



## ASSESSMENT REVIEW BOARD

Churchill Building  
10019 103 Avenue  
Edmonton AB T5J 0G9  
Phone: (780) 496-5026

**NOTICE OF DECISION      NO. 0098 857/11**

QUALICO DEVELOPMENTS WEST LTD  
3203 - 93 STREET NW  
EDMONTON, AB T6N 0B2

The City of Edmonton  
Assessment and Taxation Branch  
600 Chancery Hall  
3 Sir Winston Churchill Square  
Edmonton AB T5J 2C3

This is a decision of the Composite Assessment Review Board (CARB) from a hearing held on April 2, 2012, respecting a complaint for:

<b>Roll Number</b>	<b>Municipal Address</b>	<b>Legal Description</b>	<b>Assessed Value</b>	<b>Assessment Type</b>	<b>Assessment Notice for:</b>
10173058		Plan: 0929561 Unit: A	\$5,475,000	Annual Revised	2011

**Before:**

Larry Loven, Presiding Officer  
Brian Carbol, Board Member  
John Braim, Board Member

**Board Officer:** Segun Kaffo

**Persons Appearing on behalf of Complainant:**

None

**Persons Appearing on behalf of Respondent:**

Susen Douglass

## **PRELIMINARY MATTERS**

Upon commencement of the hearing, the Respondent submitted a recommendation that had been accepted by the Complainant to reduce the annual revised assessment from \$5,475,000 to \$2,706,500, due to the fact that only the parkade had been constructed as at the date of the assessment.

## **BACKGROUND**

The subject property comprises a condominium development that was under construction as at December 31<sup>st</sup>, 2010. The parkade only had been constructed as at date.

## **ISSUE(S)**

Is the annual revised assessment in excess of market value?

## **LEGISLATION**

### ***Municipal Government Act, RSA 2000, c M-26***

s 467(1) An assessment review board may, with respect to any matter referred to in section 460(5), make a change to an assessment roll or tax roll or decide that no change is required.

s 467(3) An assessment review board must not alter any assessment that is fair and equitable, taking into consideration

- a) the valuation and other standards set out in the regulations,
- b) the procedures set out in the regulations, and
- c) the assessments of similar property or businesses in the same municipality.

## **POSITION OF THE COMPLAINANT**

The Respondent's recommendation to reduce the assessment was accepted by the Complainant.

## **POSITION OF THE RESPONDENT**

The Respondent submitted a recommendation signed by the Complainant and requested that the Board reduce the annual revised assessment to \$2,706,500.

## **DECISION**

The Board's decision is to reduce the assessment to \$2,076,500 as agreed to by both parties.

## **REASONS FOR THE DECISION**

The Board noted the Agreement to Correction was submitted at the outset of the hearing for the 2012 taxation year, and accepts the re-submitted Agreement to Correction for the Revised Supplementary Assessment for the 2011 taxation year, agreed to and signed by both parties, dated April 2<sup>nd</sup>, 2012.

## **DISSENTING OPINION AND REASONS**

There was no dissenting opinion.

Dated this 3<sup>rd</sup> day of April, 2012, at the City of Edmonton, in the Province of Alberta.

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Larry Loven, Presiding Officer

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*This decision may be appealed to the Court of Queen's Bench on a question of law or jurisdiction, pursuant to Section 470(1) of the Municipal Government Act, RSA 2000, c M-26.*

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cc: