

**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:

B. Horrocks, PRESIDING OFFICER

T. Usselman, 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:	757120308
LOCATION ADDRESS:	60 SUNPARK PZ SE
HEARING NUMBER:	59086
ASSESSMENT:	\$17,230,000

This complaint was heard on the 21st day of September, 2010 at the office of the Assessment Review Board located at Floor Number 4, 1212 – 31 Avenue NE, Calgary, Alberta, Boardroom 1

Appeared on behalf of the Complainant:

- Mr. G. Worsley (Altus Group Ltd.)

Appeared on behalf of the Respondent:

- Ms. A. Jerome

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

At the outset of the hearing, the respondent advised that the following corrections to the original assessment are required:

1. The number of underground parking stalls need to be reduced from 147 to 94.
2. The vacancy allowance needs to be increased from 6% to 9.5%, in recognition of decisions that have been made by previous Boards.

The respondent also submitted the "Assessment Explanation Report" and advised that the operating costs needed to be revised from \$10.00 to \$12.50.

The complainant concurred with all of the requested changes.

The complainant submitted evidence package C-1 for the record.

The respondent submitted evidence package R-1 for the record.

After making the requested changes, the assessment is calculated to be \$15,450,000 (trunc) as shown on page 16 of C-1.

Property Description:

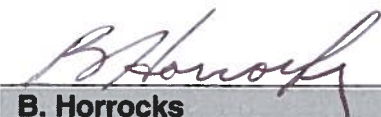
The subject property, commonly referred to as Sunpark Plaza, is a 1.00 acre parcel located in the Sundance community in SE Calgary. The site contains a 4 storey office building with 60,023 sq. ft. of rentable area and 94 underground parking stalls. The building was constructed in 2008 and is rated A+ quality.

Complainant's Requested Value: \$15,450,000

Board's Decision:

The 2010 assessment is reduced to \$15,450,000.

DATED AT THE CITY OF CALGARY THIS 22 DAY OF September 2010.



B. Horrocks
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.*