

2017 Annual Report Message from the Chair



I am pleased to present the 2017 Annual Report of the Calgary Subdivision and Development Appeal Board. This report highlights key statistics and other observations about the Board's operations in 2017, and forecasts changes for the year ahead.

Continuing the trend observed in 2016, appeal volumes decreased slightly from 123 to 119. 2018 may see an increase in appeal volumes with the introduction of cannabis legislation and City Council's recent reforms to secondary-suite applications. However, the number of appeals filed as a proportion of development and subdivision applications remains low, at 1.89%.

Nearly half of appeals pertained to single residential dwellings (46%), followed by commercial development (23%) and signs (19%). Approximately 1/4 of all appeals were allowed, 1/4 were allowed in part, 1/4 were denied, and 1/4 were struck or withdrawn. Only one of the Board's decisions was appealed to the Court of Appeal.

The Board has made an intentional investment in more robust training for its members in order to bolster the Board's expertise and foster sound succession planning. The Board has also benefitted from increased administrative support in the form

of two Appeal Clerks. Due in part to these investments, the Board has improved the timeliness of its issued decisions, and is pleased that 84% of 2017 decisions were issued within 30 days of a hearing.

As part of an initiative to support transparency and facilitate public engagement with the Board's work, live-streaming of hearings – which began in June 2017 – will continue. In a further effort to serve the public, the Board's hearings now end at 5:00 PM. Potential appellants should be aware that, due to amendments to the *Municipal Government Act*, the appeal period for development-permit appeals has been extended from 14 to 21 days.

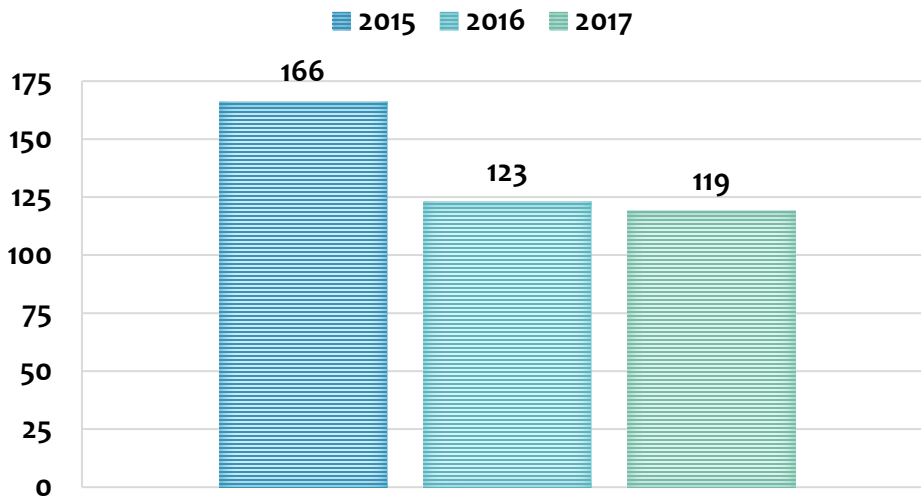
I would like to take this opportunity to welcome the Board's newest members: Funmi Abiiba, Gary Belecki, Kerry Boyce, Rijalda Ozulu, and Terry Smith. As always, I thank the entire Board for their exemplary public service, the Board solicitor and administration for their support, and the participants in the appeal process for their cooperation with the Board's processes.

Respectfully,
Bill Chomik, Chair

In this report ...

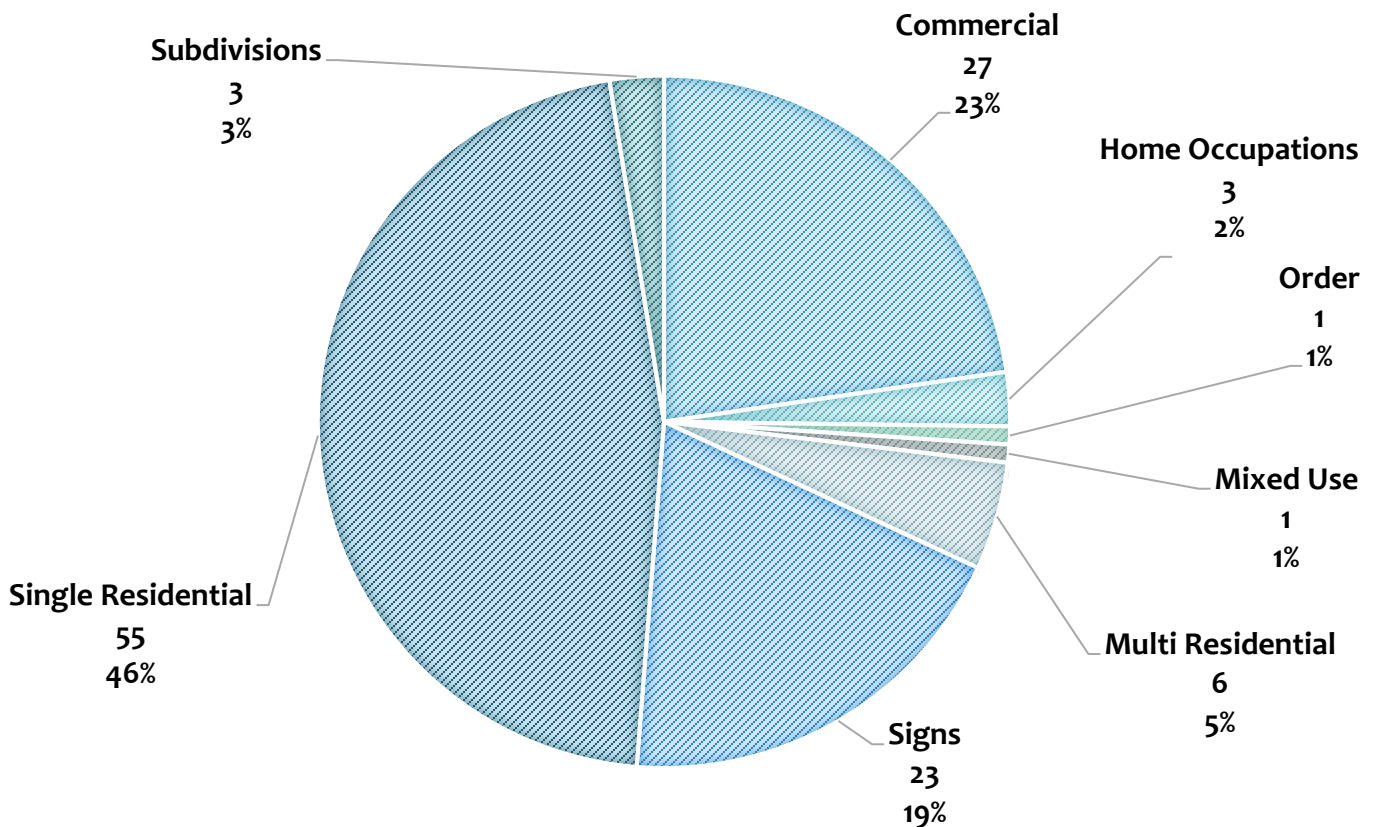
- ① How many appeals did the Board receive?
- ② What sorts of developments are appealed the most?
- ③ How many appeals were allowed or denied?
- ④ How are stakeholders notified of appeals, and how would they like to be notified?
- ⑤ Who is new on the Board in 2018?
- ⑥ What changes will the Board see in 2018?

TOTAL APPEALS



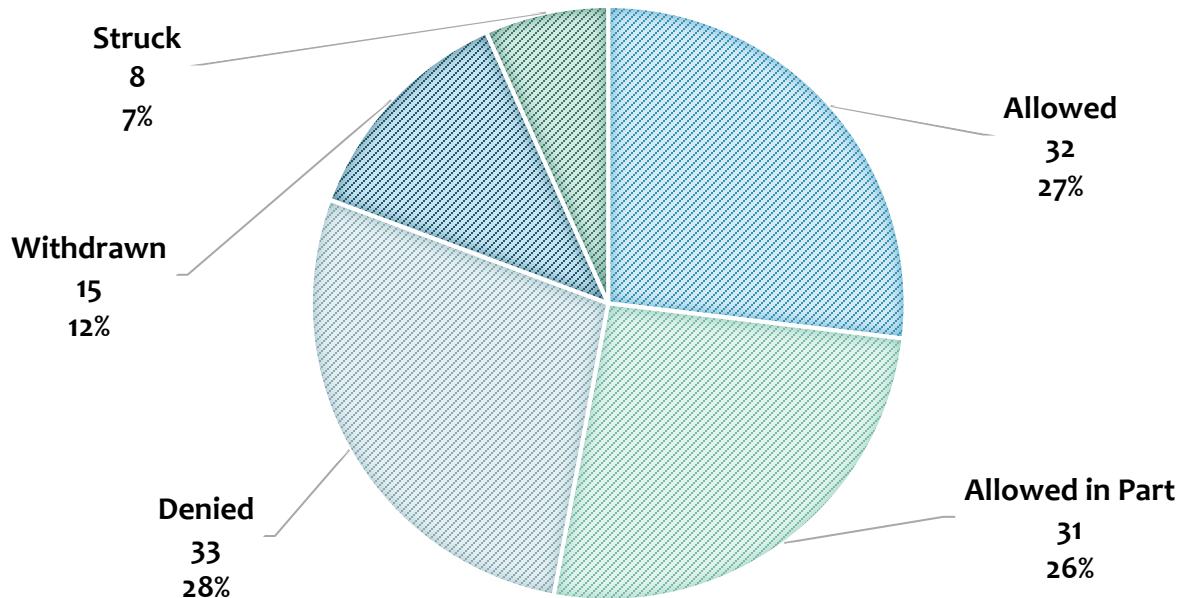
The City Planning Department received 6,285 applications for development permits and subdivision approvals in 2017. Of these, 1.89% were appealed to the Board.

NUMBER AND PERCENTAGE OF APPEAL TYPES (2017)



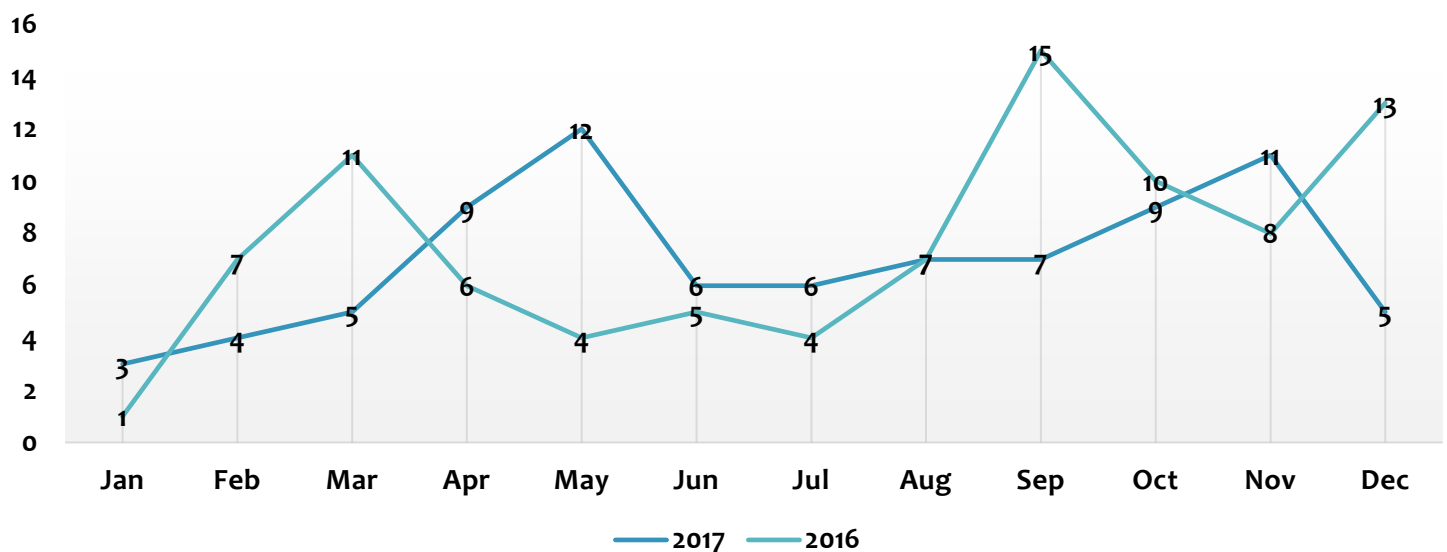
The proportion of single residential appeals decreased from 53% in 2016, while the proportion of commercial appeals increased from 20%. Other categories saw little change.

NUMBER AND PERCENTAGE OF APPEALS BY OUTCOME (2017)



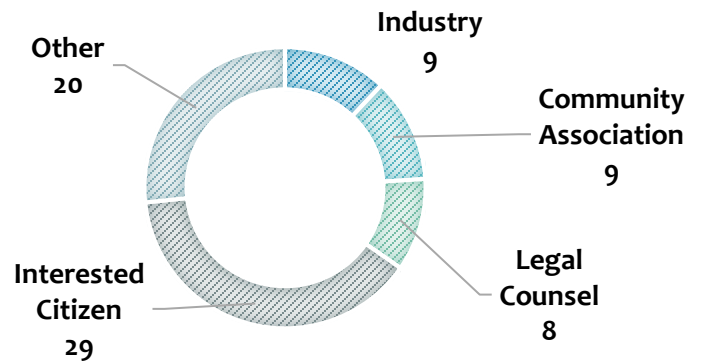
Compared to 2016, the number of appeals allowed in part (meaning that the Board allowed a development or subdivision with some changes to the original conditions) increased by 4 percentage points, while those allowed decreased by 7 percentage points. Proportionally, the Board denied slightly fewer appeals (meaning it upheld the Planning Department's decision), and more decisions were struck (usually because the Board did not have jurisdiction). The percentage of appeals that were withdrawn by the appellant held steady.

APPEALS HEARD BY MONTH

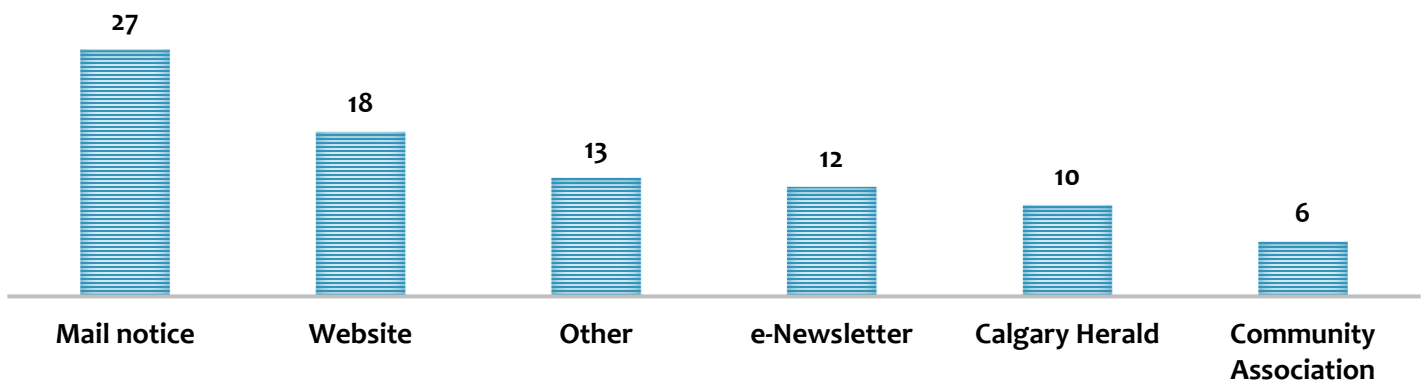


In 2017, Board administration surveyed stakeholders about how they are notified of appeals and how they would prefer to be notified. The results reveal a trend toward online publication over newspaper publication.

WHO PARTICIPATED

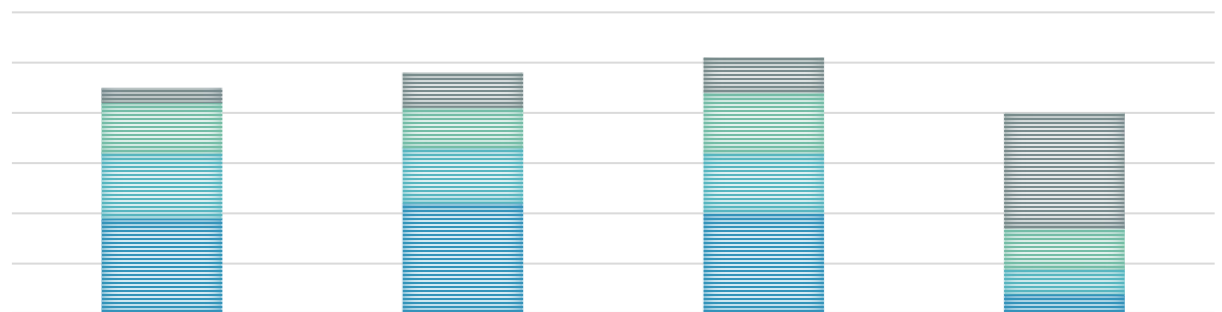


HOW PEOPLE CURRENTLY HEAR ABOUT APPEALS



HOW PEOPLE WOULD LIKE TO HEAR ABOUT APPEALS

■ First Choice ■ Second Choice ■ Third Choice ■ Fourth Choice



| | e-Newsletter | Mail notice | Website | Calgary Herald |
|---------------|--------------|-------------|---------|----------------|
| Fourth Choice | 3 | 7 | 7 | 23 |
| Third Choice | 10 | 8 | 12 | 8 |
| Second Choice | 13 | 11 | 12 | 5 |
| First Choice | 19 | 22 | 20 | 4 |