

RESPONSE TO ADMINISTRATIVE INQUIRY

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Item # 13.2

Planning & Development Response to Councillor Penner
Regular Meeting of Council
2025 July 29

ISC: UNRESTRICTED
C2025-0721

Response to Administrative Inquiry – Calgary Subdivision and Development Appeal Board (SDAB)

This is a response to the Administrative Inquiry submitted by Councillor Penner at the 2025 April 29 Regular Meeting of Council.

1. Has city-wide rezoning affected the number of appeals coming to SDAB? And if yes, can you summarize if both permitted use and discretionary use applications are being appealed, and the number of each.

Yes, city-wide rezoning has affected the number of appeals going to the Calgary Subdivision and Development Appeal Board (SDAB). This increase was anticipated as similar SDAB trends followed the introduction of cannabis and secondary suites. As of the end of June 2025, SDAB has received 85 appeals city-wide.

Appeals have been filed for both permitted and discretionary approvals. As of the end of June 2025, there were 55 Residential- Grade-Oriented Infill (RC-G) zoned appeals all for discretionary uses. There were also 5 Housing- Grade Oriented (H-GO) zoned appeals for permitted uses.

2. If there has been an increase in appeals, has it affected the timeline of the appeal process?

Yes, the increased number of appeals, and a corresponding increase in the average number of participants per appeal, has resulted in longer hearings and longer timelines for appeals to be resolved.

The SDAB is required under the *Municipal Government Act* (“MGA”) to hold the appeal hearing within 30 days after receiving a notice of appeal. SDAB will first hold a procedural and jurisdictional hearing followed by a merit hearing, should the appeal move forward to the merit hearing.

The average time between the notice of appeal and merit hearing in 2025 is 68 days.

3. Does SDAB have enough resources to hear appeals in a timely manner ensuring that housing costs are not inadvertently rising due to delays?

The SDAB is meeting its obligations to hear appeals and issue written decisions within the timelines set out in the MGA (30 days to start the hearing and 15 days to issue a written decision). With support from the City Clerk’s Office, the SDAB is also adding hearing capacity to mitigate increasing timelines for resolving appeals.

4. What is the cost of each appeal to the City of Calgary? If the number appeals have gone up, have we budgeted for this increase and/or how would additional costs to the City be covered?

The cost of each SDAB appeal is not tracked by The City of Calgary. Costs of appeals vary significantly depending on the complexity of the appeal. Costs do include remuneration for SDAB members, advertising and salary & wage for Administration (both City Clerk's Office and Planning & Development Services).

Planning & Development Services increased staffing by one Senior Planner (limited term) to assist with the increase in volume. While Planning & Development Services operates on a cost recovery basis for application work through permit fees, the SDAB appeal fee is nominal and is not used to recover Planning & Development Services costs.

Submitted by Teresa Goldstein, Director Community Planning