

NOTICE OF HEARING
APPEAL NUMBER: SDAB2014-0060

May 23, 2014

An appeal has been filed with the Calgary Subdivision and Development Appeal Board (SDAB) regarding a decision of The City of Calgary Development Authority as follows:

Development Permit: DP2013-2892
Decision: Approval of a Development Permit
Description: New: multi-residential development (1 building, 4 units)
Municipal Address: 69 31 Avenue SW

The Calgary SDAB has determined that, for the purpose of ensuring that this appeal is determined efficiently and effectively, it may be appropriate to consider procedural or jurisdictional issues at the commencement of the hearing of this appeal. Additional information regarding the SDAB's determination of procedural and jurisdictional issues is available on the reverse or on the Board's website.

Date: Thursday, June 05, 2014

Time: 9:00 a.m. *The time assigned to your appeal is the earliest possible time this particular item might be heard. The start time of your appeal may be delayed depending on the complexities associated with other appeals.

Location: 1st Floor Hearing Room
1212 31st Avenue NE, Calgary, Alberta
Park in designated City of Calgary stalls

As the applicant/appellant/property owner, you are encouraged to attend the SDAB hearing. One copy of written materials relating to the appeal must be submitted to the SDAB no later than **noon on Wednesday, May 28, 2014**. At the hearing, if you are presenting written material that was not previously provided, **16** copies are required. Please note, any written and/or visual material submitted will be made available to the public.

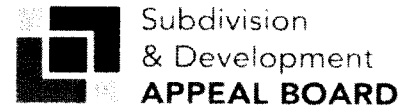
If you will be presenting your arguments by means of an electronic presentation (on a laptop or a tablet) you must leave a hard and electronic copy of your presentation with the Board staff.

A report is compiled for each appeal containing the reasons for appeal, the rationale for the Development Authority's decision and other pertinent information. Visit www.calgary.ca/sdab to obtain your copy of the report starting at **noon on Friday, May 30, 2014** or it can be picked up at the Appeal Board office.

For more information contact the Appeal Board office at 403-268-5312.

This information is collected under the authority of the Freedom of Information and Protection of Privacy Act, section 33(c) and the Municipal Government Act, section 686(4) and will be included in the SDAB report. The report is a publicly available document. If you have any questions regarding the collection of this information, please contact the City Appeal Boards at 403-268-5312.

Procedural and Jurisdictional Matters Pilot Project



For 2014, the Subdivision and Development Appeal Board (SDAB) will be implementing a one year pilot project in which procedural and/or jurisdictional issues may be determined at the outset of the appeal.

The pilot project is designed to help manage timelines and scheduling and to prevent unnecessary delays resulting from, for example, not knowing who will be party to a hearing, the issues which will be raised, and the nature and scope of evidence which will be presented to the SDAB.

Why was my appeal selected for the Procedural and Jurisdictional Matters Pilot Project?

Appeals filed starting January 1, 2014 may be assessed for participation in the pilot project. Selection for the pilot project is a discretionary decision made by the SDAB. The SDAB may exercise this discretion based on some or all of the following factors:

- The complexity of the issues raised in the appeal;
- The scope of the appeal;
- The number of appellants;
- The number of affected persons;
- The status of appellant(s) as affected person(s);
- The nature of the proposed development;
- The classification of the proposed development under the Land Use
- The presence of any other preliminary and/or procedural issues;
- The presence of any other jurisdictional issues;
- Time sensitivity of scheduling;
- Adjournment requests;
- Requests by parties for determination of procedural and/or jurisdictional issues; and
- Any other factors the SDAB considers relevant.

The Goals of the Procedural and Jurisdictional Matters Pilot Project

The intent of the pilot project is to determine whether the efficiency of the appeal process can be increased and concerns about delays can be addressed by considering procedural and jurisdictional issues at the outset of the hearing. This may allow the SDAB to:

- identify and dismiss appeals that are outside of the Board's jurisdiction;
- direct disclosure of evidence between the parties;
- identify parties and witnesses to be heard in the appeal;
- identify the nature and scope of evidence to be presented to the SDAB;
- identify the issues to be determined; and
- predict the duration of hearings to improve scheduling.

The Procedural and Jurisdictional Matters Pilot Project may result in an additional appearance before the SDAB, selected appeals may benefit from more precise and predictable scheduling, an opportunity to focus on the determinative issues in the appeal, and possibly shortened proceedings.

What should I expect in the Procedural and Jurisdictional Matters Pilot Project?

The SDAB may determine jurisdictional issues at the beginning of the hearing, may issue procedural directions, or both. Procedural directions may include but are not limited to directions concerning the filing of materials and evidence respecting the appeal, establishing any processes, measures and/or actions the SDAB deems appropriate for having efficient and effective hearings, or any other directions the SDAB deems appropriate.

The hearing of the appeal may continue immediately thereafter or may be scheduled for a later date. The SDAB also has authority to determine procedural and/or jurisdictional issues at any time in the appeal.