

CITY OF CALGARY VALUATION REPORT

Northwest

Sale #	Sector	Address	Land Use	Sale Date	Size	Sale Price (\$)	Price (\$)/ Acre	Vendor	Purchaser	Remarks
1	NW	10585 Rocky Ridge RD NW	DC16C2010	28-Mar-14	0.31	\$52,700	\$170,000	THE CITY OF CALGARY	DECKER MANAGEMENT LTD.	City sale (road closure)
2	NW	8770 TWELVE MI COULEE RD NW	R-C1N	13-Apr-15	14.54	\$7,270,000	\$500,000	MARBLEHEAD LAND CORP	AVI LAND CORPORATION INC	Purchased by Avi and will be developed along with 8660 Twelve Mile Coulee Road into 95 single family lots.
3	NW	9595 149 ST NW	S-FUD	3-Jun-15	45.74	\$9,148,000	\$200,000	1623052 ALBERTA LTD	THE CITY OF CALGARY	Acquired by way of purchase and donation . Purchase price \$6,616,000 - Donation Tax Receipt \$2,532,000
4	NW	5 ROCKY RIDGE LANE NW	S-FUD	6-Aug-15	4.03	\$2,300,000	\$540,720	DONALD IREDALE AND NINA NOVAK	LA VITA LAND INC	This sale is for land value only. At the time of sale the property had a two storey 1,800 SF home.
5	NW	6125 117 ST NW	S-FUD	24-Nov-15	83.25	\$6,000,000	\$72,072	IMPEX FINANCIAL CORP	MORTON LANDS CORP	Sale includes 6505 Twelve Mile Coulee Rd NW. These 2 parcels of land are located next to the community of Tuscany and the Lynx Ridge Golf Club in the NW.
6	NW	5 ROCKCLIFF HT NW	S-FUD	5-Apr-16	4.25	\$2,250,000	\$529,412	MERTON & GAIL COLE	HAFIZ TARIQ MAHMOOD ALI & NAVEEN TARIQ	This sale is for land value only. At the time of sale the property also included a 2,500 SF bungalow.

Endorsed by the
Valuation Review Committee
Corporate Properties

Date MARCH 2, 2017

CITY OF CALGARY VALUATION REPORT

North

Sale #	Sector	Address	Land Use	Sale Date	Size	Sale Price (\$)	Price (\$)/ Acre	Vendor	Purchaser	Remarks
7	N	3670 Sage Hill Dr NW	R-1S	14-Feb-14	15.63	\$7,033,500	\$450,000	ALI A AL-SHAMMASI	CARMA LTD.	Sale 4 of 4 - Part of the land assembly undertaken by the Purchaser.
8	N	16910 14 ST NW	S-FUD	5-Jun-14	22.18	\$1,870,000	\$84,310	WAYNE DAVID UPSHAW & MILDRED MARILYN UPSHAW	EL-JABALI, MOHAMAD	At the time of sale the property was vacant and unimproved.
9	N	2853 144 AV NW	R-1N	30-Sep-14	ROW	\$91,800	\$170,000	THE CITY OF CALGARY	DUNDEE EVANSRIDGE (GP) INC.	City sale (road closure)
10	N	10220 6 ST NE	S-FUD	21-Sep-15	13.57	\$900,000	\$66,323	LARRY AND SHARON BILBEN	CRESTAR MANAGEMENT LIMITED	Legal is SW 23-25-1-W5 with many exceptions. Located next to 96th Avenue west of Deerfoot Trail in the NE.
11	N	4700 144 AVE NW	S-FUD	2-Dec-15	771.19	\$175,500,000	\$227,571	MADACALO INVESTMENTS LTD	PAPERNY SYMONS LTD	This sale was for 1/3 interest, actual sale price was \$58,500,000 at \$75,857/acre. Sale involves the Issuance of 1,000,000 Partnership Units in Paperny Symons Partnership Includes 5 parcels of land located along 144th Avenue just north of the new Sage Valley community.
12	N	1450 HARVEST HILLS DR NE	S-R	26-Jan-16	64.87	\$9,050,000	\$139,510	HARVEST HILLS GOLF COURSE LTD	1939487 ALBERTA LTD	Purchased by Cedarglen Homes and sold by the Windmill Golf Group.
13	N	60 Country Hills LD NW	DC	2-Sep-16	6.07	\$1,500,000	\$247,117	SKYVIEW COMMUNITY CHUCH	ARCURI DEVELOPMENTS CORP	Purchaser already developed the adjacent site at 70 Country Hills Landing known as Arcuri Business Centre.

Endorsed by the
Valuation Review Committee
Corporate Properties

Date MARCH 2, 2017

CITY OF CALGARY VALUATION REPORT

Northeast

Sale #	Sector	Address	Land Use	Sale Date	Size	Sale Price (\$)	Price (\$)/ Acre	Vendor/Purchaser	Purchaser	Remarks
14	NE	9020 36 ST NE	S-FUD	5-Feb-14	4.19	\$1,325,000	\$316,229	MANJIT KAUR BRAR	PARAGON COMMERCIAL LTD	This vacant land is located just east of the airport in a developing commercial/residential area in the NE.
15	NE	2801 144 AV NE	S-FUD	25-Feb-14	42.10	\$4,000,000	\$95,012	MANJIT BRAR	1162749 ALBERTA INC.	This large parcel of vacant land is located next to Deerfoot and Stoney Trail in the NE portion of Calgary. No buildings appear to be on the site.
16	NE	9025 52 ST NE (Adj. ROW)	S-FUD	30-Sep-14	ROW	\$556,800	\$240,000	THE CITY OF CALGARY	GENSTAR DEVELOPMENT COMPANY	For the Saddle Ridge community development.
17	NE	78 Redstone PA NE	Various	12-Jan-16	ROW	\$1,019,339	\$220,000	THE CITY OF CALGARY	REDSTONE SOUTH PROPERTIES	City sale (road closure)
18	NE	6804 COUNTRY HILLS BV NE	S-FUD	12-Dec-16	11.24	\$2,769,200	\$246,370	THE CITY OF CALGARY	WALTON NORTHPOINT EAST DEVELOPMENT	6802, 6803 & 6804 COUNTRY HILLS BV NE Sale involves a road allowance (68th St SE), located in a future subdivision known as Cornerstone

Endorsed by the
 Valuation Review Committee
 Corporate Properties

Date MARCH 2, 2017

CITY OF CALGARY VALUATION REPORT

East

Sale #	Sector	Address	Land Use	Sale Date	Size	Sale Price (\$)	Price (\$)/ Acre	Vendor	Purchaser	Remarks
19	E	1825 92 ST SE	S-FUD	19-Sep-14	15.31	\$2,600,000	\$169,801	CAPITAL BRIDGE INC. INVESTOR CANADIAN	ALI AL-SHAMMASI	At the time of sale the property was vacant and unimproved.
20	E	4000 84 ST SE	S-FUD	3-Sep-15	8.27	\$1,445,500	\$174,788	TELUS COMMUNICATIONS INC	1804947 ALBERTA LTD	Property Highlights includes a Long-term lease to be negotiated between vendor and purchaser for future use of +/- 0.25 acres on site for cell tower. Existing building and satellites to be removed by Vendor.
21	E	4111 84 ST SE	S-FUD	24-Feb-16	27.23	\$2,859,150	\$105,000	PROVINCE OF ALBERTA	ABACUS PROPERTY MANAGEMENT LTD	Large parcel of vacant land located at Stoney Trail and Peigan Trail along 84th Street in the SE. Zoned S-FUD.
22	E	6120 68 ST SE	S-FUD	4-Oct-16	12.92	\$2,000,000	\$154,799	THE PROVINCE OF ALBERTA	THE CITY OF CALGARY	This parcel of vacant land is located just east of Stoney Trail in the SE.
23	E	8775 17 AVE SE	S-FUD	25-Nov-16	19.45	\$1,300,000	\$66,838	RYAN WILLIAM STODDART	ING DEVELOPMENTS 2009 LTD	Current sale brokered by Walsh Manna with Avison Young. Property known as Belvedere Development Land

Endorsed by the
Valuation Review Committee
Corporate Properties

Date MARCH 2, 2017

CITY OF CALGARY VALUATION REPORT

Southeast

Sale #	Sector	Address	Land Use	Sale Date	Size	Sale Price (\$)	Price (\$)/ Acre	Vendor	Puchaser	Remarks
24	SE	18007 88 ST SE 19610 72 ST SE	R-1N	12-Feb-14	320.00	\$71,890,000	\$224,656	OLLERENSHAW RANCH LTD.	HOPEWELL MAHOGANY SOUTHEAST LAND CORP.	This half section is located just south of the new residential area of Mahogany.
25	SE	16909 104 ST SE	S-FUD	4-Jun-14	20.00	\$2,000,000	\$100,000	HARSHARAN CHAHAL	ALIA A AL-SHAMMASI	This sale is for land value only. At the time of sale, there was a bungalow on the site.
26	SE	15920 72 ST SE 15414 72 ST SE	S-CRI	10-Jul-14	66.95	\$24,600,000	\$367,438	418125 ALBERTA INC.	VESTA PROPERTIES COPPERFIELD LTD.	This large parcel is located in the developing community of Copperfield.
27	SE	21820 56 ST SE 21210 56 ST SE 22720 56 ST SE	S-FUD	16-Jan-15	349.30	\$52,500,000	\$150,301	ALEXANDER GREGORY SOUTZO	GENESIS LAND DEVELOPMENT (SOUTHEAST)	3 parcels located just south of the community of Seton in the SE, overlooking the Bow River.
28	SE	8945 38 ST SE	I-G	4-Jan-16	30.95	\$9,800,000	\$316,640	DOROTHY ELIZABETH BORRETT	REMLINGTON DEVELOPMENT CORP	Barlow Crossing by Remington
29	SE	7300 178 AV SE	Various	28-Jan-16	7.99	\$1,598,000	\$200,000	THE CITY OF CALGARY	HOPEWELL MAHOGANY LAND CORPORATION, HJA MAHOGANY GP LTD.	City sale (road closure)
30	SE	5700 178 AV SE	M-2	19-Feb-16	4.41	\$880,000	\$199,546	THE CITY OF CALGARY	HOPEWELL MAHOGANY LAND CORP	This parcel of land appears to be part of a former roadway.
31	SE	8879 146 AV SE	S-FUD	21-Mar-16	4.42	\$600,000	\$135,747	THE PROVINCE OF ALBERTA	L & K TIRE INC	Expected to become residential, and within the Shepard ASP.
32	SE	8687 146 AV SE	S-FUD	22-Mar-16	4.40	\$520,000	\$118,182	THE PROVINCE OF ALBERTA	LI XIE & SHIFEN CHEN	Expected to become residential, and within the Shepard ASP.
33	SE	11977 154 AV SE	S-FUD	22-Mar-16	19.65	\$2,200,000	\$111,959	LLOYD KING/ET AL	SFUD DEVELOPMENTS INC	The property includes an unused RV storage lot that is fenced and a separate access road is in place. A at the time of sale a 1367 sq. ft. house was on the site.
34	SE	8585 146 AVE SE	S-FUD	8-Aug-16	4.00	\$540,000	\$135,000	THE PROVINCE OF ALBERTA	PENTECOSTAL ASSEMBLIES OF CANADA (PAOC)	expected to become residential, and within the Shepard ASP
35	SE	19200 104 ST SE	S-FUD	16-Aug-16	9.95	\$700,000	\$70,352	ALTALINK MANAGEMENT LTD	KALER VENTURES LTD	This sale is for land value only. At the time of sale there was a 1,600 sq ft bungalow requiring repairs on the property.
36	SE	6991 GLENMORE TR SE	S-FUD	30-Sep-16	6.07	\$1,500,000	\$247,117	PROVINCE OF ALBERTA	THE CITY OF CALGARY	City acquisition for future interchange.

Endorsed by the
Valuation Review Committee
Corporate Properties

Date MARCH 2, 2017

CITY OF CALGARY VALUATION REPORT

South

Sale #	Sector	Address	Land Use	Sale Date	Size	Sale Price (\$)	Price (\$)/ Acre	Vendor	Puchaser	Remarks
37	S	17303 37 ST SW 17807 37 ST SW	S-FUD	10-Jan-14	140.54	\$20,500,000	\$145,866	RONALD BRENT BAMFORD	HOPEWELL PROVIDENCE LAND CORPORATION	One half mile west of Evergreen and Bridlewood. The Vendor had acquired the property in 2001 for a total consideration of \$7,200,000 representing a price per acre of \$25,596
38	S	2400 210 AVE SE	S-FUD	31-Mar-14	65.37	\$20,000,000	\$305,951	BFI CANADA INC	TRAFFORD TITLCO LIMITED	This vacant parcel is located just south of Walden and north of Legacy. Purchased by Genstar.
39	S	5720 170 AV SW	S-FUD	3-Apr-14	20.01	\$2,000,000	\$99,950	D. YEREX HOLDINGS LTD.	AL-SHAMMASI, ALI	At the time of sale the property was improved with one single family detached dwelling.
40	S	700 226 AVE SE	F-FUD	11-Apr-14	155.13	\$7,780,000	\$50,151	BOW RIVERSIDE DEVELOPMENTS LTD.	AURA TOWER DEVELOPMENTS LTD.	Purchaser is Cidex.
41	S	36 190 AVE SE	S-FUD	3-Jun-14	18.41	\$4,000,000	\$217,273	MERIDEE MOYLE SMITH	CARDELL LAND HOLDINGS	East of Silverado area.
42	S	779 210 AV SE	S-FUD	26-Jun-14	80.06	\$4,991,000	\$62,341	BRIAN ANDERSON LYNCH, EXECUTOR FOR RUTH MAY LYNCH	INTERGULFCIDEX DEVELOPMENTS LTD. (AURA TOWERS DEVELOPMENTS LTD.) DEVELOPER	At the time of sale the property was vacant and unimproved.
43	S	221 210 AV SE	S-FUD	23-Jan-15	120.00	\$24,500,000	\$204,167	ET EQUITIES INC.	2015 UNITED ALBERTA LANDS GP	This vacant parcel is located west of Macleod Trail along 210th Ave near the SE/SW community of Silverado.
44	S	18550 SHERIFF KING ST SE	S-FUD	17-Feb-15	41.55	\$11,218,500	\$270,000	JOHN NELSON DONG, YOUJE AND NGIA LEONG	CARDEL WEST MCLEOD LTD	Cardel already owns adjacent properties at 21 & 36 190th Avenue SE (36.70 Acres)
45	S	550 210 AVE SE	S-FUD	26-Nov-15	10.5	\$5,000,000	\$476,190	JIMMIE AND VIENNA OAKES	MACLEOD FARMING AND RANCHING LTD ET AL	Vacant land located just south of the new community of Silverado and west of Macleod Trail.
46	S	1498 210 AVE SW	S-FUD	11-Dec-15	3.91	\$446,250	\$114,130	TERESA ORAM AND WILLIAM STERLING	ET EQUITIES INC	Potential vacant redevelopment land zoned S-FUD.
47	S	3711 146 AV SW	S-FUD	5-Jan-16	8.51	\$1,574,350	\$185,000	CIDEX (PROVIDENCE) DEVELOPMENT CORP.	PROVINCE OF ALBERTA	At the time of sale the property was improved with one single family detached dwelling and other farm related buildings operating as an entertainment facility. It is our understanding that the Province of Alberta acquired this land for the construction of the Calgary ring road.
48	S	3320 146 AVE SW	S-FUD	7-Jan-16	32.98	\$8,245,000	\$250,000	FISHCREEK LAND CORP	PROVINCE OF ALBERTA	Purchased by the Province of Alberta for the future ring road construction
49	S	5510 170 AV SW	S-FUD	10-Feb-16	20.03	\$1,070,000	\$53,420	THE TRUSTEE BOARD OF THE PRESBYTERIAN	PROVIDENCE SQUARE CORP	This sale is for land value only. At the time of sale there was an older house constructed in 1961 on the property.
50	S	2501 210 AV SE	S-UN	20-Apr-16	5.33	\$1,008,900	\$189,287	THE CITY OF CALGARY	WEST PINE CREEK DEVELOPMENTS LTD	City sale, road closure.
51	S	5930 170 AV SW	S-FUD	3-Aug-16	20.02	\$2,875,000	\$143,606	STEPHEN AND CAROLYN SOULES	DALE AND KATE BERKAN	At the time of sale the property was improved with one single family detached dwelling.
52	S	400 210 AVE SE	S-FUD	28-Nov-16	119	\$31,475,000	\$264,496	GLOBAL VIEW FOUNDATION LTD	1981042 ALBERTA LTD	This is one of 3 sales (on 3 Transfers - all attached) between these 2 parties and includes 18440 Sheriff King Street SE & 3909 162 Ave SW. Legal subdivisions 2 & 7 Section 15, Twp 22, Range 1, Median 5.

ISC: Protected

Sector Rates 2017

Confidential: This document is to provide advice, proposals,
recommendations, analyses or policy options for consideration by approval
bodies under the Real Property Bylaw, including City Council

Endorsed by the
Valuation Review Committee
Corporate Properties

- 10 -

Date MARCH 21 2017

CITY OF CALGARY VALUATION REPORT

West

Sale #	Sector	Address	Land Use	Sale Date	Size	Sale Price (\$)	Price (\$)/ Acre	Vendor	Purchaser	Remarks
53	W	7546 11 AV SW	DC	8-May-15	4.76	\$3,500,000	\$735,294	MARY KAROUZOS	1810133 ALBERTA LTD	Purchaser (Bri-mor Developments has acquired other parcels on this block (7458-11 Ave SW). They have also done other multi-family developments in this area.
54	W	1316 101 ST SW	DC	26-Jun-15	7.19	\$1,620,000	\$225,313	EDITH MAILMAN	DEAN DURİ	Flat site with mature trees. At the time of sale the property included a 1600 sq ft house constructed in 1973.
55	W	779 81 ST SW	DC	28-Jul-15	9.62	\$10,500,000	\$1,091,476	WENZEL DEVELOPMENTS INC	TRUMAN PARK LTD	Sale includes 759 81 St SW. Properties are located just north of 17th Avenue along 81st Street in the redeveloping area of West Springs/Springbank Hill in the SW. Vendor, Wenzel evelopment bought these 2 properties in 2013 for \$6,000,000.
56	W	7529 16 AVE SW	C-COR3	20-Aug-15	121.28	\$20,000,000	\$164,908	CALGARY OLYMPIC DEVELOPMENT	PLATEAU VILLAGE PROPERTIES INC	Sale includes: 8511 16 AVE & 7137 16 AVE. Note: Affidavit states the value at \$25,000,000
57	W	7120 10 AV SW	DC	1-Oct-15	4.76	\$4,700,000	\$987,395	BARBARA MALYSZKO	LIVE BETTER HOLDINGS INC	At the time of sale the property was improved with one single family detached dwelling and other farm related buildings.
58	W	7666 11 AV SW	R-1S	6-Jan-16	4.27	\$3,200,000	\$750,000	JENNIE ZACHARUK	1810133 ALBERTA LTD	Purchaser (Bri-mor Developments) has acquired other parcels on this block (7458 & 7456-11 Ave SW). They have also done other multifamily developments in this area. The site along with 4 adjacent parcels will be developed with a large multi family project.
59	W	7955 17 AV SW	DC	28-Jan-16	9.48	\$9,000,000	\$949,367	JUDY ANN COLPITTS	WILLOWHURST MARKET LTD	This redevelopment site is located on busy 17th Avenue SW in the community of Springbank Hill near Aspen Landing. No pending applications.
60	W	756 101 ST SW	S-FUD	24-Mar-16	16.00	\$7,300,000	\$456,250	CURB SIDE INVESTMENTS INC	1945150 ALBERTA LTD	This sale involves the All Shots Golf Driving Range located on 101 Street at Old Banff Coach Road in the SW. There are 46 tees (10 covered), a putting green, chipping/pitching & a trap practice area.
61	W	2232 85 ST SW	DC	13-Apr-16	4.75	\$2,300,000	\$484,211	DAVID & KATHARINE HAGER	WENZEL DEVELOPMENTS INC	At the time of sale the property included a 2200 sq ft bungalow.
62	W	8775 34 AV SW	DC	28-Jun-16	2.07	\$875,000	\$422,705	Alan and Jeanette Holt	Realcana Holdings Ltd.	At the time of sale the property was improved with one single family detached dwelling and other farm related buildings.
63	W	7757 16 AV NW	S-CRI	22-Dec-16	15.86	\$4,978,000	\$313,871	The City of Calgary	Trinity Development Group (Plateau Village Properties Inc.)	Trinity Hills, a mixed-use development containing medium density residential, office and retail space.

ISC: Protected

Sector Rates 2017

Confidential: This document is to provide advice, proposals, recommendations, analyses or policy options for consideration by approval bodies under the Real Property Bylaw, including City Council

Endorsed by the
Valuation Review Committee
Corporate Properties

- 11 -

Date MARCH 2, 2017