

**From:** [REDACTED]  
**To:** [Public Submissions](#); [svc.dmap.commentsProd](#)  
**Subject:** [External] 2803 31 ST SW - LOC2022-0062 - DMAP Comment - Sat 7/6/2024 4:44:45 PM  
**Date:** Saturday, July 6, 2024 4:44:51 PM

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Application: LOC2022-0062

Submitted by: Navdeep Dhaliwal

Contact Information

Address: 2813 32 St SW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Density, Amount of Parking, Community character, Traffic impacts, Offsite impacts

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

Hi,

I have noticed this lot is planned for a multi-family residence that has a greater number of units than just a detached or semi-detached home. A detached home or duplex would be ok at this site but anything more would be terrible. This lot is part of a cul-de-sac and if you build this multi-unit complex here, there will be too many families living within the cul-de-sac; when it was designed only for a single family/home. Traffic and parking in this area is already difficult, as the cul-de-sac was originally designed to have one family/home for the lot. Killarney is full of young families and I do know there are kids that live in the cul-de-sac and are often playing and walking in the area. I would fear that having this many families/cars in that confined space could lead to a pedestrian accident. Again, this cul-de-sac only has one way in and out and it was not designed for multi-family residential builds on a single lot. Even building duplex homes on these lots is a stretch for the area so I can only imagine how bad it will be with anything more than a 2 unit build on this lot.

I'm assuming this development was allowed due to the recent re-structuring of the zoning rules but I would highly encourage the city to use some common sense and realize that you cant build multi-family buildings just anywhere; especially in an older neighborhood and cul-de-sacs. The original space/roads and amenities were designed for a certain amount of people and traffic in the area so building this type of building here would not be good. I would like to thank you for your time in considering my request.

Best,

Navdeep Dhaliwal

Attachments: