

**CALGARY
COMPOSITE 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, Revised Statutes of Alberta 2000 (the Act).

between:

Hopewell (HDPII) Developments Inc., as represented by Altus Group Ltd., COMPLAINANT

and

The City Of Calgary, RESPONDENT

before:

S. Barry, PRESIDING OFFICER

R. Kodak, MEMBER

A. Zindler, MEMBER

This is a complaint to the Composite Assessment Review Board (CARB) in respect of a property assessment prepared by the Assessor of The City of Calgary and entered in the 2011 Assessment Roll as follows:

ROLL NUMBER: 201465846

**LOCATION ADDRESS: 7100 57 St. S.E.
Calgary, AB**

HEARING NUMBER: 63293

ASSESSMENT: \$10,320,000

This complaint was heard on the 22nd day of August, 2011 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:

- *D. Mewha, Altus Group Ltd.*

Appeared on behalf of the Respondent:

- *J. Young, City of Calgary*

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

No Procedural or Jurisdictional Matters were raised at the hearing.

Property Description:

The subject parcel is a 21.56 acre parcel assessed as vacant land in the Industrial General (IG) land use classification.

Issues:

Is the assessment correct?

Complainant's Requested Value: \$6,468

Board's Decision in Respect of Each Matter or Issue:

At the outset of the hearing the Parties made a mutual request that the assessment be reduced to \$7,740,000 a 25 per cent reduction, to reflect that the parcel is only partially serviced. Based on this evidence of lack of services, the Board agrees to the request.

Board's Decision:

The 2011 Assessment is reduced to \$7,740,000

DATED AT THE CITY OF CALGARY THIS 9 DAY OF September 2011.



S. Barry, Presiding Officer

APPENDIX "A"**DOCUMENTS PRESENTED AT THE HEARING
AND CONSIDERED BY THE BOARD:**

NO.	ITEM
1. C1	Complainant's Disclosure
2. R1	Respondent's Disclosure

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.*