

**Land Use Amendment in Marlborough (Ward 10) at 5255 Marlborough Drive NE,
 LOC2023-0273**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.07 hectares \pm (0.18 acres) located at 5255 Marlborough Drive NE (Plan 5571JK, Block 6, Lot 1) from Residential – Contextual One Dwelling (R-C1) District to Direct Control (DC) District to allow the additional discretionary use of Child Care Service, with guidelines (Attachment 2).

HIGHLIGHTS

- This application proposes to redesignate the parcel to a DC District to allow for the additional discretionary use of Child Care Service in addition to the uses already allowed, including rowhouse and townhouse buildings, duplex and semi-detached dwellings, single detached dwellings and secondary suites.
- The proposal aligns with the *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? This application would allow for an additional use that is an essential service and a community amenity.
- Why does this matter? Child Care Services being integrated into communities leads to more convenient lives for Calgarians and supports positive social and economic outcomes.
- There is no Area Structure Plan or Area Redevelopment Plan applicable to this parcel.
- No development permit has been submitted at this time.
- There is no previous Council direction on this site.
- On 2024 May 14, City Council approved bylaw 21P2024 to redesignate multiple parcels city-wide, including this parcel. Bylaw 21P2024 will be in force on 2024 August 6.

DISCUSSION

This application, in the northeast community of Marlborough, was submitted by Paul Perry Architect on behalf of the landowners, Noor Rahman and Naheed Begum, on 2023 September 18. As noted in the Applicant Submission (Attachment 3), the landowner intends to develop and operate a commercial child care service for up to 50 children. A conceptual review indicated that the site could support a commercial child care service of this scale. No development permit application has been submitted at this time.

The approximately 0.07 hectare (0.18 acre) corner parcel is located at the intersection of 52 Street NE and Marlborough Drive NE. The site is currently developed with a single detached dwelling and a detached garage accessed from the rear laneway. The site is within walking distance of several community park spaces to the north (approximately 240 metres, or a four-minute walk), northwest (approximately 500 metres, or an eight-minute walk) and southwest (approximately 400 metres, or a seven-minute walk).

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

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ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the Community Association was appropriate. In response, the applicant discussed the project with the Ward Councillor and engaged with adjacent neighbours to discuss the application in person. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

No public comments were received at the time of writing this report. The Marlborough Community Association was circulated as part of this land use amendment review and provided a letter of no objection on 2024 June 21 (Attachment 5).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The outdoor play space, parking, drop off/pick up areas and servicing will be reviewed at the development permit and provincial licensing stages.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use amendment will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed land use would allow for a Child Care Service to be located within a residential community at a scale that fits with the neighbourhood. Child Care Services are essential to creating complete communities and accommodating the needs of parents and caregivers within the community.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development permit stages.

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Economic

The proposed land use amendment would allow for an additional Child Care Service within the residential community of Marlborough. Child Care Service is an essential service that allows parents to participate in the labour force, provides regulatory oversight to the care of children, as well as providing employment opportunities for staff of the Child Care Service.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Direct Control District
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform