

**CALGARY
ASSESSMENT REVIEW BOARD
DECISION WITH REASONS**

In the matter of the complaint against the property assessment as provided by the *Municipal Government Act*, Chapter M-26, Section 460, Revised Statutes of Alberta 2000 [*the Act*].

between:

***Keynote Development Corporation
(as represented by Altus Group Limited), COMPLAINANT***

and

The City of Calgary, RESPONDENT

before:

***J. Dawson, PRESIDING OFFICER
A. Blake, MEMBER***

This is a complaint to the Calgary Composite Assessment Review Board [*CARB*] in respect of a property assessment prepared by the Assessor of The City of Calgary and entered in the 2010 Assessment Roll as follows:

ROLL NUMBER:	201499597
LOCATION ADDRESS:	1101 1 Street SE
LEGAL DESCRIPTION:	Plan 0914475; Block 80; Lot 47
HEARING NUMBER:	56064
ASSESSMENT:	\$ 128,330,000

[1] This complaint was heard on the 3rd day of December, 2012 at the office of the Assessment Review Board [ARB] located at Floor Number 4, 1212 31 Avenue NE, Calgary, Alberta, Boardroom 1.

[2] Presentation on behalf of the Complainant:

- K. Drozdowski Solicitor, representing Altus Group Limited

[3] Presentation on behalf of the Respondent:

- N. W. Irving Solicitor, City of Calgary

SECTION A: Preliminary, Procedural or Jurisdictional Issues:

Preliminary Issue 1 - New Hearing

[4] A Consent Order was entered into the Court of Queen's Bench [QB] October 23, 2012 quashing previous ARB decision 1085/2010-P and referring the matter back to the ARB for a new hearing.

Preliminary Issue 2 - Abridgement of Time:

[5] The Complainant and Respondent have jointly submitted a recommended value and request the Board accept this new value without a formal hearing and presentation. As per Matters Relating to Assessment Complaints [MRAC] regulation, section 10(1):

Abridgment or expansion of time

10(1) A composite assessment review board may at any time, with the consent of all parties, abridge the time specified in section 7(d).

[6] Whereas the Complainant and Respondent have jointly requested an informal hearing, the Board has accepted this request as consent to the abridgement of notices required within MRAC and scheduled a hearing for December 3, 2012 at 9:00 AM.

[7] No additional preliminary, procedural, or jurisdictional matters were identified.

SECTION B: Issues of Merit

Matters and Issues:

[8] The single matter is to be dealt with by the Board:

Matter #3 - an assessment amount

Complainant's Requested Value:

- \$84,264,000

Board's Decision in Respect of Each Matter or Issue:

Matter #3 - an assessment amount

Complainant's position

- [9] The Complainant presented that the correct assessment for the subject is \$84,264,000.

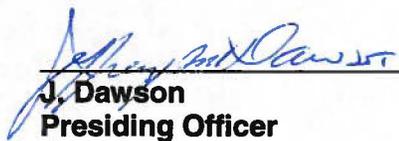
Respondent's position

- [10] The Respondent presented that the correct assessment for the subject is \$84,264,000.

Board's Decision:

- [11] **The Board accepts the parties' recommended assessment of \$84,264,000.**

DATED AT THE CITY OF CALGARY THIS 13th DAY OF December 2012.



J. Dawson
Presiding Officer



A. Blake
Member

