

**Land Use Amendment in Marlborough (Ward 10) at multiple addresses, LOC2024-0164**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.41 hectares ± (1.01 acres ±) located at 5268 Memorial Drive NE and 211 – 52 Street NE (Plan 5571JK, Block 1, Lots 42 and OT) from Direct Control (DC) District to Commercial – Neighbourhood 2 (C-N2) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject sites to allow for additional commercial uses available in the Commercial – Neighbourhood 2 (C-N2) District to provide flexibility for future tenants on the site.
- The proposal is compatible with the surrounding land use districts and existing development and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed C-N2 District would allow for small scale commercial developments, which are in keeping with the scale of neighbouring residential areas.
- Why does this matter? The proposed land use would enable additional commercial and employment opportunities.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This application, located in the northeast community of Marlborough, was submitted by Manu Chugh Architect on behalf of the landowner, 1680398 Alberta Ltd. (Pankaj Chopra), on 2024 June 18. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the applicant has identified the desire to have additional commercial uses available for future tenants. There are no intended changes to the building or site at this time and this application will expand the range of allowable tenancy changes.

The approximately 0.41 hectare (1.01 acre) site is located on the northwest corner of 52 Street NE and Memorial Drive E. The site is adjacent to existing commercial developments located to the east, across 52 Street NE and to the south, across Memorial Drive E. The existing DC District (Bylaw 3Z88) limits the uses on the site and includes a maximum building height of six metres. The proposed C-N2 District would open the site for additional commercial uses and, if the site is redeveloped, allow for a building form sensitive to neighbouring low density residential development.

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 public/interested parties and respective community association was appropriate. The Applicant consulted with the Marlborough Community Association and distributed informational letters to residents within a 100 metre radius of the subject site. No comments have been received as a result of the applicant outreach. The Applicant Outreach Summary is located in Attachment 3.

#### City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners. Administration did not receive any responses regarding this application.

No comments from the Marlborough Community Association were received.

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

### IMPLICATIONS

#### Social

The proposed land use district provides the opportunity for additional commercial uses. The expanded list of uses would serve the area and support a complete 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 development of this site with applicable climate strategies will be explored and encouraged at any development approval stages in the future.

#### Economic

The proposed land use amendment enables additional flexibility of uses, especially commercial options. This would allow for additional employment in the area and would support existing commercial businesses, advancing Calgary's economic development goals.

#### Service and Financial Implications

No anticipated financial impact.

### RISK

There are no known risks associated with this proposal.

**Planning and Development Services Report to  
Calgary Planning Commission  
2024 October 03**

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CPC2024-0990  
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**ATTACHMENTS**

- 1. Background and Planning Evaluation
- 2. Applicant Submission
- 3. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform