

**CALGARY
COMPOSITE ASSESSMENT REVIEW BOARD (CARB)
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:

J. Fleming, PRESIDING OFFICER

K. Kelly, MEMBER

P. Charuk, MEMBER

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

ROLL NUMBER: 415075902

LOCATION ADDRESS: 500 Country Hills Blvd. NE

HEARING NUMBER: 59073

ASSESSMENT: \$37,800,000

This complaint was heard on the 27th day of October, 2010 at the office of the Assessment Review Board located at Floor Number 4, 1212 – 31 Avenue NE, Calgary, Alberta, Boardroom 3.

Appeared on behalf of the Complainant:

- *D. Hamilton, for the Complainant*

Appeared on behalf of the Respondent:

- *E. Lee; City of Calgary for Respondent*

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

At the outset of the hearing the Parties indicated that they had reached agreement on the outstanding issues in this appeal, and thus were submitting a joint recommendation that the assessment be reduced to \$36,950,000.

There were no procedural or administrative matters raised.

Property Description:

The property is a Commercial development on a site of 14.38 acres developed with a number of buildings. The improvements were built between 1999 and 2001, and the land use designation is Retail – Shopping Centre – Power. The property is valued on the Income Approach to Value.

Board's Decision:

As per the joint recommendation noted above, the assessment is reduced to \$36,950,000

DATED AT THE CITY OF CALGARY THIS 3 DAY OF November 2010.



James Fleming
Presiding Officer

APPENDIX "A"**DOCUMENTS RECEIVED AND CONSIDERED BY THE CARB**

No.	Item
1.	Exhibit C1
2.	Exhibit C2
3.	Exhibit R1

Completed Complaint Form
Complainant's Brief
Respondent's Brief

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.*