

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:

CALGARY INDUSTRIAL PROPERTIES LTD., COMPLAINANT
C/O DUNDEE REALTY MANAGEMENT CORP.
(as represented by Colliers International Realty Advisors Inc.)

and

The City Of Calgary, RESPONDENT

before:

BOARD CHAIR: P. COLGATE
BOARD MEMBER: B. BICKFORD
BOARD MEMBER: J. KERRISON

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 2013 Assessment Roll as follows:

ROLL NUMBER: 101039907

LOCATION ADDRESS: 6045 CENTRE STREET SW

FILE NUMBER: 70921

ASSESSMENT: \$3,350,000.00

This complaint was heard on 19th day of August, 2013 at the office of the Assessment Review Board located at Floor Number 4, 1212 – 31 Avenue NE, Calgary, Alberta, in Boardroom 10.

Appeared on behalf of the Complainant:

- *Troy Howell, Colliers International Realty Advisors Inc.*

Appeared on behalf of the Respondent:

- *Jason Tran, City of Calgary*

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

[1] The Board derives its authority to make this decision under Part 11 of the Municipal Government Act (the "Act"). The parties had no objections to the panel representing the Board as constituted to hear the matter.

Preliminary Matter:

[2] At the outset of the hearing the Complainant requested the Board to confirm the assessment as currently stated at \$3,350,000.00.

[3] When questioned, the Respondent had no objection to the confirmation of the assessment.

Property Description:

[4] The subject property contains a multi-bay warehouse (IN0701) constructed in 1970. The structure, rated as 'C' quality, is located at 6045 Centre Street SW in the Manchester Industrial Area. The structure, situated on a 1.44 acre parcel, has an assessable area of 25,200 square feet, assessed at a rate of \$133.08 per square foot, using the Sales Comparison Approach. The property has a site coverage of 40.11% and an interior finish of 39% .

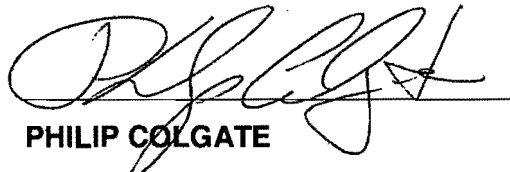
Complainant's Requested Value: \$3,350,000.00

Board's Decision:

[5] The Board, accepted the request of the Complainant to confirm the assessment as currently set by the City of Calgary.

[6] The Decision of the Board was to confirm the assessment at **\$3,350,000.00**

DATED AT THE CITY OF CALGARY THIS 5th DAY OF September 2013.



PHILIP COLGATE
Presiding Officer

APPENDIX "A"

**DOCUMENTS PRESENTED AT THE HEARING
AND CONSIDERED BY THE BOARD:**

NO.	ITEM
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No submissions were presented by either the Complainant or the Respondent.

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 Multi Tenant		