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: 10 carts x 65 Gallon each = 650 Gallons
Proposed Waste storage distribution:
Black Cart (65G) 4
Blue Cart (65G) 3
Green Cart (65G) 3
Total Carts: 10
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 4

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



R-CG Residential - Grade-Oriented Infill | R-CG Residential - Grade-Oriented Infill | R-CG Residential - Grade-Oriented Infill | R-CG Residential - Grade-Oriented Infill

SOUTH EAST STREETSCAPE

NINES
DESIGN & VISUALIZATION

DATE	No.	REVISION	BY
March 29, 2026	2	DR1	
Nov 15, 2025	1	CR	

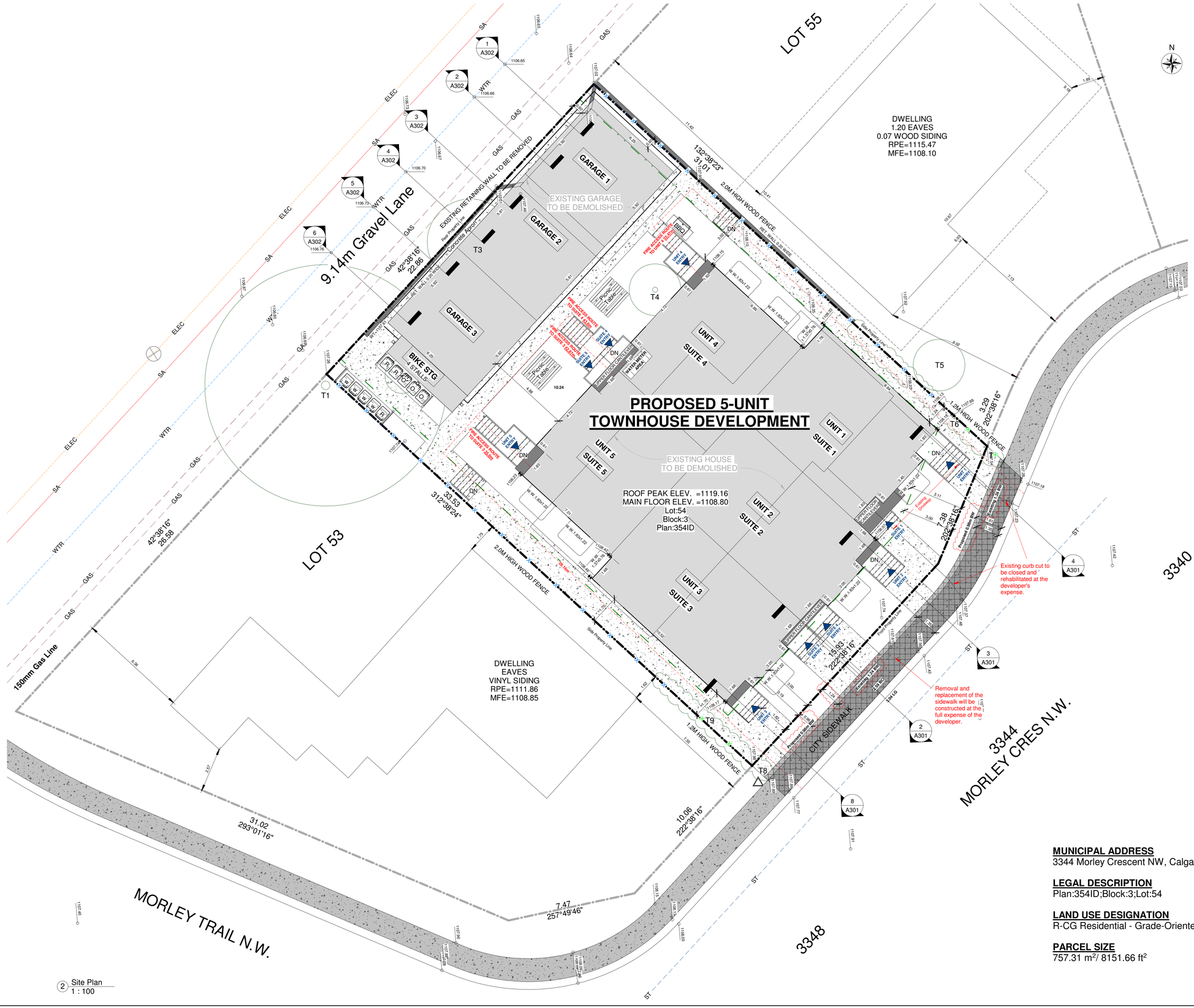
PROJECT
PROPOSED 5-Unit Townhouse Development
3344 Morley Crescent NW, Calgary, AB
Lot 54, Block 3, Plan 354 ID

CLIENT
Owner

PROGRESS		DP	
SCALE		As indicated	
DRAWN	JP	CHECKED	TB
FILE		202450805	
DATE		5/11/2026 11:16:45 AM	

TITLE PAGE

A000


PROPOSED 5-UNIT
TOWNHOUSE DEVELOPMENT
EXISTING GARAGE
TO BE DEMOLISHED
EXISTING HOUSE
TO BE DEMOLISHED
EXISTING RETAINING WALL TO BE REMOVED
GARAGE 1
GARAGE 2
GARAGE 3
T3
T4
T5
T6
T8
T9
T1
UNIT 1
SUITE 1
UNIT 2
SUITE 2
UNIT 3
SUITE 3
UNIT 4
SUITE 4
UNIT 5
SUITE 5
BIKE STG
4 STALLS
BBQ
Picnic Table
Picnic Table
FIRE ACCESS ROUTE TO SUITE 3 BELOW
FIRE ACCESS ROUTE TO SUITE 4 BELOW
FIRE ACCESS ROUTE TO SUITE 5 BELOW
FIRE ACCESS ROUTE TO SUITE 3 BELOW
UNDER-FLOOR GAS PIPING
WATER METER AREA
SUITE 1 ENTRY
SUITE 2 ENTRY
SUITE 3 ENTRY
SUITE 4 ENTRY
SUITE 5 ENTRY
UNDER-FLOOR GAS PIPING
UNDER-FLOOR GAS PIPING
ROOF PEAK ELEV. =1119.16
MAIN FLOOR ELEV. =1108.80
Lot:54
Block:3
Plan:354ID
LOT 55
LOT 53
DWELLING
1.20 EAVES
0.07 WOOD SIDING
RPE=1115.47
MFE=1108.10
DWELLING
EAVES
VINYL SIDING
RPE=1111.86
MFE=1108.85
2.0M HIGH WOOD FENCE
RET. WALL 0.50 WIDE
1.2M HIGH WOOD FENCE
9.14m Gravel Lane
150mm Gas Line
CITY SIDEWALK
Existing curb cut to be closed and rehabilitated at the developer's expense.
Removal and replacement of the sidewalk will be constructed at the full expense of the developer.
Existing Driveway
Proposed 6.0m BW
Existing 12.4m BW
3344
MORLEY CRES N.W.
3340
3348
MORLEY TRAIL N.W.
N
Site Property Line
Rear Property Line
Concrete Apron
1.2M HIGH WOOD FENCE
42°38'16"
22.86
39.53
312°38'24"
31.01
132°38'23"
15.93
222°38'16"
3.29
202°38'16"
7.38
202°38'16"
31.02
293°01'16"
10.06
222°38'16"
7.47
257°49'46"
42°38'16"
26.58
6.36
6.57
SA
ELEC
WTR
GAS
1106.65
1106.66
1106.67
1106.70
1106.73
1106.76
1107.49
1107.88
1107.89
1107.20
1107.18
1107.27
1107.43
1107.77
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1108.50
1108.51
1108.52
1108.53
1108.54



1 Landscaping Plan
1 : 100

N

CONIFEROUS TREE
DECIDUOUS TREE
SHRUB

PROPOSED BUILDING
AMENITY SPACE
Grass
CONC. WALKWAY
CONC. PAVING
W&R Area and Garage Apron
SOD
EXTERIOR STAIRS
WINDOW WELL
Gravel
MULCH
CITY LAND
YARD SOLAR BOLLARD LIGHT
WALL MOUNTED LIGHT

PARCEL LANDSCAPING AREA CALCULATION

	SQ.M.	SQ.FT	%
PARCEL AREA	757.31	8151.66	
BUILDING FOOTPRINT	443.7	4775.93	
PARCEL COVERAGE			58.58
DENSITY	66.02 Units per hectare		
PROVIDED LANDSCAPING AREA	297.78	3205.25	39.32 %
HARD LANDSCAPING AREA	162.53	1749.47	54.59%
SOFT LANDSCAPING AREA	135.25	1455.78	45.41%
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.
7. all Class 1 bicycle parking storage areas are provided on a hard surface.

New Fence Reference Image







May 10, 2026	3	DR2	
March 29, 2026	2	DR1	
Nov 15, 2025	1	CR	
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PROJECT
PROPOSED 5-Unit Townhouse Development

3344 Morley Crescent NW, Calgary, AB
Lot 54, Block 3, Plan 354 ID

CLIENT
Owner

PROGRESS	DP		
SCALE	As indicated		
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FILE	202450805		
DATE	5/11/2026 11:16:59 AM		

LANDSCAPING PLAN

A002



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"

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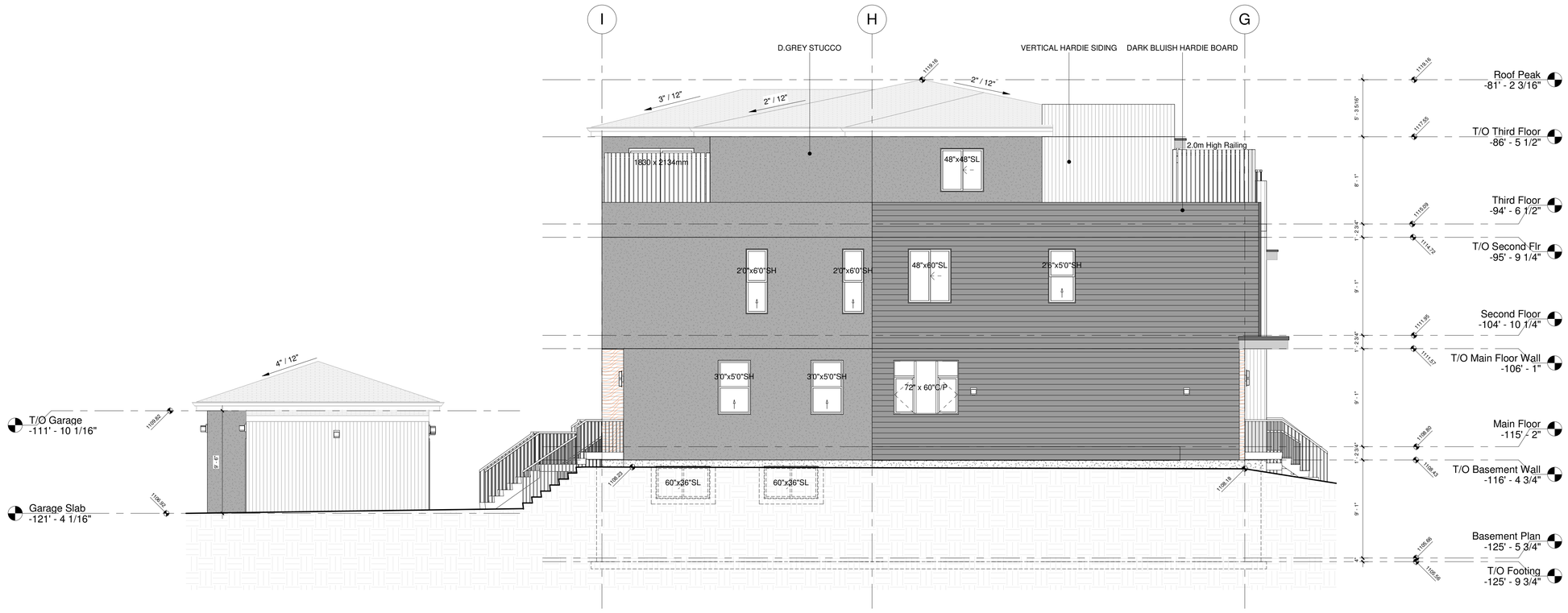
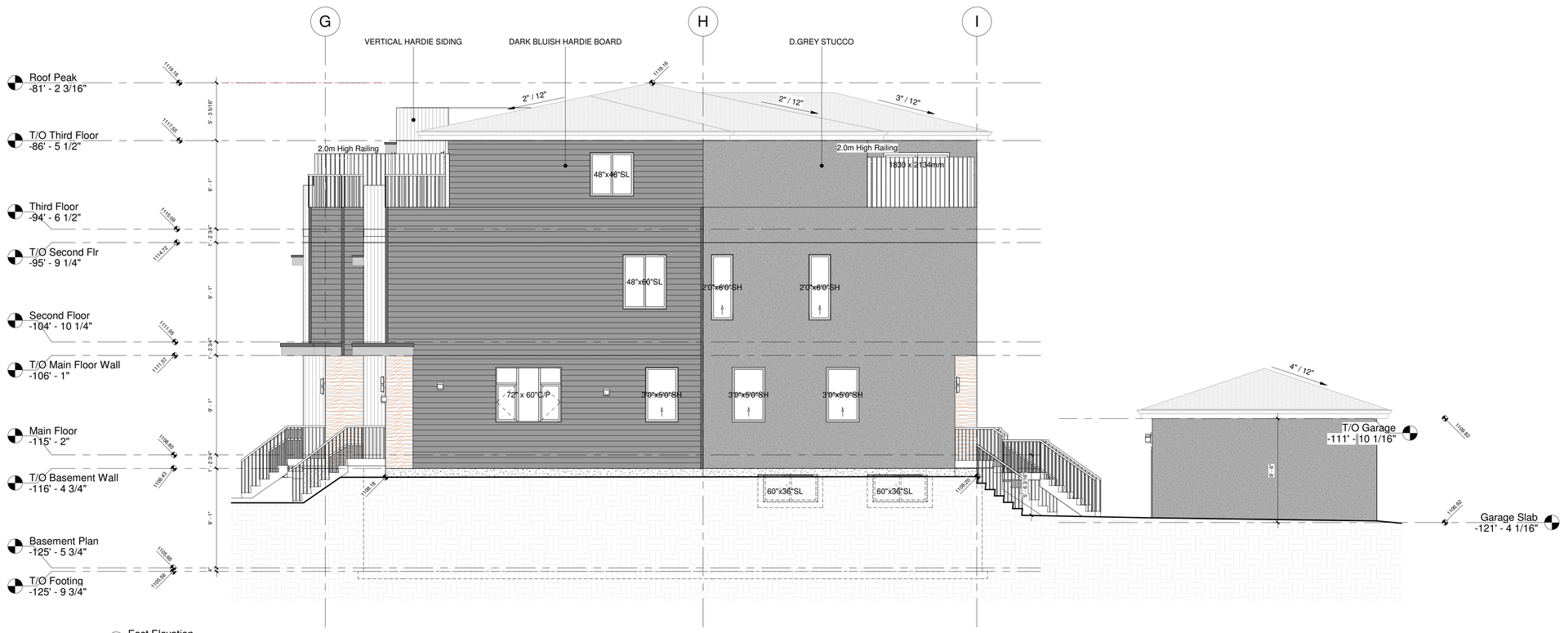
NORTH & SOUTH ELEVATION

A201



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



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

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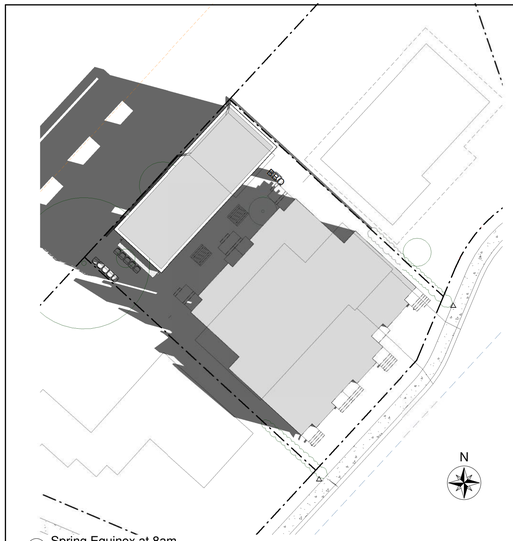
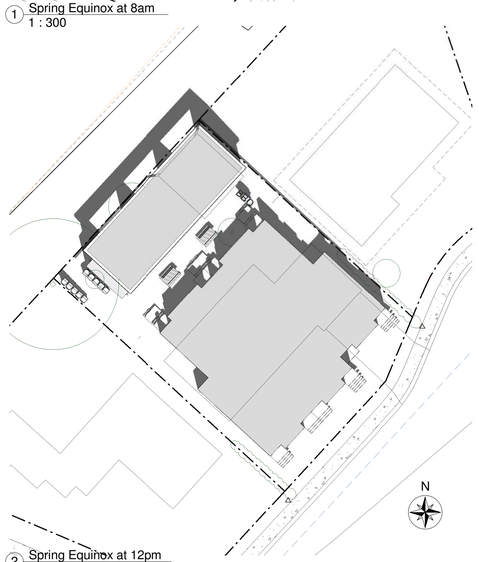
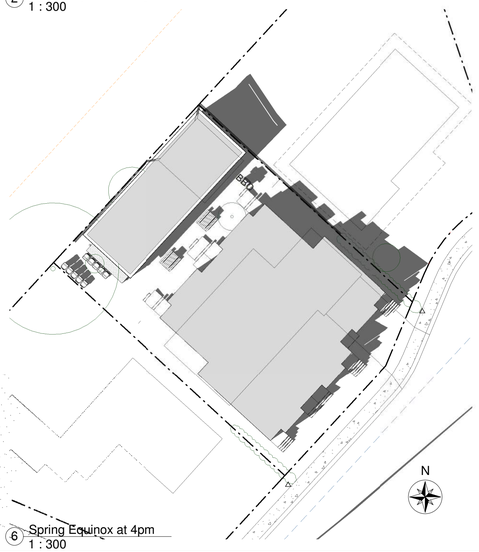
EAST & WEST ELEVATION
A202



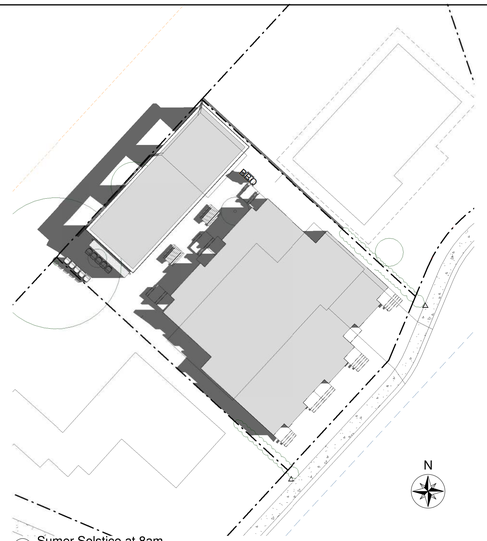
1 Spring Equinox at 8am
1 : 300



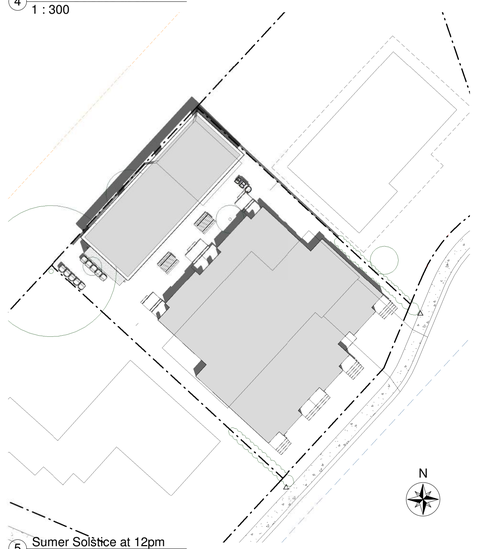
2 Spring Equinox at 12pm
1 : 300



6 Spring Equinox at 4pm
1 : 300



4 Sumer Solstice at 8am
1 : 300



5 Sumer Solstice at 12pm
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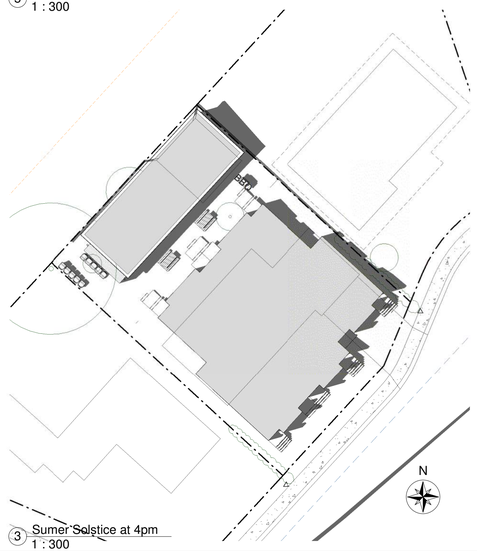

3 Sumer Solstice at 4pm
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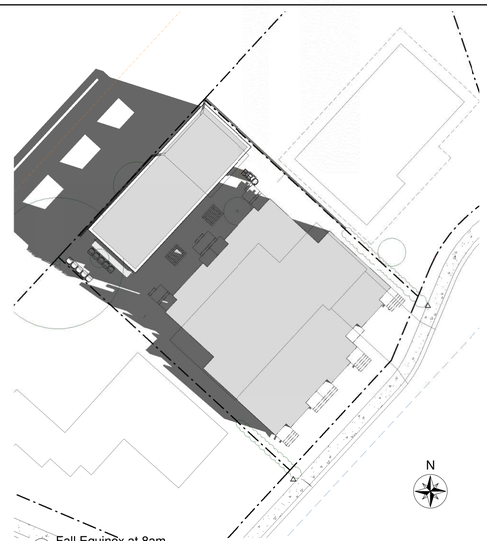
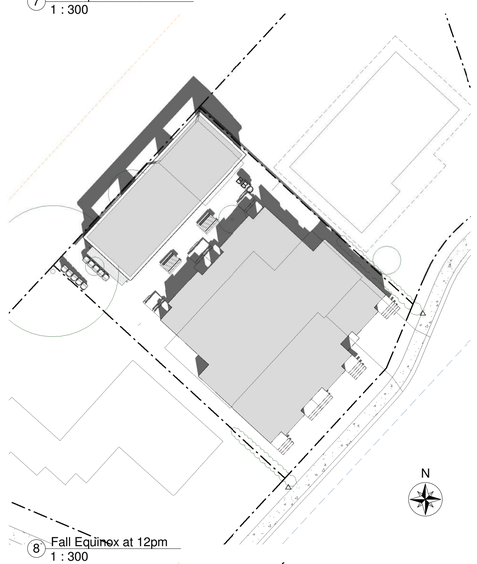
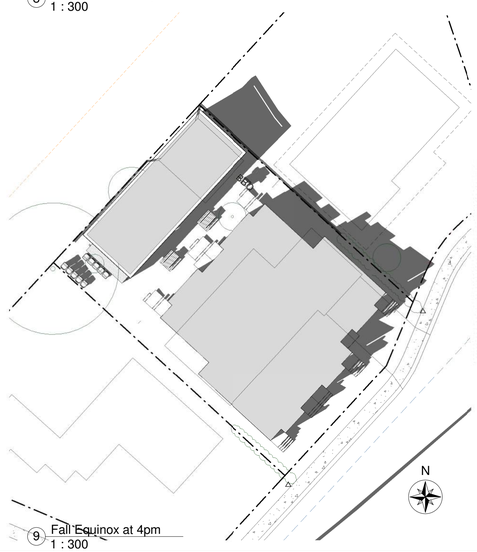


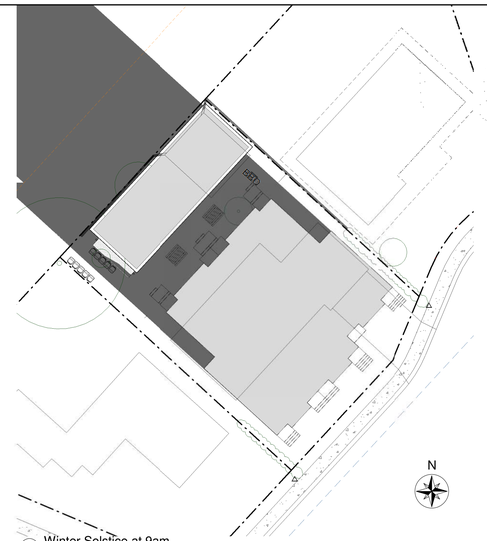
7 Fall Equinox at 8am
1 : 300



8 Fall Equinox at 12pm
1 : 300



9 Fall Equinox at 4pm
1 : 300



10 Winter Solstice at 9am
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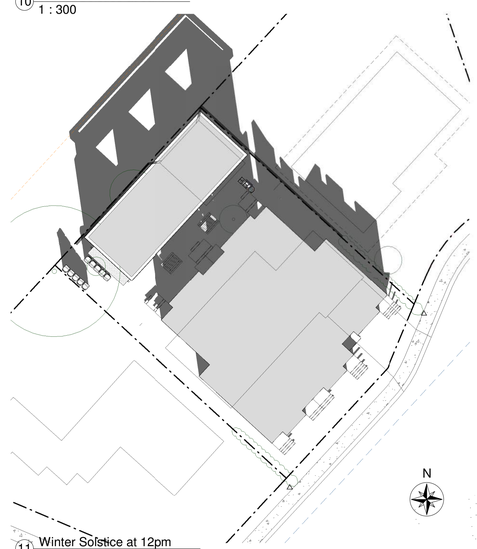

11 Winter Solstice at 12pm
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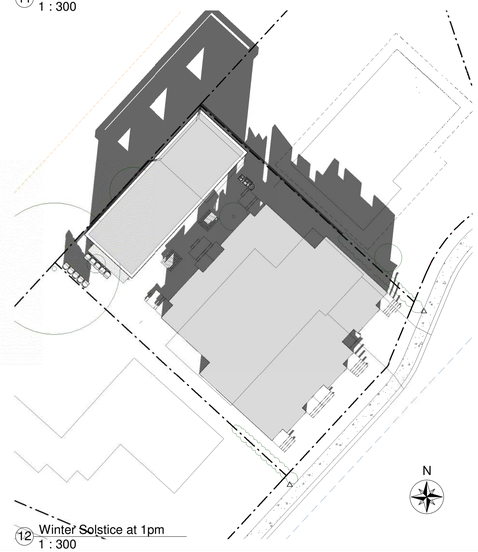

12 Winter Solstice at 1pm
1 : 300

NINES
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DATE	No.	REVISION	BY

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CLIENT

Owner

PROGRESS		DP	
SCALE		1 : 300	
DRAWN	Author	CHECKED	Checker
FILE	202450805		
DATE	5/11/2026 11:17:12 AM		

SHADOW STUDY

A401