

**CITY OF CALGARY
ASSESSMENT REVIEW BOARD
DECISION WITH REASONS**

In the matter of a complaint filed with the City of Calgary Assessment Review Board pursuant to Part 11 of the *Municipal Government Act*, Chapter M-26, Revised Statutes of Alberta 2000 (the Act).

BETWEEN:

Altus Group, COMPLAINANT

and

The City Of Calgary, RESPONDENT

BEFORE:

**J. Krysa, *PRESIDING OFFICER*
I. Zacharopoulos, *MEMBER*
H. Ang, *MEMBER***

A hearing was convened on July 21, 2010 in Boardroom 4, at the office of the Assessment Review Board, located at 1212 - 31 Avenue NE, Calgary, Alberta in respect of the property assessment prepared by the assessor of the City of Calgary, and entered in the 2010 Assessment Roll as follows:

ROLL NUMBER:	200101657
LOCATION ADDRESS:	5303 – 68th Avenue SE
HEARING NUMBER:	58963
ASSESSMENT:	\$6,140,000

PART A: BACKGROUND AND DESCRIPTION OF PROPERTY UNDER COMPLAINT

The subject property is a 149,516 square foot (sq.ft.) parcel of land, improved with a 20,720 sq.ft. retail complex, with paved surface parking, constructed between 2002 and 2008, and known as Great Plains Plaza.

PART B: PROCEDURAL or JURISDICTIONAL MATTERS

There were no procedural of jurisdictional matters raised by the parties.

PART C: MATTERS / ISSUES

The Complainant indicated the following matters in section 4 of the complaint form:

- 3. an assessment amount
- 4. an assessment class

At the commencement of the hearing, the parties advised the Board that they were in agreement with an assessed value reflecting a corrected space allocation between CRU space and free standing "pad" areas. The Complainant's vacancy issue was withdrawn as a result of previous Board decisions on the issue.

Issue: Correct market value of subject, reflecting a corrected allocation of lease areas

The Respondent submitted an amended income approach calculation based on the agreed to area allocations with an indicated value of \$5,970,000, which was accepted by the Complainant. (Exhibit R1 pg 22)

Decision:

The Board accepts the corrected assessment calculation as agreed to by the parties.

PART D: FINAL DECISION

The assessment is revised from \$6,140,000 to \$5,970,000. It is so ordered.

Dated at the City of Calgary in the Province of Alberta, this 23 day of JULY, 2010.



J. Krysa, Presiding Officer

APPENDIX "A"

DOCUMENTS RECEIVED AND CONSIDERED BY THE CARB:

NO.	ITEM
1.	Exhibit C1 Complainant's Brief
2.	Exhibit R1 Respondent's Brief

APPENDIX 'B'

ORAL REPRESENTATIONS

PERSON APPEARING	CAPACITY
1. Kam Fong	Representative of the Complainant
2. Kelly Gardiner	Representative of the Respondent

An appeal may be made to the Court of Queen's Bench on a question of law or jurisdiction with respect to a decision of an assessment review board.

Any of the following may appeal the decision of an assessment review board:

- (a) the complainant;*
- (b) an assessed person, other than the complainant, who is affected by the decision;*
- (c) the municipality, if the decision being appealed relates to property that is within the boundaries of that municipality;*
- (d) the assessor for a municipality referred to in clause (c).*

An application for leave to appeal must be filed with the Court of Queen's Bench within 30 days after the persons notified of the hearing receive the decision, and notice of the application for leave to appeal must be given to

- (a) the assessment review board, and*
- (b) any other persons as the judge directs.*