

NOTICE OF HEARING
APPEAL NUMBER: SDAB2021-0026

April 9, 2021

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

Appeal Number: SDAB2021-0026

69 31 Avenue SW. New: Multi-Residential Development (1 building). Appeal against an approval. DP2020-5250.

Due to the COVID-19 pandemic, the SDAB is conducting all hearings by electronic means at this time. Hearings are being held by way of video conference call using Microsoft Teams. ***As the applicant / appellant / property owner, you are encouraged to participate in this video conference call.***

During the video conference call, the SDAB may set a date and time to hear the merits of the appeal. The SDAB may also consider procedural or jurisdictional issues for the purpose of ensuring that this appeal is determined efficiently and effectively. Additional information regarding the SDAB's determination of procedural and jurisdictional issues is available on the reverse or on the Board's website.

Video Conference Call Details

The details of this video conference call are as follows:

Date:	Thursday, April 22, 2021
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.
Video conference link:	https://bit.ly/36nptgb
Phone-in number (only if needed):	587-318-3194
Participant access code:	144 662 192#

The link to access the video conference call will also be available on the SDAB's website prior to the hearing date. Please note that there may be other participants in the video conference call, including other parties to the appeal, parties to other appeals, and members of the public.

If you do not have adequate technology to participate in the video conference call via Microsoft Teams, you can also access the hearing by telephone. A phone-in number is provided along with the link to access the video conference call.

Pre-Registration for the Video Conference Call

You are encouraged to pre-register for the video conference call. This will allow the SDAB's clerk to collect information from you in advance and will help facilitate the efficient completion of the video conference call. Pre-registration is not mandatory to participate in the video conference call.

You can pre-register for the video conference call by calling the SDAB's office at 403-268-5312 or emailing info@calgarysdab.ca. You can pre-register **any time before 4 p.m. on Tuesday, April 20, 2021.**

Submitting Materials

All reports, written arguments, documents, photographs or other materials which you may wish to reference in respect of this appeal and which you have not previously submitted to the SDAB, **you must submit those in advance to the SDAB no later than noon on Wednesday, April 14, 2021.**

You are encouraged to submit materials to the SDAB electronically by emailing them to info@calgarysdab.ca. If you are unable to submit materials electronically, you may deliver a hard copy of the materials to the SDAB's office prior to the submission deadline. The SDAB's office is closed to the public, but there is a secure drop box located on the first floor of the building at 1212 31 Ave NE, Calgary. Please mark these materials with your name, contact information, and the date of drop-off.

All parties are advised to review the Calgary SDAB Procedural Guidelines and the Calgary SDAB COVID-19 Procedures for the filing of materials and evidence and hearing procedures. Copies are available at www.calgarysdab.ca.

Please note that any materials submitted to the SDAB will be made available to the public.

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.calgarysdab.ca to obtain your copy of the report on **April 16, 2021.**

For more information contact the Appeal Board office at 403-268-5312 or info@calgarysdab.ca.

Procedural and jurisdictional matters

In an effort to minimize delays and increase the effectiveness of the hearing process, the Calgary SDAB may determine procedural or jurisdictional matters, or both, at the commencement of some appeal hearings.

The process is designed to manage scheduling and prevent delays (including additional adjournment requests) by ensuring the Board and the parties are aware of:

- Who will be party to a hearing;
- Which issues will be raised;
- The nature and scope of evidence and arguments which will be presented; and
- The anticipated time required to hear the appeal.

In addition, the Board may determine jurisdictional matters such as whether an appeal has been filed on time.

If your appeal is selected for the procedural and jurisdictional process, your hearing will start with the Board identifying who the participants are and the length of time the hearing is likely to take. The Board will also give guidance to the parties present about the filing of materials and evidence for the appeal. The Board may also deal with preliminary issues regarding the appeal. This process is typically short in duration. In most cases, the Board will schedule a later date to hear the merits of the appeal, taking into account the scheduling requests of parties.

All of this means that you may have to appear more than once; however, it also provides greater certainty about the specific hearing date and time for your appeal, potentially eliminating further delays.

Any of the parties may request that the Board deal with some issues or hear the entire appeal on the date scheduled. The Board may agree to do so, in its discretion. For this reason, it is important to come to the first meeting prepared to present your case. The Board also has authority to determine procedural and/or jurisdictional issues at any time during the appeal hearing, not just at the outset.

Resolutions/Agreements

The Board encourages everyone involved in an appeal to discuss the issues prior to the hearing and throughout the appeal process. Such discussions can clarify the issues and may result in a resolution or an agreement between the parties.

If you come to a resolution or an agreement, please advise the Appeal Board office at info@calgarysdab.ca as soon as possible. The Board may be able to consider it at the initial hearing date.