

# Community Association Comments

## Drobot, Dwayne

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**From:** Arnie Brownlees [REDACTED]  
**Sent:** Thursday, January 12, 2023 11:31 AM  
**To:** Drobot, Dwayne  
**Subject:** [External] FW: LOC2022-0178 - 120 17 Avenue NW

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Hi Dwayne, further to your email of Jan. 4, 2023. Generally the CA is supportive of a development of this scope at this location, given it's proximity to Centre St. and the Enmax substation. I'm wondering if you have heard from the owners of the smaller adjacent houses?

Arnie Brownlees  
Director, Tuxedo Park Community Association  
403-860-3340

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**From:** Drobot, Dwayne <[Dwayne.Drobot@calgary.ca](mailto:Dwayne.Drobot@calgary.ca)>  
**Date:** Wed, Jan 4, 2023 at 9:39 AM  
**Subject:** LOC2022-0178 - 120 17 Avenue NW  
**To:** [planning@tuxedoparkcommunity.ca](mailto:planning@tuxedoparkcommunity.ca) <[planning@tuxedoparkcommunity.ca](mailto:planning@tuxedoparkcommunity.ca)>

Hi there – I just wanted to follow up on a circulation that was sent regarding a land use amendment on this site. The amendment proposes to increase the allowable FAR from 4.5 to 7 and the height from 24 metres to 50 metres. This would allow the applicant to apply for a development permit for a 12-storey building as per the North Hill Communities Local Area Plan.

The original circulation was sent on October 12, 2022. I haven't received comments and are getting close to moving forward to a recommendation to Calgary Planning Commission. I was wondering if you had any comments or concerns?

I can be reached at this e-mail or the phone number below.