



Subdivision and Development Appeal Board

Mandate and Composition

Mandate	<p>The Calgary Subdivision and Development Appeal Board (SDAB) is a quasi-judicial board established in accordance with the Municipal Government Act and The City of Calgary Bylaw 25P95.</p> <p>The SDAB hears appeals regarding decisions made by The City of Calgary subdivision and development authorities and renders decisions based on the evidence presented.</p> <p>The Board is independent from The City of Calgary Planning Department and is comprised of citizen members.</p> <p>The SDAB makes decisions in an impartial manner and applies the principles of natural justice and procedural fairness, which includes but is not limited to:</p> <ul style="list-style-type: none"> • the right to a public hearing; • a duty to be fair; • the right for all affected parties to be heard; • the right to an adjournment if the SDAB determines it is merited; and • the right to legal counsel.
Composition	<ul style="list-style-type: none"> ▪ Minimum of 15, maximum of 25 Residents of Calgary

Details

Chair	Bill Chomik
Summary of initiatives, projects or work completed or ongoing in the last year.	The SDAB heard 81 appeals in 2020, representing 1.4% of development permit decisions made to The City of Calgary in that year. 60 decisions were issued over the course of 50 meetings. 34% of the Development Authority's decisions were overturned. In March 2020, the SDAB successfully moved to web-based videoconference hearings due to COVID-19. The SDAB continues to write concise and easily understood decisions which are, for the most part, issued within the timeframes set out in the Municipal Government Act. Refer to the attached 2020 Annual Report for additional information.
Outline of 2021-2022 work plan.	The SDAB will continue to hold hearings virtually until allowed to resume in-person hearings; will continue to deliver strong decisions within the mandated timeframes; will hold paperless hearings once in-person



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	hearings are allowed; will continue to offer training to its Board and Administration as budgets permit; and, will submit its recommendations for Board positions in keeping within City of Calgary timeframes.
<p>Challenges to fulfilling mandate.</p> <p><i>(Any COVID impact will be documented in the next section)</i></p>	The two challenges we have faced this year are: 1. Administrative staff turnover and, at times shortages, but having said that, leadership have resolved the matter effectively and we are accepting of the situation which, we know, is temporary, and 2. Evidence cannot be easily and effectively shown to all parties via MS Teams therefore we must rely on the Board Reports which are referenced by page number only during hearings. This can be cumbersome and protracts the hearings. It also makes evidence which arrives at the last minute difficult to admit into the hearing as it cannot be displayed.
<p>Additional information you would like to share with Council.</p>	The SDAB Administration and others at The City of Calgary (who have provided us with technical assistance through the virtual hearing process) have been nothing short of remarkable. They have made the work of the Board enjoyable, efficient, and effective.

Impact of COVID-19

<p>How many meetings were you able to hold since March 2020?</p> <p>Were those meetings in-person or virtual?</p>	<p>We have held 41 meetings since March 2020.</p> <p>Three (3) meetings were in-person; the remainder were virtual using a combination of teleconference and videoconference using MS Teams.</p>
<p>Has public participation suffered?</p> <p>Any barriers identified (e.g. accessibility, attendance, technology, etc.)?</p>	<p>Public participation has been excellent, particularly as time passed in 2020 where more and more people acquired and became familiar with the web-based platforms and processes.</p> <p>The barriers were primarily technological in nature. Some members of the public did not have the technology to participate by videoconference and deferred to telephone only; some were somewhat hampered by the technology during the meetings; some were frustrated because their evidence could not be posted on screen; and others had limited</p>



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	bandwidth available to them which caused them to miss portions of the hearings.
How do you manage to continue the work of the committee in the current situation?	The SDAB established COVID-19 Emergency Procedures to address the operations of the SDAB during the pandemic. This allows us to easily continue our work daily. We are not hampered in any way at this time. The Administrative staff are very good about assisting us when we call for it.

Attachment:

- A. 2020 Annual Report