

6 January 2021

Standing Committee on Planning and Urban Development

Re: North Hill Communities Local Area Plan

Please recommend Council approve the Guidebook for Great Communities and North Hill Communities Local Area Plan in March.

In August 2017, Councillors Carra and Farrell wrote a notice of motion to start this project. The Renfrew Community Association, on whose board I was serving as director of traffic, wrote a letter of support asking that Renfrew be included. In the spring of 2018, when I was the Community Association's director of planning, Jordan Furness attended our planning committee meeting to discuss the project. The working group met from September 2018 to February 2020, and additional meetings were held until December 2020. I have been told that the working group has probably had 40-50 hours of preparation and meetings, but that number ignores engagement, board, planning committee, and Council meetings about the Plan. **If this Plan is further delayed because people want to delay the Guidebook or revise this Plan, how many more volunteers' hours and administration resources will it consume?**

My primary complaint about the North Hill Plan is how much the City has delayed the process of defining the details of new building forms. For example, Renfrew has several streets that combine the Neighbourhood Connector urban form with a height of up to six-storeys. These could be new building forms in Calgary. Should the buildings on these streets be freehold row or townhouses where people can build tall, narrow buildings that abut adjacent homes and cover up to 45% of the lot? Should they be apartments with side setbacks and cover up to 60% of the lot? Should they have contextual front setbacks? Should they have build-to lines? Should they have a form that we have not considered? Any of those ideas could produce wonderful results, but **because people who live outside of the Plan's area objected to the idea of a duplex being allowed in their neighbourhood in March, the City is not much closer to defining new building forms within the Plan's area than it was a year ago.** Applicants have proposed buildings under our current land use bylaw, which may or may not

have the same attributes as the future building forms in the new land use bylaw. The longer the Guidebook and North Hill Plan are delayed, the more applicants define those new forms through individual applications rather than by letting many Calgarians work together to define these buildings through a new land use bylaw.

I am not an urban planner. I cannot judge this plan in terms of gender, race, or disability. My education is in history, from which I have learned that every plan fails at some point and in some way. Prussian Field Marshal Helmuth von Moltke the Elder observed, "No plan of operations survives the first collision with the main enemy body."¹ That is often phrased as "no plan survives first contact with the enemy." Dwight D. Eisenhower quoted "a statement [he] heard long ago in the Army, 'Plans are worthless, but planning is everything.'"² Mike Tyson observed, "Everybody has a plan until they get punched in the mouth."³ Because plans inevitably fail, people need to be able to adapt those plans. If updating a plan takes two years like creating this plan did, the plan will never be able to adapt. For the North Hill Plan to succeed, we need to include adaptation and flexibility through a low-density district that allows a variety of housing options beyond detached houses. As Charles Marohn wrote, "Projections are not necessary ... when things are built incrementally with ongoing feedback driving adaptation."⁴ **If the Guidebook is gutted by removing adaptability from the low-density district, local area plans like North Hill's will be obsolete upon approval.** They will be bigger, but no better than the area redevelopment plans they replace.

Thank you,
Nathan Hawryluk

¹ Christon I. Archer, John R. Ferris, Holger H. Herwig, and Timothy H. E. Travers, *World History of Warfare*, (Lincoln, Nebraska: University of Nebraska Press, 2002), 428.

² Dwight D. Eisenhower, *Dwight D. Eisenhower: 1957: containing the public messages, speeches, and statements of the president, January 1 to December 31, 1957*, (Washington D.C.: Office of the Federal Register, National Archives and Records Service, General Services Administration), 235, <https://babel.hathitrust.org/cgi/pt?id=miaa.4728417.1957.001&view=1up&seq=858>.

³ Mike Berardino, "Mike Tyson explains one of his most famous quotes," *South Florida Sun Sentinel*, 9 November 2012, <https://www.sun-sentinel.com/sports/fl-xpm-2012-11-09-sfl-mike-tyson-explains-one-of-his-most-famous-quotes-20121109-story.html>.

⁴ Charles Marohn, *Strong Towns: A bottom-up revolution to rebuild American prosperity*, (Hoboken: John Wiley & Sons, Inc., 2020), 75.