

**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:

AEC INTERNATIONAL INC., Complainant

and

THE CITY OF CALGARY, Respondent

Before:

**J. KRYSA, Presiding Officer
I. ZACHAROPOULOS, Member
M. PETERS, Member**

A hearing was convened on August 20, 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: | 115062200 |
| LOCATION ADDRESS: | 7503 30th Street SE |
| HEARING NUMBER: | 57416 |
| ASSESSMENT: | \$3,920,000 |

PART A: BACKGROUND AND DESCRIPTION OF PROPERTY UNDER COMPLAINT

The subject property is a 2.96 acre parcel of land, zoned I-G, and improved with a 29,360 sq.ft. single tenant industrial warehouse with 20% office finish, constructed in 1976. The site coverage is 22.7%.

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PART B: PROCEDURAL or JURISDICTIONAL MATTERS

The Assessment Review Board derives its authority to make decisions under Part 11 of the Act.

At the commencement of the hearing, the Complainant raised the following matter:

As a result of discussions with the Respondent, the Complainant put forward a revised requested assessment in the amount of \$3,650,000, reflecting a value of \$80.00 per sq.ft. applicable to the 4,280 sq.ft. metal clad warehouse extension.

The Respondent was in agreement to the Complainant's request.

Decision - Preliminary matter

The Board accepts the Complainant's requested value.

PART C: MATTERS / ISSUES

As a result of the above noted preliminary matter, the Board did not proceed to hear the matters and particulars of the complaint as identified in sections 4 and 5 of the complaint form.

PART D: FINAL DECISION

The property assessment is revised from \$3,920,000 to \$3,650,000.

Dated at the City of Calgary in the Province of Alberta, this 24 day of September, 2010



J. Krysa
Presiding Officer

APPENDIX "A"

DOCUMENTS RECEIVED BY THE ASSESSMENT REVIEW BOARD:

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

APPENDIX 'B'

ORAL REPRESENTATIONS

| PERSON APPEARING | CAPACITY |
|------------------|-----------------------------------|
| 1. | B. Soulier |
| 2. | I. Baigent |
| 3. | P. Sembrat |
| | Representative of the Complainant |
| | Representative of the Respondent |
| | 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.*