

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

between:

Courier Calgary Portfolio Inc. (as represented by Altus Group Ltd.), COMPLAINANT

and

The City Of Calgary, RESPONDENT

before:

L. Wood, PRESIDING OFFICER

R. Deschaine, MEMBER

K. Farn, 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 2011 Assessment Roll as follows:

ROLL NUMBER:	902019108
LOCATION ADDRESS:	30 AERO DR NE
HEARING NUMBER:	62827
ASSESSMENT:	\$17,290,000

This complaint was heard on 24 day of October, 2011 at the office of the Assessment Review Board located at Floor Number 3, 1212 – 31 Avenue NE, Calgary, Alberta, Boardroom 10.

Appeared on behalf of the Complainant:

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

Appeared on behalf of the Respondent:

- *Mr. K. Buckry* *Assessor, City of Calgary*

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

The subject property is a single tenant, industrial warehouse with an office component located at the Calgary International Airport. It is occupied by Purolator Courier Ltd. The gross building area is 176,985 sq. ft. and it is situated on 15.39 acres of land. It was constructed in 2001. The land use designation is Special Purpose - City and Regional Infrastructure. The site coverage ratio is 24.7%. The location of the warehouse allows for "airside" access (has access to the airplanes).

The property was assessed based on the Income Approach to value.

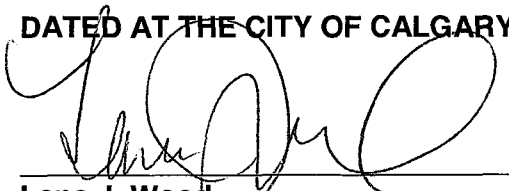
The Respondent submitted, at the outset of the hearing, that the assessed rental rate of \$8.25 psf should be reduced to \$7.75 psf (Exhibit R1 page 19). The basis for the \$7.75 psf assessed rental rate is twofold: firstly, a \$7.00 psf rate is applied to a warehouse with office finish (the subject has 10% office finish) and secondly, the premium applied to a property with airside access is \$0.75 psf. He indicated that determining the premium for airside access is difficult because the property is owner occupied; therefore, multi tenant warehouses with smaller spaces had to be considered. He also submitted the Local Assessment Review Board had issued a series of business decisions one week prior to this hearing and it had determined that \$0.75 psf premium for airside access was appropriate.

The Board finds the Respondent's explanation for the assessed rental rate of \$7.75 psf reasonable and notes the Complainant's agreement as well.

Board's Decision:

The decision of the Board is to reduce the 2011 assessment for the subject property from \$17,290,000 to \$16,200,000 (truncated).

DATED AT THE CITY OF CALGARY THIS 30 DAY OF November 2011.



Lana J. Wood
Presiding Officer

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

EXHIBIT NO.	ITEM
1. C1	Complainant's Submission
2. C2	Complainant's Rebuttal
3. R1	Respondent's Submission

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.*

FOR ADMINISTRATIVE USE

SUBJECT	PROPERTY TYPE	PROPERTY SUB - TYPE	ISSUE	SUB - ISSUE
CARB	Warehouse	Warehouse Single Tenant	Income Approach	Net Market Rent / Lease Rates