

## 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 2016 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 (DP) 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 32% of appeals were allowed (the appeal was successful and the decision of the development authority (DA) was overturned), 19% were allowed in part (the development authority's decision was altered) and 26% were denied (the appeal was unsuccessful and the development authority's decision was upheld). For more information, please see the Breakdown of Appeals chart on page 2.

The 2017 SDAB Board member recruitment campaign was very successful – 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 Mr. Rick Grol to Mr. Bill Chomik. Mr. Grol 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 Mr. Grol'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 Mr. Rick Grol to Mr. Bill Chomik*

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

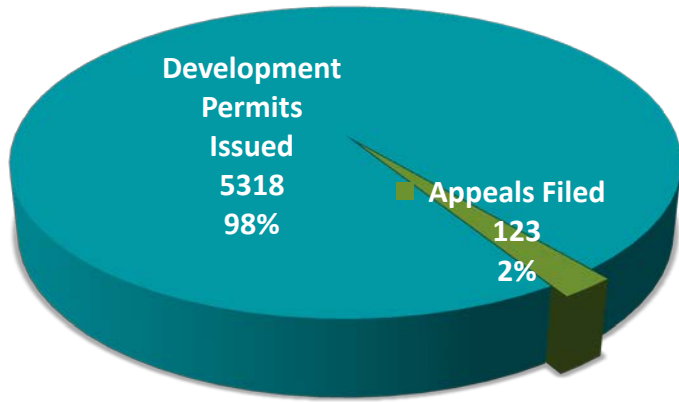
*New member appointments include:*

- 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*

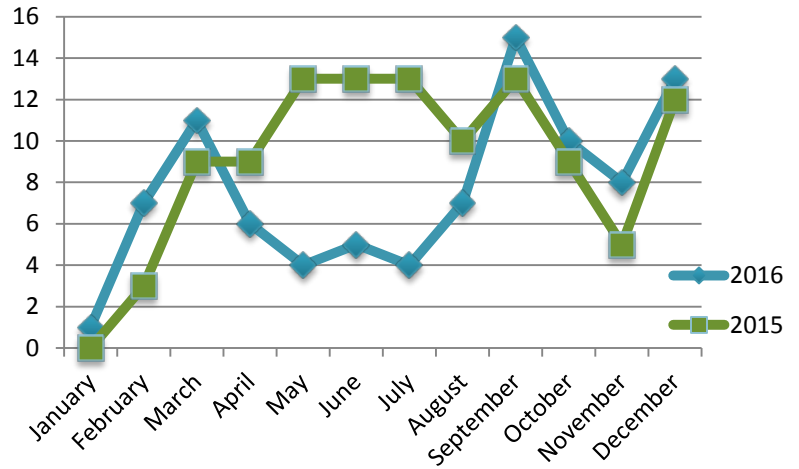
*An appeal was received seeking permission to be heard at the Court of Appeal*

# Appeals Against DP's

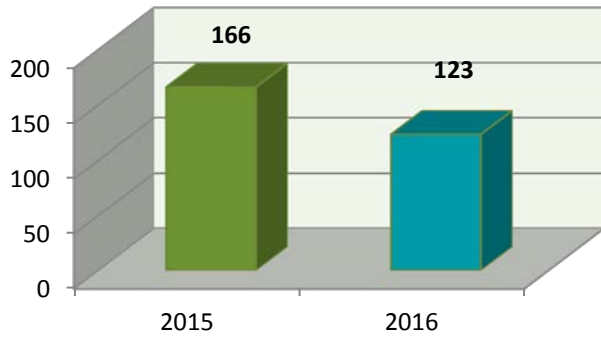


APPEALS AGAINST DEVELOPMENT PERMITS REMAIN AROUND 2%. THE TOTAL NUMBER OF APPEALS DECREASED THIS YEAR FROM 166 TO 123

## 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

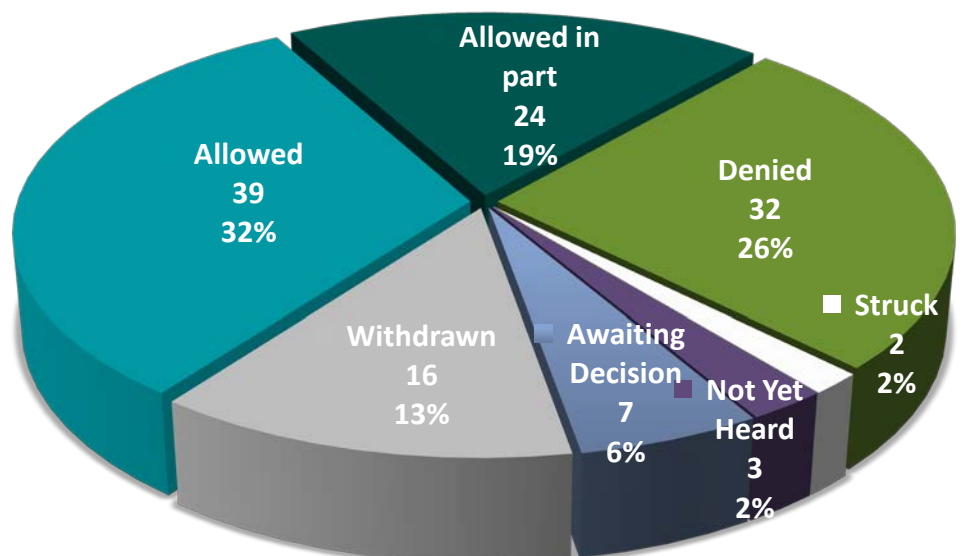
**ALLOWED:** THE APPEAL WAS SUCCESSFUL AND THE DECISION OF THE DA WAS OVERTURNED

**ALLOWED IN PART:** THE DA'S DECISION WAS ALTERED

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

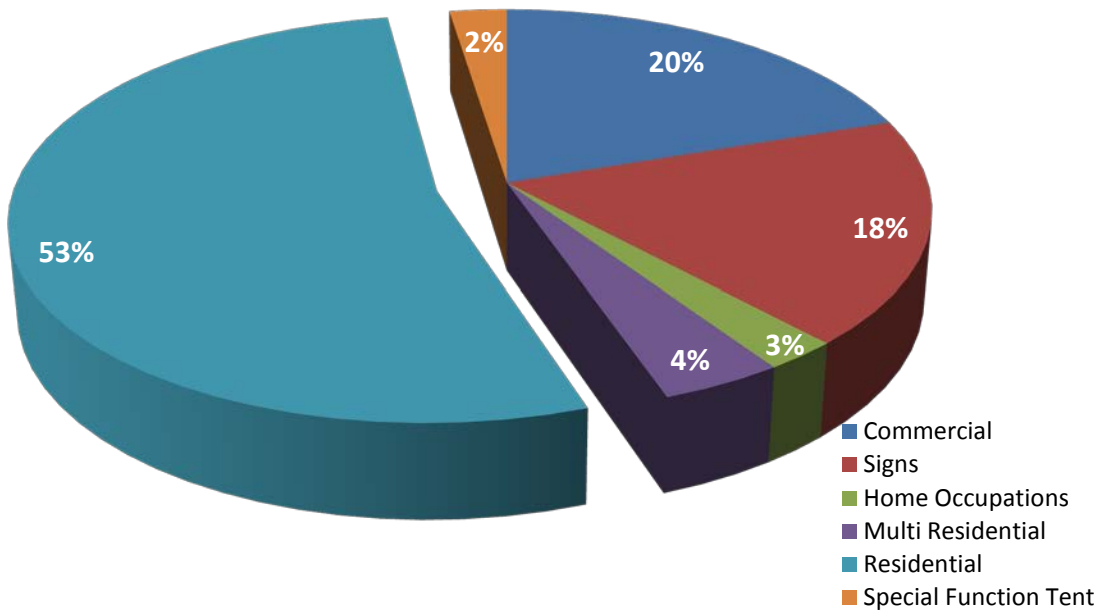
**STRUCK:** THE BOARD RULED THEY DID NOT HAVE JURISDICTION

## 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

