

# Community Association Letter



## **Tuxedo Park Community Association**

202 - 29<sup>th</sup> Avenue NE  
Calgary, Alberta T2E 2C1  
Phone (403) 277-8689

**September 11, 2020**

Circulation Control  
Planning and Development  
Box 2100, Station M  
Calgary, AB T2P 2M5

Attention: Manish Singh

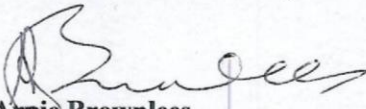
RE: LOC2020-0123  
120 17 Ave. NW

The Tuxedo Park Community Association (TPCA) has reviewed the subject application. We have the following comments:

1. It appears buildings of this size which have been proposed lately lack sufficient parking to accommodate all residents in anticipation of transit use. We would like to see this addressed in the development design as parking continues to be a concern for the community in general.
2. TPCA is supportive of not having commercial space on the ground level. We would recommend the ground level units be larger live/work units that could be converted to commercial in the future. Another suggestion would be to have two story townhouses on the ground level to add some diversity.

In consideration of these points, TPCA will support the subject Land Use Amendment. I trust the foregoing is in order, please contact the undersigned at 403-860-3340 to discuss further.

**Tuxedo Park Community Association**



**Arnie Brownlees**  
Director