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

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

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

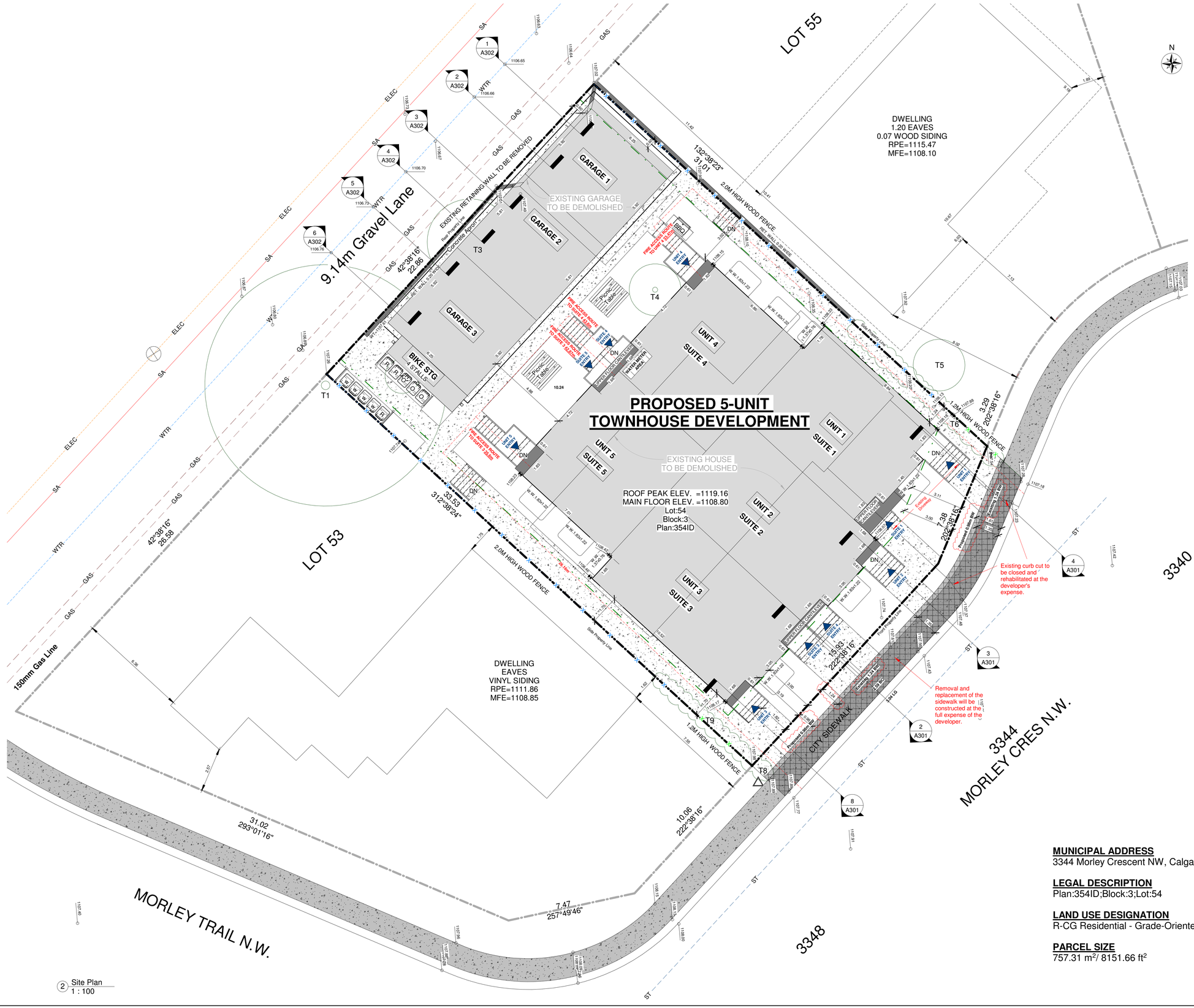
PROJECT
PROPOSED 5-Unit Townhouse Development
3344 Morley Crescent NW, Calgary, AB
Lot 54, Block 3, Plan 354 ID

CLIENT
Owner

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

TITLE PAGE

A000



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

② Site Plan
1 : 100

NINES
DESIGN & VISUALIZATION

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

DATE	No.	REVISION	BY
May 10, 2026	3	DR2	
March 29, 2026	2	DR1	
Nov 15, 2025	1	CR	

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SCALE		1 : 100	
DRAWN	JP	CHECKED	TB
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DATE	5/11/2026 11:16:53 AM		

SITE/BLOCK PLAN
A001



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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PROGRESS		DP	
SCALE		3/16" = 1'-0"	
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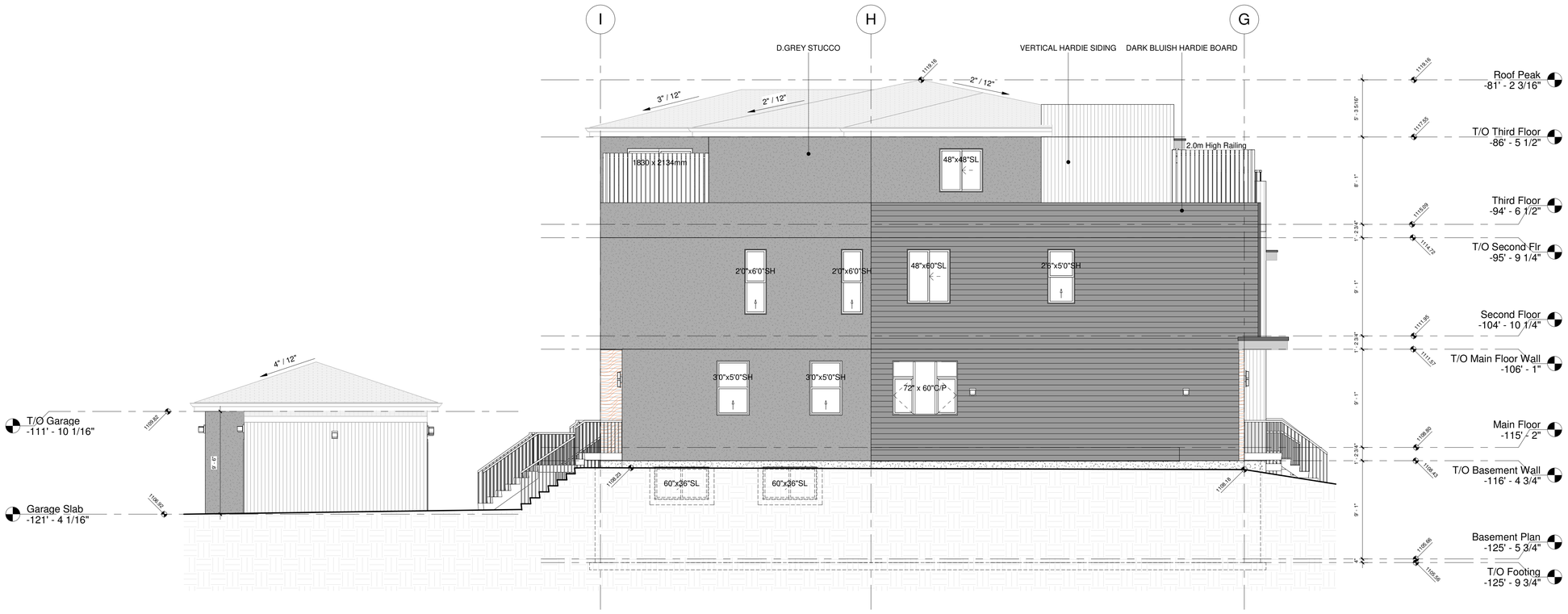
NORTH & SOUTH ELEVATION

A201



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



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

NINES
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EAST & WEST ELEVATION

A202