



**Subject Property / Propriété Visé**

Rezone property from BI to I-1 to accommodate a place of worship and 5 metre landscape variance for a yard abutting a public street.

Rezoner la propriété de BI à I-1 pour accueillir un lieu de culte et un écart de paysage de 5 mètres pour une cour attenante à une rue publique.



Subject Area / Terrain visé



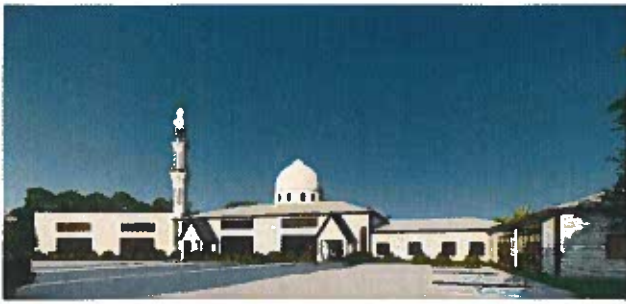
Community Planning  
Planification urbaine

Map \ carte # I

File \ fiche: PR-99-2021

Date \ date: décembre \ December 8, 2021

Subject \ sujet: boulevard 650 Alison Boulevard  
Noory Engineering Inc.  
c/o Ishaque Noory

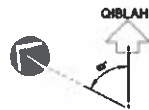


**PROPOSED BLDG.**



5m landscape variance required/  
Écart de paysage de 5 m requis

**REZONING**  
BI TO I-1  
**I-1 VARIANCES:** SEE TABLE  
**CIVIC ADDRESS**  
650 - Alison Boulevard  
**4 PHASE DEVELOPMENT**



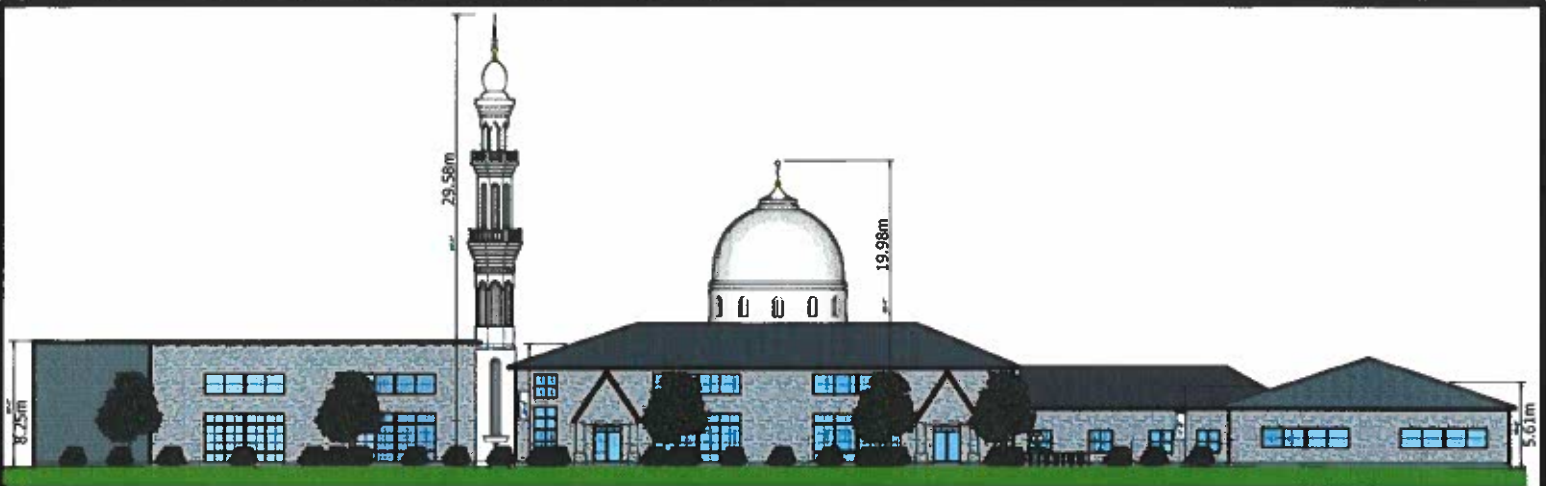
Rezoning the property from BI to I-1 to accommodate a place of worship and 5 metre landscape variance for a yard abutting a public street.

Rezoner la propriété de BI à I-1 pour accueillir un lieu de culte et un écart de paysage de 5 mètres pour une cour attenante à une rue publique.

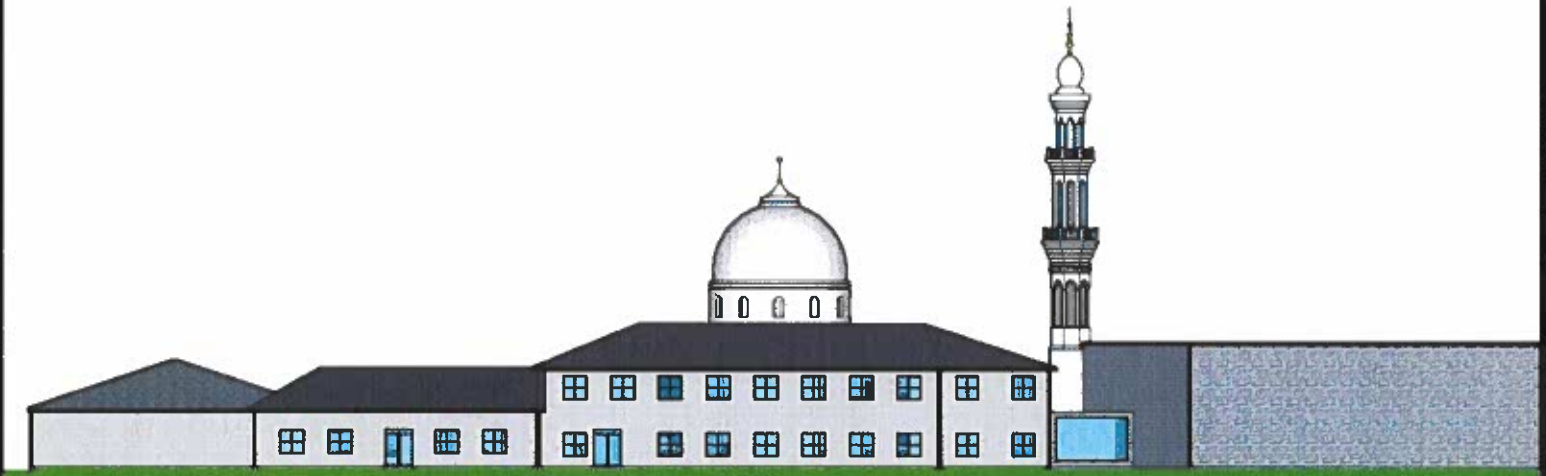
**Site Plan / Plan du site**



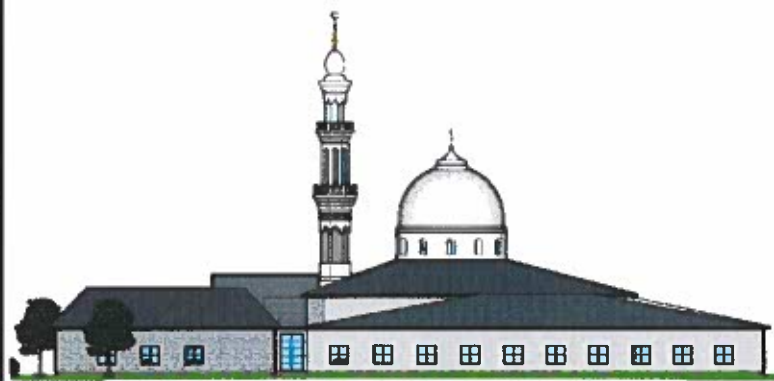
Map \ carte # II  
File \ fiche: PR-99-2021  
Date \ date: décembre \ December 8, 2021  
Subject \ sujet: boulevard 650 Alison Boulevard  
Noory Engineering Inc.  
c/o Ishaque Noory



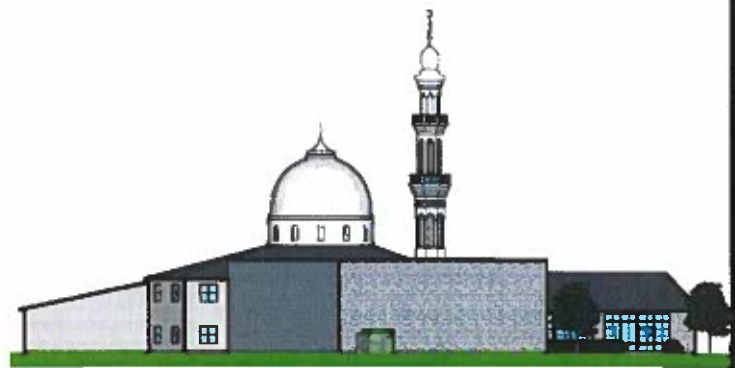
**Facing Allison Boulevard / En face du boulevard Allison**



**South / Sud**



**East / est**



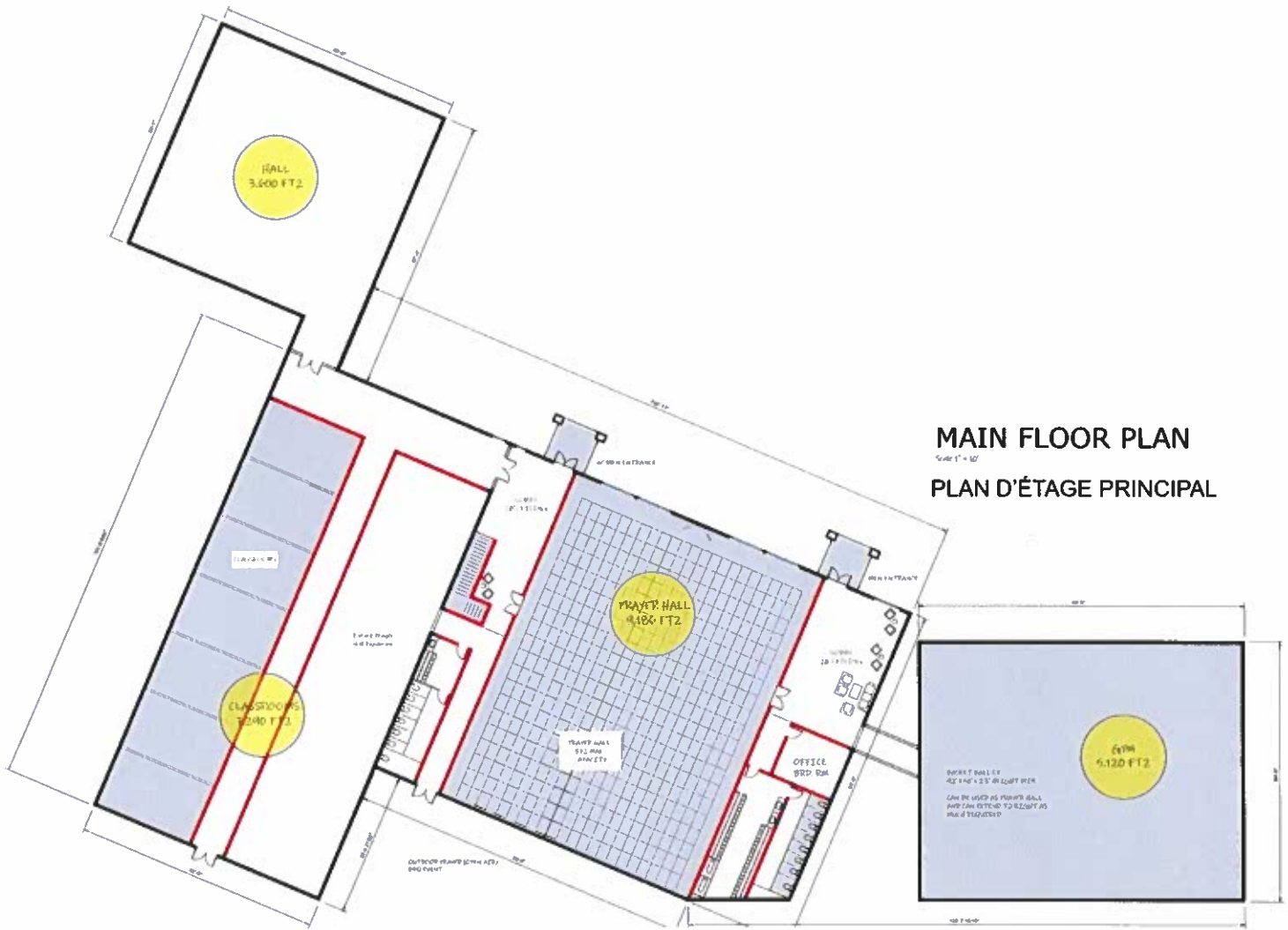
**West / Ouest**

**Elevations / Élévations**

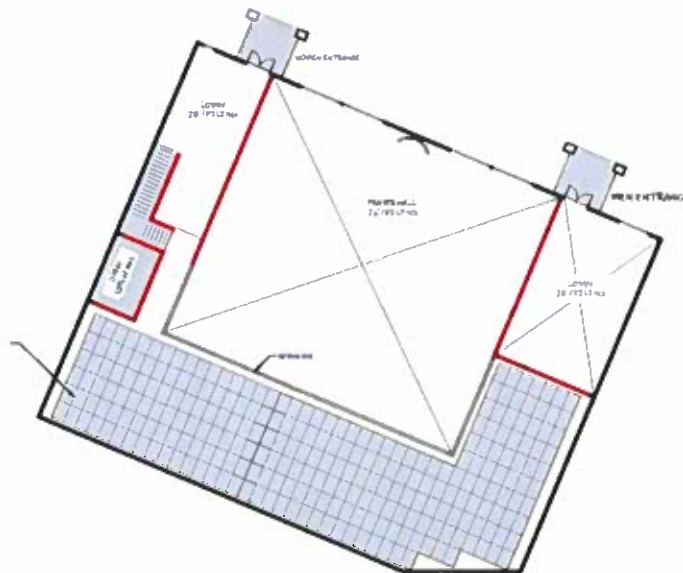


Community Planning  
Planification urbaine

Map \ carte # III  
File \ fiche: PR-99-2021  
Date \ date: décembre \ December 8, 2021  
Subject \ sujet: boulevard 650 Alison Boulevard  
Noory Engineering Inc.  
c/o Ishaque Noory



**MAIN FLOOR PLAN**  
 Scale 1" = 10'  
**PLAN D'ÉTAGE PRINCIPAL**



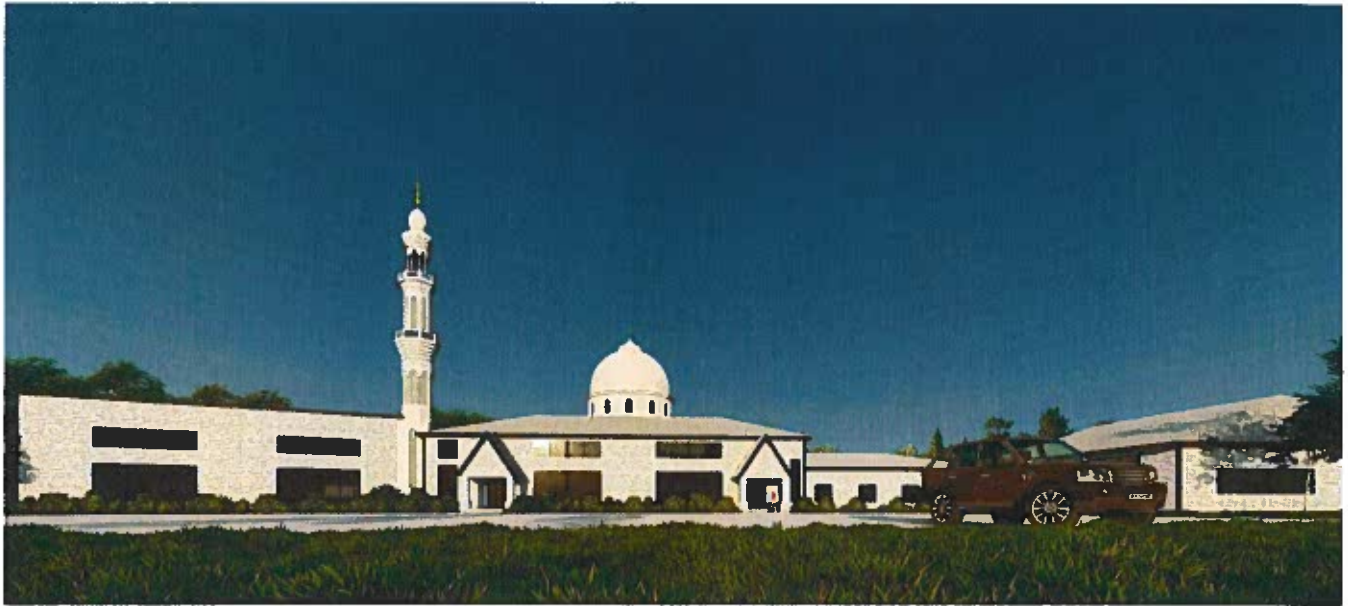
**MEZZANINE FLOOR PLAN**  
**PLAN EN MEZZANINE**

**Floor plans / Plans d'étage**

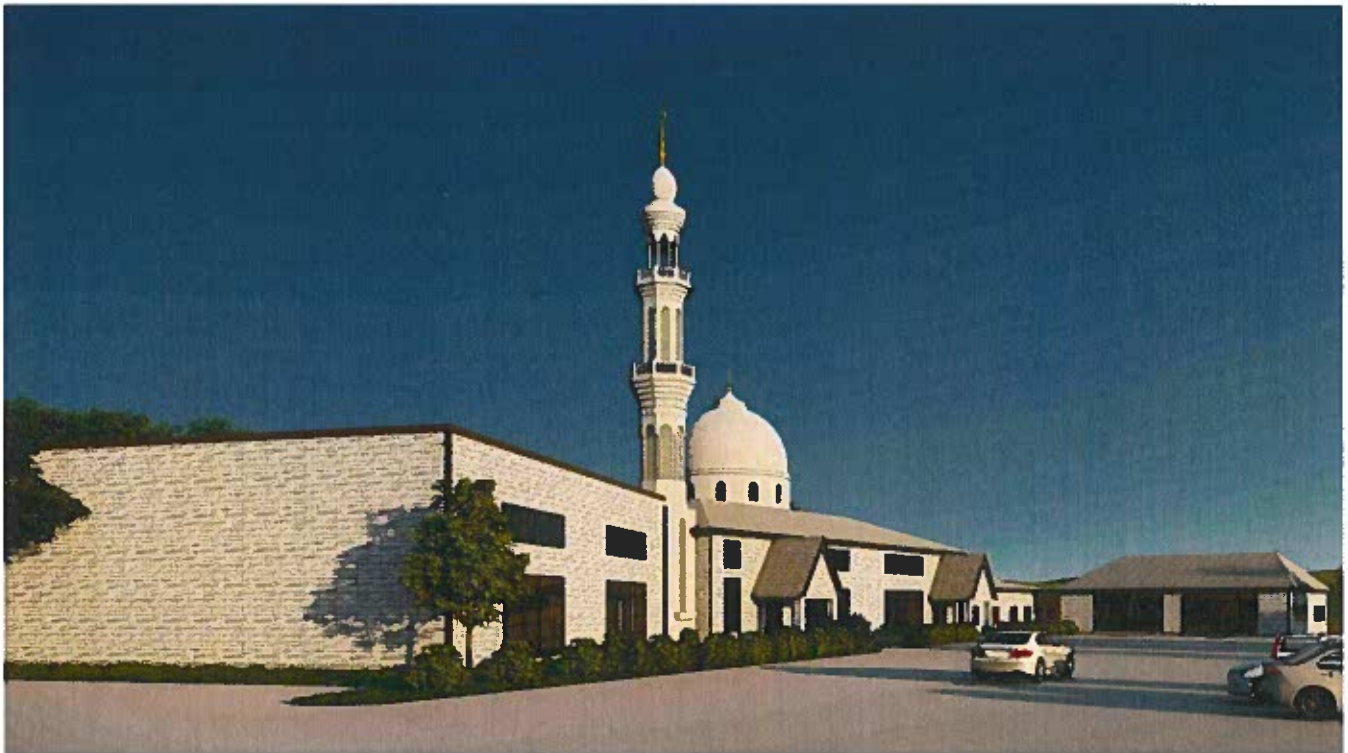


Community Planning  
 Planification urbaine

Map \ carte # IV  
 File \ fiche: PR-99-2021  
 Date \ date: décembre \ December 8, 2021  
 Subject \ sujet: boulevard 650 Alison Boulevard  
 Noory Engineering Inc.  
 c/o Ishaque Noory



**Facing Allison Boulevard / En face du boulevard Allison**



**Northwest / Nord-ouest**

**Conceptual / Conceptuel**

**Fredericton**

Community Planning  
Planification urbaine

Map \ carte # V

File \ fiche: PR-99-2021

Date \ date: décembre \ December 8, 2021

Subject \ sujet: boulevard 650 Alison Boulevard  
Noory Engineering Inc.  
c/o Ishaque Noory

## Brown-Snook, Julie

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**From:** Mike Lanteigne <mike.lanteigne@gmail.com>  
**Sent:** Tuesday, November 30, 2021 8:05 PM  
**To:** PLANNING AND DEVELOPMENT  
**Subject:** 650 Alison Boulevard Pid 75543991

**External email:**

**Do not follow instructions, click links, open attachments, forward or respond to the email unless you recognize the sender and know the content is safe.**

I mike Lanteigne support the building of a place of worship behind my property. I can be contacted at 506 4513342 should you want to speak to me.

Sincerely,  
Mike lanteigne  
56 sylvia court  
Fredericton N.B  
E3b0t3