

Applicant Submission

Date Submitted: 2024 May 17



RE: Land Use Redesignation | Applicant's Submission

To: Cheryl Martin – Planner 1– Community Planning North – Planning and Development Services

RE: 999 36 Avenue NE – Land Use Change Application C-C2 f0.38 h 18 to C-C2 f0.50 h 18

Address: 999 36 Street NE Calgary, AB. (Block:10 Plan:741 0806)

Relevant previous applications: PE2023-01137, PE2023-01991, DP2024-01885

Dear Cheryl,

This Application is to change from the current Commercial Community 2 C-C2 f 0.38 h 18 zoning for 999 36 Street NE Calgary, AB. (Block:10 Plan:741 0806) to Commercial Community 2 C-C2 f 0.50 h 18 to account for the existing non-conforming site density and a proposed 253.96 m² drive-thru restaurant (DP2024-01885) development permit application that is submitted concurrent with this Land-Use change application.

The desired outcome of this application is to allow the existing Pacific Place mall, including all interior mezzanines, the stand-alone A&W drive-thru building, and the proposed drive-thru restaurant to conform to a Floor area Ratio of an appropriate land use district. The existing site is non-conforming to the existing C-C2 f 0.38 h 18 district and the proposed drive-thru building will further intensify this condition. The desired Commercial Community 2 C-C2 f 0.50 h 18 will account for all existing floor area on the site and the 253.96 m² drive-thru restaurant.

We ask that this modest increase in density be approved to address a non-conforming District condition and to account for a new drive-thru restaurant application be approved.

Thank you,



Jeffrey Riedl

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