

Message from the Chair



I am pleased to present the 2016 Annual Report of the Calgary Subdivision and Development Appeal Board. This report contains information on the 2106 operations of the SDAB, with statistics on appeal volumes, types of appeals and decisions rendered.

As you will see by the accompanying graphically-enhanced information, the volume of appeals filed with the SDAB in 2016 decreased from 166 in 2015 to 123 in 2016. The total number of appeals in relation to the total number of development permits also decreased from 3% in 2015 to 2% in 2016. September was the busiest month for the SDAB where 15 appeals were heard.

A majority of the appeals related to residential development with a significant portion of these pertaining to single detached and semi-detached homes. Appeals of development permits continue to be the highest in inner-city wards. The longest and most complex appeal heard in 2016 was one related to the Calgary Drop-In Centre, heard over five days and spanning over three months.

Of all Board decisions, approximately 50% of the appeals were either allowed (the appeal was successful and the decision of the development authority was overturned) or allowed in part (the development authority's decision was altered). 26% were denied (the appeal was unsuccessful and the development authority's decision was upheld), with the balance either withdrawn or struck (no Board jurisdiction).

The 2017 SDAB Board member recruitment campaign was very successful – over 40 applications were received from the public resulting in the appointment of seven new Board members. 2016 also saw the transition in Board leadership from Rick Grol to Bill Chomik. Rick was extremely helpful through this transition in preparing a number of documents outlining processes, policies and procedures that have assisted the new chair and the Board generally in moving positively forward. The Board commends Rick's leadership and commitment, and wishes him well.

I would like to thank the 2016 Board members for their exemplary public service, the SDAB administration for their dedicated service, the Board Solicitor for providing sound legal counsel, and the participants in the appeal process for enabling the Board to discharge its duties and obligations under the requirements of the *Municipal Government Act*.

Respectfully submitted,

Bill Chomik, SDAB Chair

Highlights

Transition in leadership from Rick Grol to Bill Chomik

The 2017 Recruitment Campaign was a huge success with receiving 40 applications

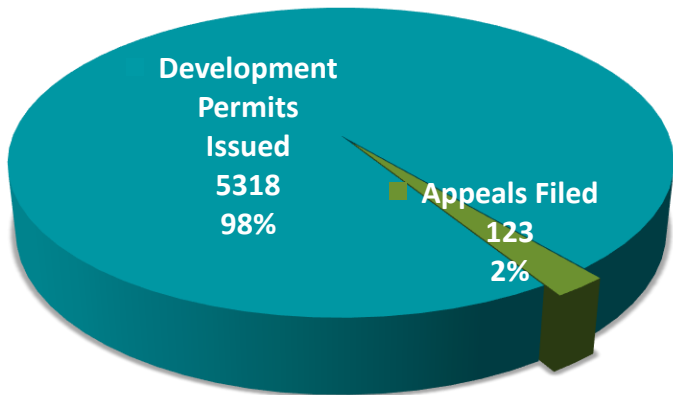
New member appointments include:

- Catherine Butlin
- Carolyn Dahl Rees
- Thomas Debicki
- Sean MacLean
- Mike Meredith
- Andy Orr
- Katherine Wagner

The Drop-In Centre appeal was heard over 5 days and spanned 3 months

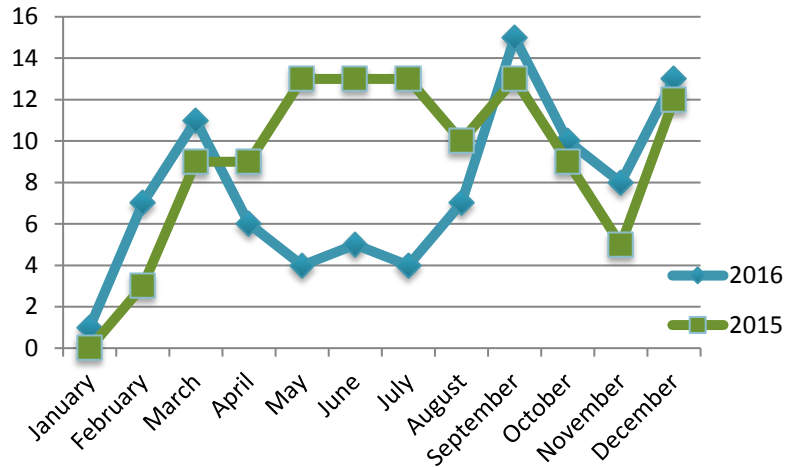
An appeal was received seeking permission to be heard at the Court of Appeal

Appeals Against DP's

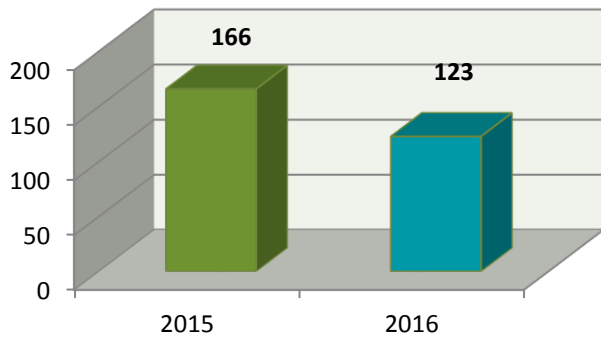


APPEALS AGAINST DEVELOPMENT PERMITS REMAIN AROUND 2%. THE TOTAL NUMBER OF APPEALS DECREASED THIS YEAR FROM 166 TO 123

Numbers of Appeals Heard By Month



Total Appeals Year over Year



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2016	1	7	11	6	4	5	4	7	15	10	8	13
2015	0	3	9	9	13	13	13	10	13	9	5	12

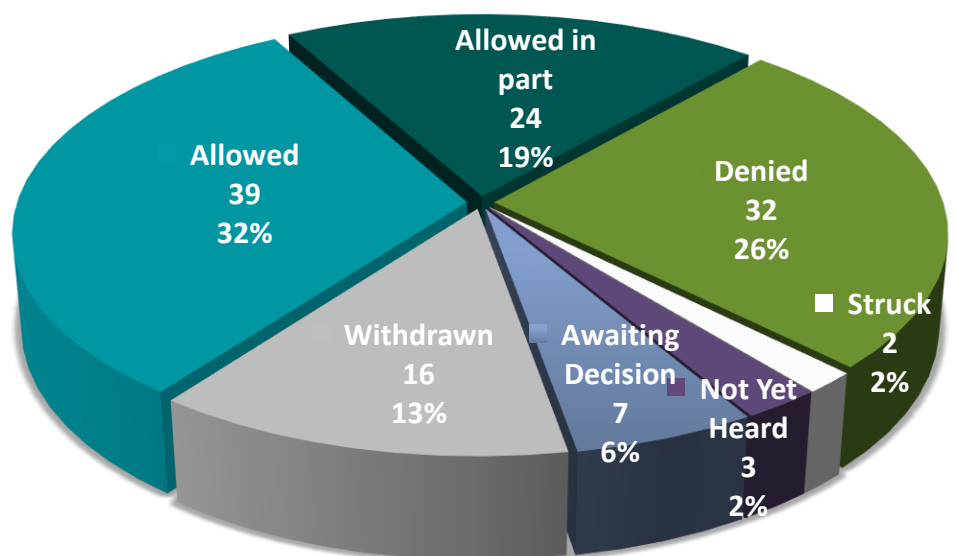
ALLOWED: THE APPEAL WAS SUCCESSFUL AND THE DECISION OF THE DA WAS OVERTURNED

ALLOWED IN PART: THE DA'S DECISION WAS ALTERED

DENIED: THE APPEAL WAS UNSUCCESSFUL AND THE DA'S DECISION WAS UPHELD

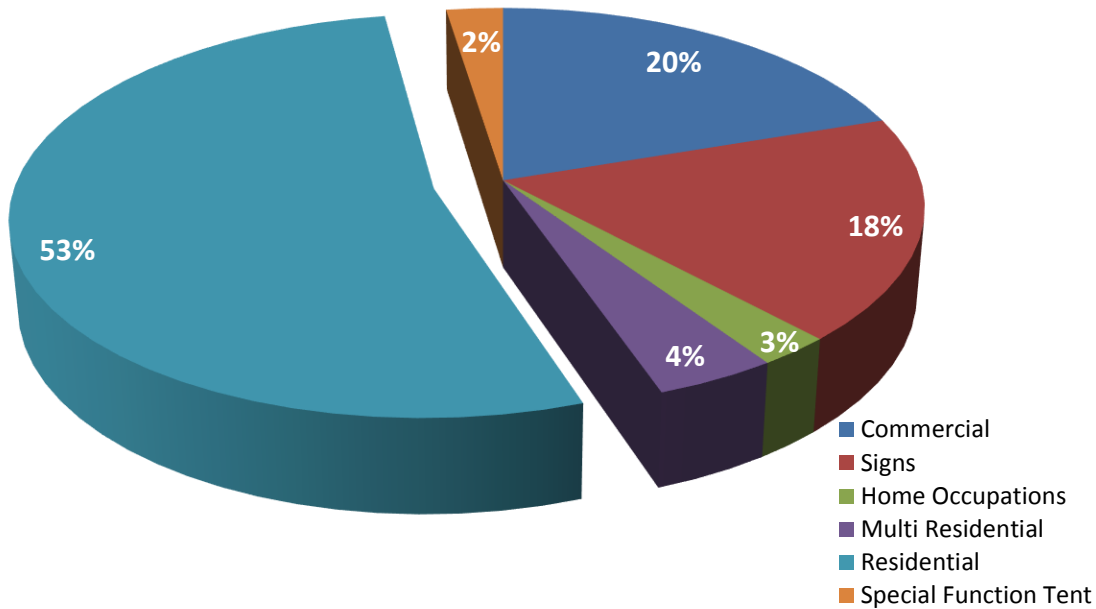
STRUCK: THE BOARD RULED THEY DID NOT HAVE JURISDICTION

Breakdown of Appeals in 2016



THE MAJORITY OF APPEALS ARE FROM RESIDENTIAL DEVELOPMENTS. THE NEXT HIGHEST ARE FROM THE COMMERCIAL SECTOR AND SIGNS.

Appeals by Property Type



APPEALS WERE HIGHEST IN THE INNER CITY WHICH IS TYPICAL.

WARDS 7, 8, AND 9 RECEIVED THE HIGHEST NUMBERS OF APPEALS

WARDS 4, 5, AND 13 RECEIVED THE LOWEST NUMBERS OF APPEALS

Appeals by Ward

