

**CALGARY
ASSESSMENT REVIEW BOARD
DECISION WITH REASONS**

In the matter of the complaint against the Property/Business assessment as provided by the *Municipal Government Act*, Chapter M-26, Section 460(4).

between:

Altus Group Ltd., COMPLAINANT

and

The City Of Calgary, RESPONDENT

before:

L. Wood, PRESIDING OFFICER

J. Pratt, MEMBER

K. Kelly, MEMBER

This is a complaint to the Calgary Assessment Review Board in respect of Property/Business assessment prepared by the Assessor of The City of Calgary and entered in the 2010 Assessment Roll as follows:

ROLL NUMBER: 049014400

LOCATION ADDRESS: 2555 32 Street NE

HEARING NUMBER: 59298

ASSESSMENT: \$34,890,000

This complaint was heard on the 19th day of July, 2010 at the office of the Assessment Review Board located at Floor Number 3, 1212 – 31 Avenue NE, Calgary, Alberta, Boardroom 8.

Appeared on behalf of the Complainant:

- A. Izard

Appeared on behalf of the Respondent:

- S. Cook

Board's Decision in Respect of Procedural or Jurisdictional Matters:

The parties agreed to several corrections for the subject property, the Sunridge Spectrum Shopping Centre, during a recess mid way through the hearing. The space occupied by Chapters (18,888 sq ft) which has a market net rental rate of \$22.00 psf should be corrected to \$18.00 psf (Exhibit R1 page 17). The area designated as the Restaurant Dining Lounge should be reduced to 11,141 sq ft from its current 13,791 sq ft based on a Vietnamese Restaurant of 2,661 sq ft being corrected as CRU space. The current CRU space of 5,480 sq ft would then be increased to 8,141 sq ft (Exhibit R1 page 19). The Board is in agreement with these corrections. As a result, the assessment for the subject property is reduced from \$34,890,000 to \$34,090,000 for the 2010 assessment year.

DATED AT THE CITY OF CALGARY THIS 30th DAY OF JULY, 2010.



Lana J. Wood
Presiding Officer

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.*