# PROPOSED 5-UNIT TOWNHOUSE DEVELOPMENT

## ISSUED FOR DEVELOPMENT PERMIT



## Bylaw Study

**ADDRESS**

Municipal: 3344 Morley Crescent NW, Calgary, AB
Legal: Plan:354ID;Block:3;Lot:54

**PROPOSED DENSITY (U/Ha)**

LAND USE R-CG Residential - Grade-Oriented Infill
Parcel Area (Ha) 0.076
Proposed Units: 5
5 units / 0.076 Ha = 65.79 U/Ha

**BUILDING COVERAGE (%) 58.84**

Parcel 757.31 $m^2$ (100%)
Residence 327.50 $m^2$ (43.25%)
Garage 118.06 $m^2$ (15.59%)
Total Coverage: 445.56 $m^2$ (58.84%)

**GROSS FLOOR AREA (m2) 802.08**

1st Floor 327.50 $m^2$
2nd Floor 252.25 $m^2$
3rd Floor 222.33 $m^2$
Total Above Grade 802.08 $m^2$
Basement 326.57 $m^2$
Garage 118.06 $m^2$

**WASTE AND RECYCLING**

Capacity: 8 carts x 95 Gallon each = 760 Gallons
Proposed Waste storage distribution:
Black Cart (95G) 3
Blue Cart (95G) 3
Green Cart (95G) 2
Total Carts: 8
Carts to be manually rolled out to pick-up location on collection day by a private waste management company.

**PARKING**

Parking Garage 6
Bike Storage 5

**UNIT AREAS**

| NAME | SQ.FT | SQ.M. |
|---|---|---|
| **UNIT 1** | | |
| FIRST FLOOR | 711.00 | 66.05 |
| SECOND FLOOR | 743.00 | 69.02 |
| THIRD FLOOR | 419.64 | 38.99 |
| TOTAL AREA | 1873.64 | 174.06 |
| **SUITE 1** | | |
| BASEMENT | 711.00 | 66.05 |
| **UNIT 2** | | |
| FIRST FLOOR | 755.10 | 70.15 |
| SECOND FLOOR | 711.60 | 66.11 |
| THIRD FLOOR | 578.26 | 53.72 |
| TOTAL AREA | 2044.96 | 189.98 |
| **SUITE 2** | | |
| BASEMENT | 750.10 | 69.69 |
| **UNIT 3** | | |
| FIRST FLOOR | 755.10 | 70.15 |
| SECOND FLOOR | 711.60 | 66.11 |
| THIRD FLOOR | 445.02 | 53.72 |
| TOTAL AREA | 1911.72 | 189.98 |
| **SUITE 3** | | |
| BASEMENT | 750.10 | 69.69 |

**UNIT AREAS**

| NAME | SQ.FT | SQ.M. |
|---|---|---|
| **UNIT 4** | | |
| FIRST FLOOR | 651.99 | 60.57 |
| SECOND FLOOR | 675.00 | 62.71 |
| THIRD FLOOR | 475.48 | 44.17 |
| TOTAL AREA | 1802.47 | 167.45 |
| **SUITE 4** | | |
| BASEMENT | 651.99 | 60.57 |
| **UNIT 5** | | |
| FIRST FLOOR | 651.99 | 60.57 |
| SECOND FLOOR | 675.00 | 62.71 |
| THIRD FLOOR | 475.48 | 44.17 |
| TOTAL AREA | 1802.47 | 167.45 |
| **SUITE 5** | | |
| BASEMENT | 651.99 | 60.57 |

**BUILDING AREA**

| | | |
|---|---|---|
| ABOVE GRADE | 9485.77 | 802.08 |
| BELOW GRADE | 3515.18 | 326.57 |




SOUTH EAST STREETSCAPE

NINES
DESIGN & VISUALIZATION

| DATE | No. | REVISION | BY |
|---|---|---|---|
| Nov 15, 2025 | 1 | CR | |

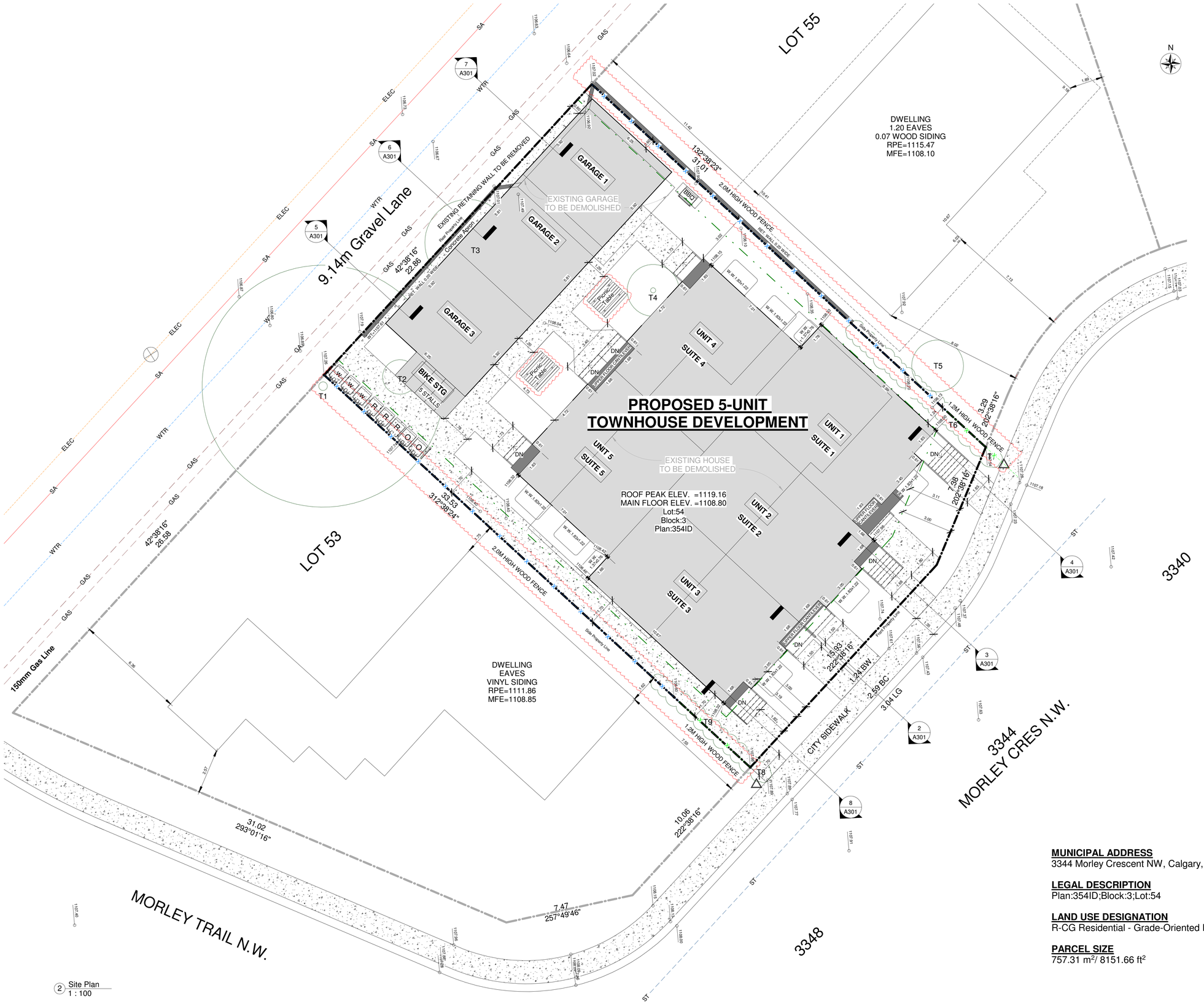
PROJECT
PROPOSED 5-Unit Townhouse Development
3344 Morley Crescent NW, Calgary, AB

CLIENT
Owner

| | | | |
|---|---|---|---|
| PROGRESS | DP | | |
| SCALE | As indicated | | |
| DRAWN | JP | CHECKED | TB |
| FILE | 202450805 | | |
| DATE | 1/4/2026 4:12:21 PM | | |

TITLE PAGE

A000




2 Site Plan
1 : 100

| | | | |
|---|---|---|---|
| Nov 15, 2025 | 1 | CR | |
| | | | |
| DATE | No. | REVISION | BY |

NINES
DESIGN & VISUALIZATION

PROJECT
# PROPOSED 5-Unit Townhouse Development

3344 Morley Crescent NW, Calgary, AB

CLIENT
Owner

**MUNICIPAL ADDRESS**
3344 Morley Crescent NW, Calgary, AB

**LEGAL DESCRIPTION**
Plan:354ID;Block:3;Lot:54

**LAND USE DESIGNATION**
R-CG Residential - Grade-Oriented Infill

**PARCEL SIZE**
757.31 m$^2$/ 8151.66 ft$^2$

| | | | |
|---|---|---|---|
| PROGRESS | | DP | |
| SCALE | | 1 : 100 | |
| DRAWN | JP | CHECKED | TB |
| FILE | | 202450805 | |
| DATE | | 1/4/2026 4:12:25 PM | |

SITE/BLOCK PLAN

A003




1 Landscaping Plan
1 : 100



New Fence Reference Image

CONIFEROUS TREE
DECIDUOUS TREE
SHRUB

PROPOSED BUILDING
AMENITY SPACE
Conc. Floor
CONC. WALKWAY
CONC. PAVING
W&R Area and Garage Apron
SOD
EXTERIOR STAIRS
WINDOW WELL
Gravel
MULCH
CITY LAND

## PARCEL LANDSCAPING AREA CALCULATION

| | SQ.M. | SQ.FT | % |
|---|---|---|---|
| PARCEL AREA | 757.31 | 8151.66 | |
| BUILDING FOOTPRINT | 437.80 | 4712.45 | |
| PARCEL COVERAGE | | | 58.84 |
| DENSITY | 66.02 Units per hectare | | |
| | | | |
| PROVIDED LANDSCAPING AREA | 290.19 | 3123.6 | 38.31% |
| HARD LANDSCAPING AREA | 156.79 | 1687.69 | 54.03% |
| SOFT LANDSCAPING AREA | 133.40 | 1435.91 | 45.97% |
| | | | |
| | | | |
| | | | |
| | | | |
| 7 TREES AND 21 SHRUBS PROVIDED | | | |

## PLANTING SCHEDULE

**PROPOSED TREE**

| # | SPECIES | CALIPER | CANOPY | HEIGHT | | AMOUNT |
|---|---|---|---|---|---|---|
| S | SHRUB | 0.15m | 0.6m | 1m | | 21 |
| T10 | PRINCESS KAY PLUM | 60mm | 2m | 3m | DECEDIOUS | 1 |
| T11 | PRINCESS KAY PLUM | 60mm | 2m | 3m | DECEDIOUS | 1 |
| T12 | SIBERIAN LARCH | 75mm | 2m | 3m | CONIFEROUS | 1 |
| T13 | PRINCESS KAY PLUM | 60mm | 2m | 2m | DECEDIOUS | 1 |
| T14 | PRINCESS KAY PLUM | 60mm | 2m | 2m | DECEDIOUS | 1 |
| T15 | SIBERIAN LARCH | 60mm | 2m | 2m | CONIFEROUS | 1 |
| T16 | SIBERIAN LARCH | 60mm | 2m | 2m | CONIFEROUS | 1 |

**EXISTING TREES**

| # | SPECIES | CALIPER | CANOPY | HEIGHT | STATUS | COMMENTS |
|---|---|---|---|---|---|---|
| T1 | DECIDUOUS | 0.50 | 8.00 | 14.00 | REMOVED | IN ADJACENT PROPERTY |
| T2 | BUSH | | 2.00 | 2.00 | REMOVED | IN SUBJECT PROPERTY |
| T3 | DECIDUOUS | 0.40 | 5.00 | 5.00 | REMOVED | IN SUBJECT PROPERTY |
| T4 | DECIDUOUS | 0.30 | 3.00 | 4.50 | REMOVED | IN SUBJECT PROPERTY |
| T5 | BUSH | | 3.00 | 4.00 | REMOVED | IN ADJACENT PROPERTY |
| T6 | BUSH | | 1.20 | 1.10 | REMOVED | IN SUBJECT PROPERTY |
| T7 | BUSH | | 1.20 | 1.10 | RETAIN | IN CITY PROPERTY |
| T8 | BUSH | | 1.10 | 1.16 | RETAIN | IN CITY PROPERTY |
| T9 | BUSH | | 1.10 | 1.16 | REMOVED | IN SUBJECT PROPERTY |

1. All soft surface landscaping provided with low water irrigation system.
2. City boulevard between property line and back of walk to be grass.
3. An Urban Forestry (UF) Technician must be onsite to mitigate possible root damage to adjacent Public trees during deep service excavation and walkway installation. Contact Urban Forestry via 311 to make arrangements for onsite meeting. Urban Forestry requires minimum two business days' notice prior to meeting onsite.
4. The dwelling units will be solar ready and able to accommodate solar photovoltaic panels for electricity eneration.
5. Rough in EV chargers in the garage 1 for future level 2 EVSE installation.
6. A minimum depth of 300mm topsoil for all sodded areas and 600mm for shrub and tree beds.

NINES
DESIGN & VISUALIZATION

| DATE | No. | REVISION | BY |
|---|---|---|---|
| Nov 15, 2025 | 1 | CR | |

PROJECT
PROPOSED 5-Unit Townhouse Development
3344 Morley Crescent NW, Calgary, AB

CLIENT
Owner

| | | | |
|---|---|---|---|
| PROGRESS | DP | | |
| SCALE | As indicated | | |
| DRAWN | JP | CHECKED | TB |
| FILE | 202450805 | | |
| DATE | 1/4/2026 4:12:27 PM | | |

LANDSCAPING PLAN
A005

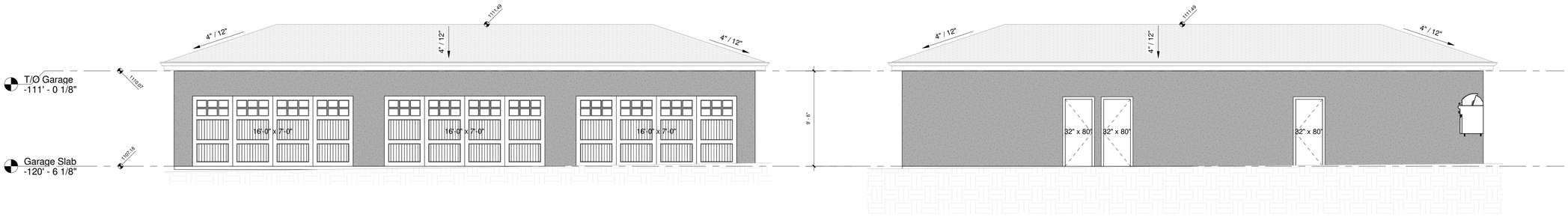






1 North Elevation
3/16" = 1'-0"

2 South Elevation
3/16" = 1'-0"




3 Garage North Elevation
3/16" = 1'-0"

4 Garage South Elevation
3/16" = 1'-0"

NINES
DESIGN & VISUALIZATION

| DATE | No. | REVISION | BY |
|---|---|---|---|
| | | | |

PROJECT
# PROPOSED 5-Unit Townhouse Development

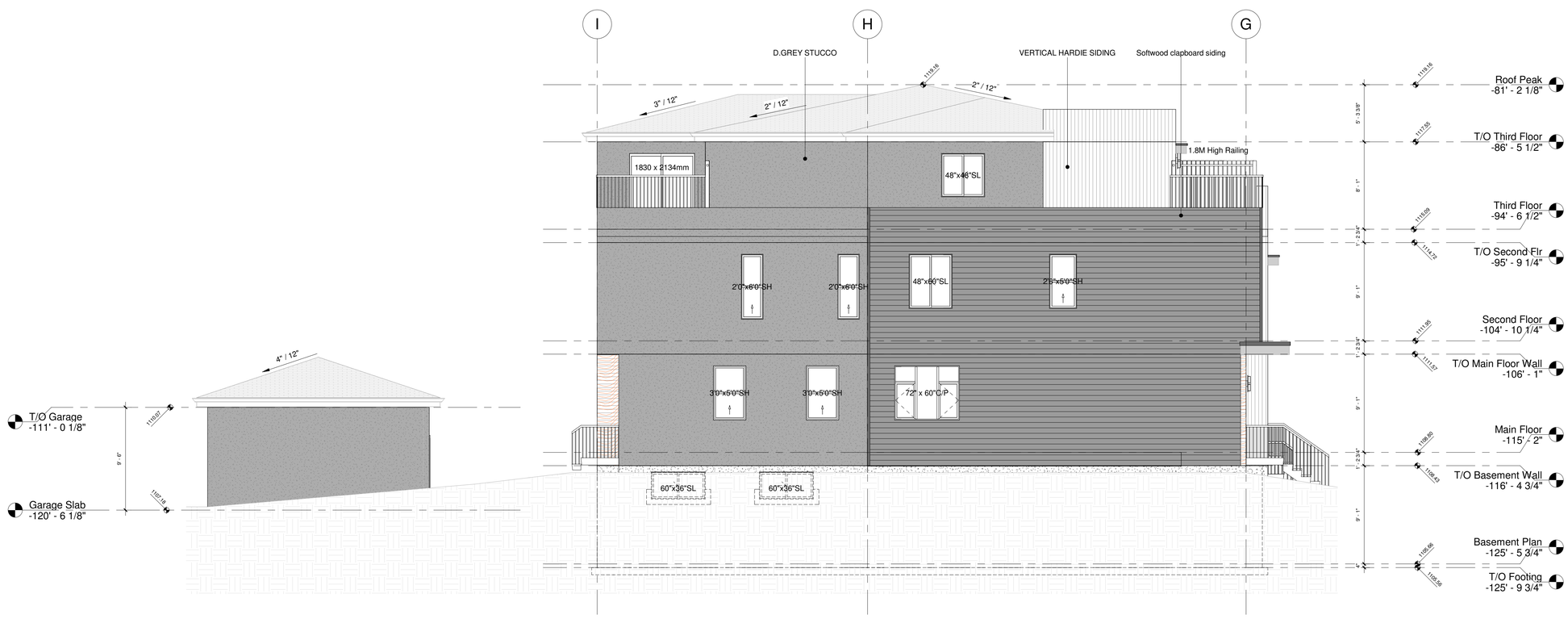
3344 Morley Crescent NW, Calgary, AB

CLIENT
Owner

| | | | |
|---|---|---|---|
| PROGRESS | | DP | |
| SCALE | 3/16" = 1'-0" | | |
| DRAWN | JP | CHECKED | TB |
| FILE | 202450805 | | |
| DATE | 1/4/2026 4:12:32 PM | | |

## NORTH & SOUTH ELEVATION

A201




1 West Elevation
3/16" = 1'-0"




2 East Elevation
3/16" = 1'-0"

NINES
DESIGN & VISUALIZATION

| DATE | No. | REVISION | BY |
|---|---|---|---|

PROJECT
# PROPOSED 5-Unit Townhouse Development

3344 Morley Crescent NW, Calgary, AB

CLIENT
Owner

| | | | |
|---|---|---|---|
| PROGRESS | | DP | |
| SCALE | | 3/16" = 1'-0" | |
| DRAWN | JP | CHECKED | TB |
| FILE | | 202450805 | |
| DATE | | 1/4/2026 4:12:34 PM | |

## EAST & WEST ELEVATION

A202