

**MINUTES**

**CITY OF SASKATOON**

**BOARD OF REVISION**

Date: June 4, 2015  
Location: Council Chambers, City Hall  
Session: 9:00 a.m.

**PRESENT:** Dave Garbruch, Panel Chair  
Marvin Dutton, Board Member  
David Putz, Board Member  
Debby Sackmann, Board of Revision Panel Clerk

The appellants were advised that the proceedings were being recorded for the purposes of the Board and the Secretary. The Chair introduced the Board members and the Secretary and briefly outlined the procedures that would be followed during the course of the hearing. Those present were also informed that all witnesses, including appellants and the Assessor, would be sworn under oath, or affirm that their statements are true, before their testimony would begin.

1. **Appeal No.** 55-2015  
**Civic Address:** 2802 Cleveland Avenue  
**Legal Description:** Parcel(s) 165131502  
**Roll No.** 435100550
- 

Appearing for the Appellant

Mr. Jesse Faith, Altus Group Limited

Appearing for the Respondent

Mr. Travis Horne, Assessment Manager, Assessment & Taxation

Grounds and Issues

Ground 1: The market value is too high due to an inflated cap rate.

Exhibits

- A.1 Notice of Appeal from Altus Group Limited to the Board of Revision, received February 6, 2015.  
A.2 **Common Document:** Postmedia Network Inc., et al. and The City of Saskatoon, submitted by Altus Group Ltd., received May 15, 2015 (**used for all appeals**).

A.3: Common Document: Postmedia Network Inc., et al. and The City of Saskatoon submitted by Altus Group Ltd, received May 15, 2015 (**use for appeal 55, 56 and 57**).

R.1: **Common Document:** Warehouse & Automotive Response 2015 Assessment, submitted by the City Assessor, received May 22, 2015 (**used for all appeals**).

R.2: **Common Document:** Property Assessment, 2015 General Law and Legislation Brief, submitted by the City Assessor, received May 22, 2015 (**used for all appeals**).

### Supplementary Notations

The parties were advised that the proceedings were being recorded for the purposes of the Board and the Panel Clerk. The Chair introduced the Board members and the Panel Clerk.

The Appellant and the Respondent did not affirm as neither side was giving testimony and evidence.

Both parties mutually agreed that the six appeals before the Board would be divided into two groups of three appeals each grouping and would be opened concurrently and closed collectively. It was determined by the Appellant and the Respondent that Appeals 55, 56 and 57-2015 form one grouping while Appeals 74, 75 and 76-2015 form the second grouping.

It was also mutually agreed upon by the Appellant and the Respondent at the onset of the first appeal that all Exhibits presented to the Board be entered into the record and all the evidence and argument from these same appeals for 2014 be carried forward to the present appeals for 2015.

### Conclusion

For the reasons given in the Record of Decision dated July 16, 2015, the appeal was adjusted and the filing fee refunded.

The hearing concluded 11:45 a.m.

<b>2.</b>	<b>Appeal No.</b>	<b>56-2015</b>
	<b>Civic Address:</b>	<b>2834 Millar Avenue</b>
	<b>Legal Description:</b>	<b>Parcel(s) 202822769</b>
	<b>Roll No.</b>	<b>435200230</b>

---

### Appearing for the Appellant

Mr. Jesse Faith, Altus Group Limited

Appearing for the Respondent

Mr. Travis Horne, Assessment Manager, Assessment & Taxation

Grounds and Issues

Ground 1: The market value is too high due to an inflated cap rate.

Exhibits

- A.1: Notice of Appeal from Altus received February 6, 2015.
- A.2: **Common Document:** Postmedia Network Inc., et al. and The City of Saskatoon, submitted by Altus Group Ltd, received May 15, 2015 (**used for all appeals**).
- A.3: **Common Document:** Postmedia Network Inc., et al. and The City of Saskatoon submitted by Altus Group Ltd, received May 15, 2015 (**use for appeal 55, 56 and 57**).
  
- R.1: **Common Document:** Warehouse & Automotive Response 2015 Assessment, submitted by the City Assessor, received May 22, 2015 (**used for all appeals**).
- R.2: **Common Document:** Property Assessment, 2015 General Law and Legislation Brief, submitted by the City Assessor, received May 22, 2015 (**used for all appeals**).

Supplementary Notations

The parties were advised that the proceedings were being recorded for the purposes of the Board and the Panel Clerk. The Chair introduced the Board members and the Panel Clerk.

The Appellant and the Respondent did not affirm as neither side was giving testimony and evidence.

Both parties mutually agreed that the six appeals before the Board would be divided into two groups of three appeals each grouping and would be opened concurrently and closed collectively. It was determined by the Appellant and the Respondent that Appeals 55, 56 and 57-2015 form one grouping while Appeals 74, 75 and 76-2015 form the second grouping.

It was also mutually agreed upon by the Appellant and the Respondent at the onset of the first appeal that all Exhibits presented to the Board be entered into the record and all the evidence and argument from these same appeals for 2014 be carried forward to the present appeals for 2015.

---

Conclusion

For the reasons given in the Record of Decision dated July 16, 2015, the appeal was adjusted and the filing fee refunded.

The hearing concluded 11:45 a.m.

3.     **Appeal No.**             **57-2015**  
       **Civic Address:**     **204 5<sup>th</sup> Avenue North**  
       **Legal Description:** **Parcel(s) 120282858, 120282870, 120283253**  
       **Roll No.**               **495123650**
- 

Appearing for the Appellant

Mr. Jesse Faith, Altus Group Limited

Appearing for the Respondent

Mr. Travis Horne, Assessment Manager, Assessment & Taxation

Grounds and Issues

Ground 1: The market value is too high due to an inflated cap rate.

Exhibits

- A.1 – Notice of Appeal from Altus received February 6, 2015.  
A.2 – **Common Document:** Postmedia Network Inc., et al. and The City of Saskatoon, submitted by Altus Group Ltd, received May 15, 2015 (**used for all appeals**).  
A.3 – **Common Document:** Postmedia Network Inc., et al. and The City of Saskatoon submitted by Altus Group Ltd, received May 15, 2015 (**use for appeal 55, 56 and 57**).  
  
R.1 – **Common Document:** Warehouse & Automotive Response 2015 Assessment, submitted by the City Assessor, received May 22, 2015 (**used for all appeals**).  
R.2 – **Common Document:** Property Assessment, 2015 General Law and Legislation Brief, submitted by the City Assessor, received May 22, 2015 (**used for all appeals**).

Supplementary Notations

The parties were advised that the proceedings were being recorded for the purposes of the Board and the Panel Clerk. The Chair introduced the Board members and the Panel Clerk.

The Appellant and the Respondent did not affirm as neither side was giving testimony and evidence.

Both parties mutually agreed that the six appeals before the Board would be divided into two groups of three appeals each grouping and would be opened concurrently and closed collectively. It was determined by the Appellant and the Respondent that Appeals 55, 56 and 57-2015 form one grouping while Appeals 74, 75 and 76-2015 form the second grouping.

It was also mutually agreed upon by the Appellant and the Respondent at the onset of the first appeal that all Exhibits presented to the Board be entered into the record and all the evidence and argument from these same appeals for 2014 be carried forward to the present appeals for 2015.

#### Conclusion

For the reasons given in the Record of Decision dated July 16, 2015, the appeal was adjusted and the filing fee refunded.

The hearing concluded 11:45 a.m.

<b>4.</b>	<b>Appeal No.</b>	<b>74-2015</b>
	<b>Civic Address:</b>	<b>2815 Faithfull Avenue</b>
	<b>Legal Description:</b>	<b>Parcel(s) 118986722</b>
	<b>Roll No.</b>	<b>435008000</b>

---

#### Appearing for the Appellant

Mr. Jesse Faith, Altus Group Limited

#### Appearing for the Respondent

Mr. Travis Horne, Assessment Manager, Assessment & Taxation

#### Grounds and Issues

Ground 1: The market value is too high due to an inflated cap rate.

#### Exhibits

A.1 – Notice of Appeal from Altus received February 6, 2015.

A.2 – **Common Document:** Postmedia Network Inc., et al and The City of Saskatoon, submitted by Altus Group Ltd, received May 15, 2015 (**used for all appeals**).

A.3 – **Common Document:** Postmedia Network Inc., et al and The City of Saskatoon submitted by Altus Group Ltd, received May 15, 2015 (**use for appeal 55, 56 and 57**)

R.1 – **Common Document:** Warehouse & Automotive Response 2015 Assessment, submitted by the City Assessor, received May 22, 2015 (**used for all appeals**).

R.2 – **Common Document:** Property Assessment, 2015 General Law and Legislation Brief, submitted by the City Assessor, received May 22, 2015 (**used for all appeals**)

### Supplementary Notations

The parties were advised that the proceedings were being recorded for the purposes of the Board and the Panel Clerk. The Chair introduced the Board members and the Panel Clerk.

The Appellant and the Respondent did not affirm as neither side was giving testimony and evidence.

Both parties mutually agreed that the six appeals before the Board would be divided into two groups of three appeals each grouping and would be opened concurrently and closed collectively. It was determined by the Appellant and the Respondent that Appeals 55, 56 and 57-2015 form one grouping while Appeals 74, 75 and 76-2015 form the second grouping.

It was also mutually agreed upon by the Appellant and the Respondent at the onset of the first appeal that all Exhibits presented to the Board be entered into the record and all the evidence and argument from these same appeals for 2014 be carried forward to the present appeals for 2015.

### Conclusion

For the reasons given in the Record of Decision dated July 16, 2015, the appeal was adjusted and the filing fee refunded.

The hearing concluded 11:45 a.m.

**5. Appeal No. 75-2015**  
**Civic Address: 142 English Crescent**  
**Legal Description: Parcel(s) 119081729**  
**Roll No. 425204000**

---

### Appearing for the Appellant

Mr. Jesse Faith, Altus Group Limited

Appearing for the Respondent

Mr. Travis Horne, Assessment Manager, Assessment & Taxation

Grounds and Issues

Ground 1: The market value is too high due to an inflated cap rate.

Exhibits

- A.1 – Notice of Appeal from Altus received February 6, 2015.
- A.2 – **Common Document:** Postmedia Network Inc., et al. and The City of Saskatoon, submitted by Altus Group Ltd, received May 15, 2015 (**used for all appeals**).
- A.3 – **Common Document:** Postmedia Network Inc., et al. and The City of Saskatoon submitted by Altus Group Ltd, received May 15, 2015 (**use for appeal 55, 56 and 57**).
  
- R.1 – **Common Document:** Warehouse & Automotive Response 2015 Assessment, submitted by the City Assessor, received May 22, 2015 (**used for all appeals**).
- R.2 – **Common Document:** Property Assessment, 2015 General Law and Legislation Brief, submitted by the City Assessor, received May 22, 2015 (**used for all appeals**).

Supplementary Notations

The parties were advised that the proceedings were being recorded for the purposes of the Board and the Panel Clerk. The Chair introduced the Board members and the Panel Clerk.

The Appellant and the Respondent did not affirm as neither side was giving testimony and evidence.

Both parties mutually agreed that the six appeals before the Board would be divided into two groups of three appeals each grouping and would be opened concurrently and closed collectively. It was determined by the Appellant and the Respondent that Appeals 55, 56 and 57-2015 form one grouping while Appeals 74, 75 and 76-2015 form the second grouping.

It was also mutually agreed upon by the Appellant and the Respondent at the onset of the first appeal that all Exhibits presented to the Board be entered into the record and all the evidence and argument from these same appeals for 2014 be carried forward to the present appeals for 2015.

Conclusion

For the reasons given in the Record of Decision dated July 16, 2015, the appeal was adjusted and the filing fee refunded.

The hearing concluded 11:45 a.m.

6. **Appeal No. 76-2015**  
**Civic Address: 710 48<sup>th</sup> Street East**  
**Legal Description: Parcel(s) 131616716**  
**Roll No. 445100490**

---

Appearing for the Appellant

Mr. Jesse Faith, Altus Group Limited

Appearing for the Respondent

Mr. Travis Horne, Assessment Manager, Assessment & Taxation

Grounds and Issues

Ground 1: The market value is too high due to an inflated cap rate.

Exhibits

- A.1 – Notice of Appeal from Altus received Feb 6/15.
- A.2 – **Common Document:** Postmedia Network Inc., et al and The City of Saskatoon, submitted by Altus Group Ltd, received May 15, 2015 (**used for all appeals**).
- A.3 – **Common Document:** Postmedia Network Inc., et al and The City of Saskatoon submitted by Altus Group Ltd, received May 15, 2015 (**use for appeal 55, 56 and 57**).
  
- R.1 – **Common Document:** Warehouse & Automotive Response 2015 Assessment, submitted by the City Assessor, received May 22, 2015 (**used for all appeals**).
- R.2 – **Common Document:** Property Assessment, 2015 General Law and Legislation Brief, submitted by the City Assessor, received May 22, 2015 (**used for all appeals**).

Supplementary Notations

The parties were advised that the proceedings were being recorded for the purposes of the Board and the Panel Clerk. The Chair introduced the Board members and the Panel Clerk.

The Appellant and the Respondent did not affirm as neither side was giving testimony and evidence.

Both parties mutually agreed that the six appeals before the Board would be divided into two groups of three appeals each grouping and would be opened concurrently and



closed collectively. It was determined by the Appellant and the Respondent that Appeals 55, 56 and 57-2015 form one grouping while Appeals 74, 75 and 76-2015 form the second grouping.

It was also mutually agreed upon by the Appellant and the Respondent at the onset of the first appeal that all Exhibits presented to the Board be entered into the record and all the evidence and argument from these same appeals for 2014 be carried forward to the present appeals for 2015.

Conclusion

For the reasons given in the Record of Decision dated July 16, 2015, the appeal was adjusted and the filing fee refunded.

The hearing concluded 11:45 a.m.

As Secretary to the above Board of Revision Panel, I certify that these are accurate minutes of the hearing held on June 4, 2015.

---

Debby Sackmann, Panel Clerk  
Board of Revision