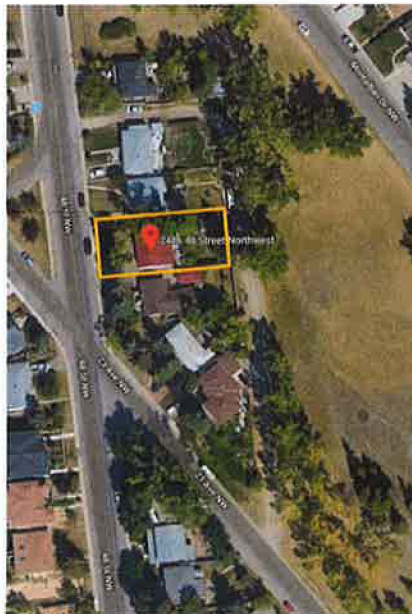


## 2416 48 Street NW

Mid-block R-CG (currently R-C1)



### Location Criteria for Multi-Residential Infills

- |                                                                                  |                                                                                                        |
|----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| ✓ Within 400 metres of a transit stop                                            | On bus route 422 with a future stop on the same block                                                  |
| ✓ Within 600 metres of an existing or planned primary transit stop               | On Route 422, 400m from Route 408 & Market Mall Primary Transit Hub                                    |
| ✓ Adjacent to or across from open space, park or community amenity               | Located adjacent to Montalban Park                                                                     |
| ✓ Along or in close proximity to existing or planned corridor or activity centre | Located within 400m of Market Mall (defined as a Major Activity Centre of the Primary Transit Network) |
| ✓ Direct Access to lane                                                          | Yes and across the lane is the Montalban Park                                                          |
| ✓ On a collector or higher standard roadway                                      | 48 Street is a collector road                                                                          |
| ✗ Corner Lot                                                                     |                                                                                                        |
| ✗ Adjacent to existing or planned multi-unit development                         |                                                                                                        |

Slide 2

## 2416 48 Street NW

Block Context



Investment /  
Rental Property

Investment /  
Rental Property

Note that all properties have curb cuts / front driveways.

CITY OF CALGARY  
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IN COUNCIL CHAMBER  
DEC 16 2019  
ITEM: 8.1.3 CPC2019-1288  
Public Distribution  
CITY CLERK'S DEPARTMENT

**LOC 2019-0118**

R-C1 to R-CG Rezoning



Slide 5

## 2416 48 Street NW

Parking Availability

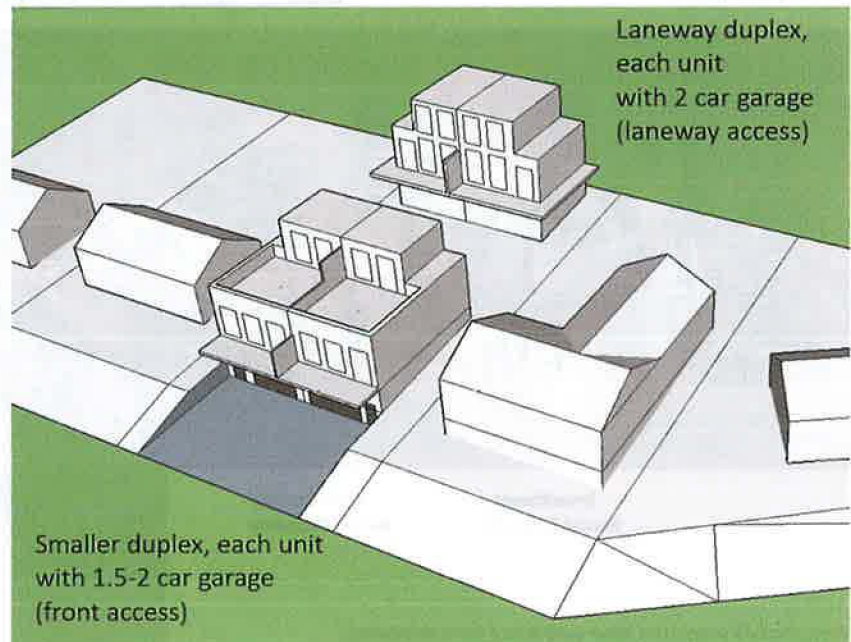
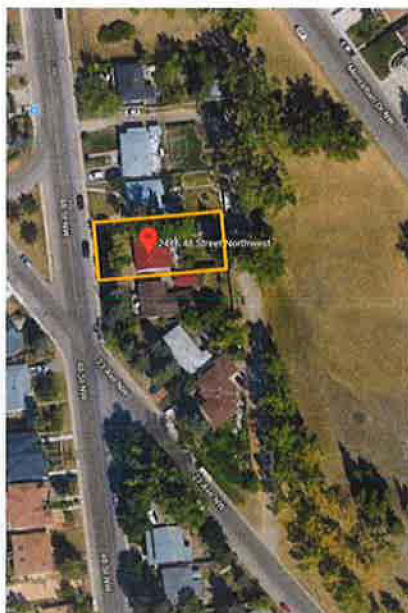


Slide 7

## 2416 48 Street NW

Thank you!

Sample 4 unit build-out under R-CG midblock rezoning



Slide 8