

Marlborough Mall Land Use Application Community Pop-Up

September 22, 2026

Planning for the continued revitalization
of Marlborough Mall through future
mixed-use development.

RYCO



| About RYCO

RYCO

RYCO Properties is a Calgary-based real estate company focused on commercial properties, land development and creating long-term value through responsible development. With roots dating back to 1965, RYCO owns and manages a growing portfolio across Calgary and Southern Alberta, including Marlborough Mall.

This proposal would bring new housing options to Marlborough, helping meet the needs of Calgary's growing population.

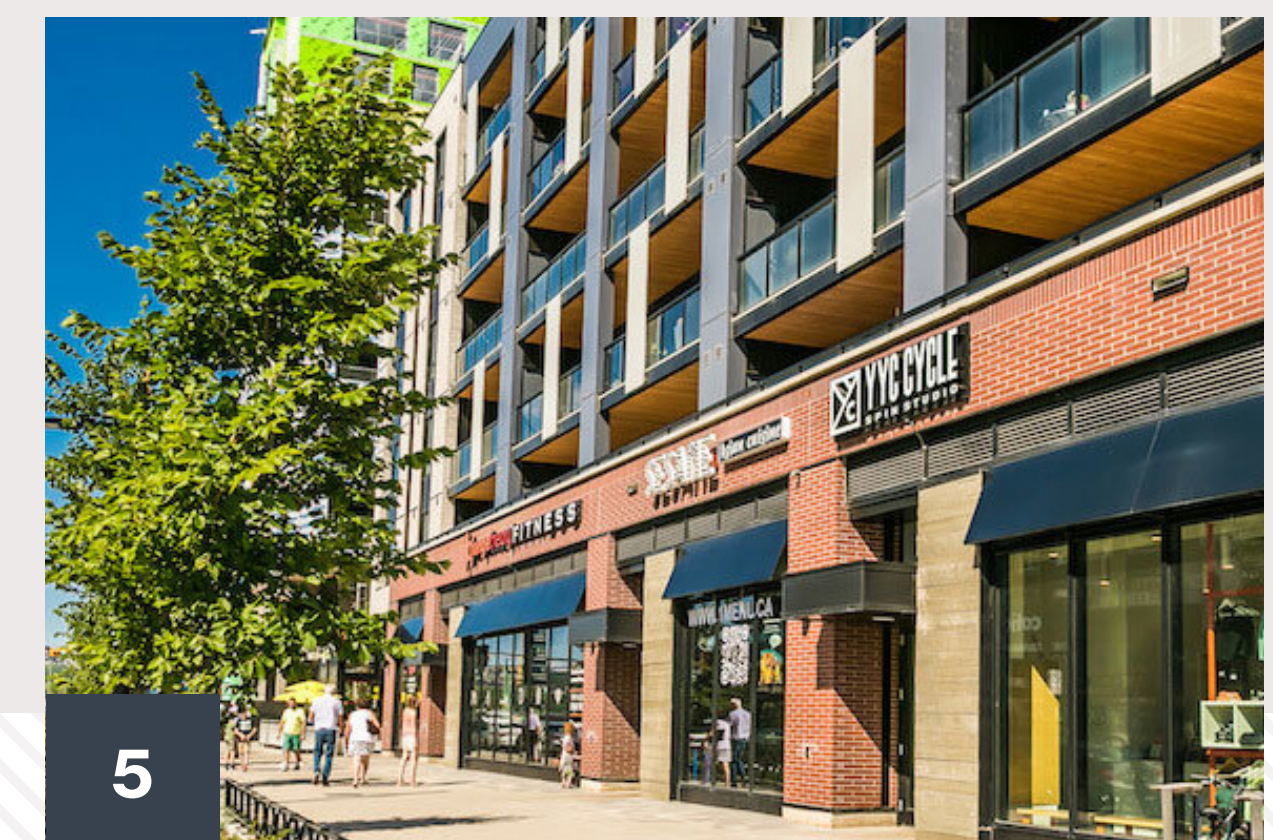
With the Marlborough LRT Station just steps away, future residents would have easy access to transit, shopping, services, and jobs. The project would create a vibrant community where people can live, shop, and connect.



Revitalizing part of a community hub in the heart of Marlborough.

RYCO is envisioning the future phased development of an urban mixed-use community that introduces new housing and commercial opportunities.

Redesignating the lands to redevelop the surrounding north side of Marlborough Mall is an early step to support long-term revitalization of this area.



**These images are for visionary purposes only and do not reflect any existing plans for the Marlborough Mall redevelopment.*

A land use amendment (LUA) application is the first step for future development.

A LUA changes the existing land use to a different one to allow for a new use, enabling the vision for the long-term revitalization of this area.

The City of Calgary has a thorough approval and planning process to support smart and safe development in our city. At each stage, subject experts from The City's administration will review the application to ensure policy and rules are met.

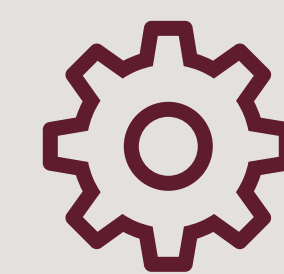


Land Use Amendment < We are here



Development Permit Application

More detailed design happens at this stage (e.g. architectural design, unit numbers, roadways and landscaping).



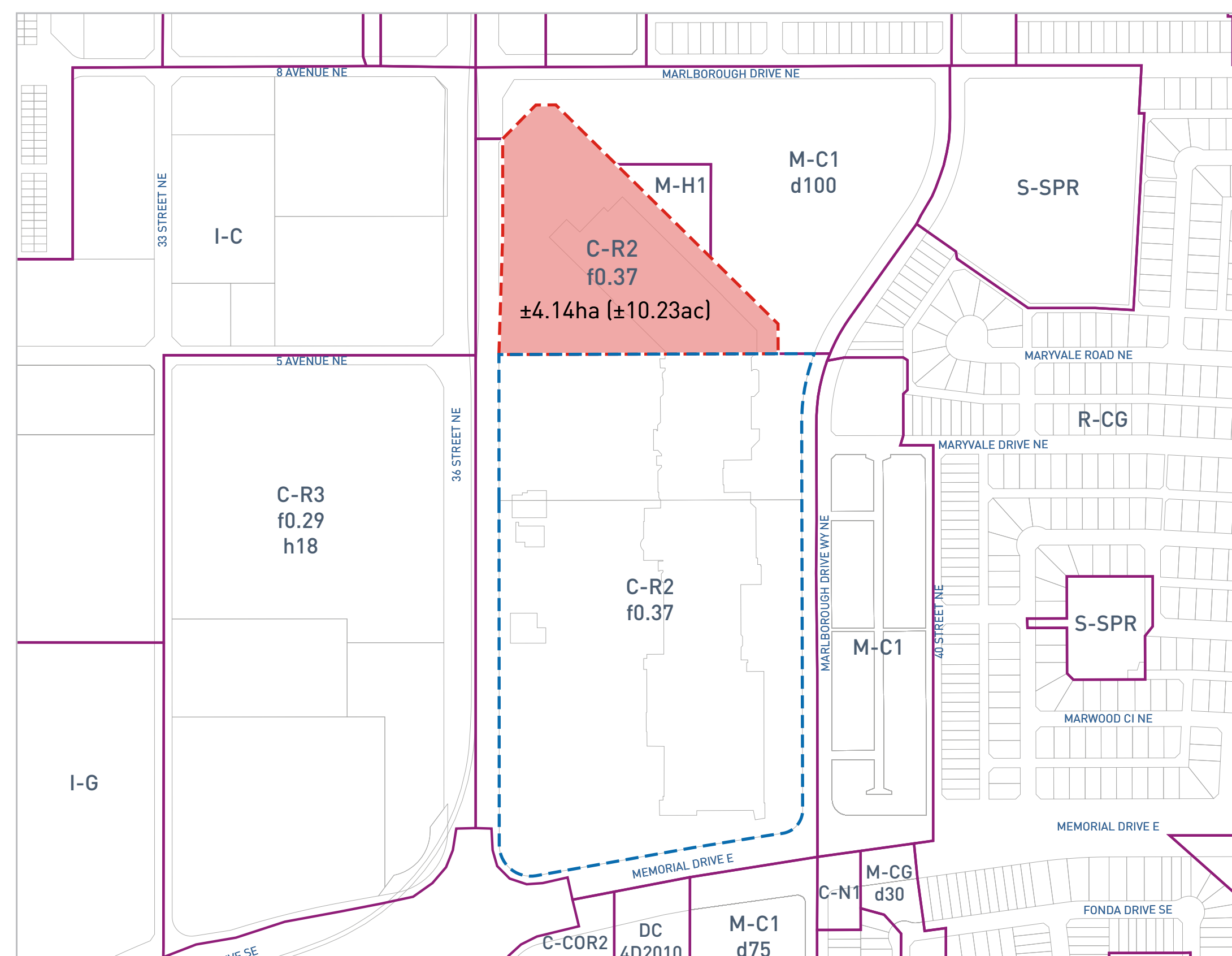
Construction Permit

Construction cannot begin without the preceding planning stages being approved.

The site's current use is designated Commercial – Regional 2 District (C-R2), which accommodates the existing shopping centre and commercial uses. The proposed amendment will allow for development of residential, with a mix of commercial.

Current Land Use

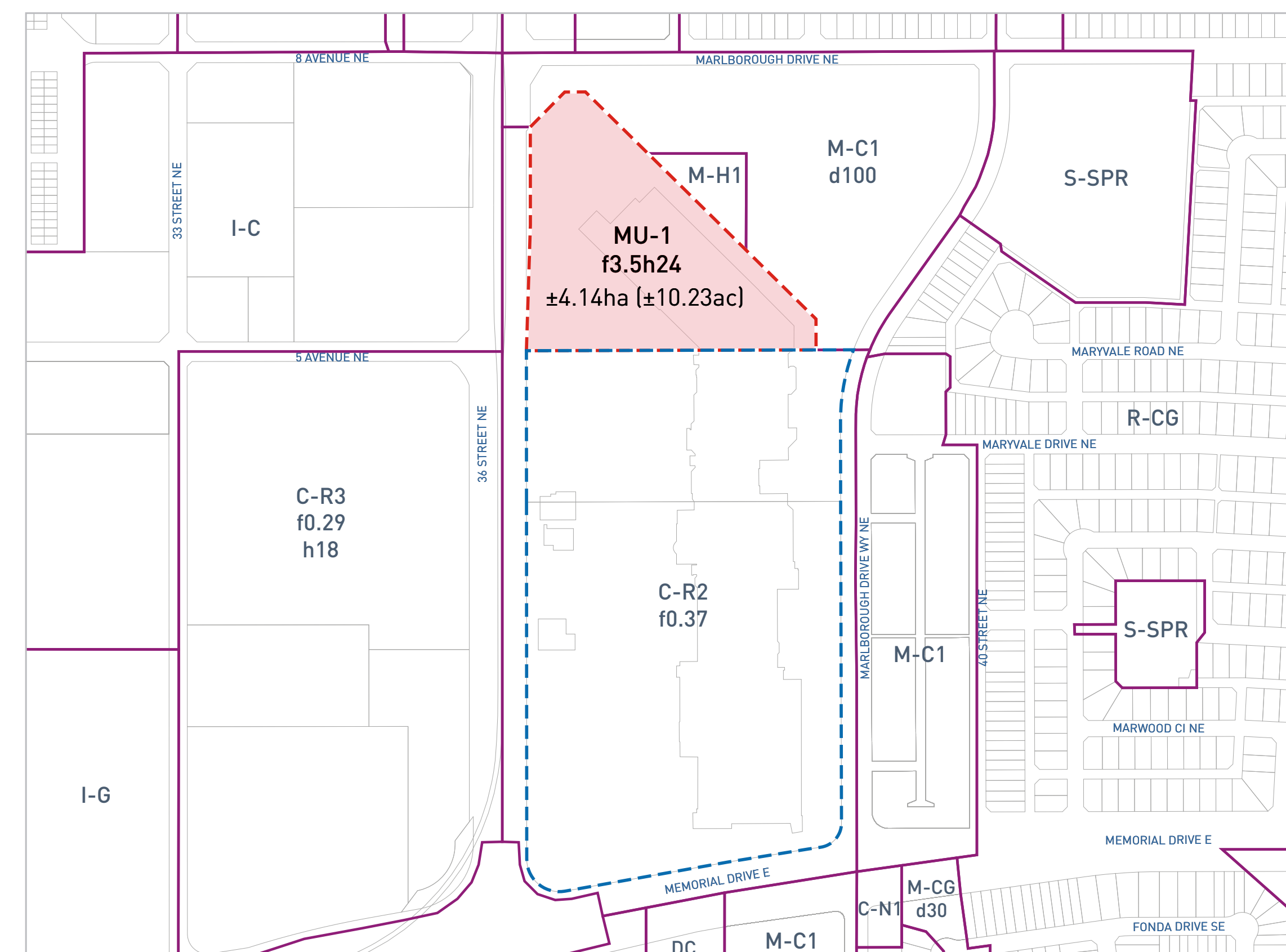
Commercial – Regional 2 District (C-R2)



- Subject Lands
- South Portion
- Existing Land Use Boundary
- C-R2 Existing Land Use
- MU-1 Proposed Land Use
- C-R2: Commercial - Regional 2 District
- MU-1f3.5h24: Mixed Use - General District

Proposed Land Use

Mixed-Use – General District (MU-1)



- Subject Lands
- South Portion
- Existing Land Use Boundary
- C-R2 Existing Land Use
- MU-1 Proposed Land Use
- C-R2: Commercial - Regional 2 District
- MU-1f3.5h24: Mixed Use - General District

The application proposes a redesignation to Mixed-Use – General District (MU-1) which determines the type of building and the maximum heights allowed.

The maximum height for the proposed development is 6-storeys, typically seen in Calgary as a low-scale apartment building.

| What is an urban community?

Urban communities bring vibrant upgrades to cities as they continue to grow and evolve as needs change.



Exploring redevelopment for underutilized lands can bring forward exciting solutions. Similar solutions helped spark projects like Deerfoot City and phased mixed-use urban residential projects at Brentwood Village and the University District.

Urban communities can encourage community events, public plazas, and better streetscapes.



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1. Rainbow Park, Downtown Vancouver, BC
2. Block Party Neil-McElmon
3. www.cbc.ca/news/canada/calgary/urban-development
4. Well Connected & Accessible
5. Active Frontages & Diversity of Uses

Based on the proposed vision and long-term revitalization plans, we'd like to hear your thoughts.

What types of amenities should we consider for future residents?

What types of commercial tenants should we consider for future development?



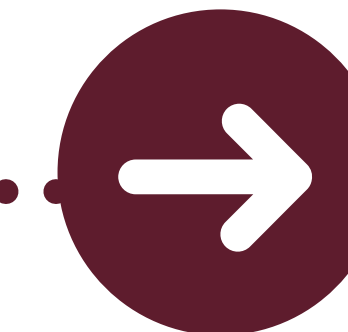
Summer 2026

Land use amendment
application submitted



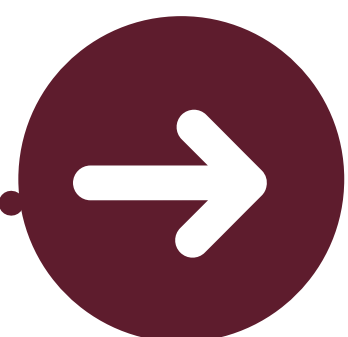
Fall 2026

Public engagement
and City review
WE ARE HERE



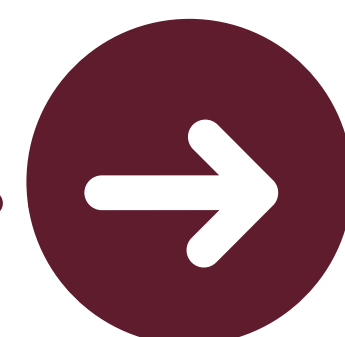
2027

Calgary Planning Commission



2027

Calgary City Council



Future phases

Development permit
applications and
detailed design



Planning applications are an iterative process.

The application is currently under review with The City as RYCO continues to share information and collect feedback from the community.

All feedback collected will be compiled into a What We Heard report to share back with the community and to The City for consideration. Feedback will help inform the application as it progresses.



Stay connected. Visit the project website for the latest updates. **Engage-MB.ca** 

Thank you for participating



Scan the QR code to share your feedback