

**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(4).

between:

Altus Group Ltd., COMPLAINANT

and

The City Of Calgary, RESPONDENT

before:

R. Irwin, PRESIDING OFFICER

P. Charuk, MEMBER

R. Deschaine, MEMBER

This is a complaint to the Calgary Assessment Review Board 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:	101014603
LOCATION ADDRESS:	5920 1A St SW
HEARING NUMBER:	56408
ASSESSMENT:	\$13,600,000

This complaint was heard on the 10th day of August, 2010 at the office of the Assessment Review Board located at Floor Number 4, 1212 – 31 Avenue NE, Calgary, Alberta, Boardroom 2.

Appeared on behalf of the Complainant:

- *D. Chabot* *Agent, Altus Group Ltd.*

Appeared on behalf of the Respondent:

- *J. Young* *Assessor, City of Calgary*

Preliminary Matters:

None. The merit meeting proceeded.

Property Description:

The subject property is 70,694 sq. ft. of suburban office space located at 5920 – 1A Street SW, Calgary, Alberta. The property is commercial sub property use C50302 suburban office and the land use designation is a direct control district.

The property is assessed at \$13,600,000.

Issues:

Vacancy Rate

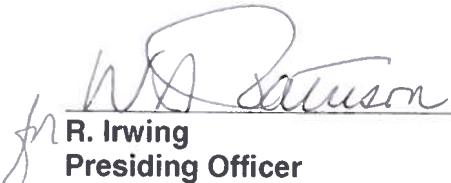
Complainant's Requested Value:

The request in the complaint form was \$9,000,000, revised to \$12,700,000 in the evidence and at the hearing.

Board's Decision:

The Board accepts the parties' vacancy rate change agreement and the assessment is reduced to \$12,700,000.

DATED AT THE CITY OF CALGARY THIS 17 DAY OF SEPTEMBER 2010.


R. Irwing
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.*