

Annual Financial Report 2021

For the year ended December 31, 2021
Metro Vancouver Regional District, British Columbia

Metro Vancouver acknowledges that the region's residents live, work, and learn on the shared territories of many Indigenous peoples, including 10 local First Nations: Katzie, Kwantlen, Kwikwetlem, Matsqui, Musqueam, Qayqayt, Semiahmoo, Squamish, Tsawwassen, and Tsleil-Waututh.

Metro Vancouver respects the diverse and distinct histories, languages, and cultures of First Nations, Métis, and Inuit, which collectively enrich our lives and the region.

Annual Financial Report 2021

For the year ended December 31, 2021

Metro Vancouver Regional District, British Columbia

Prepared by Metro Vancouver's Financial Services and External Relations departments

Metrotower III, 4515 Central Blvd, Burnaby, BC, V5H 0C6

www.metrovancouver.org

June 2022

FRONT COVER: SOUTHEAST VIEW OVER METRO VANCOUVER

Contents

GFOA Award	4	Regional Planning	34
Message from the Chair	6	Air Quality & Climate Change.....	36
Message from the Commissioner/ Chief Administrative Officer	7	Other Regional District Services	38
1 Introduction	9	Allocated Programs.....	40
Metro Vancouver Members.....	9	Regional Relationships.....	40
About Metro Vancouver.....	9	2 Financial Statements.....	41
Vision.....	10	Chief Financial Officer Letter of Transmittal	42
Mission	10	Consolidated Financial Statements.....	57
Governance.....	11	Management Responsibility for Financial Reporting ...	59
Metro Vancouver Board of Directors.....	13	Independent Auditor's Report	60
Metro Vancouver Organizational Structure	13	Consolidated Statement of Financial Position	62
Metro Vancouver Governance and Committee Structure.....	14	Consolidated Statement of Operations	63
Planning for the Future	16	Consolidated Statement of Change in Net Debt	64
The <i>Board Strategic Plan</i>	16	Consolidated Statement of Cash Flows.....	65
Strategic Directions.....	17	Notes to Consolidated Financial Statements.....	66
Long-term Financial Planning	18	3 Statistics Section.....	99
Five-year Financial Planning.....	18	Five Year Comparative Schedules of Consolidated Financial Information	100
Annual Work Planning.....	18	Miscellaneous Statistics.....	116
Services Delivered in 2021	19	Other Miscellaneous Statistics	121
2021 Key Financial Information.....	20	Glossary of Acronyms	128
Regional Federation.....	22		
Water.....	24		
Liquid Waste	26		
Solid Waste	28		
Metro Vancouver Housing.....	30		
Regional Parks.....	32		



Government Finance Officers Association

**Canadian Award
for
Financial Reporting**

Presented to

**Metro Vancouver Regional District
British Columbia**

For its Annual
Financial Report
for the Year Ended

December 31, 2020

Christopher P. Morrell

Executive Director/CEO

GFOA Award

Government Finance Officers Association of the United States and Canada (GFOA) awarded a Canadian Award for Financial Reporting to the Metro Vancouver Regional District for its annual financial report for the fiscal year ended December 31, 2020. The Canadian Award for Financial Reporting program was established to encourage municipal governments throughout Canada to publish high quality financial reports and to provide peer recognition and technical guidance for officials preparing these reports.

In order to be awarded a Canadian Award for Financial Reporting, a government unit must publish an easily readable and efficiently organized annual financial report, whose contents conform to program standards. Such reports should go beyond the minimum requirements of generally accepted accounting principles and demonstrate an effort to clearly communicate the municipal government's financial picture, enhance an understanding of financial reporting by municipal governments, and address user needs.

A Canadian Award for Financial Reporting is valid for a period of one year only. We believe our current report continues to conform to the Canadian Award for Financial Reporting program requirements, and we are submitting it to GFOA to determine its eligibility for another award.

**Metro Vancouver –
21 municipalities,
one treaty First Nation
and one electoral area
working together
for a livable region.**

Message from the Chair



On behalf of the Metro Vancouver Board, I'm pleased to present Metro Vancouver's *2021 Annual Financial Report*.

Metro Vancouver provides critical services that contribute to the growth and prosperity of our region, and while doing so must operate from a position of financial strength while maintaining a solid reputation for prudent fiscal management and progressive financial policies. This annual report, and the recognition received from being awarded the Canadian Award for Financial Reporting for our 2020 annual financial report, helps our member jurisdictions and the public better understand Metro Vancouver's financial operations and increases confidence in our practices.

When introducing last year's annual financial report, I reflected on how 2020 was a historic year, unlike any we've previously experienced. In many ways, this sentiment remains the same for 2021. While still grappling with the impacts of the COVID-19 pandemic, during the past year we were also confronted by the realities of climate change like never before. We endured an unprecedented heat dome, degraded air quality, wildfires and drought, before facing an extraordinary rainfall emergency that severely impacted communities throughout the province.

While testing our individual and collective resilience, these events also highlighted the increasingly vital role of local governments in ensuring the safety and livability of our communities. We are at a critical juncture, and must adapt and learn from these events, especially as we prepare for new challenges.

The continued impacts of COVID-19, increasingly frequent extreme climate events, and now global conflict will all contribute to additional uncertainties. At Metro Vancouver, we must continue to focus on long-term financial sustainability while prioritizing affordability for regional ratepayers. This principle again guided us in 2021, as we managed a combined annual capital and operating budget of nearly \$2.5 billion to deliver essential services to over 2.7 million residents. Our foundation of long-term financial sustainability will continue to steer us over the next five years, as we oversee and plan for more than \$7 billion in investments to build, maintain, and upgrade the critical infrastructure that will support the prosperity, resilience, and livability of the region.

2021 also brought us much cause for optimism. We were encouraged and inspired to witness the resilience and generosity of our citizens as the impacts of the province's climate emergencies unfolded. Collaboration between our staff, member jurisdictions, other orders of government, and residents and businesses of the region reminded us of our ability to work together, and the importance of collaboration in our continued success as a region. In particular, I drew energy and hope from Metro Vancouver's collaborative work with the Tsleil-Waututh Nation on the renaming of Belcarra Regional Park to *təmtəx̱w̱tən*/Belcarra Regional Park — a new name that reflects the park's history and cultural significance and marks a step forward in reconciliation.

Thank you for taking the time to review Metro Vancouver's *2021 Annual Financial Report*. The report outlines the organization's strong financial framework, as well as many key achievements in delivering critical services to the region's residents. There is much to be proud of within these pages, and I thank our Board, Metro Vancouver staff, our member jurisdictions, and colleagues throughout the region for their efforts and applaud their ongoing commitment.

A handwritten signature in dark ink, reading "Sav Dhaliwal". The signature is fluid and cursive.

Sav Dhaliwal

Chair, Metro Vancouver Board of Directors

Message from the Commissioner/Chief Administrative Officer



Much like the year that preceded it, 2021 was a test of Metro Vancouver's resilience and capacity to respond to unprecedented challenges.

Our staff continued to deliver the region's essential services to exceptionally high standards despite adverse and straining conditions. Through the continued pandemic, historically high summer temperatures, and devastating extreme rainfall events, our organizational response ensured that the region's residents continued to receive the services they rely on without interruption.

Our focus on meeting residents' needs was also reflected in our approach to financial planning in 2021. Understanding that households are still recovering from the impacts of the pandemic, we used a variety of financial tools to make significant budget reductions and keep increases to the following year's utility fees below the rate of inflation in 2021. Delivering our core services while maintaining affordability will remain a priority, even as we make crucial investments across the region to ensure our infrastructure has the capacity to meet the needs of the growing population, while being more resilient to climate change and meeting federal and provincial regulations for environmental protection.

Work on this ambitious portfolio of infrastructure projects advanced throughout 2021. New water supply tunnels were planned, designed, and constructed deep under marine crossings throughout the region, to make the drinking water system more earthquake resilient and help meet growing demand for clean, safe drinking water. We continued to upgrade and expand wastewater treatment plants, to protect against sea level rise and safeguard human and ecological health. These upgrades include the most significant infrastructure program in Metro Vancouver's history – the Iona Island Wastewater Treatment Plant Projects, which will restore one of the world's most important salmon rearing habitats at the mouth of the Fraser River while maximizing energy and resource recovery. The region's waste reduction and recycling options also improved with the completion in 2021 of the new United Boulevard Recycling and Waste Centre in Coquitlam, which is three times larger than the facility it replaces and will serve 200,000 customers per year.

Protecting vast natural areas for current and future generations is also one of Metro Vancouver's core responsibilities. We are stewards to over a quarter of the region's land base, managing almost 60,000 hectares of protected water supply lands and nearly 14,000 hectares of publically accessible lands in our regional parks system. In 2021 we added another 76 hectares to the parks system, protecting scenic and ecologically sensitive lands at Kanaka Creek Regional Park in Maple Ridge and Codd Wetlands Ecological Conservancy Area in Pitt Meadows. These opportunities for park expansion come at the same time as a dramatic increase in the use of our regional parks, with over 16.3 million visits connecting people with important protected natural areas in 2021 — a 37% increase from pre-pandemic levels in 2019.

All of Metro Vancouver's services are linked by our regional growth strategy, which provides the strategic framework for accommodating anticipated future growth to the region. In 2021, in collaboration with member jurisdictions, staff prepared the draft update to the regional growth strategy, titled Metro 2050. This region-shaping plan will leave a legacy that will span decades to come. Other long-range plans also progressed in 2021, including management plans for solid waste, liquid waste, drinking water, and regional parks.

As we continue this work, we are committed to incorporating the lessons of 2021, including our first-hand experiences with the impact that climate change is having on our region. While there is much to do, our *2021 Annual Financial Report* shows that we are well equipped to seize the opportunities that lie ahead. Together we keep our region strong.

A handwritten signature in black ink, appearing to read 'J. Dobrowolny'.

Jerry W. Dobrowolny, P.Eng, MBA
Commissioner/Chief Administrative Officer
Metro Vancouver



1 Introduction

Metro Vancouver Members

Metro Vancouver comprises 23 members: 21 municipalities, one treaty First Nation and one electoral area.

Village of Anmore	City of Langley	District of North Vancouver	City of Surrey
Village of Belcarra	Township of Langley		Tsawwassen First Nation
Bowen Island Municipality	Village of Lions Bay	City of Pitt Meadows	City of Vancouver
City of Burnaby	City of Maple Ridge	City of Port Coquitlam	District of West Vancouver
City of Coquitlam	City of New Westminster	City of Port Moody	City of White Rock
City of Delta	City of North Vancouver	City of Richmond	Electoral Area A

About Metro Vancouver

Metro Vancouver is a federation of 21 municipalities, one electoral area and one treaty First Nation that collaboratively plans for and delivers regional-scale services like drinking water, wastewater treatment and solid waste management. The regional district also regulates air quality, plans for urban growth, manages a regional parks system and provides affordable housing. The regional district is governed by a Board of Directors, comprising 40 elected officials appointed from local councils and one directly elected representative from Electoral Area A.

The Regional District model allows members to collaborate on infrastructure, service delivery, land use planning and more, as needed by the region's communities. This way, members can pool their resources to take advantage of economies of scale and regional leverage. Metro Vancouver is B.C.'s most populous and metropolitan regional district.

The Metro Vancouver Board oversaw a combined annual capital and operating budget of nearly \$2.5 billion in 2021. As the regional government, Metro Vancouver operates within a highly regulated environment and one that is responsive to legislative change, as it maintains and enhances infrastructure and services to meet the needs of a growing population. The operating budget is funded by five main sources: water sales, sewer levy, solid waste tipping fees, regional district tax requisitions and housing rents.

The 2021 Annual Financial Report provides consolidated details of the regional district's four legal entities: Metro Vancouver Regional District (MVRD), Greater Vancouver Water District (GVWD), Greater Vancouver Sewerage & Drainage District (GVS&DD) and Metro Vancouver Housing Corporation (MVHC).

Vision

Metro Vancouver embraces collaboration and innovation in providing sustainable regional services that contribute to a livable and resilient region and a healthy natural environment for current and future generations.

Mission

Metro Vancouver's mission is framed around three broad roles.

1. Serve as a Regional Federation

Serve as the main political forum for discussion of significant community issues at the regional level, and facilitate the collaboration of members in delivering the services best provided at the regional level.

2. Deliver Core Services

Provide regional utility services related to drinking water, liquid waste and solid waste to members. Provide regional services, including parks and affordable housing, directly to residents and act as the local government for Electoral Area A.

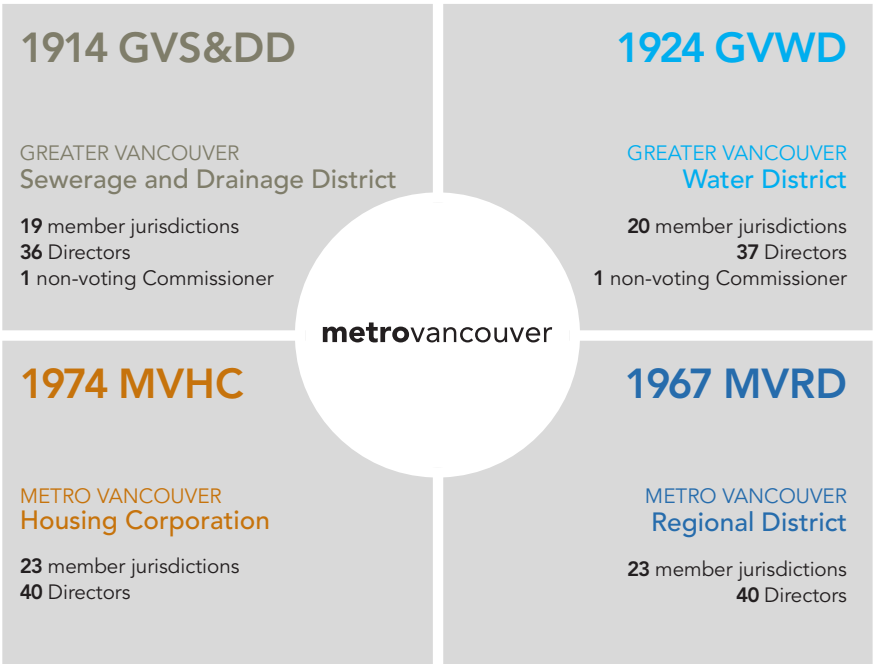
3. Plan for the Region

Carry out planning and regulatory responsibilities related to the three utility services as well as air quality and climate change, regional planning, regional parks, Electoral Area A, affordable housing, labour relations, regional economic prosperity, and regional emergency management.

Governance

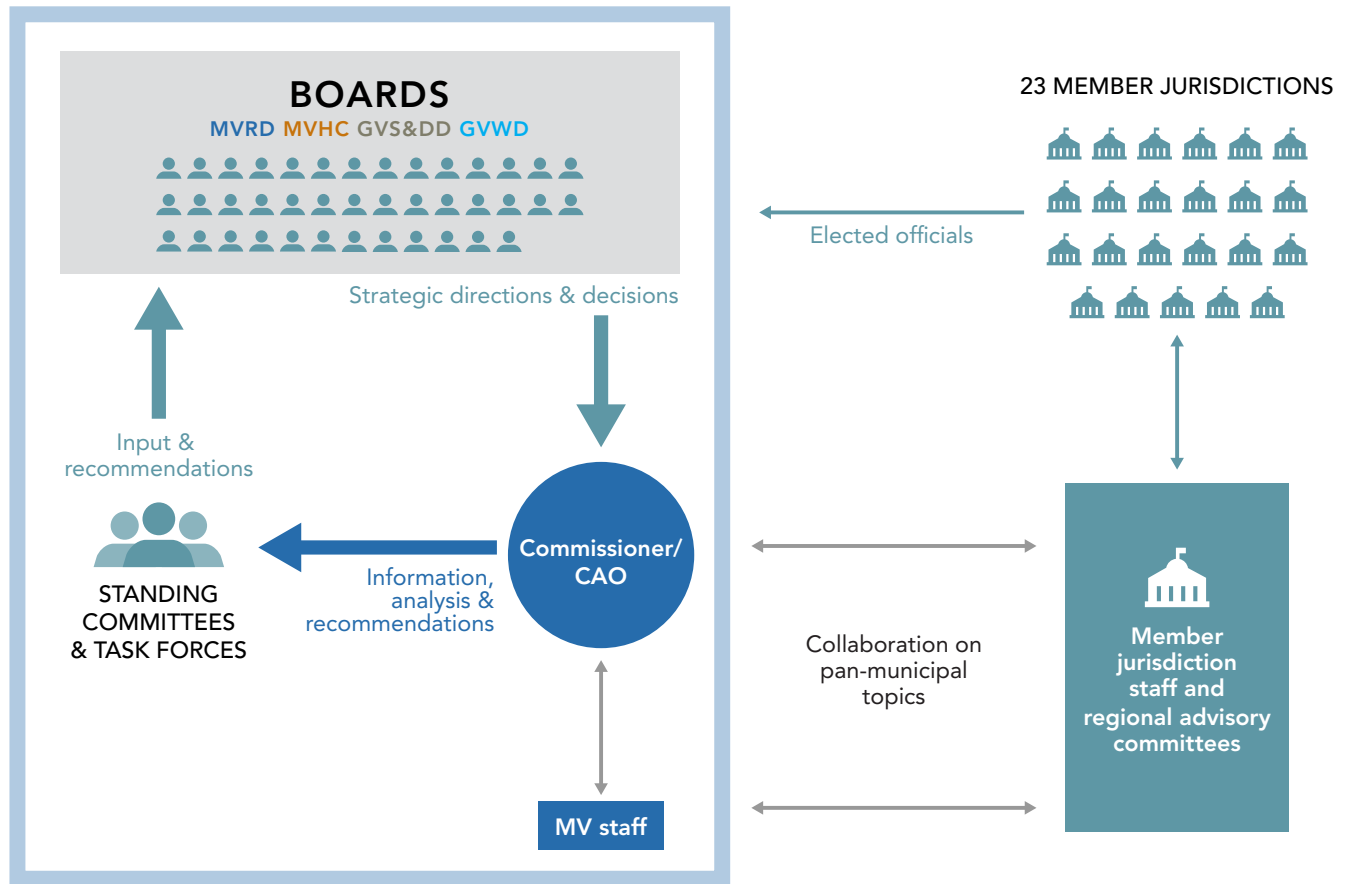
Metro Vancouver is a regional government that represents residents of the region under four separate legal entities:

- Metro Vancouver Regional District (MVRD)
- Greater Vancouver Water District (GVWD)
- Greater Vancouver Sewerage & Drainage District (GVS&DD)
- Metro Vancouver Housing Corporation (MVHC)



Each entity is governed by a separate Board of Directors composed of elected representatives from the respective member jurisdictions who have chosen to participate in the provision of the service. As established in the Metro Vancouver Regional District’s Letters Patent, the numbers of directors and votes are determined by resident populations of member jurisdictions. This ensures that as the population grows, the Board will continue to have proportional representation on behalf of the residents of the region.

METRO VANCOUVER



The Board of Directors is the governing body for each Metro Vancouver entity and is informed by discussions and recommendations of its standing Committees. Metro Vancouver staff take Board direction on issues coming to the Board, as well as in defining and implementing plans and other initiatives. Staff prepare reports for Committees that are informed by research, data and analytical tools in addition to input from municipal staff, either directly or through advisory committees.

Metro Vancouver Board of Directors*

John McEwen Anmore	Richard Stewart Coquitlam	Kim Richter Langley Township	Bill Dingwall Pitt Meadows	Laurie Guerra Surrey	Melissa De Genova Vancouver
Jamie Ross Belcarra	George Harvie Delta	Ron McLaughlin Lions Bay	Brad West Port Coquitlam	Doug McCallum Surrey	Lisa Dominato Vancouver
David Hocking Bowen Island	Dylan Kruger Delta	Mike Morden Maple Ridge	Robert Vagramov Port Moody	Mandeep Nagra Surrey	Colleen Hardwick Vancouver
Pietro Calendino Burnaby	Jen McCutcheon Electoral Area A	Jonathan Côté New Westminster	Malcolm Brodie Richmond	Allison Patton Surrey	Kennedy Stewart Vancouver
Sav Dhalilwal Burnaby	Gayle Martin Langley City	Linda Buchanan North Vancouver City	Harold Steves Richmond	Chief Ken Baird Tsawwassen First Nation	Michael Wiebe Vancouver
Mike Hurley Burnaby	Jack Froese Langley Township	Lisa Muri North Vancouver District	Linda Annis Surrey	Christine Boyle Vancouver	Mary-Ann Booth West Vancouver
Craig Hodge Coquitlam			Doug Elford Surrey	Adriane Carr Vancouver	Darryl Walker White Rock

*Reflects year-end 2021

Metro Vancouver Organizational Structure*



*As at July 2022

Metro Vancouver Governance and Committee Structure

PAGE 1 OF 2

STANDING COMMITTEES – Metro Vancouver Board of Directors (Elected Officials)

Mayors	Regional Planning	Housing	Performance and Audit Committee
Finance	Electoral Area	Indigenous Relations	

ADVISORY COMMITTEES (Regional Staff)

RAAC Regional Administrators Advisory Committee RAAC sub-committee	IAC Metro 2050 Intergovernmental Advisory Committee	RFAC Regional Finance Advisory Committee Municipal Finance Reform RFAC SUB-COMMITTEE	RPAC Regional Planning Advisory Committee Social Issues Environment Housing Invasive Species RPAC SUB-COMMITTEES	MTAC Municipal Technical Advisory Committee on Indigenous Relations
---	---	--	---	---

Community Engagement

Metro Vancouver undertakes ongoing engagement with its members, the public, other orders of government, and key stakeholders on Metro Vancouver processes, projects and initiatives. This engagement encourages information sharing and education, strengthens relationships, and where identified, informs decision-making.

Metro Vancouver Executive Staff / Functions

Jerry W. Dobrovolsky COMMISSIONER CHIEF ADMINISTRATIVE OFFICER	Jessica Beverley CORPORATE SOLICITOR/GENERAL MANAGER LEGAL SERVICES & INDIGENOUS RELATIONS
Ravi Chhina GENERAL MANAGER HR & CORPORATE SERVICES DEPUTY CAO OPERATIONS	Dean Rear GENERAL MANAGER, FINANCIAL SERVICES CHIEF FINANCIAL OFFICER
Heather McNell GENERAL MANAGER REGIONAL PLANNING & HOUSING SERVICES DEPUTY CAO POLICY AND PLANNING	Nick Kassam GENERAL MANAGER PROCUREMENT AND REAL ESTATE SERVICES

Metro Vancouver Governance and Committee Structure continued

PAGE 2 OF 2

STANDING COMMITTEES – Metro Vancouver Board of Directors (Elected Officials)

Water	Regional Parks	Liquid Waste	Council of Councils	Flood Resiliency Task Force
Climate Action	Zero Waste	Invest Vancouver	George Massey Crossing Task Force	Regional Culture

ADVISORY COMMITTEES (Regional Staff)

REAC Regional Engineers Advisory Committee	RPA Regional Parks Advisory Committee	AAC* Agricultural Advisory Committee	HRAC Human Resources Advisory Committee	IVAC Invest Vancouver Advisory Committee
--	---	--	---	--

REAC SUB-COMMITTEES

Solid Waste
Liquid Waste
Water
Geo-spatial Reference
Climate Protection
Environmental Monitoring
Stormwater Interagency Liaison Group

* Membership is made up of agricultural sector representatives that report directly to the Regional Planning Committee.

Metro Vancouver Executive Staff / Functions

Peter Navratil GENERAL MANAGER LIQUID WASTE SERVICES	Paul Henderson GENERAL MANAGER SOLID WASTE SERVICES	Cheryl Nelms GENERAL MANAGER PROJECT DELIVERY
Marilyn Towill GENERAL MANAGER WATER SERVICES	Neal Carley GENERAL MANAGER PARKS AND ENVIRONMENT	
Jacque Griffiths PRESIDENT INVEST VANCOUVER	Heather Schoemaker GENERAL MANAGER EXTERNAL RELATIONS	

Planning for the Future

Five central themes guide the development of Metro Vancouver's long-term plans and budgets:

1 Regional Growth

The region's increasing population, projected to grow by about 35,000 per year, will require core utility services and regional services to expand and optimize to respond to new growth.

2 Environmental Sustainability

Our region is dependent on healthy, functioning ecosystems and requires actions to reduce pollutants, including greenhouse gases, to prevent waste and to conserve our natural ecosystems.

3 Financial Sustainability

Financial sustainability requires that core utility and regional services are delivered with an adherence to sound fiscal policies that balance the organization's long-term financial health while maintaining affordability for regional ratepayers.

4 System Stewardship

Critical regional infrastructure must be maintained or replaced to meet current and future service needs and be resilient to impacts from seismic events, wildfires, power failures and natural disasters.

5 Regulatory and Legislative Environment

Core utility and regional services must anticipate, respond to and meet changes to legislative or regulatory requirements.

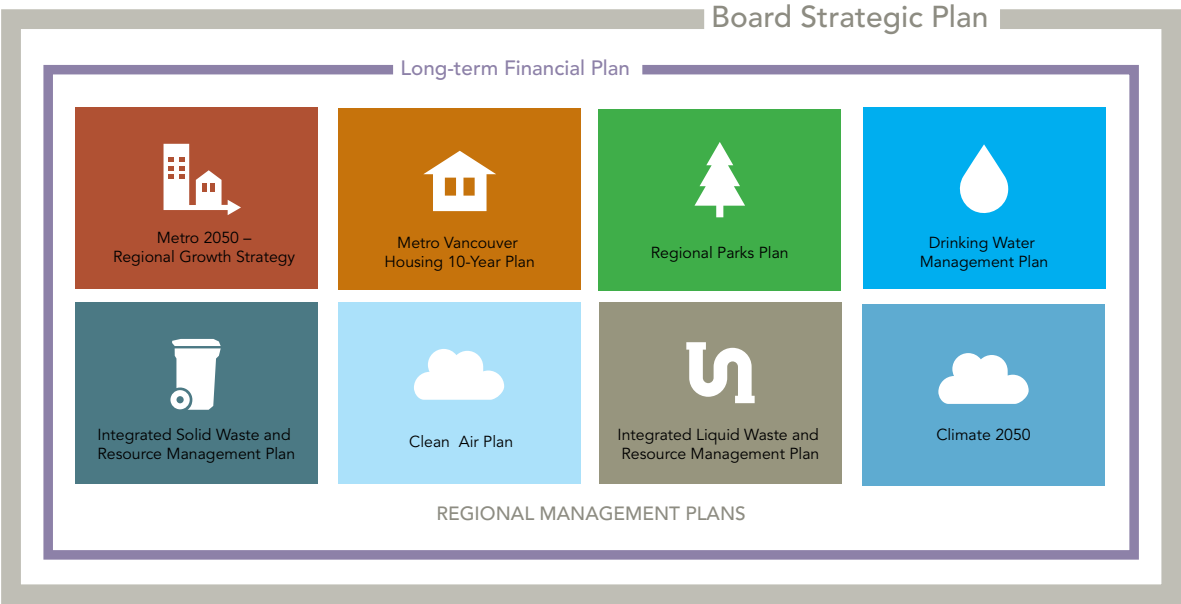
The Board Strategic Plan



The *Board Strategic Plan* identifies the Board's key priorities for its four-year mandate. The *Board Strategic Plan* examines projected expenditures over a long term planning horizon and provides strategic directions in each of Metro Vancouver's legislated areas of responsibility, along with providing guidance on near term priorities.

With the adoption of the *Board Strategic Plan*, annual departmental work plans are prepared for Metro Vancouver's business areas that respond to the directions of the *Board Strategic Plan*. These work plans include high-level performance indicators that have been developed across the organization to evaluate trends, determine key actions for the coming year, and assist in long-term planning. The departmental work plans are then refined and incorporated into the individual work plans of the Standing Committees of the Board that provide political oversight to these activities.

The Metro Vancouver Board has endorsed regional management plans for its areas of legislated responsibility. The regional plans are implemented within the context of direction from the *Board Strategic Plan* and the organization’s long-term financial planning principles.



REGIONAL MANAGEMENT PLANS/STRATEGIES

Strategic Directions

The *Board Strategic Plan* provides directions for all areas of work within Metro Vancouver, with a specific focus on the following eight functional areas:

- | | |
|---|--|
|  Regional Federation |  Housing Services |
|  Water Services |  Regional Parks Services |
|  Liquid Waste Services |  Regional Planning |
|  Solid Waste Services |  Air Quality & Climate Change |



Long-term Financial Planning

Metro Vancouver provides critical services to the region, such as the provision of drinking water and liquid waste processing through infrastructure that is built to last far into the future, in some cases up to 100 years or more. To ensure the long-term serviceability of its assets and funding sources, Metro Vancouver operates using a *Financial Management Policy* that sets out principles guiding decision-making with respect to long-term operating and capital expenditures. This, along with the *Board Strategic Plan*, regional management plans, and organizational policies, guides the Board's decision-making by including financial sustainability as a central theme along with regional growth, environmental sustainability, system stewardship, and regulatory and legislative environment.

Long-term financial planning focuses on required revenues, borrowing, and other funding, along with the expenditures required (operating, capital, debt servicing and reserve contributions) to achieve the service levels to meet the needs of the residents of the region. As part of a review of its financial policies, Metro Vancouver continues to update its *Financial Management Policy*, which will include guidance and a framework regarding many factors that enhance the ability to be financially sustainable in the long-term, including the usage of development cost charges, pay-as-you-go funding, financing of major projects, and the management of household impacts.

Five-year Financial Planning

The *Five-year Financial Plan* contains five year budgets and forecasts for operating and capital expenditures for all Metro Vancouver functions and its centralized support departments. Budgets are presented on a program basis illustrating the resources required for services provided. Also included for information are estimated household impacts for Metro Vancouver services and a continuity schedule for reserves.

Annual Work Planning

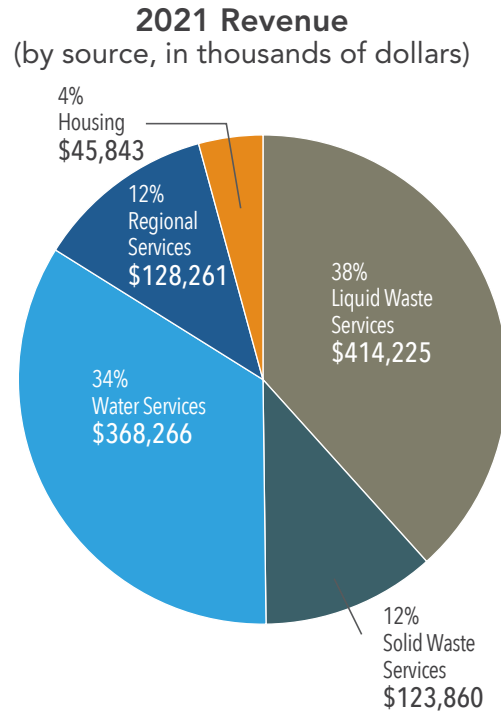
Departmental annual work plans are key tools for communicating out timing and priority of critical activities. Taking into consideration the organizational priorities communicated by the Board, the Standing Committees, and the Corporate Planning Committee (CAO and department heads), the annual work plans are prepared with projects and initiatives that meet departmental management plans and the Board Strategic Plan. These annual work plans reflect the underlying activities resourced throughout the financial plan. Activities in the annual work plans must be reasonably achievable within the year identified. The annual work plans include performance indicators which measures the work group's activities and the outcomes of those activities. In order to be effective, performance indicators need to connect to Metro Vancouver's strategic objectives, be meaningful and useful both internally and externally, and be consistent with relevant benchmarks, if appropriate.

Services Delivered in 2021

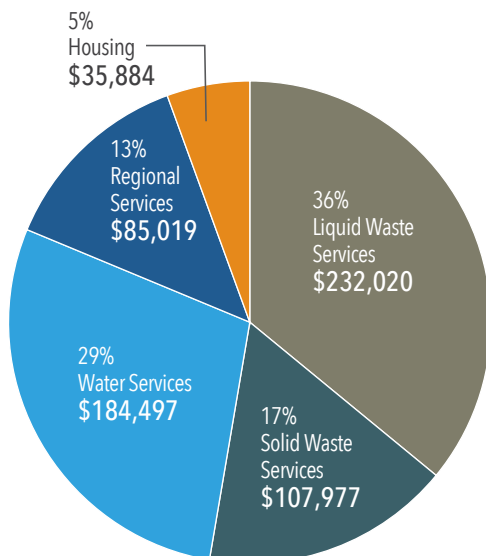


For more information visit metrovancover.org/dashboards

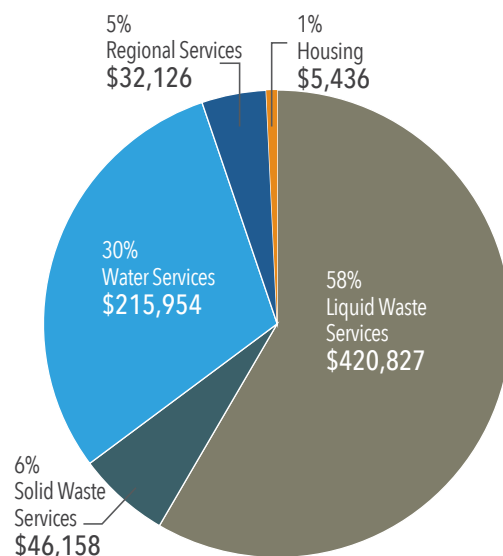
2021 Key Financial Information



2021 Operating Expenditures
(By source, in thousands of dollars)



2021 Capital Expenditures
(By source, in thousands of dollars)





Regional Federation

To be an effective federation, Metro Vancouver must ensure that there is a common understanding and support among its members on stated objectives and that as an organization it is accountable, well managed and fiscally responsible. As a federation of local governments, strong communication between Metro Vancouver and its members as well as with other stakeholders is essential.

2021 Achievements

1 ADVANCING EFFECTIVE REGIONAL GOVERNANCE

Continue to engage with members on processes and initiatives that contribute to an effective and well-functioning organization.

- ✓ Initiated a new Flood Resiliency Task Force in response to extreme flooding events

2 STRENGTHENING OUR LIVABLE REGION

Build resilience in communities to prepare for and adapt to changing conditions.

- ✓ Awarded \$150,000 in Regional Culture Project Grants to arts and culture organizations, supporting 54 projects with an average of \$5,000 each
- ✓ Announced the launch of Invest Vancouver, an economic development leadership service established to amplify economic opportunity and prosperity for all 2.7 million residents of the region in a rapidly changing economy
- ✓ Activated the Emergency Operations Centre to maintain essential services and effectively manage impacts across service areas during extreme rainfall events in November 2021
- ✓ Deployed wildfire crews to help with fire detection and suppression in BC's Interior, as part of a resource sharing agreement with the BC Wildfire Service

3 ENSURING FINANCIAL SUSTAINABILITY

Develop and implement financial plans and policies that reflect a commitment to sound financial management and long-term planning, in consideration of current and future ratepayers.

- ✓ Submitted applications for grants through a variety of Provincial and Federal funding intakes
- ✓ Advanced the topic of municipal finance reform with the Province
- ✓ Hosted a series of meetings with Ministries, Provincial and Federal staff, and third parties such as the Canada Infrastructure Bank, in support of investments in critical infrastructure and other Metro Vancouver priorities
- ✓ Made written submissions to inform Federal and Provincial budgets, and attended the Federal pre-budget roundtable consultation





4 FOSTERING COLLABORATION & ENGAGEMENT

Enhance relationships between Metro Vancouver and other orders of government, First Nations, adjacent regional districts, and key stakeholders.

- ✓ Continued to strengthen relationships with First Nations
- ✓ Recognized the National Day for Truth and Reconciliation as a statutory holiday, providing staff with the opportunity to learn, recognize and reflect on the tragic history and ongoing intergenerational impacts incurred by Indigenous Peoples
- ✓ Launched Local Government Matters, a non-partisan initiative to promote the critical needs of local governments during the 2021 federal election
- ✓ Hosted the 2021 All-Party Federal Election Forum to provide candidates contesting the federal election an opportunity to speak about local and regional issues
- ✓ Participated in a mayors' panel and series of keynote presentations with local boards of trade to highlight opportunities and collaboration with local industries and businesses
- ✓ Hosted three youth leadership events to support engagement, awareness, and collaborative action for sustainability in Metro Vancouver schools
- ✓ Presented the Together We Make Our Region Strong Showcase at the PNE (Pacific National Exhibition), highlighting the projects and initiatives essential for a resilient and sustainable region
- ✓ Recognized as the top urban centre for youth to work in the country, according to the 2021 *Youthful Cities Urban Work Index* award

Water

Metro Vancouver provides clean, safe drinking water to 2.7 million residents. The water originates from rain and snowmelt in three protected water supply areas – Capilano, Seymour and Coquitlam – and is distributed to residents and businesses throughout the region. The regional system treats and distributes an average of one billion litres per day, rising to over 1.5 billion litres in the summertime, to member jurisdictions. Upgrades are constantly being made to the water system to maintain the quality and reliability of clean drinking water to the region.

2021 Achievements

1 MANAGING OUR DRINKING WATER

Maintain Metro Vancouver's world-class water system that provides clean, safe drinking water and ensure its capacity to meet future needs.

- ✓ Developed the Regional Water Transmission Modelling Standard, which standardizes the regional water system modelling practice for enhanced accuracy in long-term planning
- ✓ Began construction of the Fleetwood Water Main in Surrey, to connect the new Fleetwood Reservoir to the regional drinking water system
- ✓ Commissioned the new Jericho Reservoir in the Township of Langley, including enhancements to the existing site with landscaped areas and interpretive space
- ✓ Completed construction of the Vancouver Heights section of the replacement Douglas Road Water Main, to ensure the continued delivery of drinking water to Burnaby and New Westminster
- ✓ Completed project definition and received endorsement from the Board on the preferred project option to be carried forward for the Coquitlam Lake Water Supply Project
- ✓ Completed a multi-phase program to upgrade and enhance the Port Mann water supply corridor, to significantly increase the supply capacity from the Coquitlam Reservoir and expand and strengthen transmission components of the water system

2 BUILDING RESILIENCE

Ensure the long-term resilience of the regional drinking water system to withstand natural hazards, climate change and other significant disruptions.

- ✓ Completed the *Seismic Vulnerability Assessment of the Regional Water Transmission System*, identifying infrastructure that is vulnerable to major seismic events
- ✓ Updated the *Drinking Water Conservation Plan*, enhancing watering restrictions to further encourage water conservation during the hot and dry summer months
- ✓ Completed tunneling of the Second Narrows Water Supply Tunnel, a 1.1-kilometre-long tunnel under Burrard Inlet, using the first slurry tunnel boring machine in Canada
- ✓ Advanced the Annacis Water Supply Tunnel project to serve the growing populations south of the Fraser and improve the seismic resiliency of the water supply
- ✓ Prepared for construction of the Stanley Park Water Supply Tunnel, replacing an existing water main that was built in the 1930s and is nearing the end of its service life
- ✓ Completed conceptual design of the Cambie-Richmond Water Supply Tunnel between Vancouver and Richmond, replacing existing water main crossings of the Fraser River with a new seismically resilient water supply tunnel

- ✓ Continued planning for the design of the Haney Water Supply Tunnel between Port Coquitlam and Pitt Meadows/Maple Ridge, replacing existing water main crossings of the Pitt River

3 ENSURING FINANCIAL SUSTAINABILITY

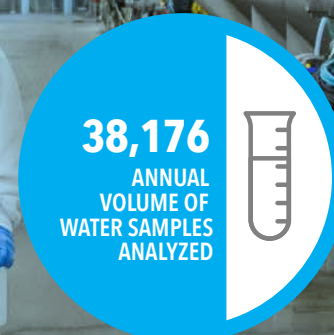
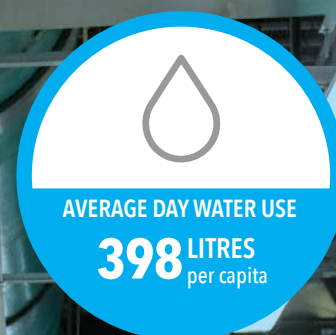
Develop and implement financial plans and policies that reflect a commitment to sound financial management and long-term planning, in consideration of current and future ratepayers.

- ✓ Continued discussions with the Province on the implementation of development cost charges for new water infrastructure being built to accommodate increased demand for water resulting from projected population growth

4 FOSTERING COLLABORATION & ENGAGEMENT

Strengthen awareness and engagement with the public, members, other orders of government, and key stakeholders on a range of initiatives that will ensure the delivery of clean, safe drinking water, now and into the future.

- ✓ Completed the first phase of public engagement on the Cleveland Dam Safety Enhancements Program, to inform long-term enhancements to the public-facing alarm system in Capilano River Regional Park and along the Capilano River
- ✓ Worked with local First Nations and other partners to implement an annual program to release Coho salmon upstream of Seymour Falls Dam and Coquitlam Dam in support of the restoration of Pacific salmon populations



Liquid Waste

Metro Vancouver is responsible for collecting and treating about one billion litres of the region's wastewater every day at its five wastewater treatment plants. That's about 340 litres per person every day that results from flushing, brushing or anything else that sends water down a drain. Metro Vancouver is also responsible for managing stormwater and urban drainage areas throughout the region.

2021 Achievements

1 MANAGING OUR LIQUID WASTE

Enhance the management of the liquid waste system with a commitment to innovative approaches to protect the health of the public and the environment.

- ✓ Revised the indicative design concept for the Iona Island Wastewater Treatment Plant Project to address costing and schedule challenges
- ✓ Supplied biosolids for landscaping of the North Vancouver Mountain Highway Interchange, as well as to a range of parks, greenspaces, and restoration projects around the province
- ✓ Commenced operation of the Lulu Island Wastewater Treatment Plant Renewable Natural Gas Facility, using waste as a resource to provide heat to over 400 homes while reducing greenhouse gas emissions
- ✓ Tested new advanced technologies to inspect and better manage the regional sewer system, including electromagnetic probes to measure pipe thickness, and electrode probes and infrared detection to find leaks
- ✓ Adopted bylaw changes to clarify regulatory requirements for trucked liquid waste and enhance safety at sani-dump facilities in the region
- ✓ Added tertiary filtration to the scope of the North Shore Wastewater Treatment Plant

2 BUILDING RESILIENCE

Ensure the long-term resilience of the regional sewage and drainage system to withstand natural hazards, climate change and other significant disruptions.

- ✓ Continued ground improvements at the Northwest Langley Wastewater Treatment Projects, which will be constructed to ensure seismic resiliency and adaptation to sea level rise from climate change, while treating wastewater to a tertiary level and serving a growing population.
- ✓ Continued expansions and upgrades at the Annacis Island Wastewater Treatment Plant, to ensure that the plant can manage a higher volume of wastewater and will continue to operate in the event of a major earthquake

3 ENSURING FINANCIAL SUSTAINABILITY

Develop and implement financial plans and policies that reflect a commitment to sound financial management and long-term planning, in consideration of current and future ratepayers.

- ✓ Held meetings with provincial and federal governments, and third parties such as the Canada Infrastructure Bank, in support of investments in the Iona Island Wastewater Treatment Plant Projects
- ✓ Received a \$10 million provincial and federal infrastructure grant towards ground improvements at the Northwest Langley Wastewater Treatment Plant Projects

- ✓ Advanced an approach for wet weather pricing in coordination with municipal staff, to address excessive levels of inflow and infiltration, which are increasing regional costs and resulting in wet weather sanitary sewer overflows, by creating a financial incentive to reduce wet weather flows
- ✓ Received Board endorsement to allocated liquid waste costs based on wet weather conditions rather than dry, increasing financial incentive to support sound asset management
- ✓ Introduced Tier 3 costing for projects with full regional benefits (tertiary treatment and district energy investments)
- ✓ Following analysis and engagement, updated liquid waste development cost charge (DCC) rates, to pay for new growth-driven infrastructure

4 FOSTERING COLLABORATION & ENGAGEMENT

Strengthen awareness and engagement with the public, members, other orders of government, and key stakeholders on a range of initiatives that will ensure that the regional liquid waste system protects public health and the environment, now and into the future.

- ✓ Completed the first phase of public engagement to the updated Liquid Waste Management Plan
- ✓ Opened the Sapperton Pump Station, replacing a 50-year-old pump station with a higher capacity facility that benefits the community by incorporating public amenities and environmental enhancements
- ✓ Launched “Our Ocean Thanks You,” a new regional behaviour change campaign to reduce microfibres in wastewater

IONA ISLAND WASTEWATER TREATMENT PLANT



451,732 ML

ANNUAL VOLUME OF LIQUID WASTE COLLECTED AND TREATED



100% PERCENT OF BIOSOLIDS BENEFICIALLY USED THROUGH LAND APPLICATION PROGRAMS OR TO RECOVER ENERGY

Solid Waste

Metro Vancouver is responsible for waste reduction and recycling planning along with the operation of a series of solid waste management facilities, including five recycling and waste centres and a Waste-to-Energy facility in Burnaby. It also includes two City of Vancouver-owned and operated facilities: the Vancouver South Transfer Station and Vancouver Landfill. The regional solid waste system handles approximately 1,000,000 tonnes of waste annually. The solid waste system is funded through tipping fees.

Planning for less waste, improving reuse and recycling systems, and managing the remaining waste reflects the public's expectations of high environmental stewardship, as well as the desire to keep waste management affordable.

2021 Achievements

1 MANAGING OUR SOLID WASTE

Reduce waste, increase recycling, and increase recovery of materials and energy from remaining waste. Dispose of residuals in a cost-effective and environmentally sustainable manner.

- ✓ Completed construction of the United Boulevard Recycling and Waste Centre (opened to public in March 2022) to serve a growing region and help with Metro Vancouver's efforts to reduce waste and move toward a circular economy
- ✓ Advanced construction of the Central Surrey Recycling and Waste Centre, scheduled to open in 2022
- ✓ Approved the development of the Waste-to-Energy Facility District Energy system and entered into a long-term contract to provide heat and hot water to River District, a large development in Vancouver served by a district energy system

2 ENSURING FINANCIAL SUSTAINABILITY

Develop and implement financial plans and policies that reflect a commitment to sound financial management and long-term planning, in consideration of current and future ratepayers.

- ✓ Extended the payment period for all solid waste customer charge accounts to assist in the response to the significant impact of the COVID-19 pandemic
- ✓ Purchased new weigh scale software which will increase system efficiencies and reduce potential for errors (including electronic invoicing and integration of point of sale billing)
- ✓ Development of asset management program, including asset registry data validation
- ✓ Integrated new recycling and waste centres into five-year financial plan within planned tipping fee projections, with new recycling and waste centres costing approximately \$120 million

3 FOSTERING COLLABORATION & ENGAGEMENT

Strengthen awareness and engagement with the public, members, other orders of government, and key stakeholders on a range of initiatives that will reduce waste generated in the region.

- ✓ Conducted pre-engagement with Indigenous peoples and the public to help shape the engagement process for an updated regional solid waste management plan
- ✓ Developed a public engagement program for the updated solid waste management plan
- ✓ Established terms of reference and opened applications for a solid waste and recycling industry advisory committee to advise staff and the Board on management planning, operations, and policy issues related to solid waste and recycling services
- ✓ Established terms of reference and opened applications for a public/technical advisory committee on the development of the updated solid waste management plan
- ✓ Launched “What’s Your Superhabit?”, a behavior change campaign that celebrates small everyday actions to reduce the use and disposal of single-use items
- ✓ Joined the Canada Plastics Pact as the first local government partner, to collaborate on climate-action initiatives that advance a circular economy for plastic



SOLID WASTE ANNUAL VOLUME

976,230 TONNES

Of solid waste flows in the
Metro Vancouver
system



443 PARTICIPANTS

AT VIRTUAL 2021
ZERO WASTE
CONFERENCE

Metro Vancouver Housing

One of the largest non-profit housing providers in B.C., Metro Vancouver Housing operates 49 housing sites that provide 3,400 units of safe and affordable rental housing for diverse, mixed-income communities that include families, seniors, and people with disabilities.

Metro Vancouver Housing offers a range of homes at below-market rates and rates based on tenants' incomes. Operations and maintenance are primarily financed through the collection of tenant rents.

2021 Achievements

1 ADVANCING AN AFFORDABLE HOUSING PLAN

Develop and implement a Metro Vancouver affordable housing plan to support affordable housing in the region.

- ✓ Implementing the *Metro Vancouver Housing 10-Year Plan* and *Metro Vancouver Housing Redevelopment Plan* to provide, preserve, and expand affordable rental housing across the region.
- ✓ Continued development of seven active redevelopment/development projects to provide roughly 800 homes (Kingston Gardens, Welcher Avenue, Heather Place Building B, Eastburn Square, Malaspina Village Phase 1, Southwynde Avenue, Pitt Meadows Civic Centre)
- ✓ Advanced progress on six active rehabilitation projects to upgrade buildings and outdoor amenities, enhance energy efficiency and reduce greenhouse gas emissions.

2 ENSURING FINANCIAL SUSTAINABILITY

Develop and implement financial plans and policies that reflect a commitment to sound financial management and long-term planning, in consideration of current and future residents.

- ✓ Achieved funding support for development and rehabilitation projects, as well as integrated childcare facilities and in-home daycares in four new affordable housing projects
- ✓ Continued funding discussions with provincial and federal governments, to further leverage Metro

Vancouver Housing's equity to develop even more homes and support deeper affordability

- ✓ Assessed a variety of affordability models and scenarios to ensure financial sustainability for new development projects while supporting tenant affordability
- ✓ Initiated energy saving initiatives for long term cost reductions and greenhouse gas reductions

3 FOSTERING COLLABORATION & ENGAGEMENT

Strengthen awareness and engagement with the public, members, other orders of government, and key stakeholders on a range of initiatives regarding the role and value of Metro Vancouver Housing Corporation.

- ✓ Delivered and expanded resident programs (community gardens, free food programs, outdoor play space design and expansion, vaccine clinics)
- ✓ Developed communication and engagement materials to advance awareness of Metro Vancouver Housing Corporation and support public and tenant engagement for new development projects
- ✓ Issued an expression of interest to identify a member jurisdiction site to partner with Metro Vancouver Housing Corporation to explore new affordable housing on public land
- ✓ Collaborated with other industry stakeholders on the Pembina "Reframed Initiative," to explore ways to innovate and improve non-market building retrofits to make homes safer, more energy-efficient, less polluting, and more resilient.



9,400 TENANTS
Housed at Metro Vancouver
Housing sites



3,400 TOTAL UNITS
Rented to tenants
at Metro Vancouver
Housing sites

32%
Rent
geared-
To-income

68%
Low-end of
Market

Regional Parks

Metro Vancouver operates a Regional Parks system that contributes to a livable region by conserving natural assets and providing connections to nature. The Regional Parks system includes 23 regional parks, two park reserves, two ecological conservancy areas and five greenways.

Capital expenditures within the Regional Parks function are funded on a “pay as you go” basis through contributions to capital reserves.

2021 Achievements

1 ADVANCING OUR MISSION TO “PROTECT & CONNECT”

Provide opportunities for residents and visitors to explore and enjoy a diversity of natural spaces, from beaches to mountains, from bogs to lakes, in the region. The regional parks system also protects green spaces.

- ✓ Set visitation records at 9 regional parks and greenways, with over 16.3 million visits in 2021 connecting people with important protected natural areas — a 37% increase from 2019
- ✓ Added nearly 76 hectares of parkland to the Regional Parks system
- ✓ Initiated the update to the *Regional Parks Plan*
- ✓ Completed and commenced implementation of a concept plan for the Dorman Point area of Crippen Regional Park
- ✓ Completed the Phase 1 engagement process for the *Delta South Surrey Greenway/Delta Nature Reserve Management Plan*
- ✓ Despite the pandemic, saw 23,670 people participate in 804 Regional Parks programs, small events, and outreach activities, while 3,751 volunteers including park partners contributed 11,606 hours to stewardship, education, and interpretive programs

2 ENSURING FINANCIAL SUSTAINABILITY

Develop and implement financial plans and policies that reflect a commitment to sound financial management and long-term planning, in consideration of current and future ratepayers.

- ✓ Working with the Pacific Parklands Foundation and the BC Film industry, received \$164,000 in grants for restoration work from the REEL green fundraising initiative
- ✓ Completed the Regional Parks State of the Assets report determining levels of service to ensure that park infrastructure is resilient and in a state of good repair
- ✓ Implemented visitation and capacity management pay parking programs at Lynn Headwaters and Belcarra regional parks as a visitor capacity management initiative at these high traffic volume parks
- ✓ Completed Phase 1 of a project to introduce Regional Parks Real-time Parking Availability Monitoring as a visitor capacity management initiative
- ✓ Advanced implementation of the Grouse Mountain Regional Park development project, partially funded by a \$2.5M Investing in Canada Infrastructure Grant



AREA OF REGIONAL PARKLAND

13,824 HECTARES

Of regional parkland
managed by
Metro Vancouver



23,670

PARTICIPANTS
IN PARK
PROGRAMMING



16,348,000

VISITS TO
REGIONAL PARKS

3 FOSTERING COLLABORATION & PARTNERSHIPS

Strengthen awareness and engagement with the public, members, other orders of government, and key stakeholders on a range of initiatives regarding the role and value of regional parks.

- ✓ Renamed Belcarra Regional Park to the Tsleil Waututh traditional place name təmtəmiş^wtən, reflecting the park's history. The new name translates to "the biggest place for all the people" in the həñqəmiñəñ language. The park itself is the location of Tsleil-Waututh's largest ancestral village.
- ✓ Completed a Community Involvement Review to update Regional Parks' role with respect to working with the community.
- ✓ Continued to implement the strategic directions contained within the Regional Parks Public Programming Strategy to meet the future needs of the region's growing diverse population
- ✓ Advanced planning and First Nation engagement for the development of Widgeon Marsh Regional Park, and secured a \$2.5M Investing in Canada Infrastructure Grant to fund implementation of the project
- ✓ Initiated design and implementation of the Campbell Valley Regional Park Enhancement project – a multiyear project to expand greenways and park amenities, and open land to public access
- ✓ Completed design of the Davies Orchard Revitalization project and secured a \$450,000 Provincial grant to partially fund implementation of the project
- ✓ Advanced First Nation engagement and long term planning of Iona Beach Regional Park, working collaboratively with the Project Delivery and Liquid Waste Services departments on the Iona Island Wastewater Treatment Plant Projects
- ✓ Completed the final phase of an environmental DNA (eDNA) project, to find out more about rare and sensitive species living in regional parks by collecting DNA from environmental samples rather than directly from the animal
- ✓ Implemented improvements to Capilano River Regional Park to enhance public safety and limit unsanctioned access to the Capilano River in support of the Cleveland Dam Public Warning System project

Regional Planning

Metro Vancouver is home to over 2.7 million people – roughly half the province’s population – and undertakes long-range regional land use planning in partnership with 21 municipalities, one electoral area, and one treaty First Nation. Metro Vancouver’s regional growth strategy is the regional federation’s vision for accommodating anticipated future growth with considerations for diverse and affordable housing, transit and mobility, resilient employment, protected ecological and agricultural lands, the impacts of a changing climate, and more. Metro Vancouver uses policy research and data analysis to advance the strategy’s goals.

2021 Achievements

1 ADVANCING THE REGIONAL GROWTH STRATEGY

Continue to develop and implement effective and adaptive tools and processes for achieving the goals articulated in Metro 2040, the regional growth strategy.

- ✓ In collaboration with member jurisdictions, prepared the draft update to the regional growth strategy, titled Metro 2050

2 ENSURING COMPLETE & LIVABLE COMMUNITIES

Support the efforts of members in developing complete, livable and healthy communities.

- ✓ Completed the *Social Equity and Regional Growth Study*, a qualitative and quantitative analysis of priority social equity issues in the region.

3 PROTECTING LANDS WITHIN THE REGION

Guide the development of policies, plans, and tools that lead to creative solutions for managing competing demands on land in the region.

- ✓ Completed the Industrial Intensification Analysis Study to provide a better understanding of market viability of mixed-use, multistorey, and intensified industrial development within Metro Vancouver

- ✓ Worked with experts across the region to develop locally-tested best practices for managing a growing list of invasive species, including producing new best management practice guides for garlic mustard, poison hemlock, and spurge laurel

4 FOSTERING COLLABORATION & ENGAGEMENT

Strengthen awareness and engagement with the public, members, other orders of government, and key stakeholders on a range of initiatives regarding the role and value of land use planning at the regional scale and the objectives of the regional growth strategy.

- ✓ Engaged with the public, member jurisdictions, and other stakeholders over a five-month comment period on the draft Metro 2050 document
- ✓ Reorganized internal resources to foster stronger connections with member jurisdictions and regional agencies



GROWTH IN CENTRES
40% OF DWELLING
UNIT GROWTH

Located within
Urban Centres



CONTAINING SPRAWL
98% OF RESIDENTIAL
GROWTH

Within the Urban
Containment
Boundary

Air Quality & Climate Change

Metro Vancouver develops and implements plans, policies, regulations and projects that improve air quality and reduce greenhouse gas emissions across the region. These plans and policies are supported by comprehensive monitoring of outdoor air quality, and tracking of emissions in the Lower Fraser Valley airshed. Staff provide early detection of issues and ongoing surveillance of air quality through monitoring stations from Hope to Horseshoe Bay and, when necessary, Metro Vancouver issues air quality advisories for the entire region, including the Fraser Valley.

2020 Air Quality & Climate Change Achievements

1 TAKING LEADERSHIP ON CLIMATE ACTION THROUGH CLIMATE 2050

Guide climate change policy and action for the Metro Vancouver region for the next 30 years with Metro Vancouver's Climate 2050 strategy.

- ✓ Completed *Climate 2050 Roadmaps* on Buildings and Transportation, and prepared draft *Roadmaps* for engagement on Agriculture, Industry & Business, Energy, and Nature & Ecosystems
- ✓ Achieved carbon neutrality for the Metro Vancouver organization in 2021, pending confirmation in fall 2022
- ✓ Completed a Sustainable Building and Infrastructure Design Guide to guide corporate projects
- ✓ Completed the first regional consumption-based emissions inventory to guide actions to reduce embodied emissions of greenhouse gases
- ✓ Completed modelling of regional emissions to support policy development towards regional carbon neutral commitment
- ✓ Participated in start-up of Metro Vancouver Zero Emissions Innovation Centre, one of seven low carbon cities Canada centres
- ✓ Delivered electric vehicle outreach programs at public events and other presentations

2 IMPROVING AIR QUALITY

Improve air quality by mitigating threats to public health and the environment.

- ✓ Approved the *Clean Air Plan*, Metro Vancouver's plan to reduce greenhouse gas emissions and improve air quality in our region over the next 10 years
- ✓ Adopted new air quality management fees bylaw to encourage emission reductions and recover the cost of air quality regulatory services
- ✓ Adopted an expanded *Non-Road Diesel Engine Emission Regulation Bylaw* to reduce emissions from all tiers of non-road diesel engines
- ✓ Enhanced air quality advisory outreach through improved media contacts, and expanded social media program, to help prepare the public for wildfire smoke and periods of degraded air quality in the region
- ✓ Completed third-party review of air quality monitoring network and initiated implementation of recommendations
- ✓ Continued engagement on the development of an open burning emission regulation
- ✓ Continued engagement on regulating emissions from cannabis production and processing



GHGs

CORPORATE GHGs

0 TONNES CO₂E*

Net for the Metro Vancouver organization

*expected, pending confirmation

CO₂

REGIONAL GHGs

5.30 TONNES CO₂E

PER CAPITA FOR THE METRO VANCOUVER REGION



RELIABILITY OF AIR QUALITY MONITORING NETWORK

97% OF ANNUAL HOURS WITH MONITORING DATA AVAILABLE FOR PRIORITY POLLUTANTS

3 FOSTERING COLLABORATION & ENGAGEMENT

Strengthen awareness among and engagement with the public, members, other orders of government, and other stakeholders in the implementation of *Climate 2050*, and foster regional coordination to help implement effective adaptation measures and achieve the long-term targets in reducing greenhouse gas emissions.

- ✓ Wrote to several provincial ministers regarding the cancellation of the Climate Action Revenue Incentive Program, providing details on key elements to be retained in a replacement program and suggested improvements to achieve reduction targets
- ✓ Continued working with member jurisdictions and other partners to implement the *Clean Air Plan*, and communicated the Board's continuing interest in working with them to reduce regional greenhouse gas emissions and continuously improve air quality in the Lower Fraser Valley airshed
- ✓ Directed staff to work with member jurisdictions, the Province, and other relevant agencies to implement annual greenhouse gas emissions reporting in an incremental fashion, beginning with the most significant sources of emissions
- ✓ Engaged with representatives of First Nations on *Climate 2050 Roadmaps*, the *Clean Air Plan*, and emission regulations
- ✓ Completed air quality monitoring study at Tsleil-Waututh Nation's Burrard Inlet IR 3 Lands
- ✓ Renewed an air quality service agreement (for the operation of air quality monitoring stations and an air quality advisory program) with the Fraser Valley Regional District for the period 2021 to 2030

Other Regional District Services

Affordable Housing: The Affordable Housing program is responsible for undertaking activities that support and increase the availability of a stable regional supply of affordable housing, with a special emphasis on low and moderate income households. This function also contributes to decisions around the development of affordable housing projects, particularly related to redevelopment of mixed-income housing complexes within the Metro Vancouver Housing portfolio and the development of vacant lands owned by local government.

General Government: The General Government service covers Committee and Board meeting related administration, expenses, and travel. Additionally, the service area includes programs that provide a regional benefit such as the Love Food Hate Waste Canada behaviour change campaign, the annual Zero Waste Conference and the Regional Culture program that provides grants to non-profit organizations across the region.

9-1-1 Emergency Telephone Service: Metro Vancouver is responsible for 9-1-1 call answer services within the Metro Vancouver region and we provide this service through our business partner and service provider: E-Comm. E-Comm receives and processes about 1 million emergency calls each year. They collect the needed information from the caller and then they transfer the call to the appropriate municipal or provincial dispatch agency who is responsible to direct first responders to assist with the caller's emergency.

Regional Employers' Service: Metro Vancouver provides information and advisory, compensation, and collective bargaining services to municipalities within the Metro Vancouver region and acts as a forum where municipalities can connect, share, and leverage information. Municipalities work together on matters of common interest, benefiting from

coordination and leadership, and can access workforce data, research, advice, advocacy, and service tailored to the strategic needs and goals of their municipalities.

Regional Emergency Management: Regional Emergency Management is conducted through the Integrated Partnership for Regional Emergency Management (IPREM) which was created as a Partnership between Metro Vancouver and the Province through a Memorandum of Understanding and Board approval in the spring of 2009. In order to create a disaster resilient region, the regional exercise program conducts region wide emergency exercises.

Regional GPS: The purpose of the GPS Program is to provide a high-accuracy and consistent platform for engineering and other surveys in the Metro Vancouver region, using Global Navigation Satellite Systems (GNSS). The platform allows users in the field to accurately locate and/or layout various infrastructure (such as water and sewer lines, roadways, rights-of-way location, topographic mapping, bathymetric surveys).

Sasamat Fire Protection: Sasamat Fire Protection Service is responsible for providing fire protection services to the Villages of Anmore and Belcarra.

Invest Vancouver: Invest Vancouver is a new service of Metro Vancouver organized to advance a shared prosperity in the region. This will be accomplished through a collaborative approach involving member jurisdictions of Metro Vancouver, First Nations, key regional stakeholders as well as federal and provincial ministries and agencies active in investment attraction.







Other Regional District Services – continued

Electoral Area A: Metro Vancouver acts as the local government for Electoral Area A, and is responsible for providing certain land use planning, building inspections, emergency planning, bylaw enforcement and general administration services to the Electoral Area residents. The Electoral Area includes UBC and University Endowment Lands as well as Barnston Island, Howe Sound Mainland (Ocean Point, Strachan Point and Montizambert Wynd), Indian Arm, Boulder Island and Carraholly Point, the west side of Pitt Lake, Passage Island and Bowyer Island.

Key services include emergency planning, training and response, administering grant funds for community projects, providing local land use planning that includes zoning and community planning, and running elections every four years.

All of these services are funded through the Metro Vancouver property tax, divided into two portions – one for Electoral Area A local government services and another for regional services – collected within Electoral Area A.

Allocated Programs

Centralized Support Program Services: The Centralized Support Program Services includes the following support services: Corporate Services, External Relations, Financial Services, Human Resources, Indigenous Relations, Legislative Services and Strategic Initiatives. These departments support all business activities of the four Metro Vancouver legal entities and functions. The Centralized Support Program Services costs are allocated to the various Districts and functions according to the Board's Corporate Allocation Policy, to ensure efficient, equitable, consistent and transparent resourcing.

Project Delivery: The Project Delivery program was established to deliver the highest value, consequence and risk projects for Liquid Waste and Water Services as well as lead the creation and implementation of centers of expertise for project management, organizational quality management and asset management across Metro Vancouver. It is funded through allocation to Liquid Waste and Water Services operating budgets.

Regional Relationships

Metro Vancouver collaborates with external partners in delivering regional services and to ensure a cohesive plan and services for the region. Key partners include member jurisdictions, the federal and provincial governments, First Nations, the Municipal Financing Authority, BC Housing, the Canada Mortgage Housing Corporation and TransLink.

2 Financial Statements



Chief Financial Officer Letter of Transmittal



I am pleased to present the 2021 Annual Financial Report for Metro Vancouver. The purpose of this Annual Financial Report is to provide readers with an overview of the financial results for Metro Vancouver as of December 31, 2021, including the results of the services provided by Metro Vancouver.

This report includes the consolidated financial statements of Metro Vancouver's four legal entities: Metro Vancouver Regional District (MVRD), Greater Vancouver Water District (GVWD), Greater Vancouver Sewerage & Drainage District (GVS&DD), and Metro Vancouver Housing Corporation (MVHC).

I am delighted that Metro Vancouver received the Canadian Award for Financial Reporting from the Government Finance Officers Association of the United States and Canada, recognizing the strength of our 2020 Annual Financial Report. Our commitment to continuous improvement in transparency and reporting includes addressing the GFOA reviewers' feedback in this 2021 Annual Financial Report.

About Metro Vancouver

Metro Vancouver is a federation of 21 municipalities, one electoral area, and one treaty First Nation that collaboratively plans for and delivers regional-scale services. Its core services are drinking water, wastewater treatment and solid waste management. Metro Vancouver also regulates air quality, plans for urban growth, manages a regional parks system, and provides affordable housing.

Metro Vancouver and its 23 member jurisdictions work collaboratively to plan for and provide vital utility and local government services to over 2.7 million residents — more than half the population of BC — as well as the businesses and institutions of the region. Collaboration is fundamental to Metro Vancouver and our regional model lets our members and ratepayers benefit from economies of scale and regional expertise.

As the gateway to the Pacific, our region is home to a dynamic economy that includes the resource sector, tourism and professional services, and emerging clusters in the creative, digital, and clean tech industries. The region represents 61 per cent of the province's GDP and supports about 1.5 million jobs. Through Invest Vancouver - Metro Vancouver's economic development leadership service, we are working to attract strategic investment to advance shared prosperity in the region.

Stewardship of Existing Assets

Metro Vancouver’s services operate on a vast scale and are unique in both their size and diversity. The best way to conceptualize the scale of the stewardship responsibilities of Metro Vancouver is through the scale of Metro Vancouver’s assets.

Metro Vancouver Services by the Numbers	
Water: <ul style="list-style-type: none">• 1.79 billion liters of drinking water delivered (2021 peak day)• 3 source water supply areas• 7 regulated dams (including 5 water supply dams)• 2 water treatment plants• 26 in-system storage reservoirs• 19 pump stations• 8 re-chlorination stations• 520+ km of large diameter water mains	Parks: <ul style="list-style-type: none">• 23 regional parks• 2 park reserves• 2 ecological areas• 5 regional greenways• 360+ km of trails• 14,451 hectares of land
Liquid Waste: <ul style="list-style-type: none">• 1.5 billion liters of wastewater treated each day• 5 wastewater treatment plants• 33 pump stations• 500+ km of large diameter sewer mains	Housing <ul style="list-style-type: none">• 3,400 units of housing in 49 sites across Metro Vancouver Solid Waste <ul style="list-style-type: none">• 6 waste disposal and recycling facilities• 1 waste-to-energy facility which generates enough energy to power 16,000 homes per year

Ensuring our infrastructure, ecosystems, and communities are resilient to the impacts of climate change underlies Metro Vancouver’s leadership and commitment to achieving a carbon neutral region by 2050.

Within the suite of asset management and financial planning practices, Metro Vancouver produces:

- State of asset reports: These reports provide an overview of the existing asset inventory, condition, replacement value, and forecasted long-term investment needs.
- Management plans, strategic plans, and long-range plans: These plans identify how existing assets will be prioritized for replacement, and plan for infrastructure needed in the future to meet regulatory, growth, and resiliency requirements.
- Financial plans: Metro Vancouver currently prepares annual and 5-year outlook financial plans, with work underway to develop a long-term financial plan.

In the past four years, Metro Vancouver's Boards have approved new asset management policies for liquid waste (2018) and water (2019), solid waste (2019), housing (2018), and corporate facilities and equipment (2019). In addition, the Boards have approved or set in motion long-range plans that set the stage for how Metro Vancouver will address resiliency, meet regulatory requirements, and prepare for population growth. These include, among others:

- a 100-year drinking water outlook, *Water Supply Outlook 2120* (2020)
- *Regional Parks State of the Assets Report* (2021)
- *Metro Vancouver Housing 10-Year Plan* (2019)
- *Metro Vancouver Housing Redevelopment Plan* (2020)
- *Integrated Liquid Waste and Resource Management Plan* (2011, update underway)
- *Integrated Solid Waste and Resource Management Plan* (2011, update underway)
- *Drinking Water Management Plan* (2011, update underway), and
- *Regional Parks Plan* (update underway).

Services Delivered Directly to Residents

The majority of services provided by Metro Vancouver are delivered directly to its members. In addition, Metro Vancouver provides two services directly to residents of the region:

- **Regional Parks System**

The Regional Parks system provides access to a diverse range of natural spaces while protecting sensitive ecosystems. Metro Vancouver protects and provides stewardship for more than one-quarter of the region's land base, including more than 14,000 hectares of park lands and 65,000 hectares of protected water supply areas. Research shows that spending time in nature is an effective way to reduce stress and support physical and

mental wellbeing, and during the COVID-19 pandemic, our parks experienced their highest-ever visitation rates, demonstrating their essential value. In January 2021 alone, regional parks recorded over 1.2 million visits – more than double the 550,000 visits in January 2020.

- **Affordable Housing**

Metro Vancouver is one of the largest affordable housing providers in BC, providing 3,400 units to more than 9,400 residents. Metro Vancouver aims to create at least 1,350 new units in the next decade. Additional senior government funding could further leverage Metro Vancouver Housing's investment and provide even more homes, at even deeper affordability levels.

Legislative Environment

Metro Vancouver's financial framework is governed by several legislative statutes including the *Local Government Act*, the *Community Charter*, the *Greater Vancouver Sewerage and Drainage District Act*, *An Act Incorporating the Greater Vancouver Water District*, and the *British Columbia Corporations Act*.

The requirements for financial planning vary significantly within the statutes, and in some cases, are quite dated and provide little guidance. This results in Metro Vancouver members' reliance on the financial planning provisions of the *Community Charter* and *Local Government Act*. Metro Vancouver works hard to align its budget deliverables, both in format through a five-year financial plan and in timing, to assist members in meeting their own requirements.

Board Financial Policies

- **Financial Management Policy**

The Metro Vancouver Board adopted a *Financial Management Policy* in 2018 which established the principles that guide decision-making with respect to funding long-term operating and capital expenditures. This *Financial Management Policy* outlines specific requirements and objectives that Metro Vancouver must adhere to:

- Operating expenditures are, by their nature, generally ongoing and recurring. When they are not, the benefit is realized in the year incurred; therefore, operating expenditures will always be funded on a pay-as-you-go basis.
- Capital expenditures that are not generally funded through reserves will be funded on a pay-as-you-go basis at a minimum annual level equal to total capital expenditures incurred consistently from year to year.
- To achieve pay-as-you-go funding to a level of consistent annual capital expenditures, pay-as-you-go funding will be gradually increased over time such that the amount of annual revenues required to pay for debt service cost does not exceed 40 per cent.
- Long-term debt funding will only be used to fund capital expenditures that are not funded from reserve and are in excess of the amount of total capital expenditures incurred consistently from year to year which are funded on a pay-as-you-go basis.
- Long-term debenture financing procured by Metro Vancouver will be amortized over 15 years.

- **Asset Management Policies**

Metro Vancouver has adopted six asset management policies in the areas of corporate facilities and equipment, housing, liquid waste services, regional parks, solid waste services, and water services to facilitate effective asset stewardship. A key priority within the policies is maintaining assets in a state of good repair. As part of the policies, strategies must be implemented to manage and renew each asset in accordance with clearly defined asset performance metrics and targets. In order to assess the asset performance metrics and targets, Metro Vancouver is continually collecting data on asset condition and will continue to monitor the condition of its assets as set out in their respective asset management policies.

- **Other Board Financial Policies**

Additional Board policies that guide financial planning and management are listed below:

- Corporate Investments
- Corporate Allocation Policy
- Operating, Statutory and Discretionary Reserves Policy
- General Liability and Property Loss Claims
- Carbon Price Policy
- Procurement and Real Property Contracting Authority
- Sustainable Innovation Fund – GVRD
- Federal Gas Tax Fund Expenditures

Financial Planning, Management and Reporting

The financial operations within Metro Vancouver are complex and must consider macroeconomic data as well as its own service levels to ensure that Metro Vancouver mitigates its financial impacts on the rate payers. The balance of mitigating household impacts while providing essential services to the region is key to ensuring a sustainable, resilient, and prosperous region.

At Metro Vancouver, financial planning is a year-round activity that culminates with the approval of the budget in the fall and commences formally again in December with the review of the capital plan before a review of programs and development of operating budgets in spring.

Given the nature of Metro Vancouver's projects spanning beyond five years, examining financial impacts over a longer time period is essential for providing transparency and accountability on the financial impact of Metro Vancouver's services. Since 2017, Metro Vancouver has included 5-year financial plans and multi-year capital planning in the financial planning process, in response to Board direction to move beyond considering only annual financial impacts of Metro Vancouver's multi-year projects. Long-term financial planning provides important transparency and accountability on the impact of Metro Vancouver's multi-year projects and services on ratepayers and is included as part of the *2019-2022 Board Strategic Plan*.

Monitoring budgeted spending is critical to ensuring the financial health of the organization. Departments have primary responsibility for monitoring financial performance and they evaluate alternatives to improve service delivery and find more effective and efficient ways to complete projects as part of our continuous improvement culture. In addition, Financial Services is fully engaged throughout the year for ongoing assessment of costs and impacts to rate payers related to proposed projects and programs in order to support decision making.

Financial performance results are provided to the Performance and Audit Committee and the Board.

The role of the Performance and Audit Committee is primarily statutory, monitoring Metro Vancouver's financial management, financial reporting, and procurement efforts, providing input on financial policies and bylaws under development as well as the compliance with statutory requirements and the Board's financial policies.

In 2021, regular financial performance results were provided to the Performance and Audit Committee and the Board three times per year. Reporting of financial results in 2021 was completed at a similar level of detail as the adopted budget, and included both revenues and expenditures. In 2022, regular financial performance results will be reported quarterly with additional information on revenue results and trends. This improvement initiative aligns with industry standards and responds to Committee requests for more frequent financial data reporting ([see Performance and Audit Committee Agenda May 12, 2022, Section 5.1.](#))

Another key component of monitoring is the collection and analysis of performance indicator data contained in the annual work plans and published with the budget reports and online through the Performance Monitoring Dashboard (updated in late October and early April each year). Reporting out on performance indicators allow the public and key stakeholders to evaluate Metro Vancouver's success in achieving its objectives and delivering services to the region.

Annually, audited financial statements are prepared for the Metro Vancouver Districts and Metro Vancouver Housing Corporation and presented at a public meeting of the Board of Directors, as required under the Local Government Act sections 376 and 377 and the applicable *Community Charter* section 167.

Metro Vancouver engages an independent external auditor to express an opinion as to whether the financial statements present fairly, in all material respects, Metro Vancouver's financial position, operations and cash flow in accordance with the Canadian Public Sector Accounting Standards (PSAS).

Financial Results

The consolidated financial statements combine the accounts of the four legal entities (MVRD, GVS&DD, GWWD, and MVHC). They have been prepared by management in accordance with PSAS and have received an unqualified audit opinion by the external auditors, BDO Canada LLP Chartered Professional Accountants (see audited Consolidated Financial Statements on pages 57 to 98).

Under PSAS regulations, governments are required to present four statements with explanatory notes: Statement of Financial Position (Exhibit A), Statement of Operations (Exhibit B), Statement of Net Debt (Exhibit C), and Statement of Cash Flows (Exhibit D). It is important to note that there are differences between the presentation in these financial statements and the annual Metro Vancouver budget, which is prepared in accordance with enabling legislation (see Notes to Consolidated Financial Statements - Note 16, pages 90 to 91).

Financial Position

Maintaining a solid financial position is critical to ensure there is ongoing capacity to continue to be able to finance infrastructure investments and ongoing programs for all of Metro Vancouver's services..

Consolidated Statement of Financial Position (As of December 31, 2021)

(in thousands of dollars)

	2021	2020	Change
Financial Assets	\$ 2,379,464	\$ 1,899,770	\$ 479,694
Liabilities	(3,695,024)	(3,017,313)	(677,711)
Net Debt	(1,315,560)	(1,117,543)	(198,017)
Non-Financial Assets	7,197,202	6,564,127	633,075
Accumulated Surplus	\$ 5,881,642	\$ 5,446,584	\$ 435,058

In 2021, Metro Vancouver maintained a strong balance sheet that indicated a solid financial base from which to provide core services with significant infrastructure and capital expenditures. This is important as we head into a period of macroeconomic, geopolitical, and climate change uncertainty.

Illustrated below are some financial measures in comparison with industry standards that provide additional insight into Metro Vancouver's stable financial position and well-diversified revenue base.

Measure	Explanation	Industry Average	2021*	2020*
Debt Servicing Ratio	Percent of the organization's income that is utilized to service debt payments. (Lower is better).	13.0%	16.6%	13.8%
Interest Ratio	Percent of the organization's income that is utilized for interest payments. (Lower is better).	5.0%	6.0%	4.7%
Municipal Property Tax and Levies / Total Revenue	Percent of the organization's revenue that is comprised of property tax and levies. (Lower is better).	35.0%	36.4%	31.5%
Current Ratio	A measure of the organization's ability to pay its current liabilities. (Higher is better).	1.8	3.2	2.8
Operating Reserves / Total Revenue	A measure of the organization's ability to manage unforeseen events and overall financial health. (Needs to be balanced and stable).	13.0%	11.6%	9.5%

**Calculation based on audited consolidated balances*

See Section 3 - Statistics, page 117 for five-year trend in Financial Performance Measures.

• Total Financial Assets

The total financial assets balance in 2021 was significantly higher than 2020 by \$479.7 million, mainly as a result of the following:

- Higher cash, cash equivalents, and investments in 2021 by \$339.0 million due to lower than expected capital spending for utility infrastructure projects funded from grants and reserves held in cash, cash equivalents, and investments.
- Higher accounts receivables in 2021 by \$42.4 million mainly due to a \$38 million grant claim receivable at year end from the Province for eligible costs relating to the North Shore Wastewater Treatment Plant project.
- Higher net amount due from Translink and member jurisdictions by \$93.3 million where the District is reimbursed for amounts paid to the Municipal Finance Authority of British Columbia (MFA), as a result of long-term debts incurred on behalf of Translink and member municipalities through agreements with the MFA (see Notes to Consolidated Financial Statements - Note 3, page 72).
- Other miscellaneous increases of \$5.0 million.

See Section 3 - Statistics, page 100 for five-year trend in Consolidated Financial Assets.

- **Total Liabilities**

The total liabilities balance in 2021 was significantly higher than 2020 by \$677.7 million, mainly as a result of the following:

- Higher accounts payable and accrued liabilities in 2021 by \$88.1 million, which is mainly a result of \$97.2 million more in trade payables and construction holdbacks due to timing of payments and offset by decreases in payments made in 2021 for collective bargaining settlements of \$7.0 million and paid contaminated site remediation work of \$2.1 million (see [Notes to Consolidated Financial Statements - Note 6, page 73](#)).
- Higher deferred revenue in 2021 by \$29.6 million, which is largely from the reduced application of development cost charges (DCCs) and grant funding in 2021 caused by capital project delays (see [Notes to Consolidated Financial Statements - Note 9, pages 76 to 77](#)).
- Overall debt increased by \$559.1 million, mainly due to the following:
 - Debt for member jurisdictions and TransLink increased by \$93.1 million mainly due to new long-term borrowing in 2021 of \$179.4 million, which is offset by debt and sinking fund payments of \$58.3 million and sinking fund interest earned of \$28.0 million.
 - Debt owing on behalf of the Metro Vancouver Districts and Metro Vancouver Housing Corporation increased by \$466.0 million from prior year to fund major infrastructure projects (see [Notes to Consolidated Financial Statements - Note 10, pages 77 to 80](#)).
- Other miscellaneous increases of \$0.9 million.
(See [Section 3 - Statistics, page 101](#) for five-year trend in Consolidated Liabilities and [page 102](#) for five-year trend in Consolidated Long Term Debt - Gross and Net of Sinking Fund.)

- **Net Debt**

Net debt position increased by \$198.0 million. Although the amount appears unfavorable, the vast majority of the organization's liabilities are long-term debt repayable over several years. In addition, the organization's financial assets are more than sufficient to offset the amount of short-term obligations as per current ratio¹ of 3.2 to 1 (See [Section 3 - Statistics, page 112](#) for five-year trend in Consolidated Statement of Change in Net Debt and [page 100](#) for five-year trend in Consolidated Financial Assets).

- **Non-Financial Assets**

Non-financial assets increased by \$633.0 million in 2021 as a direct result of the capital expenditures made during the year, the majority of which were for water and liquid waste infrastructure projects (See [Section 3 - Statistics, page 104](#) for five-year trend in Consolidated Non-Financial Assets).

- **Accumulated Surplus**

An accumulated surplus of \$5.881 billion reflects the member jurisdictions' net investment in the District's consolidated entity, which comprises reserve balances of \$394.8 million, capital fund balance of \$165.8 million, and investment in tangible capital assets of \$5.321 billion (see [Consolidated Financial Statements note 13](#)).

The accumulated surplus increased by \$435.1 million in 2021, which represents the annual surplus for the year. (See [Section 3 - Statistics, page 104](#) for five-year trend in Consolidated Accumulated Surplus).

¹ Current ratio is a measure of an organization's liquidity, where a ratio of 2 to 1 is considered favourable.

Operating Results

Annual surplus for the year is \$435.1 million, which serves as the 2021 addition to the organization's overall accumulated surplus position or net worth of \$5.9 billion (as reported in the Consolidated Statement of Financial Position on pages 47 and 100).

Consolidated Statement of Operations (For the year ended December 31, 2021)

(in thousands of dollars)

	2021	2020	Change
Revenue	\$ 1,080,455	\$ 1,162,441	\$ (81,986)
Expenses	(645,397)	(604,628)	(40,769)
Annual Surplus	\$ 435,058	\$ 557,813	\$ (122,755)

As previously noted, the annual surplus as presented under PSAS is different from the annual surplus as determined in the context of the annual budget. The primary difference is that the PSAS framework excludes contributions to and from reserves as well as capital contributions and principal payments on long-term debt. These excluded items form a significant part of the annual approved budget (see Notes to Consolidated Financial Statement - Note 16 Budget Information, pages 90 to 91, that reconciles the Budgeted Annual Surplus per Exhibit B Statement of Operations to the Annual Surplus per Approved Budget).

- **Total Revenues**

Total revenue for the year decreased by \$82.0 million (7.0%) mainly as a result of the following:

- Decrease in:
 - DCCs by \$39.4 million (48%) mainly due to delays in capital spending that resulted in a reduced direct application of DCCs to project funding.
 - Grants and other contributions by \$108.5 million (59%) mainly due to less spending on the North Shore Wastewater Treatment Plant project, resulting in less grant applications than anticipated.
- Increase in:
 - Metered sale of water by \$22.2 million (8%) due to excess water sales and more consumption than anticipated in the months of June and July due to an unprecedented heat wave in the region.
 - Sewerage and drainage levy by \$14.0 million (5%) and MVRD property tax requisitions by \$9.2 million (12%) due to approved budget increases.
 - Tipping fees by \$11.7 million (11%) due to greater than expected waste flows during 2021
 - Other miscellaneous accounts' net increase of \$8.79 million mainly due to an increase in sinking fund and interest income from higher than expected average investment balances for the year due to delays in capital spending as well as an increase in user fees recoveries and other revenue from property rentals and leases and newly set-up parking meters.

- **Total Expenses**

Total expenses for the year increased by \$40.8 million (7%) mainly due to the following:

- Increase in:
 - Salaries and benefits by \$17.7 million (9%) and consulting, contracted, and professional services by \$11.0 million (8%) mainly due staffing structural changes, external resource requirements and a newly established function (Invest Vancouver) in 2021.
 - Interest on long-term debt by \$8.4 million (16%) and other miscellaneous accounts' increase of \$11.2 million (6%) due to lower balances in 2020 as an effect of COVID-19 restrictions.
- Decrease in other revenue by \$7.5 million (17%) due to the prior year's reduced program offerings, event cancellations, and filming disruptions as a result of COVID-19.

For additional information, see:

- [Section 3 - Statistics, pages 105 to 111 for five-year trends in Consolidated Revenue, Expenses by Function, Expenses by Object, Annual Surplus and Accumulated Surplus, and further details of some revenue accounts with significant balances.](#)
- [Link to Metro Vancouver - 2021 Financial Results Year-End report dated April 14, 2022 Performance and Audit Committee Agenda April 14, 2022 \(metrovancover.org\)](#)

Financial Outlook

Challenges and Opportunities

Metro Vancouver, guided by our Board and committees, continues to adjust our plan for the future to remain financially sound, productive, and resilient. Evolving risks and opportunities are proactively monitored and strong governance, leadership, and robust planning and management systems enable the organization to quickly adapt to changing circumstances.

The Economy

COVID-19 has had a major impact on the global economy, and the recent invasion of Ukraine by Russia and extreme climate events have brought about significant uncertainty. Over two years into the pandemic, we continue to see significant supply chain disruptions, growing increases in inflation, and policy responses to inflation that further increases uncertainty around our national and local economy.

Impacts of Inflation

The rate of inflation started to increase in late 2021 and continues to rise in 2022. In February 2022, the Metro Vancouver region's consumer price index (CPI) was 4.8% higher than in February 2021. In addition, Canada's CPI was 5.7% higher than in February 2021. Canada's inflation rate has not risen above 5% since the 1990s, which illustrates the unique economic circumstances Canada and Metro Vancouver are facing.

Rising inflation impacts Metro Vancouver's operations by increasing in input costs related to utility operations (i.e., treatment plants). Inflation also has impacts on wages, benefits, and collective agreements.

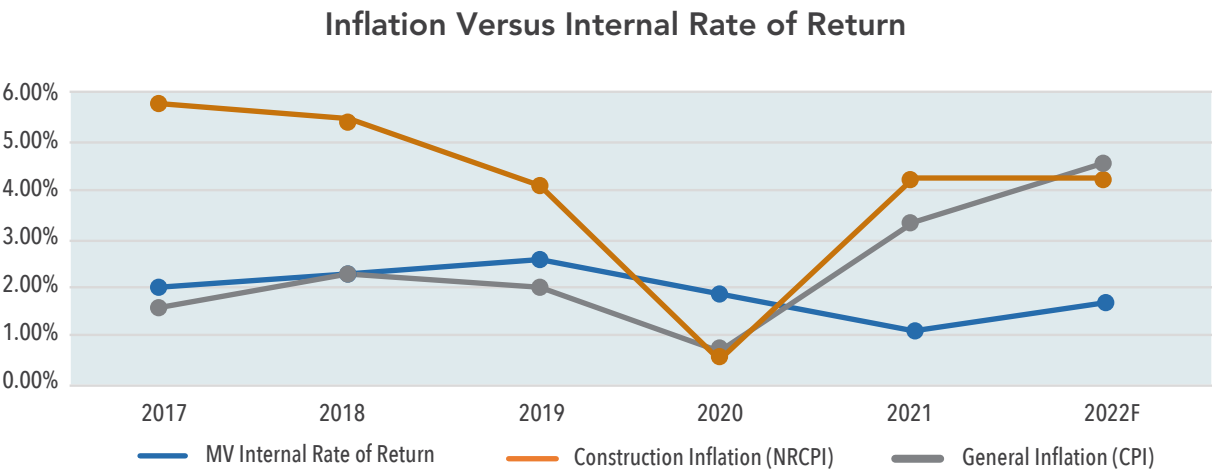
In response to rising inflation, central banks often increase interest rates to curb rising prices. Increasing interest rates have a major impact on Metro Vancouver's finances as we undertake significant borrowing to fund our substantial capital program. A minor interest rate hike can add significant costs to capital projects and increase the burden on households. Financial Services will continue to monitor Metro Vancouver's increasing interest rate exposure and will take actions and strategies to minimize the financial impact on the region.

Return on Investments

The cost of holding reserves earmarked for future projects is rising as the purchasing power of the dollar continues to fall with the gap between inflation and rates of return, thereby eroding the value of reserves. For investments held in bonds, inflation poses a significant risk to the real rate of return.

Inflation Versus Internal Rate of Return

The cost of borrowing and associated bond returns are increasing quickly based on US 10 year Treasuries rate of return (source: BMO Economics-Haver Analytics). While there is a benefit to the returns in our investment portfolio with this increase, there is also a corresponding increase to our cost of borrowing. As an infrastructure heavy organization, which is funded largely through borrowing, this has a net negative effect on the costs of infrastructure funding going forward for the foreseeable future.



Source: Financial Services Treasury Group
2022F is forecasted based on inflation forecast from CIBC and Economic Insight Report

Our Strategy

Going forward, Metro Vancouver staff will continue to monitor emerging macro-economic challenges and formulate strategies to mitigate the impacts of the ever changing environment to the greatest degree possible. Some notable initiatives underway are discussed below.

Board Financial Policies

Metro Vancouver is undertaking a review of Board-level policies to ensure transparency and effective governance for financial management of the organization. This includes updates to the current Financial Management Policy and consideration of the need for additional policies on financial planning. To further facilitate this, a policy sub-committee, under the Regional Finance Advisory Committee's oversight, has been created to review and coordinate financial policy development across the region. The sub-committee will take a strategic approach to addressing inter-jurisdictional issues such as:

- Liaising between member jurisdictions and Metro Vancouver to build an integrated policy suite aimed at addressing current and emerging financial challenges
- Identifying inadequate or unsuitable policy directives that are outdated or hinder progress in addressing emerging financial challenges
- Considering integrated rate stabilization mechanisms in order to align practice across member jurisdictions
- Communicating and seeking governance support for integrating financial policies where appropriate, and changing those policies that require modernization
- Consider issues such as the usage of DCCs, pay-as-you-go funding, and financing of major projects.

Asset Management

Metro Vancouver continues to refine its asset management and financial planning practices to address system stewardship responsibilities and to enhance transparency around long-term financial impacts of that stewardship.

Investments in Critical Infrastructure

Over the next five years, Metro Vancouver is planning for significant investments to build, maintain, and upgrade the critical infrastructure that will support the prosperity, resilience, and livability of the region. These projects will help to mitigate the impacts of climate change and protect the environment while at the same time reducing greenhouse gas emissions. Highlights include:

- The Iona Island Wastewater Treatment Plant is being upgraded to meet regulatory requirements and protect the health and wellbeing of people, wildlife, and ecosystems. The new plant has the opportunity to restore one of the world's most important rearing habitats for juvenile salmon and will reduce greenhouse gas emissions through energy efficiency and resource recovery, while providing reliable service that's resilient to climate change and earthquakes.
- An extensive program to upgrade the major water mains that connect our source reservoirs to the communities of the region, involving over 520 kilometers of water mains. This program includes building new water supply tunnels under major marine crossings to significantly increase capacity and ensure continued water delivery after a major earthquake.
- Significant investment in Metro Vancouver's Waste-to-Energy Facility, to replace aging infrastructure and provide for the addition of biosolids management and the alternative fuel and recyclables recovery project, which are expected to increase beneficial use of waste materials and reduce greenhouse gas emissions for the region.

At Metro Vancouver, we pride ourselves on ensuring sound fiscal policies that balance long-term financial sustainability while maintaining affordability for regional ratepayers. We are committed to operating from a position of financial strength and transparency, as we continue to provide the essential services that are key to the prosperity, resilience, and livability of the region.



June 30, 2022

Dean Rear, CPA, CA

Chief Financial Officer







Consolidated Financial Statements

Metro Vancouver Districts and Metro Vancouver Housing Corporation
(Operating as Metro Vancouver)

Year ended December 31, 2021

Note: For audited financial statements of individual entities - Greater Vancouver Sewerage and Drainage District (GVS&DD), Greater Vancouver Water District (GVWD) and Metro Vancouver Housing Corporation (MVHC), please access the following link: <http://www.metrovancouver.org/services/financial-services/programs-budget/BudgetPublications/Combined2021AuditedFinancialStatements.pdf>

METRO VANCOUVER REGIONAL DISTRICT

Index to Consolidated Financial Statements

December 31, 2021

	Exhibit
Management Report	
Independent Auditor's Report	
Consolidated Statement of Financial Position	A
Consolidated Statement of Operations	B
Consolidated Statement of Change in Net Debt	C
Consolidated Statement of Cash Flows	D
Notes to Consolidated Financial Statements	
COVID-19 Restart Grant (unaudited)	Schedule 1

Management Responsibility for Financial Reporting

METRO VANCOUVER DISTRICTS AND METRO VANCOUVER HOUSING CORPORATION
(Operating as Metro Vancouver)

The Consolidated Financial Statements contained in this report have been prepared by management in accordance with Canadian public sector accounting standards. The integrity and objectivity of these statements are management's responsibility. Management is responsible for all the statements and schedules, and for ensuring that this information is consistent, where appropriate, with the information contained in the financial statements.

Management is also responsible for implementing and maintaining a system of internal controls to provide reasonable assurance that reliable financial information is produced.

The Metro Vancouver Regional District's Board of Directors is responsible for approving the consolidated financial statements and for ensuring that management fulfills its responsibilities for financial reporting and internal control and exercises this responsibility through the Performance and Audit Committee of the Board.

The external auditors, BDO Canada LLP, conduct an independent examination, in accordance with Canadian Auditing Standards, and express their opinion on the consolidated financial statements. Their examination does not relate to the other unaudited schedules attached to the financial statements and statements required by the *Financial Information Act*. The Independent Auditor's Report outlines the scope of the audit for the year ended December 31, 2021.

On behalf of the Metro Vancouver Regional District, Greater Vancouver Sewerage & Drainage District, Greater Vancouver Water District and Metro Vancouver Housing Corporation.



Dean Rear, Chief Financial Officer

Date: April 29, 2022

Independent Auditor's Report

To the Members of the Board of Directors of the Metro Vancouver Regional District

Opinion

We have audited the consolidated financial statements of the Metro Vancouver Regional District (the "Consolidated Entity"), which comprise the consolidated Statement of Financial Position as at December 31, 2021, and the consolidated Statements of Operations, Change in Net Debt and Cash Flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Consolidated Entity as at December 31, 2021 and the results of its operations, change in net debt, and cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Consolidated Entity in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Consolidated Entity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Consolidated Entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Consolidated Entity's financial reporting process.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Consolidated Entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Consolidated Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Consolidated Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Other Matter – Supplementary Information

We draw attention to the fact that the supplementary information included in Schedule 1 does not form part of the audited financial statements. We have not audited or reviewed this supplementary information and, accordingly, we do not express any opinion, review conclusion or any other form of assurance on this supplementary information.

BDO Canada LLP

Chartered Professional Accountants

Vancouver, British Columbia
May 5, 2022

METRO VANCOUVER REGIONAL DISTRICT

Exhibit A

Consolidated Statement of Financial Position

Year ended December 31, 2021

(in thousands of dollars)

	2021	2020
Financial Assets		
Cash and cash equivalents	\$ 738,303	\$ 271,510
Accounts receivable (note 2)	193,051	150,627
Due from TransLink and member municipalities (note 3)	1,094,140	1,000,799
Investments (note 4)	289,582	417,392
Debt reserve fund (note 5)	64,388	59,442
	2,379,464	1,899,770
Liabilities		
Accounts payable and accrued liabilities (note 6)	337,420	249,272
Employee future benefits (note 7)	13,907	13,369
Landfill closure and post-closure liability (note 8)	32,907	32,164
Deferred revenue and refundable deposits (note 9)	341,016	311,451
Debt reserve fund, member municipalities and TransLink (note 5)	35,179	35,603
Debt (net of sinking funds) (note 10)		
Metro Vancouver Districts and Housing Corporation	1,851,489	1,385,445
TransLink and member municipalities	1,083,106	990,009
Total debt	2,934,595	2,375,454
	3,695,024	3,017,313
Net Debt	(1,315,560)	(1,117,543)
Non-Financial Assets		
Tangible capital assets (note 11)	7,172,479	6,539,503
Inventories of supplies	10,938	10,017
Prepaid land leases (note 12)	5,062	5,257
Prepaid expenses	8,723	9,350
	7,197,202	6,564,127
Accumulated Surplus (note 13)	\$ 5,881,642	\$ 5,446,584
Contractual obligations and rights (note 14)		
Contingencies (note 15)		
Segmented Information (note 17)		
COVID-19 Pandemic (note 18)		
Subsequent event (note 19)		

The accompanying notes are an integral part of these consolidated financial statements.



Chief Financial Officer



Board Chair

METRO VANCOUVER REGIONAL DISTRICT

Exhibit B

Consolidated Statement of Operations

Year ended December 31, 2021

(in thousands of dollars)

	2021 Budget (note 16)	2021 Actual	2020 Actual
Revenue (note 17)			
MVRD property tax requisitions	\$ 82,714	\$ 82,714	\$ 73,528
Metered sale of water	316,341	319,989	297,781
Sewerage and drainage levy	288,226	288,226	274,237
Tipping fees	108,517	112,610	100,880
Housing property rentals	41,303	42,416	41,607
BODTSS industrial charges	11,756	12,157	11,568
Development cost charges	88,145	42,204	81,653
Electricity sales	6,240	5,779	5,309
Grants and other contributions	263,811	76,174	184,641
User fees, recoveries and other revenue	26,619	37,124	33,425
Sinking fund and interest income	28,940	32,840	29,734
Sinking fund income, members and TransLink	28,698	28,222	28,078
	1,291,310	1,080,455	1,162,441
Expenses (note 17)			
Sewer operations	229,598	199,788	191,431
Waste disposal, recycling and regulatory services	111,370	103,102	95,274
Water operations	151,627	146,841	139,227
Housing rental operations	38,890	33,682	27,211
Regional parks	36,440	33,747	29,670
General government services	5,674	5,376	5,221
Air quality	11,178	9,198	9,374
Regional employers services	2,856	2,378	2,459
911 emergency telephone system	4,543	4,452	4,364
Regional planning	3,797	2,809	3,128
Invest Vancouver	1,500	1,526	206
Housing planning and policy	1,490	1,020	881
Electoral areas	436	423	515
Regional global positioning system	304	221	204
Sasamat volunteer fire department	849	238	195
Regional emergency management	218	67	125
Corporate program costs	64,440	55,343	51,473
Building operations	16,851	16,964	15,592
Sinking fund income attributed to members and TransLink	28,698	28,222	28,078
	710,759	645,397	604,628
Annual surplus	580,551	435,058	557,813
Accumulated surplus, beginning of year	5,446,584	5,446,584	4,888,771
Accumulated surplus, end of year (note 13)	\$ 6,027,135	\$ 5,881,642	\$ 5,446,584

The accompanying notes are an integral part of these consolidated financial statements.

METRO VANCOUVER REGIONAL DISTRICT

Exhibit C

Consolidated Statement of Change in Net Debt

Year ended December 31, 2021

(in thousands of dollars)

	2021 Budget (note 16)	2021 Actual	2020 Actual
Annual surplus	\$ 580,551	\$ 435,058	\$ 557,813
Change in tangible capital assets			
Acquisition of tangible capital assets	(1,527,441)	(720,501)	(881,579)
Amortization of tangible capital assets	86,233	86,415	82,429
Net book value of tangible capital assets disposed	-	1,110	98
	(1,441,208)	(632,976)	(799,052)
Change in other non-financial assets			
Acquisition of prepaid expenses	-	(8,723)	(9,350)
Use of prepaid expenses	-	9,350	7,176
Amortization of prepaid land leases	195	195	195
Acquisition of inventories of supplies	-	(10,938)	(10,017)
Consumption of inventories of supplies	-	10,017	7,499
	195	(99)	(4,497)
Change in net debt	(860,462)	(198,017)	(245,736)
Net debt, beginning of year	(1,117,543)	(1,117,543)	(871,807)
Net debt, end of year	\$ (1,978,005)	\$ (1,315,560)	\$ (1,117,543)

The accompanying notes are an integral part of these consolidated financial statements.

METRO VANCOUVER REGIONAL DISTRICT

Exhibit D

Consolidated Statement of Cash Flows

Year ended December 31, 2021

(in thousands of dollars)

	2021	2020
Cash provided by (used in):		
Operating transactions:		
Annual surplus	\$ 435,058	\$ 557,813
Items not involving cash		
Amortization of tangible capital assets	86,415	82,429
Amortization of prepaid land leases	195	195
Sinking fund income	(53,932)	(50,917)
Debt reserve fund income	(1,065)	(1,173)
Accrued interest and unamortized premium or discount	(2,029)	(1,135)
Gain on disposal of tangible capital assets and asset held for sale	743	(481)
Employee future benefit expense	2,868	2,929
Change in landfill closure and post-closure liability	743	(874)
Change in non-cash financial assets and liabilities		
Accounts receivable	(42,424)	4,872
Due from Translink and member municipalities	(93,341)	(6,091)
Accounts payable and accrued liabilities	88,148	(12,483)
Employee future benefits paid	(2,330)	(3,401)
Deferred revenue and refundable deposits	29,565	(78,594)
Debt reserve fund, member municipalities and TransLink	(424)	1,521
Inventories of supplies	(921)	(2,518)
Prepaid expenses	627	(2,174)
Net change in cash from operating transactions	447,896	489,918
Capital transactions:		
Proceeds on sale of tangible capital assets	367	579
Acquisition of tangible capital assets	(720,501)	(881,579)
Net change in cash from capital transactions	(720,134)	(881,000)
Investing transactions:		
Acquisition of investments	(160,752)	(424,726)
Investment maturities	290,591	781,046
Net change in cash from investing transactions	129,839	356,320
Financing transactions:		
Debenture debt and mortgages issued	779,600	367,455
Debt reserve fund issuances	(7,796)	(3,541)
Debt reserve fund maturity	3,915	139
Sinking fund payments	(158,391)	(139,563)
Principal repayments on housing mortgages and serial debt maturity	(8,136)	(14,268)
Sinking fund retirement	142,080	7,450
Debenture debt maturity	(142,080)	(7,450)
Net change in cash from financing transactions	609,192	210,222
Net change in cash and cash equivalents	466,793	175,460
Cash and cash equivalents, beginning of year	271,510	96,050
Cash and cash equivalents, end of year	\$ 738,303	\$ 271,510

The accompanying notes are an integral part of these consolidated financial statements.

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 1

Year ended December 31, 2021

(tabular amounts in thousands of dollars)

1. Significant Accounting Policies

The consolidated financial statements of the Metro Vancouver Regional District (the “District”) are prepared by management in accordance with Canadian public sector accounting standard (“PSAS”). Significant accounting policies adopted by the District are as follows:

Government Reporting Entity	The consolidated financial statements reflect the assets, liabilities, revenues and expenses of four legal entities: the Metro Vancouver Regional District (“MVRD”), the Greater Vancouver Sewerage and Drainage District (“GVS&DD”), the Greater Vancouver Water District (“GVWD”) and the Metro Vancouver Housing Corporation (“MVHC”).
------------------------------------	---

The MVRD was established under the Local Government Act of British Columbia. It provides a number of specific and agreed upon services directly to the public and its member municipalities, the major one of which is the ownership and operation of a network of regional parks. Its Board of Directors comprises mayors and councilors from the member municipalities appointed for that purpose by the municipalities. The number of directors, and the number of votes each may cast, is based upon the population of the municipality. Under the legislation, all staff, even if their work is under the authority of the related legal entities, are employees of the MVRD.

The GVS&DD was established by an Act of the same name in 1956. Its two principal responsibilities are the collection, treatment and discharge of liquid waste for the municipalities of the MVRD, and the disposal of solid waste for the municipalities of the MVRD and the public. GVS&DD owns and operates wastewater treatment plants and a related collection network connected to the municipal collection systems, and several solid waste facilities including a waste to energy facility. Its Board of Directors comprises the same councilors and mayors as appointed to the MVRD Board by the participating municipalities.

The GVWD was established by an Act of the same name in 1924. Its primary responsibility is the supply of potable water to its member municipalities. Its Board of Directors comprises the same councilors and mayors as appointed to the MVRD Board by the participating municipalities. GVWD owns or holds under a 999 year lease from the Province, an extensive closed watershed network as its source of supply. It owns a series of dams, reservoirs, water treatment plants and a distribution network connecting to the municipal distribution systems. GVWD also owns and is responsible for operating and maintaining office buildings that are leased to MVRD and its related entities.

The MVHC is a wholly-owned subsidiary of the MVRD. The MVHC was incorporated under the Business Corporations Act (British Columbia) to own and operate housing sites within the Lower Mainland for the purpose of providing affordable rental housing on a non-profit basis.

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 2

Year ended December 31, 2021

(tabular amounts in thousands of dollars)

1. Significant Accounting Policies (continued)

Basis of Consolidation	The consolidated financial statements reflect the combined assets, liabilities, revenues and expenses of the reporting entity. The reporting entity comprises the MVRD, the GVS&DD, the GVWD and the MVHC. These organizations are controlled by the District. All transactions and balances between these entities have been eliminated on consolidation.
Basis of Accounting	The District follows the accrual method of accounting for revenue and expenses. Revenue is recognized in the year in which it is earned and measurable. Expenses are recognized as they are incurred and measurable as a result of the receipt of goods or services and/or the legal obligation to pay.
Government Transfers	<p>Government transfers, are recognized as revenue in the financial statements when the transfer is authorized and any eligibility criteria are met, except to the extent that transfer stipulations give rise to an obligation that meets the definition of a liability. The transfer of revenue is initially deferred and then recognized in the statement of operations as the stipulation liabilities are settled.</p> <p>When the District is deemed the transferor, the transfer expense is recognized when the recipient is authorized and has met the eligibility criteria.</p>
Deferred Revenue and Refundable Deposits	Deferred revenue represents licenses, permits, development cost charges, security deposits, restricted contributions and other fees which have been collected, but for which the related services or obligations have yet to be performed. These amounts will be recognized as revenue in the fiscal year the services are performed or obligations and stipulations have been met.
Sinking Fund, Debt Retirement and Interest Income	Interest income is reported as revenue in the period earned. When required, based on external restrictions, interest income earned on deferred revenue is added to and forms part of the deferred revenue balance and is recognized into income when related stipulations are met. Any surpluses received from upon debt retirement are recorded in the year received.

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 3

Year ended December 31, 2021

(tabular amounts in thousands of dollars)

1. Significant Accounting Policies (continued)

Cash Equivalents Cash equivalents include highly liquid financial instruments with a term to maturity of ninety days or less at the date of acquisition. Cash equivalents are recorded at the lower of cost plus accrued interest and market value.

Investments Investments consist of both long and short-term instruments and are recorded at amortized cost using straight-line method.

Employee Future Benefits The District and its employees participate in the Municipal Pension Plan. The Municipal Pension Plan is a multi-employer contributory defined benefit pension plan. Payments made in the year are expensed.

Under the terms of various collective agreements and compensation policies, the District provides paid sick leave to eligible employees and in certain agreements allows unused sick days to accumulate. There are no payouts of unused sick days at termination. In addition, employees acquire certain employee benefits on termination and retirement. These include days for severance based on years of service, vacation based on years of service, Worker's Compensation top-up, and a full year's vacation entitlement in the year of retirement. The costs of these benefits are actuarially determined based on service and best estimates of retirement ages and expected future salary and wage increases. The obligation under these benefit plans is accrued based on projected benefits as the employees render services necessary to earn the future benefits. Actuarial gains and losses are amortized over the expected average remaining service period of the related employee group, commencing the year after the gain or loss arises.

Landfill Closure and Post-Closure Liability The estimated present value of landfill closure and post-closure costs is recognized as a liability. This liability is recognized based on estimated future expenses, including estimated inflation discounted to the current date and accrued based on the proportion of the total capacity of the landfill used as of the date of the statement of financial position. The change in this estimated liability during the year is recorded as an expense in operations. These estimates are reviewed and adjusted annually and any changes are recorded on a prospective basis.

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 4

Year ended December 31, 2021

(tabular amounts in thousands of dollars)

1. Significant Accounting Policies (continued)

Non-Financial Assets

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

Tangible Capital Assets

Tangible capital assets are recorded at cost which includes amounts that are directly attributable to acquisition, construction, development or betterment of the asset. The cost, less residual value, of the tangible capital assets, except land, is amortized over their estimated useful lives. All assets are amortized on a straight line basis as follows:

Asset	Useful Life – Years
Buildings	
Housing	25 – 35
Parks	50
Watershed	25
Corporate – Head Office	40
Infrastructure	
Sewer	
Wastewater treatment, pumping stations	50
Interceptors and trunk sewer, drainage	100
Solid Waste	25 – 30
Water	
Dams, reservoirs	150
Supply mains	100
Distribution systems, drinking water treatment	50
Parks	
Bridges, culverts, fencing	20 – 40
Trails	100
Roads, erosion protection, water and sewer systems	100
Information technology systems and networks	5 – 10
Vehicles	5 – 20
Machinery, Equipment, Furniture and Fixtures	5 – 20

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 5

Year ended December 31, 2021

(tabular amounts in thousands of dollars)

1. Significant Accounting Policies (continued)

Non-Financial Assets (continued)

Tangible Capital Assets

a. Annual amortization

Annual amortization begins when the asset is put in service and is expensed over its useful life. Assets under construction are transferred to the appropriate asset class and are amortized from the date the asset is put into productive use.

b. Contributions of tangible capital assets

Contributions of tangible capital assets are recorded at their fair value at the date of receipt and as contribution revenue.

c. Works of art and cultural and historic assets

Works of art and cultural and historic assets are not recorded as assets in these financial statements.

d. Interest capitalization

The Districts do not capitalize interest costs associated with the acquisition or construction of a tangible capital asset.

Inventories of Supplies

Inventories of supplies held for consumption are recorded on a first-in, first-out basis.

Prepaid Land Leases

Prepaid land leases are recorded at historical cost less accumulated amortization. Upon expiration of the lease contract, the property will revert to the lessor. Prepaid land leases are amortized on a straight-line basis over the lease term.

Revenue Recognition

Property tax revenues and sewerage and drainage revenues from member municipalities are recognized in the year they are levied. Metered sale of water, tipping fees, permits, cost sharing and other revenue are recognized as revenue on an accrual basis according to the usage and rates approved and set by the Board. Housing property rental revenue is recognized over the rental period once the tenant commences occupancy, rent is due and collection is assured.

Segmented Information

A segment is defined as a distinguishable activity or group of activities of a government for which it is appropriate to separately report financial information to achieve the objectives of the standard. The District has provided definitions of the District's segments as well as presented financial information in segmented format in note 17.

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 6

Year ended December 31, 2021

(tabular amounts in thousands of dollars)

1. Significant Accounting Policies (continued)

Liability for Contaminated Sites

A liability for remediation of a contaminated site is recognized when the site is no longer in productive use and the following criteria are satisfied: an environmental standard exists; contamination exceeds the standard; the District is either directly responsible or has accepted responsibility for remediation; it is expected that future economic benefits will be given up and a reasonable estimate of the liability can be made. Liabilities for contaminated sites is reported in accounts payable and accrued liabilities (note 6).

Use of Estimates

The preparation of these financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the period. These estimates and assumptions are based on management's best information and judgment and may differ from actual results. Adjustments, if any, will be reflected in the financial statements in the period that the change in estimate is made, as well as in the period of settlement if the amount is different.

Significant areas requiring the use of management's judgment relate to the determination of contaminated sites liabilities, the employee future benefits liability, the estimate of accruals for projects in progress, amortization rates and useful lives for tangible capital assets, the landfill closure and post-closure liability, the assessment of the impairment of tangible capital assets and work in progress, and the assessment of the outcome of contingent liabilities.

2. Accounts Receivable

	2021	2020
GVWD	\$ 48,357	\$ 52,651
GVS&DD	139,016	85,458
MVHC	624	6,227
MVRD	5,054	6,291
	\$ 193,051	\$ 150,627

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 7

Year ended December 31, 2021

(tabular amounts in thousands of dollars)

3. Due from TransLink and Member Municipalities

The District is reimbursed for amounts paid to the Municipal Finance Authority of British Columbia ("MFA") for the obligations incurred on behalf of its member municipalities and TransLink whose undertakings were financed out of the proceeds of these obligations (refer to note 10). The amount recoverable is net of sinking funds and includes accrued interest as follows:

	Net Debt Recoverable	Accrued Interest	2021	2020
TransLink	\$ 281,223	\$ 5,244	\$ 286,467	\$ 337,315
Member Municipalities	801,883	5,790	807,673	663,484
	\$ 1,083,106	\$ 11,034	\$ 1,094,140	\$ 1,000,799

4. Investments

	Yields	Maturity Dates	2021	2020
Bonds:				
Government	1.75 - 3.11%	February 2022 - March 2031	\$ 78,983	\$ 89,081
Corporate	1.97 - 4.81%	March 2022 - March 2028	51,172	95,513
Unamortized premium			3,927	1,898
			134,082	186,492
Term deposits	0.70 - 1.50%	January 2022 – November 2022	98,000	85,500
GICs	0.70 - 3.12%	February 2022 - August 2028	57,500	145,400
Total			\$ 289,582	\$ 417,392

Government bonds include debt securities issued by the federal and provincial governments of Canada, and the Municipal Finance Authority of British Columbia. Corporate bonds include Schedule I and II Chartered Banks of Canada.

Market value of investments at December 31, 2021 was \$294,798,145 (2020 - \$429,413,509).

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 8

Year ended December 31, 2021

(tabular amounts in thousands of dollars)

5. Debt Reserve Fund

The MFA provides financing for regional districts and member municipalities. The MFA is required to establish a Debt Reserve Fund for each debenture issue equal to one-half the average annual installment of principal and interest. The debt reserve fund is comprised of cash deposits equal to 1% of the principal amount borrowed and a non-interest bearing demand note for the remaining requirement. Cash deposits held by the MFA are payable with interest to the ultimate borrower when the final obligations under the respective loan agreements have been made.

If, at any time, the District has insufficient funds to meet payments due on its obligations to the MFA, the payments will be made from the debt reserve fund. The demand notes are callable only if there are additional requirements to be met to maintain the level of the debt reserve fund. At December 31, 2021, \$122,534,444 (2020 - \$105,080,232) in callable demand notes were outstanding and have not been recorded in the statement of financial position.

	2021	2020
Cash deposits held by MFA on behalf of:		
TransLink and member municipalities	\$ 35,179	\$ 35,603
Metro Vancouver Districts	29,209	23,839
	\$ 64,388	\$ 59,442

6. Accounts Payable and Accrued Liabilities

	2021	2020
Trade accounts	\$ 238,340	\$ 128,855
Construction holdbacks	65,180	78,736
Accrued interest on debt	23,429	22,098
Wage accruals	9,709	16,702
Contaminated sites (a)	762	2,881
	\$ 337,420	\$ 249,272

- (a) The District accrued \$761,557 (\$2,881,000 in 2020) for estimated costs to remediate contaminated soils at its properties within the GVS&DD and GVWD. The remediation work for one of the properties identified in 2020 was completed in 2021. It is expected that the work on the sites identified in 2021 will be completed by 2023.

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 9

Year ended December 31, 2021

(tabular amounts in thousands of dollars)

7. Employee Future Benefits

The employee future benefits have been based on the results of an actuarial valuation done by an independent actuarial firm. A full valuation was performed as of December 31, 2019, with results projected to December 31, 2021.

Information about liabilities for the District's employee benefit plans is as follows:

	2021	2020
Accrued benefit obligation:		
Balance, beginning of year	\$ 20,362	\$ 20,844
Current service cost	1,656	1,493
Interest cost	376	514
Benefits paid	(2,330)	(3,401)
Workers compensation top-up	(120)	45
Actuarial loss	(936)	867
Accrued benefit obligation, end of year	19,008	20,362
Unamortized actuarial loss	(5,101)	(6,993)
Accrued benefit liability, end of year	\$ 13,907	\$ 13,369

	2021	2020
Employee future benefit expense:		
Current service cost	\$ 1,656	\$ 1,493
Interest cost	376	514
Workers compensation top-up	(120)	45
Amortization of the actuarial loss	956	877
	\$ 2,868	\$ 2,929

The significant actuarial assumptions adopted in measuring the District's accrued benefit obligation are as follows:

	2021	2020
Discount rate	2.40%	1.80%
Expected future inflation rate	2.00%	2.00%
Expected average remaining service period	11.3 years	11.3 years

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 10

Year ended December 31, 2021

(tabular amounts in thousands of dollars)

8. Landfill Closure and Post-Closure Liability

The District is responsible for its share of closure and post-closure costs at landfill sites as detailed below.

- a) The Vancouver landfill is located in Delta, BC. In accordance with an agreement with the City of Vancouver, the District is responsible for its proportionate share of the closure and post-closure liability based on usage. The present value of the District's estimated future liability for these expenses is recognized as the landfill site's capacity is used and is as follows:

	2021	2020
Landfill closure and post closure liability	\$ 32,907	\$ 32,164

The closure and post-closure liability and annual expense is calculated based on the ratio of actual utilization to total expected utilization of the site's capacity at the date of closure. It is based on estimates and assumptions with respect to events extending over the remaining life of the Vancouver landfill, including provisions contained in Metro Vancouver's Integrated Solid Waste and Resource Management Plan. The significant estimates and assumptions adopted in measuring the District's share of the closure and post-closure liability are as follows:

	2021	2020
Current actual utilization (in 000's tonnes)	22,521	21,795
Expected utilization at closure (in 000's tonnes)	28,219	27,987
Expected remaining capacity (in 000's tonnes)	5,698	6,192
Permitted capacity (in 000's tonnes)	33,039	33,039
Future costs (in \$000's)	\$ 197,189	\$ 203,768
Present value of future costs (in \$000's)	\$ 115,934	\$ 120,497
Proportionate share of liability	35.57%	34.30%
Utilization of total capacity, end of year	79.81%	77.88%
Discount rate	2.73%	2.68%
Expected post-closure period	30 years	30 years
Expected closure date	December 31, 2037	December 31, 2037

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 11

Year ended December 31, 2021

(tabular amounts in thousands of dollars)

8. Landfill Closure and Post-Closure Liability (continued)

- b) The Cache Creek landfill is located in the Village of Cache Creek, BC. The landfill permit obligates the Village of Cache Creek and a third party service provider to undertake closure and post-closure activities. The District, in accordance with an agreement with the Village, was required to contribute quarterly to a trust fund, held with the Province of British Columbia, to a Post Closure Maintenance and Repair Fund at rates consistent with the operational certificate for the landfill. The agreement indemnifies the Village for any post closure liabilities not covered by this fund. At December 31, 2021, the amortized book value of the trust was \$16,261,510 (2020 - \$15,519,407), which approximates the post-closure liability.

The Cache Creek landfill was closed December 2016. The actual utilization at closure was 10,319 thousand tonnes and the permitted capacity was 10,372 thousand tonnes. The post-closure period is expected to be 30 years. The present value of District's estimated future post-closure liability is sufficiently funded by the trust.

9. Deferred Revenue and Refundable Deposits

The deferred revenue consists of the following:

	2021	2020
MVHC externally restricted funds from BCHMC(a)		
i) Rental operations	\$ 47	\$ 46
ii) Replacement projects	3,376	3,246
	3,423	3,292
GVS&DD development cost charges (b)	258,634	213,143
Provincial grant to fund capital expenditures (c)	69,696	88,525
Facility rental security deposits	6,360	3,935
Other	2,903	2,556
Total	\$ 341,016	\$ 311,451

- (a) Amounts received under the following MVHC programs have been recorded as deferred revenue:

- i) Rental Operations: Under operating agreements entered into with Canada Mortgage and Housing Corporation ("CMHC") and administered by BCHMC (Homes BC and Seniors properties), a portion of the funds received from rental operations are restricted and can only be used by MVHC according to the terms of the agreements. Restricted amounts are recorded as deferred revenue and are used when expenditures exceed revenue in the program.

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 12

Year ended December 31, 2021

(tabular amounts in thousands of dollars)

9. Deferred Revenue and Refundable Deposits (continued)

- ii) Replacement Projects: Under operating agreements entered into with Canada Mortgage and Housing Corporation ("CMHC") and administered by BCHMC (Homes BC and Seniors properties), a portion of the funds received from rental operations are restricted for the replacement of equipment and specified building components. These funds are deferred until spent on approved items.
- (b) The GVS&DD Act restricts the District to applying money raised from development cost charges to funding sewer capital projects, including the repayment of debt raised to fund such projects.
- (c) In 2017, the GVS&DD received a grant from the Province of British Columbia in the amount of \$193.0 million for costs associated with the construction of the new North Shore Wastewater Treatment Plant Facility. During 2021, \$20.49 million (2020 - \$67.97 million) was applied against the project and recognized as revenue.

Continuity of deferred revenue and refundable deposits is as follows:

	2021	2020
Balance, beginning of year	\$ 311,451	\$ 390,045
Externally restricted contributions received:		
GVS&DD development cost charges	85,105	62,871
MVHC restricted funds	1,420	2,166
Interest earned	3,627	7,194
Total contributions received	90,152	72,231
Contributions used and recognized in revenue	(63,780)	(151,250)
Net change in externally restricted contributions	26,372	(79,019)
Change in deposits and other deferred revenues	3,193	425
	29,565	(78,594)
Balance, end of year	\$ 341,016	\$ 311,451

10. Debt

- a) The District serves as the borrowing conduit between member municipalities (excluding the City of Vancouver) and the Municipal Finance Authority of British Columbia (MFA). The GVS&DD and GVWD also access MFA through the MVRD. Prior to 2007, the District also served as the borrowing conduit for the Greater Vancouver Transportation Authority (GVTA), commonly referred to as "TransLink". The District, TransLink and the municipalities in the transportation service region are jointly and severally liable for obligations arising under a security issued by the District on behalf of TransLink.

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 13

Year ended December 31, 2021

(tabular amounts in thousands of dollars)

10. Debt (continued)

- b) All monies borrowed are upon the District's credit at large and, in the event of any default, would constitute an indebtedness for which its members are jointly and severally liable.
- c) Debt servicing requirements comprising sinking fund contributions, serial and mortgage principal repayments and interest are funded as incurred by revenue earned during the year.
- d) Sinking fund installments are invested by the MFA and earn income which, together with principal payments, are expected to be sufficient to retire the sinking fund debt at maturity. For sinking fund agreements, the MFA has established either a normal sinking fund or a capital repayment equalization fund.
- e) In addition to debt incurred directly by the District, the District has also incurred long-term debt on behalf of its member municipalities and TransLink through agreements with the MFA. Under the terms of these agreements, the District is required to provide for and pay to the MFA certain sums. Debt incurred on behalf of others is also presented as due from TransLink and member municipalities (note 3). Where the MFA has determined that sufficient resources exist to retire a debenture on its maturity date without further installments, debenture installments are suspended by the MFA. If the sums provided for are not sufficient, such deficiency shall be a liability of the District to the MFA until legally extinguished.

The District is reimbursed for amounts paid to the MFA for the obligations incurred on behalf of the member municipalities and TransLink whose undertakings were financed out of the proceeds of these obligations.

The following summarizes the debt incurred by the District as well as debt incurred on behalf of the member municipalities and TransLink.

	Mortgages and Debenture Debt	Less Sinking Funds	Debt, Net of Sinking Fund	
			2021	2020
GVS&DD	\$ 1,271,000	\$ 176,015	\$ 1,094,985	\$ 779,447
GVWD	1,262,631	551,468	711,163	557,737
MVHC	45,341	-	45,341	48,261
	2,578,972	727,483	1,851,489	1,385,445
TransLink	796,334	515,111	281,223	331,969
Member Municipalities	1,011,448	209,565	801,883	658,040
	1,807,782	724,676	1,083,106	990,009
	\$ 4,386,754	\$ 1,452,159	\$ 2,934,595	\$ 2,375,454

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 14

Year ended December 31, 2021

(tabular amounts in thousands of dollars)

10. Debt (continued)

Issue number	Interest rate - %	Maturity date	Authorized to be issued	Debt Outstanding	
				2021	2020
Sinking Fund Agreements					
67	0.70-1.75	November 5, 2022	15,000	\$ 15,000	\$ 15,000
74	1.75	June 1, 2021	168,123	-	54,000
75	1.75	December 1, 2021	62,405	-	18,080
77	0.65-1.75	June 1, 2022	100,100	84,100	84,100
78	2.25	December 3, 2022	89,252	1,252	1,252
79	5.95	June 3, 2023	74,025	225	225
85	2.25-5.47	December 2, 2024	69,760	22,760	22,760
86	5.44	December 2, 2024	50,000	50,000	50,000
95	1.80-4.77	October 13, 2025	10,900	2,300	2,300
96	4.61	April 2, 2026	50,000	50,000	50,000
97	1.53-4.93	April 19, 2036	175,000	153,000	173,000
99	1.75-4.99	October 19, 2026	66,300	16,300	66,300
100	4.59	October 19, 2026	200,000	180,000	180,000
102	2.25-5.09	December 1, 2027	436,395	369,395	369,395
103	2.65	April 23, 2023	40,000	40,000	40,000
104	2.90	November 20, 2028	56,281	56,281	56,281
105	2.25	June 3, 2029	68,300	68,300	68,300
106	2.25	October 13, 2039	140,600	125,000	125,000
110	1.28	April 8, 2030	60,730	60,730	60,730
112	1.28	October 6, 2035	74,775	74,775	74,775
116	1.47-4.2	April 4, 2036	152,292	152,292	152,292
118	3.40	April 11, 2042	96,000	96,000	96,000
120	0.30	June 29, 2022	2,000	2,000	2,000
121	2.90	October 4, 2037	74,961	72,286	72,286
124	3.15	April 8, 2043	3,000	3,000	3,000
126	3.85	September 26, 2043	155,209	155,209	155,209
127	3.30	April 7, 2034	115,415	115,415	115,415
130	3.00	October 14, 2029	50,000	50,000	50,000
131	2.20	April 8, 2035	121,500	121,500	121,500
137	2.60	April 19, 2046	149,772	149,772	149,772
139	2.10	October 5, 2031	55,000	55,000	55,000
141	2.80	April 7, 2047	152,463	152,463	152,463
142	3.15	October 4, 2047	77,983	77,983	77,983
145	3.15	April 23, 2048	122,275	122,275	122,275
146	3.20	September 19, 2048	282,500	282,500	282,500
147	2.66	April 9, 2034	62,000	62,000	62,000
149	2.24	October 9, 2049	140,095	140,095	140,095
150	1.99	April 9, 2050	168,133	168,133	168,133
151	1.28	June 1, 2050	185,987	185,987	185,987
153	2.41	April 15, 2046	129,000	129,000	-
154	2.41	May 28, 2036	500,000	500,000	-
156	2.58	September 27, 2046	150,600	150,600	-
Total sinking fund agreements (carried forward)			\$ 4,954,131	\$ 4,312,928	\$ 3,675,408

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 15

Year ended December 31, 2021

(tabular amounts in thousands of dollars)

10. Debt (continued)

Issue number	Interest rate - %	Maturity date	Authorized to be issued	Debt Outstanding	
				2021	2020
Total sinking fund agreements (brought forward)			\$ 4,954,131	\$ 4,312,928	\$ 3,675,408
Serial Debt					
93	5.10 - 5.65	April 7, 2027	79,014	22,143	26,438
111	3.35	October 1, 2025	3,000	950	1,169
114	3.65	March 29, 2026	6,301	2,486	2,932
122	2.00	November 1, 2032	1,999	1,099	1,199
123	2.00	March 28, 2033	3,142	1,807	1,964
Total serial debt			93,456	28,485	33,702
Total debenture debt			\$ 5,047,587	\$ 4,341,413	\$ 3,709,110
MVHC Mortgages					
1.30 - 4.87		January 2023 to December 2055		54,519	58,362
Less MVRD financed mortgages				(9,178)	(10,102)
Total MVHC mortgages				45,341	48,260
Total debt				4,386,754	3,757,370
Less sinking funds				(1,452,159)	(1,381,916)
Total debt, net of sinking funds			\$	2,934,595	\$ 2,375,454

- f) Principal payments and sinking fund installments due within the next five years and thereafter are as follows:

	Total Long-Term Debt Payments	Less Recoverable from TransLink and Member Municipalities	Net Debt Payments
2022	\$ 201,616	\$ 62,315	\$ 139,301
2023	194,444	59,709	134,735
2024	190,107	59,847	130,260
2025	175,396	53,061	122,335
2026	170,935	49,723	121,212
Thereafter	1,227,084	392,897	834,187
Total payments	2,159,582	677,552	1,482,030
Estimated sinking fund income	775,013	405,554	369,459
Total net debt	\$ 2,934,595	\$ 1,083,106	\$ 1,851,489

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 16

Year ended December 31, 2021

(tabular amounts in thousands of dollars)

11. Tangible Capital Assets

METRO VANCOUVER REGIONAL DISTRICT

Note Disclosure

Tangible Capital Assets

Year ended December 31, 2021

Year Ended December 31, 2021									
	Cost				Accumulated Amortization				Net Book
	Balance at December 31,				Balance at December 31,	Balance at December 31,		Balance at December 31,	Value
	2020	Additions	Disposals		2021	2020	Disposals	Amortization Expense	December 31, 2021
Land									
Sewer and Drainage District	\$ 116,050	\$ 46,822	\$ -	\$ -	\$ 162,872	\$ -	\$ -	\$ -	\$ -
Water District	44,704	8,960	-	-	53,664	-	-	-	-
Regional District	889,758	25,869	(1,110)	-	914,517	-	-	-	-
Metro Vancouver Housing Corporation	52,274	-	-	-	52,274	-	-	-	-
	1,102,786	81,651	(1,110)	-	1,183,327	-	-	-	-
Infrastructure									
Sewer and Drainage District	1,621,114	547,539	-	-	2,168,653	676,347	-	31,992	708,339
Water District	2,118,001	127,793	-	-	2,245,794	402,689	-	34,930	437,619
Regional District	125,581	4,734	(814)	-	129,501	63,766	(814)	5,182	68,134
	3,864,696	680,066	(814)	-	4,543,948	1,142,802	(814)	72,104	1,214,092
Buildings									
Water District	216,476	-	-	-	216,476	19,225	-	5,463	24,688
Regional District	26,880	-	-	-	26,880	9,818	-	540	10,358
Metro Vancouver Housing Corporation	220,575	(236)	-	-	220,339	174,054	-	2,491	176,545
	463,931	(236)	-	-	463,695	203,097	-	8,494	211,591
Vehicles									
Regional District	31,093	571	(1,043)	-	30,621	22,693	(1,043)	2,802	24,452
	31,093	571	(1,043)	-	30,621	22,693	(1,043)	2,802	24,452
Machinery, equipment, furniture & fixtures									
Sewer and Drainage District	8,799	19	-	-	8,818	7,390	-	485	7,875
Water District	13,198	-	-	-	13,198	6,395	-	1,030	7,424
Regional District	20,774	500	(106)	-	21,168	17,561	(106)	974	18,429
Metro Vancouver Housing Corporation	6,464	480	(504)	-	6,440	4,720	(504)	527	4,743
	49,235	999	(610)	-	49,624	36,066	(610)	3,015	38,471
Construction in progress									
Sewer and Drainage District	1,707,335	(127,395)	-	-	1,579,940	-	-	-	-
Water District	717,261	79,201	-	-	796,462	-	-	-	-
Regional District	4,939	452	-	-	5,391	-	-	-	-
Metro Vancouver Housing Corporation	2,885	5,192	-	-	8,077	-	-	-	-
	2,432,420	(42,550)	-	-	2,389,870	-	-	-	-
	\$ 7,944,161	\$ 720,501	\$ (3,577)	\$ -	\$ 8,661,085	\$ 1,404,658	\$ (2,467)	\$ 86,415	\$ 1,488,606
									\$ 7,172,479
Totals 2021									
Sewer and Drainage District	\$ 3,453,298	\$ 466,985	\$ -	\$ -	\$ 3,920,283	683,737	\$ -	32,477	\$ 716,214
Water District	3,109,640	215,954	-	-	3,325,594	428,309	-	41,423	469,731
Regional District	1,099,025	32,126	(3,073)	-	1,128,078	113,838	(1,963)	9,497	121,373
Metro Vancouver Housing Corporation	282,198	5,436	(504)	-	287,130	178,774	(504)	3,018	181,288
	\$ 7,944,161	\$ 720,501	\$ (3,577)	\$ -	\$ 8,661,085	\$ 1,404,658	\$ (2,467)	\$ 86,415	\$ 1,488,606
									\$ 7,172,479

Write offs related to discontinued projects were \$nil in 2021 (2020 - \$nil).

Construction in progress includes \$495.7 million (2020 - \$363.9 million) related to the North Shore Wastewater Treatment Plant Project. (note 15)

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 17

Year ended December 31, 2021

(tabular amounts in thousands of dollars)

11. Tangible Capital Assets (continued)

Year ended December 31, 2020

Year ended December 31, 2020									
	Cost				Accumulated Amortization				Net Book
	Balance at			Balance at	Balance at		Amortization	Balance at	Value
	December 31,	Additions	Disposals	December 31,	December 31,	Disposals	Expense	December 31,	December 31,
	2019			2020	2019			2020	2020
Land									
Sewer and Drainage District	\$ 89,790	\$ 26,260	\$ -	\$ 116,050	\$ -	\$ -	\$ -	\$ -	\$ 116,050
Water District	44,704	-	-	44,704	-	-	-	-	44,704
Regional District	886,258	3,500	-	889,758	-	-	-	-	889,758
Metro Vancouver Housing Corporation	52,274	-	-	52,274	-	-	-	-	52,274
	1,073,026	29,760	-	1,102,786	-	-	-	-	1,102,786
Infrastructure									
Sewer and Drainage District	1,541,087	80,027	-	1,621,114	646,804	-	29,543	676,347	944,767
Water District	2,116,289	1,712	-	2,118,001	369,121	-	33,568	402,689	1,715,312
Regional District	123,015	3,128	(562)	125,581	58,132	(562)	6,197	63,767	61,814
	3,780,391	84,867	(562)	3,864,696	1,074,057	(562)	69,308	1,142,803	2,721,893
Buildings									
Sewer and Drainage District	-	-	-	-	-	-	-	-	-
Water District	213,924	2,552	-	216,476	13,788	-	5,436	19,224	197,252
Regional District	26,880	-	-	26,880	9,277	-	540	9,817	17,063
Metro Vancouver Housing Corporation	192,173	28,402	-	220,575	172,633	-	1,420	174,053	46,522
	432,977	30,954	-	463,931	195,698	-	7,396	203,094	260,837
Vehicles									
Regional District	31,462	2,103	(2,472)	31,093	22,281	(2,381)	2,794	22,694	8,399
	31,462	2,103	(2,472)	31,093	22,281	(2,381)	2,794	22,694	8,399
Machinery, equipment, furniture & fixtures									
Sewer and Drainage District	8,310	489	-	8,799	6,928	-	462	7,390	1,409
Water District	12,730	468	-	13,198	5,379	-	1,016	6,395	6,803
Regional District	20,232	616	(74)	20,774	16,642	(67)	987	17,562	3,212
Metro Vancouver Housing Corporation	6,462	436	(434)	6,464	4,688	(434)	466	4,720	1,744
	47,734	2,009	(508)	49,235	33,637	(501)	2,931	36,067	13,168
Construction in progress									
Sewer and Drainage District	1,196,784	510,551	-	1,707,335	-	-	-	-	1,707,335
Water District	474,756	242,505	-	717,261	-	-	-	-	717,261
Regional District	3,696	1,243	-	4,939	-	-	-	-	4,939
Metro Vancouver Housing Corporation	25,298	(22,413)	-	2,885	-	-	-	-	2,885
	1,700,534	731,886	-	2,432,420	-	-	-	-	2,432,420
	\$ 7,066,124	\$ 881,579	\$ (3,542)	\$ 7,944,161	\$ 1,325,673	\$ (3,444)	\$ 82,429	\$ 1,404,658	\$ 6,539,503
Totals 2020									
Sewer and Drainage District	\$ 2,835,971	\$ 617,327	\$ -	\$ 3,453,298	\$ 653,732	\$ -	\$ 30,005	\$ 683,737	\$ 2,769,561
Water District	2,862,403	247,237	-	3,109,640	388,288	-	40,020	428,308	2,681,332
Regional District	1,091,543	10,590	(3,108)	1,099,025	106,332	(3,010)	10,518	113,840	985,185
Metro Vancouver Housing Corporation	276,207	6,425	(434)	282,198	177,321	(434)	1,886	178,773	103,425
	\$ 7,066,124	\$ 881,579	\$ (3,542)	\$ 7,944,161	\$ 1,325,673	\$ (3,444)	\$ 82,429	\$ 1,404,658	\$ 6,539,503

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 18

Year ended December 31, 2021

(tabular amounts in thousands of dollars)

12. Prepaid Land Leases

	2021	2020
Balance, beginning of year	\$ 5,257	\$ 5,452
Amortization	(195)	(195)
Balance, end of year	\$ 5,062	\$ 5,257

The lease terms for the properties are as follows:

Asset	Lease Expiry Dates	Lease Term (Years)
Buildings		
Habitat Villa	February 2029	50
Walnut Gardens	May 2026	42
Other prepaid land leases	May 2036 to June 2062	60

13. Accumulated Surplus

Accumulated surplus consists of individual fund surplus and reserves as follows:

	2021	2020
Reserves	\$ 394,831	\$ 325,079
Capital fund balance	165,821	(32,553)
Investment in tangible capital assets	5,320,990	5,154,058
Total	\$ 5,881,642	\$ 5,446,584

Capital fund balance represents the future expected level of funding required or accumulated.

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 19

Year ended December 31, 2021

(tabular amounts in thousands of dollars)

13. Accumulated Surplus (continued)

The reserves are classified as either operating, discretionary or statutory and are presented in the following schedules:

	December 31, 2020	Interest	Annual Operating Surplus	Transfers	Contributions from (to) Operations	Contributions to Capital	December 31, 2021
Reserve funds							
Operating Reserves							
Metro Vancouver Regional District							
Air Quality	\$ 1,203	\$ 14	\$ 881	\$ -	\$ -	\$ -	2,098
E911 Emergency Telephone Service	295	3	93	-	-	-	391
Electoral Area Services	22	-	-	-	-	-	22
General Government	3,822	35	3,586	(1,325)	-	-	6,118
Housing Planning and Policy	153	2	155	(112)	-	-	198
Invest Vancouver	-	-	-	20	-	-	20
Regional Employer Services	275	3	265	-	(80)	-	463
Regional Emergency Management	70	1	127	-	-	-	198
Regional Geospatial Reference System	96	1	130	-	-	-	227
Regional Parks	2,789	33	1,810	(1,258)	-	-	3,374
Regional Planning	381	4	480	-	-	-	865
Sasamat Fire Protection Service	68	1	36	-	-	-	105
West Nile Virus	362	4	-	-	-	-	366
MVRD operating reserves	9,536	101	7,563	(2,675)	(80)	-	14,445
Greater Vancouver Water District							
Water Services	19,943	234	8,425	-	-	-	28,602
GVWD operating reserves	19,943	234	8,425	-	-	-	28,602
Greater Vancouver Sewerage and Drainage District							
Liquid Waste Services	22,019	259	10,677	-	-	-	32,955
Solid Waste Services	21,599	254	17,360	-	-	-	39,213
GVS&DD operating reserves	43,618	513	28,037	-	-	-	72,168
MVHC Operating Reserves	32,062	39	15,291	(44,350)	(465)	-	2,577
Total Operating Reserves	105,159	887	59,316	(47,025)	(545)	-	117,792
Discretionary Reserves							
Metro Vancouver Regional District							
Air Quality	1,715	20	-	-	(373)	-	1,362
Electoral Area Service	1,568	19	139	-	(8)	-	1,718
E911 Emergency Telephone Service	594	7	-	-	-	-	601
General Government	7,188	84	-	-	(16)	-	7,256
Invest Vancouver	-	10	(26)	1,304	-	-	1,288
Regional Emergency Management	334	4	-	-	-	-	338
Regional Employer Services	2,296	27	-	-	-	-	2,323
Regional Planning	2,602	31	-	-	(50)	-	2,583
Regional Parks	200	2	-	-	-	-	202
Centralized Support	21,403	252	6,856	-	(3,612)	-	24,899
MVRD discretionary reserves	37,900	456	6,969	1,304	(4,059)	-	42,570
Greater Vancouver Sewerage and Drainage District							
Biosolids Inventory	14,908	175	-	-	1,947	-	20,030
Liquid Waste General Debt Reserve Func	2,098	25	-	-	-	-	2,123
Lions Gate Contingency	1,473	17	-	-	-	-	1,490
Drainage General	5,231	61	-	-	-	-	5,292
Solid Waste General	26,353	210	-	-	-	-	26,563
Landfill Post Closure	11,116	131	-	-	-	-	11,307
GVS&DD discretionary reserves	61,239	619	-	-	1,947	-	66,805
Metro Vancouver Housing Corporation							
MVHC Capital Development	14,751	461	-	33,417	-	(4,859)	43,770
MVHC Capital Replacement	642	35	-	10,934	(6,611)	-	5,000
MVHC discretionary reserves	15,393	496	-	44,351	(6,611)	(4,859)	48,770
Total Discretionary Reserves	114,532	1,571	6,969	45,655	(5,723)	(4,859)	158,145
Operating and Discretionary Reserves (carried forward)	\$ 219,691	\$ 2,458	\$ 66,285	\$ (1,370)	\$ (6,268)	\$ (4,859)	275,937

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 20

Year ended December 31, 2021

(tabular amounts in thousands of dollars)

13. Accumulated Surplus (continued)

	December 31, 2020	Interest	Annual Operating Surplus	Transfers	Contributions from (to) Operations	Contributions to Capital	December 31, 2021
Operating and Discretionary Reserves							
Reserves (brought forward)	\$ 219,691	\$ 2,458	\$ 66,285	\$ (1,370)	\$ (6,268)	\$ (4,859)	\$ 275,937
Statutory Reserves							
Metro Vancouver Regional District							
Electoral Area Community Works	435	6	-	-	123	-	564
Electoral Area Election	30	-	-	-	30	-	60
MVRD Sustainability Innovation Fund	12,311	145	-	-	(84)	-	12,372
Grants Reserve Fund	2,232	77	-	-	(150)	-	2,159
Housing Planning and Policy	3,104	37	-	112	1,000	-	4,253
Housing Planning and Policy Development	4,000	47	-	-	4,000	-	8,047
Regional Geospatial Reference System	1,069	13	-	-	12	-	1,094
Regional Parks Infrastructure	5,551	69	-	1,258	1,438	(1,490)	6,826
Parkland Acquisition	8,269	108	-	-	-	1,110	9,487
Parkland Acquisition and Development	11,592	140	-	-	15,570	(15,980)	11,322
Delta Airpark	136	2	-	-	25	-	163
Regional Parks Legacy	2,691	32	-	-	(56)	-	2,667
Sasamat Fire Protection Services	951	13	-	-	260	-	1,224
Corporate Self Insurance	1,250	14	-	-	(76)	-	1,188
Corporate Fleet	18,086	212	4,356	-	-	(231)	22,423
MVRD statutory reserves	71,707	915	4,356	1,370	22,092	(16,591)	83,849
Greater Vancouver Water District							
Laboratory Equipment	750	9	-	-	26	-	785
Water Services Sustainability	-	-	-	-	-	-	-
Innovation Fund	13,901	166	-	-	243	-	14,310
GVWD statutory reserves	14,651	175	-	-	269	-	15,095
Greater Vancouver Sewerage and Drainage District							
Liquid Waste Laboratory Equipment	1,528	6	-	(1,028)	101	-	607
Liquid Waste Services Sustainability	-	-	-	-	-	-	-
Innovation Fund	17,502	222	-	1,028	591	-	19,343
GVS&DD statutory reserves	19,030	228	-	-	692	-	19,950
Total Statutory Reserves	105,388	1,318	4,356	1,370	23,053	(16,591)	118,894
Total Reserves	\$ 325,079	\$ 3,776	\$ 70,641	\$ -	\$ 16,785	\$ (21,450)	\$ 394,831

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 21

Year ended December 31, 2021

(tabular amounts in thousands of dollars)

13. Accumulated Surplus (continued)

Investment in tangible capital assets is calculated as follows:

	2021	2020
Tangible capital assets	\$ 7,172,479	\$ 6,539,503
Amount financed by:		
Long-term debt, net of members, TransLink and sinking fund	(1,851,489)	(1,385,445)
	\$ 5,320,990	\$ 5,154,058
Change in the investment in tangible capital assets		
Acquisition of tangible capital assets	\$ 720,501	\$ 881,579
Amortization of tangible capital assets	(86,415)	(82,429)
Disposal of tangible capital assets (net of book value)	(1,110)	(98)
	632,976	799,052
Less financing (net of members and TransLink debt)		
Sinking fund debt maturity	10,000	-
Sinking fund and debt retirement	(105,326)	(89,746)
Sinking fund and debt retirement income	(25,710)	(22,859)
Debenture debt issued	600,000	278,335
Debenture debt maturity	(10,000)	-
Payment of long-term debt	(2,920)	(9,186)
	466,044	156,544
Change in investment in tangible capital assets	166,932	642,508
Investment in tangible capital assets, beginning of year	5,154,058	4,511,550
Investment in tangible capital assets, end of year	\$ 5,320,990	\$ 5,154,058

14. Contractual Obligations and Rights

a) Contractual Obligations

- i) As at December 31, 2021, the District had the following commitments relating to projects in progress.

	Authorized and Outstanding Projects	Expended at December 31	Total 2021	Total 2020
GVS&DD	\$ 4,040,767	\$ (2,283,629)	\$ 1,757,138	\$ 1,706,716
GVWD	2,541,412	(1,112,159)	1,429,253	1,395,101
MVRD	18,328	(5,482)	12,846	15,708
MVHC	354,400	(8,077)	346,323	79,815
Total	\$ 6,954,907	\$ (3,409,347)	\$ 3,545,560	\$ 3,197,340

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 22

Year ended December 31, 2021

(tabular amounts in thousands of dollars)

14. Contractual Obligations and Rights (continued)

- ii) The District is committed under a number of lease and right-of-way agreements to make minimum annual payments. These agreements have varying terms, including two agreements, with annual payments to perpetuity, with adjustments annually for CPI. Estimated payments over the next ten years are as follows:

	Amount
2022	\$ 2,798
2023	2,708
2024	2,108
2025	2,083
2026	2,116
2027 - 2031	11,098
Total	\$ 22,911

b) Contractual Rights:

The District is party to several property lease agreements that are anticipated to provide it with future revenues. These agreements are with third parties with varying terms to 2027. Amounts anticipated to be received over the future years are as follows:

	Amount
2022	\$ 8,722
2023	8,697
2024	8,543
2025	6,685
2026	4,380
Thereafter	13,892
Total	\$ 50,919

15. Contingencies

Lawsuits

As at December 31, 2021, there were various lawsuits pending against the District arising in the ordinary course of business. The District has retained legal counsel to defend against these lawsuits. Where the outcomes or amounts cannot be reasonably determined, no liability has been recorded. None of these lawsuits are anticipated to result in a material loss to the District. Management is of the opinion that losses, if any, in connection with these lawsuits can be sufficiently funded by reserve funds or covered by insurance. Any expected losses will be accrued and recorded as expenses at the time they are considered likely and amounts are reasonably determinable.

15. Contingencies (continued)

Municipal Pension Plan

The District and its employees contribute to the British Columbia Municipal Pension Plan (the Plan), a jointly trustee pension plan. The board of trustees, representing plan members and employers, is responsible for administering the Plan, including investment of the assets and administration of benefits. The Plan is a multi-employer defined pension plan. Basic pension benefits provided are based on a formula. As at December 31, 2021, the plan has about 220 thousand active members and approximately 112 thousand retired members. Active members include approximately 42 thousand contributors from local government.

Every three years, an actuarial valuation is performed to assess the financial position of the plan and the adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate may be adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability.

The most recent actuarial valuation for the Municipal Pension Plan as of December 31, 2018, indicated a \$2,866 million funding surplus for basic pension benefits on a going concern basis.

The District paid \$15.8 million for employer contributions (2020 - \$14.3 million) while employees contributed \$13.8 million (2020 - \$12.6 million) to the Plan in fiscal 2021.

The next valuation will be as at December 31, 2021 with results available in 2022.

Employers participating in the plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the plan records accrued liabilities and accrued assets for the plan in aggregate resulting in no consistent and reliable basis for allocating the obligation, assets and cost to individual employers participating in the plan.

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 24

Year ended December 31, 2021

(tabular amounts in thousands of dollars)

15. Contingencies (continued)

Self-Insurance Reserve	<p>A self-insurance reserve has been established within accumulated surplus to cover losses resulting from uninsured liability exposures of the District.</p> <p>Each year a review is undertaken to determine if it would be beneficial to purchase additional liability insurance. The District transfers amounts to the reserve depending on the reserve's adequacy to cover retained liability risk.</p> <p>An estimate is made for all costs of investigating and settlement of claims annually and an adjustment is made to the reserve to maintain an adequate balance to cover potential losses in excess of recorded liabilities. These estimates are changed as additional information becomes known during the course of claims settlement. Any likely losses would be expensed at the time the losses are known and the amounts are reasonably determinable.</p>
Debt Reserve Fund	<p>The MFA is required to establish a Debt Reserve Fund for each debenture which is comprised of cash deposits and a non-interest bearing demand note (refer to note 5). If, at any time, the District has insufficient funds to meet payments due on its obligations to MFA, the payments will be made from the debt reserve fund. The demand notes are callable only if there are additional requirements to be met to maintain the level of the debt reserve fund, and therefore have not been recorded in the statement of financial position.</p>
BCHMC Grant Funding	<p>Prior to 2020, MVHC received funding of \$6.7 million from BCHMC relating to the re-development of Heather Place property. The conditions of the funding agreement stipulate that the property must be continuously used for the provision of housing for eligible occupants and there is no default under the loan or operating agreement over 35 years. Should a breach in the agreement occur, the outstanding balance of the funding would need to be repaid to BCHMC (\$6.7 million as at December 31, 2021). The contingent liability is reduced by 1/25th annually, commencing in the 11th year of the agreement. Payments of interest will not be required unless there is a default and consequently interest will be payable on the balance of the principal amount outstanding at prime plus 2% per annum, compounded semi-annually and not in advance.</p>
First Nations Negotiations	<p>The District is currently involved in negotiations with First Nations regarding compensation for the use of their land on which the District's assets reside. The compensation associated with these negotiations cannot be reasonably determined at this times and therefore no liabilities have been recorded at December 31, 2021.</p>

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 25

Year ended December 31, 2021

(tabular amounts in thousands of dollars)

15. Contingencies (continued)

Letters of Credit

At December 31, 2021, the District is the named beneficiary of \$60.37 million (\$76.78 million – 2020) of irrevocable letters of credits from financial institutions related to construction projects and Solid Waste operations. These letters of credit are available under circumstances in which the service provider does not fulfil its obligation to the District and therefore the amount is not recorded as assets.

North Shore Wastewater Treatment Plant

The District is building a new tertiary wastewater treatment plant on a former industrial site in North Vancouver, to replace the primary-only Lions Gate Wastewater Treatment Plant. The deadline for completion of the project under federal regulation was December 31, 2020. On October 15, 2021, the District served notice to terminate its contract with the vendor hired to design, build and commission the future North Shore Wastewater Treatment Plant, having determined that the vendor was in breach of contract. As of December 31, 2021, the District has paid \$309.5 million, net of GST rebates, to the vendor for work completed, which has been recorded as construction in progress (note 11). Subsequent to year-end, the District drew on an irrevocable letter of credit posted by the vendor. Also subsequent to year-end, the vendor commenced legal action by filing a claim against the District in excess of \$250 million. The District intends to file a defence to the action together with a counter-claim against the vendor. The District is proceeding with the selection of a new contractor and designer to deliver the project. At December 31, 2021, the outcome of any legal proceedings related to the terminated contract and the potential consequences of not meeting the current deadline under the federal regulation is undeterminable.

Due to the nature of the contractual payments made to date under the terminated contract, the outstanding litigation and uncertainty surrounding the value of the new contract for completion of the project, the amount recorded as work in progress on the project represents management's best estimate. This amount may be subject to material change as new information becomes available.

16. Budget Information

The annual budget presented in these financial statements is based upon the 2021 operating and capital budgets approved by the District's Board in October 2020, with additional approval in November 2021 for adjustments to the budget as a result of the 2020 fiscal year end results. The budget is based on operational and capital expenditure requirements and their associated funding. Amortization is a non-cash item that is not funded for budget purposes. Also, contributions to or from reserves and debt principal repayments are removed from the approved budget for financial statement presentation. The schedule below reconciles the approved budget to the budget figures reported in these financial statements. Capital expenditures of \$1.53 billion were included in the capital budget approved by the Board.

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 26

Year ended December 31, 2021

(tabular amounts in thousands of dollars)

16. Budget Information (continued)

	2021 Budget	2020 Budget
Budgeted annual surplus per Exhibit B - Statement of Operations	\$ 580,551	\$ 509,662
Additional transfers from reserves, approved by Board	1,575	(1,993)
Adjusted annual surplus, based on October approved budget	582,126	507,669
Items not included in the operating budget		
Amortization of tangible capital assets	86,428	83,890
Contributions from deferred revenue	(251,932)	(188,400)
Sinking fund and debt retirement income	(23,044)	(19,380)
Development cost charge revenue	(45,000)	(53,240)
MVHC development grant	(8,500)	(8,500)
Reserve interest	(6,079)	(4,867)
Items included in budget but not in financial statements		
Sinking fund and debt retirement payments	(108,890)	(93,170)
Transfers to capital fund	(205,371)	(208,649)
Transfers from reserve funds	14,940	20,185
Transfer to reserve funds	(34,678)	(35,538)
Annual surplus per approved budget	-	-

17. Segmented Information and Expenses by Object

The District is a diversified municipal government organization that provides a wide range of services directly to the public and its member municipalities through its four legal entities: the MVRD, the GVS&DD, the GVWD and the MVHC. For management reporting purposes, the District's operations and activities are organized and reported by service areas within the legal entities.

The salaries and benefits reported in the segmented information below do not include \$16.22 million (2020 - \$17.63 million) directly attributable to the construction of tangible capital assets which have been capitalized and included in tangible capital assets in the Statement of Financial Position.

The legal entities disclosed in the segmented information, along with the service areas provided are as follows:

GVS&DD

Liquid Waste Services

The Liquid Waste Management Service is responsible for the collection, treatment and discharge of liquid waste for member municipalities. It operates a number of wastewater treatment plants and a related collection network connected to the member municipalities' systems.

Solid Waste Services

The Solid Waste Management Service is responsible for the disposal of solid waste both for the member municipalities and the public. It owns and operates several solid waste facilities including a waste to energy facility.

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 27

Year ended December 31, 2021

(tabular amounts in thousands of dollars)

17. Segmented Information and Expenses by Object (continued)

GVWD

Water Operations Water Operations is responsible for the supply of potable water to its member municipalities. It owns a series of dams, reservoirs, water treatment plants and a distribution network connected to the member municipalities' systems.

Building Operations Building Operations is responsible for operating and maintaining office buildings owned by GVWD. These facilities are leased to MVRD and its related entities for its head office operations as well as to external parties.

MVHC

Metro Vancouver Housing Corporation is a wholly-owned subsidiary of MVRD, which owns and operates housing sites within the Lower Mainland for the purpose of providing affordable rental housing on a non-profit basis through various housing programs, some federally and some provincially funded. MVHC's portfolio consists of "rent-geared-to-income", partial rent assistance, and low-end-of-market units.

MVRD

Regional Parks Regional Parks is responsible for managing, maintaining and protecting a diverse network of Regional Parks and an expanding land base of reserves, ecological conservancy areas and greenways, located throughout the Region.

General Government General Government includes services responsible for overall direction and monitoring and regional initiatives. This area comprises the Regional Board & Committee Remuneration, Corporate Secretary's Office, Audit, Legal and Insurance costs, Innovation, Regional Emergency Management, Regional Cultural Strategy and External Contributions and Zero Waste Collaborative Initiatives.

Air Quality Air Quality is responsible for monitoring air quality in the region, controlling industrial, commercial and some residential emissions, creating long-term plans and conducting emission inventories.

Regional Employee Services Regional Employee Services provides collective bargaining, job evaluation, research and other related labour relations services to those MVRD municipalities who are members of the function.

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 28

Year ended December 31, 2021

(tabular amounts in thousands of dollars)

17. Segmented Information and Expenses by Object (continued)

MVRD (continued)

911 Emergency Telephone Service

The District contracts with E-Comm Corporation to provide 911 service for all municipalities within the region as well as the community of Whistler and the Sunshine Coast Regional District.

Regional Planning

Regional Planning's core responsibilities are focused on regional growth management, utility management and air quality management. Primary activities include development and implementation of a wide range of innovative policies and plans, extensive research, modeling and technical analysis, regulation, business demand management and community education.

Invest Vancouver

Invest Vancouver fosters regional and cross-sectoral collaboration on economic development issues, advises leaders on economic policy and strategy, promotes the region to a global audience, and attracts strategic investment

Housing Planning and Policy

Housing Planning and Policy contributes to processes and decisions related to the development of affordable housing projects, and in particular to the redevelopment of the MVHC portfolio of mixed-income housing complexes and the development of vacant lands owned by local government (including the MVRD).

Electoral Areas

The District is responsible for providing general and local services to one unincorporated area (Electoral Area A) of the regional district. General services provided include a variety of tax-supported, regional services such as 911 emergency telephone, air quality, labour relations, regional parks, strategic planning and general government.

Regional Global Positioning System

The District's Global Positioning System (GPS) Real-Time Service is offered to member municipalities and to the public in partnership with the B.C. Crown Registry and Geographic Base (CRGB) Branch.

Sasamat Volunteer Fire Department

The Sasamat Volunteer Fire Department provides volunteer fire department services to the Villages of Anmore and Belcarra. The cost to support this function is borne completely by the members who receive the service.

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 29

Year ended December 31, 2021

(tabular amounts in thousands of dollars)

17. Segmented Information and Expenses by Object (continued)

MVRD (continued)

Regional Emergency Management

Regional Emergency Management is an intergovernmental partnership between the Province of British Columbia and the District to coordinate regional emergency management planning activities and to engage all levels of government and private sector agencies in regional emergency planning initiatives for the Metro Vancouver region.

Corporate Programs

Corporate programs provide centralized support for Metro Vancouver's four legal entities, including financial services, human resources, external relations, legislative service, indigenous relations, project delivery, self-insurance and information technology.

Members and Translink Sinking Fund Income

The District serves as the borrowing conduit between member municipalities (excluding City of Vancouver) and Translink and the MFA. (Note 10). Sinking fund income earned on debenture issues held on behalf of members and Translink is recorded as revenue earned on the sinking fund with the offsetting expenditure owing to these organizations.

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 30

Year ended December 31, 2021

(tabular amounts in thousands of dollars)

17. Segmented Information and Expenses by Object (continued)

a) Total Consolidated

	Other Districts (note 17(b))	Regional District (note 17(c))	Metro Vancouver Housing Corporation	Inter-district Adjustments	Consolidated Actual 2021	Consolidated Budget 2021	Consolidated Actual 2020
Revenue							
MVRD property tax requisitions	\$ -	\$ 82,714	\$ -	\$ -	\$ 82,714	\$ 82,714	\$ 73,528
Metered sale of water	319,989	-	-	-	319,989	316,341	297,781
Sewerage and drainage levy	288,226	-	-	-	288,226	288,226	274,237
Tipping fees	112,610	-	-	-	112,610	108,517	100,880
Housing property rentals	-	-	42,416	-	42,416	41,303	41,607
BODTSS industrial charges	12,157	-	-	-	12,157	11,756	11,568
Development cost charges	42,204	-	-	-	42,204	88,145	81,653
Electricity sales	5,779	-	-	-	5,779	6,240	5,309
Grants and other contributions	61,062	13,242	1,870	-	76,174	263,811	184,641
User fees, recoveries and other revenue	36,380	9,193	901	(9,717)	36,757	26,619	32,943
Gain on disposal of tangible capital assets	-	367	-	-	367	-	482
Sinking fund and interest income	27,945	4,359	655	(119)	32,840	28,940	29,734
Sinking fund income members and TransLink	-	28,222	-	-	28,222	28,698	28,078
	906,352	138,097	45,842	(9,836)	1,080,455	1,291,310	1,162,441
Expenses							
Salaries and benefits	110,364	91,330	6,411	-	208,105	213,901	190,396
Consulting, contracted and professional services	124,964	20,662	632	-	146,258	176,361	135,201
Asset repairs and maintenance	18,989	7,205	16,866	-	43,060	47,782	41,104
Materials and supplies	27,790	5,775	169	-	33,734	33,998	30,996
Utilities, permits and taxes	24,690	1,405	4,455	-	30,550	34,840	28,070
Other	26,451	40,031	779	(30,874)	36,387	55,683	43,898
Amortization of tangible capital assets and prepaid land leases	73,900	9,497	3,213	-	86,610	86,428	82,624
Interest on long-term debt	59,547	-	1,265	(119)	60,693	61,766	52,339
	466,695	175,905	33,790	(30,993)	645,397	710,759	604,628
Corporate costs (recovery)	57,798	(81,050)	2,095	21,157	-	-	-
	524,493	94,855	35,885	(9,836)	645,397	710,759	604,628
Annual surplus	\$ 381,859	\$ 43,242	\$ 9,957	\$ -	\$ 435,058	\$ 580,551	\$ 557,813

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 31

Year ended December 31, 2021

(tabular amounts in thousands of dollars)

17. Segmented Information and Expenses by Object (continued)

b) Total Other Districts

	Liquid Waste Services	Solid Waste Services	Total Sewerage & Drainage District	Water Operations	Building Operations	Elimination Entry	Total Water District	Total Other Districts Actual 2021	Total Other Districts Budget 2021	Total Other Districts Actual 2020
Revenue										
Metered sale of water	\$ -	\$ -	\$ -	\$ 319,989	\$ -	\$ -	\$ 319,989	\$ 319,989	\$ 316,341	\$ 297,781
Sewerage and drainage levy	288,226	-	288,226	-	-	-	-	288,226	288,226	274,237
Tipping fees	-	112,610	112,610	-	-	-	-	112,610	108,517	100,880
BODTSS industrial charges	12,157	-	12,157	-	-	-	-	12,157	11,756	11,568
Development cost charges	42,204	-	42,204	-	-	-	-	42,204	88,146	81,653
Electricity sales	-	5,779	5,779	-	-	-	-	5,779	6,240	5,309
Grants and other contributions	61,062	-	61,062	-	-	-	-	61,062	251,932	173,536
User fees, recoveries and other revenue	4,755	4,713	9,468	10,390	21,586	(5,064)	26,912	36,380	25,792	36,055
Gain on disposal of tangible capital assets	-	-	-	-	-	-	-	-	-	-
Sinking fund and interest income	5,821	759	6,580	19,577	1,788	-	21,365	27,945	25,798	26,099
	414,225	123,861	538,086	349,956	23,374	(5,064)	368,266	906,352	1,122,747	1,007,118
Expenses										
Salaries and benefits	61,566	6,088	67,654	42,181	529	-	42,710	110,364	115,956	109,180
Consulting, contracted and professional services	32,482	78,139	110,621	12,716	1,627	-	14,343	124,964	149,433	118,199
Asset repairs and maintenance	11,988	645	12,633	3,815	2,541	-	6,356	18,989	19,102	18,966
Materials and supplies	16,124	64	16,188	11,509	93	-	11,602	27,790	31,444	26,850
Utilities, permits and taxes	15,462	421	15,883	7,601	1,206	-	8,807	24,690	26,435	25,671
Other	8,096	9,682	17,778	7,325	1,348	-	8,673	26,451	22,783	22,592
Amortization of tangible capital assets	26,686	5,792	32,478	36,508	4,914	-	41,422	73,900	75,567	70,026
Interest on long-term debt	27,384	2,271	29,655	25,186	4,706	-	29,892	59,547	60,359	51,128
	199,788	103,102	302,890	146,841	16,964	-	163,805	466,695	501,079	442,612
Corporate costs	32,232	4,875	37,107	25,755	-	(5,064)	20,691	57,798	61,141	50,832
	232,020	107,977	339,997	172,596	16,964	(5,064)	184,496	524,493	562,220	493,444
Annual surplus	\$ 182,205	\$ 15,884	\$ 198,089	\$ 177,360	\$ 6,410	\$ -	\$ 183,770	\$ 381,859	\$ 560,527	\$ 513,674

c) Total Regional District

	Regional Parks	General Government	Air Quality	Regional Employee Services	911 Emergency Telephone Service	Regional Planning	Invest Vancouver	Housing Planning and Policy	Regional Sub-total 2021
Revenue									
MVRD property tax requisitions	\$ 51,870	\$ 5,225	\$ 6,483	\$ 2,423	\$ 4,556	\$ 3,511	\$ 1,530	\$ 6,031	\$ 81,629
Grants and other contributions	11,036	1,307	-	-	-	-	-	29	12,372
User fees, recoveries and other revenue	3,145	604	4,019	105	78	-	-	47	7,998
Gain (loss) on disposal of tangible capital assets	-	-	-	-	-	-	-	-	-
Sinking fund and interest income	385	201	34	30	10	35	10	85	790
Sinking fund income, members and Translink	-	-	-	-	-	-	-	-	-
	66,436	7,337	10,536	2,558	4,644	3,546	1,540	6,192	102,789
Expenses									
Salaries and benefits	18,644	2,878	6,680	2,240	-	2,601	1,177	738	34,958
Consulting, contracted and professional services	7,000	1,225	887	98	4,428	130	232	272	14,272
Asset repairs and maintenance	859	35	105	-	-	2	7	-	1,008
Materials and supplies	1,944	7	266	3	-	6	4	-	2,230
Utilities, permits and taxes	622	3	105	10	22	1	6	-	769
Other	2,868	1,228	906	27	-	69	100	10	5,208
Amortization of tangible capital assets	1,810	-	249	-	2	-	-	-	2,061
	33,747	5,376	9,198	2,378	4,452	2,809	1,526	1,020	60,506
Corporate costs (recovery)	3,563	881	884	(35)	91	292	30	65	5,771
	37,310	6,257	10,082	2,343	4,543	3,101	1,556	1,085	66,277
Annual surplus	\$ 29,126	\$ 1,080	\$ 454	\$ 215	\$ 101	\$ 445	\$ (16)	\$ 5,107	\$ 36,512

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 32

Year ended December 31, 2021

(tabular amounts in thousands of dollars)

17. Segmented Information and Expenses by Object (continued)

	Carried forward	Electoral Areas	Regional Global Positioning System	Sasamat Volunteer Fire Department	Regional Emergency Management	Corporate Programs	Members and TransLink, Sinking Fund Income	Regional District Actual 2021	Regional District Budget 2021	Regional District Actual 2020
Revenue										
MVRD property tax requisitions	\$ 81,629	\$ 389	\$ -	\$ 523	\$ 173	\$ -	\$ -	\$ 82,714	\$ 82,714	\$ 73,528
Grants and other contributions	12,372	344	-	-	-	526	-	13,242	1,030	3,349
User fees, recoveries and other revenue	7,998	6	384	15	-	790	-	9,193	7,933	3,720
Gain (loss) on disposal of tangible capital assets	-	-	-	-	-	367	-	367	-	482
Sinking fund and interest income	790	25	14	14	5	3,511	-	4,359	2,383	3,118
Sinking fund income, members and Translink	-	-	-	-	-	-	28,222	28,222	28,698	28,078
	102,789	764	398	552	178	5,194	28,222	138,097	122,758	112,275
Expenses										
Salaries and benefits	34,958	338	177	45	-	55,812	-	91,330	91,608	75,045
Consulting, contracted and professional services	14,272	56	-	59	35	6,240	-	20,662	25,919	16,341
Asset repairs and maintenance	1,008	18	31	34	-	6,114	-	7,205	8,948	7,165
Materials and supplies	2,230	1	-	41	-	3,503	-	5,775	2,365	3,958
Utilities, permits and taxes	769	2	10	21	-	603	-	1,405	1,620	1,315
Other	5,208	8	3	8	-	6,582	28,222	40,031	43,003	38,859
Amortization of tangible capital assets	2,061	-	-	30	32	7,374	-	9,497	8,753	10,517
	60,506	423	221	238	67	86,228	28,222	175,905	182,216	153,200
Corporate costs (recovery)	5,771	32	21	25	11	(86,910)	-	(81,050)	(66,743)	(63,628)
	66,277	455	242	263	78	(682)	28,222	94,855	115,473	89,572
Annual surplus	\$ 36,512	\$ 309	\$ 156	\$ 289	\$ 100	\$ 5,876	\$ -	\$ 43,242	\$ 7,285	\$ 22,703

18. COVID-19 Pandemic

The COVID-19 global pandemic, declared in 2020, continued to impact the global economy in 2021. Throughout the pandemic, the Corporation delivered key services to the Metro Vancouver region in line with its mandate. Management continues to monitor the impacts of the pandemic on taxpayers, suppliers and other third party business associates that could impact the timing and amounts realized on the Corporation's assets and ability to provide services to the region. However, to date, the pandemic has not materially impacted revenue streams, expenses, cash flows or caused significant asset impairments.

19. Subsequent Event

In January 2022, the District drew on an irrevocable letter of credit in the amount of \$50.0 million as a result of the cancellation of a vendor contract for the North Shore Wastewater Treatment Plant. This amount is included in the \$60.37 million disclosed in note 15.

20. Comparative Figures

Certain prior year figures have been reclassified to conform to the presentation of the current year.

METRO VANCOUVER REGIONAL DISTRICT

Schedule 1 (unaudited), page 33

Year ended December 31, 2021

(tabular amounts in thousands of dollars)

The Province of British Columbia, under the “COVID-19 Safe Restart Grant Program”, provided the District with a grant of \$1.476 million in 2021 (\$2.325 in 2020) for increased operating costs arising during the pandemic. The District recognized the grant into income and applied these funds to the programs impacted as follows:

	2021	2020
Balance, beginning of the year	\$ 588	\$ -
BC Restart Grant received	1,476	2,325
	2,064	2,325
Less Eligible Costs Incurred:		
Computer and Technology costs	226	1,300
External Relations	300	-
Head Office Building Operations	271	65
Liquid Waste Services	288	-
Cultural Grants	150	-
Regional Parks Services	32	103
Water Services	58	-
Metro Vancouver Housing Corporation	-	78
Corporate Safety	-	90
Emergency Operations Center, business continuity and PPE supplies	-	101
	1,325	1,737
Balance, end of year	\$ 739	\$ 588

An aerial photograph of a suburban neighborhood. In the foreground, there are numerous houses with brown and grey roofs, interspersed with green trees. A large, calm lake is in the middle ground. In the background, a dense forest covers a hillside, and a city skyline with several tall buildings is visible under a blue sky with white clouds.

3 Statistics Section

Five Year Comparative Schedules of Consolidated Financial Information

Source of information: Metro Vancouver Financial Services (unless specified)

Consolidated Statement of Financial Position (2017-2021)

(in thousands of dollars)

	2017	2018	2019	2020	2021
Financial Assets	\$ 2,068,736	\$ 2,273,893	\$ 2,073,701	\$ 1,899,770	\$ 2,379,464
Liabilities	(2,703,701)	(3,005,020)	(2,945,508)	(3,017,313)	(3,695,024)
Net Debt*	(634,965)	(731,127)	(871,807)	(1,117,543)	(1,315,560)
Non-Financial Assets	4,782,920	5,117,265	5,760,578	6,564,127	7,197,202
Accumulated Surplus	\$ 4,147,955	\$ 4,386,138	\$ 4,888,771	\$ 5,446,584	\$ 5,881,642

* See Section 3 - Statistics, page 112 for five-year trend in Consolidated Statement of Change in Net Debt.

Consolidated Financial Assets (2017-2021)

(in thousands of dollars)

	2017	2018	2019	2020	2021
Cash and cash equivalents**	\$ 126,357	\$ 198,168	\$ 96,050	\$ 271,510	\$ 738,303
Accounts receivable	107,160	111,762	155,500	150,627	193,051
Due from Translink and member municipalities	1,051,242	981,214	994,708	1,000,799	1,094,140
Investments	704,252	905,090	772,577	417,392	289,582
Assets held for sale	22,851	22,851	-	-	-
Debt reserve fund	56,874	54,808	54,866	59,442	64,388
Total Financial Assets	\$ 2,068,736	\$ 2,273,893	\$ 2,073,701	\$ 1,899,770	\$ 2,379,464

** See Section 3, Statistical Review, page 113 for a 5-year trend in Consolidated Statement of Cash Flow.

Consolidated Liabilities (2017-2021) (in thousands of dollars)

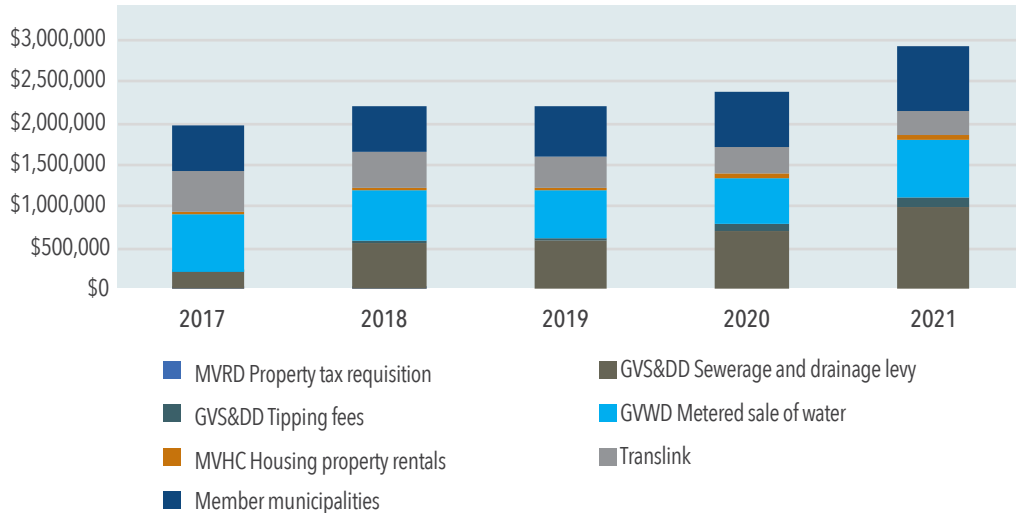
	2017	2018	2019	2020	2021
Accounts payable and accrued liabilities	\$ 137,373	\$ 189,299	\$ 261,755	\$ 249,272	\$ 337,420
Employee future benefits	13,425	13,481	13,841	13,369	13,907
Landfill closure and post-closure liability	31,683	31,709	33,039	32,164	32,907
Deferred revenue and refundable deposits*	498,448	534,591	390,045	311,451	341,016
Debt reserve fund, member municipalities and TransLink	37,221	34,609	34,082	35,603	35,179
Total liabilities (excluding debt)	718,150	803,689	732,763	641,860	760,429
Debt (net of sinking funds)					
Metro Vancouver Districts and Housing Corporation	945,234	1,230,774	1,228,901	1,385,445	1,851,489
TransLink and member municipalities	1,040,317	970,557	983,845	990,009	1,083,106
Total debt(net of sinking funds)	1,985,551	2,201,331	2,212,746	2,375,454	2,934,595
Total liabilities	\$2,703,701	\$3,005,020	\$2,945,508	\$3,017,313	\$3,694,844
*Deferred Revenue and Refundable Deposits (2017-2021)					
MVHC externally restricted funds from BCHMC	\$ 6,491	\$ 13,639	\$ 2,505	\$ 3,292	\$ 3,423
GVS&DD development cost charges**	287,702	311,594	227,551	213,143	258,634
Provincial grant to fund capital expenditures	195,933	200,368	153,675	88,525	69,696
Facility rental security deposits	2,414	2,352	2,377	3,935	6,360
Other	5,908	6,638	3,937	2,556	2,903
Total deferred revenue and refundable deposits ***	\$ 498,448	\$ 534,591	\$ 390,045	\$ 311,451	\$ 341,016
**GVS&DD Development Cost Charges Deferred Balance (2017-2021)					
GVS&DD DCC revenue					
Total collected	\$ 26,836	\$ 28,118	\$ 60,239	\$ 62,871	\$ 85,105
Interest income	5,161	6,534	8,107	4,374	2,590
Total GVS&DD DCC revenue	31,997	34,652	68,346	67,245	87,695
GVS&DD DCC applied					
To debt	(5,202)	(10,760)	(30,389)	(32,472)	–
To capital	-	-	(122,000)	(49,181)	(42,204)
Total GVS&DD applied	(5,202)	(10,760)	(152,389)	(81,653)	(42,204)
Total GVS&DD DCC to be deferred	26,795	23,892	(84,043)	(14,408)	45,491
GVS&DD DCC deferred balance, beginning of year	260,907	287,702	311,594	227,551	213,143
GVS&DD DCC deferred balance, end of year	\$ 287,702	\$ 311,594	\$ 227,551	\$ 213,143	\$ 258,634

*** The increase of deferred revenue for the year of \$29.6 million is largely from the reduction DCCs and grant application funding in 2021, due to capital project delays.

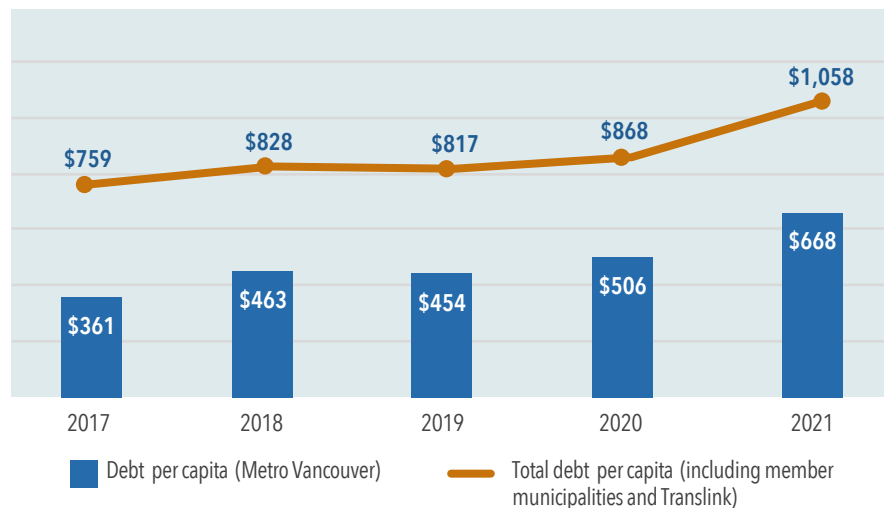
Consolidated Long Term Debt (Gross and Net of Sinking Funds) (2017-2021)
(in thousands of dollars)

	2017	2018	2019	2020	2021
Gross long term debt					
MVRD	\$ 1,235	\$ 1,235	\$ -	\$ -	\$ -
GVS&DD	264,000	640,000	716,000	911,000	1,271,000
GWWD	1,264,551	1,051,751	1,026,231	1,092,631	1,262,631
MVHC	46,776	46,319	44,112	48,261	45,341
Gross long term debt - Metro Vancouver	1,576,562	1,739,305	1,786,343	2,051,892	2,578,972
Member municipalities	669,178	666,269	757,504	840,285	1,011,448
Translink	1,011,581	920,315	867,786	865,193	796,334
Gross long term debt member municipalities and Translink	1,680,759	1,586,584	1,625,290	1,705,478	1,807,782
Gross long term debt	\$3,257,321	\$3,325,889	3,411,633	3,757,370	\$4,386,754
Sinking fund					
MVRD	1,081	1,172	-	-	-
GVS&DD	60,918	63,099	89,710	131,553	176,015
GWWD	569,329	444,260	467,732	534,894	551,468
Total sinking fund - Metro Vancouver	631,328	508,531	557,442	666,447	727,483
Member Municipality	118,986	129,856	155,963	182,245	209,565
Translink	521,456	486,171	485,482	533,224	515,111
Total sinking fund - member municipalities and Translink	640,442	616,027	641,445	715,469	724,676
Total sinking fund	\$1,271,770	\$1,124,558	\$1,198,887	\$1,381,916	\$ 1,452,159
Long term debt, net of sinking fund - Metro Vancouver					
MVRD	154	63	-	-	-
GVS&DD	203,082	576,901	626,290	779,447	1,094,985
GWWD	695,222	607,491	558,499	557,737	711,163
MVHC	46,776	46,319	44,112	48,261	45,341
Long term debt, net of sinking fund - Metro Vancouver	945,234	1,230,774	1,228,901	1,385,445	1,851,489
Long term debt, net of sinking fund - member municipalities and Translink					
Member Municipality	550,192	536,413	601,541	658,040	801,883
Translink	490,125	434,144	382,304	331,969	281,223
Long term debt, net of sinking fund - member municipalities and Translink	1,040,317	970,557	983,845	990,009	1,083,106
Overall long term debt, net of sinking fund	\$1,985,551	\$2,201,331	\$2,212,746	\$2,375,454	\$ 2,934,595

Long Term Debt (Net of Sinking Fund) and Sources of Payment (in thousands of dollars)



Debt per Capita by Year



Legal debt limit

The Municipal Liabilities Regulation limits the annual cost of servicing financial liabilities to 25% of certain sustainable revenues from the previous year. This legislation does not apply to the Greater Vancouver Water District or the Greater Vancouver Sewerage and Drainage District. Metro Vancouver's Financial Management Policy mandates our Debt Servicing Ratio to be kept below 40%.

Metro Vancouver has diligently complied within this 40% limit*.

See Section 3 - Statistics, page 117 for five-year trend in Financial Performance Measures (Debt Service Costs to Total Revenue Ratio).

Overlapping debt

nil

Consolidated Non-Financial Assets (2017-2021) (in thousands of dollars)

	2017	2018	2019	2020	2021
Tangible capital assets	\$ 4,765,487	\$ 5,097,824	\$ 5,740,451	\$ 6,539,503	\$ 7,172,479
Inventories of supplies	6,735	7,483	7,499	10,017	10,938
Prepaid land leases	5,841	5,647	5,452	5,257	5,062
Prepaid expenses	4,857	6,311	7,176	9,350	8,723
Total non-financial assets	\$ 4,782,920	\$ 5,117,265	\$ 5,760,578	\$ 6,564,127	\$ 7,197,202

Consolidated Accumulated Surplus (2017-2021) (in thousands of dollars)

	2017	2018	2019	2020	2021
Accumulated surplus consists of:					
Reserves*	\$ 349,179	\$ 289,349	\$ 273,140	\$ 325,079	\$ 394,831
Capital fund balance**	(21,477)	229,739	104,081	(32,553)	(165,821)
Investment in tangible capital assets***	3,820,253	3,867,050	4,511,550	5,154,058	5,320,990
Total accumulated surplus	\$ 4,147,955	\$ 4,386,138	\$ 4,888,771	\$ 5,446,584	\$ 5,881,642
*Reserves					
GVS&DD	\$182,297	\$ 120,834	\$ 111,483	\$ 123,887	\$ 158,923
GWWD	52,926	46,372	38,105	34,594	43,697
MVRD	88,519	97,531	96,417	119,143	140,864
MVHC	25,437	24,613	27,136	47,455	51,347
Total reserves	\$ 349,179	\$ 289,349	\$ 273,140	\$ 325,079	\$ 394,831
**Capital fund balance					
Prepaid land leases	\$ 5,841	\$ 5,841	\$ 5,841	\$ 5,257	\$ 5,257
Temporary financing from working capital	(27,318)	223,898	98,240	(37,810)	160,564
Total capital fund balance	\$ (21,477)	\$ 229,739	\$ 104,081	\$ (32,553)	\$ 165,821
***Investment in tangible capital assets					
Tangible capital assets	\$ 4,765,487	\$ 5,097,824	\$ 5,740,451	\$ 6,539,503	\$ 7,172,479
Amount financed by: Long term debt, net of members, Translink and sinking fund	(945,234)	(1,230,774)	(1,228,901)	(1,385,445)	(1,851,489)
Total investment in tangible capital assets	\$ 3,820,253	\$ 3,867,050	\$ 4,511,550	\$ 5,154,058	\$ 5,320,990

Consolidated Revenue (2017-2021) (in thousands of dollars)

	2017	2018	2019	2020	2021
MVRD property tax requisitions	\$ 52,242	\$ 59,174	\$ 62,901	\$73,528	\$82,714
Metered sale of water	264,484	274,631	285,316	297,781	319,989
Sewerage and drainage levy	213,890	232,135	255,811	274,237	288,226
Tipping fees	98,636	102,036	105,692	100,880	112,610
Housing property rentals	38,567	39,904	40,870	41,607	42,416
BODTSS industrial charges	9,838	11,266	11,220	11,568	12,157
Development cost charges	5,202	10,760	152,389	81,653	42,204
Electricity sales	5,643	5,584	5,793	5,309	5,779
Grants and other contributions	9,235	1,509	68,881	184,641	76,174
User fees, recoveries and other revenue	37,854	50,454	104,768	33,425	37,124
Sinking fund and interest income	32,459	34,766	28,314	29,734	32,840
Sinking fund income, members and TransLink	30,769	27,773	27,127	28,078	28,222
Total revenue	\$ 798,819	\$ 849,992	\$ 1,149,082	\$1,162,441	\$1,080,455

Consolidated Expenses by Function (2017-2021) (in thousands of dollars)

	2017	2018	2019	2020	2021
Sewer operations	\$ 149,854	\$ 164,887	\$ 180,035	\$ 191,431	\$199,788
Waste disposal, recycling and regulatory services	97,562	108,330	129,704	95,274	103,102
Water operations	134,984	141,103	139,136	139,227	146,841
Housing rental operations	26,325	28,416	34,724	27,211	33,682
Regional parks	28,377	37,379	30,200	29,670	33,747
General government services	4,425	4,778	5,145	5,221	5,376
Air quality	8,655	9,739	9,655	9,374	9,198
Regional employers services	2,128	2,115	2,154	2,459	2,378
911 emergency telephone system	4,103	4,300	4,282	4,364	4,452
Regional planning	2,586	1,853	2,946	3,128	2,809
Invest Vancouver *	-	-	58	206	1,526
Housing planning and policy	-	1,388	492	881	1,020
Electoral areas	275	443	949	515	423
Regional global positioning system	195	235	386	204	221
Sasamat volunteer fire department	246	329	247	195	238
Regional emergency management	323	122	169	125	67
Homelessness Partnering Strategy	11,072	11,341	3,323	-	-
Corporate program costs	50,013	49,642	57,696	51,473	55,343
Building operations	16,760	17,636	18,021	15,592	16,964
Sinking fund income attributed to members and TransLink	30,769	27,773	27,127	28,078	28,222
Total expenses (by function)	\$568,652	\$ 611,809	\$ 646,449	\$ 604,628	\$ 645,397

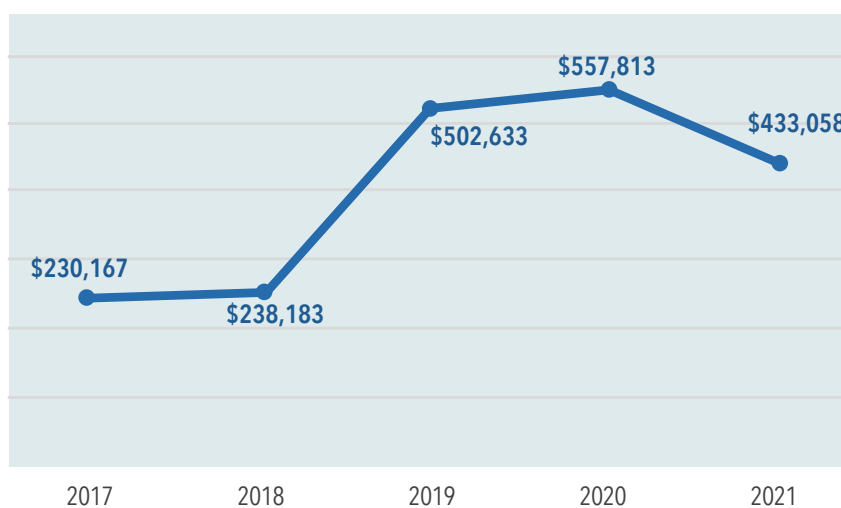
Consolidated Expenses by Object (2017-2020) (in thousands of dollars)

	2017	2018	2019	2020	2021
Salaries and benefits	\$ 161,825	\$ 169,283	\$ 176,743	\$ 190,396	\$208,105
Consulting, contracted and professional services	133,510	142,755	142,320	135,201	146,258
Asset repairs and maintenance	29,514	34,576	40,979	41,104	43,060
Materials and supplies	25,402	31,338	32,393	30,996	33,734
Utilities, permits and taxes	29,075	29,171	30,401	28,070	30,550
Other	58,482	63,428	91,336	43,898	36,387
Amortization of tangible capital assets and prepaid land leases	78,223	82,054	82,392	82,624	86,610
Loss on disposal of tangible capital assets	2,379	8,055	-	-	-
Interest on long-term debt	50,242	51,149	49,885	52,339	60,693
Total expenses (by object)	\$ 568,652	\$ 611,809	\$ 646,449	\$ 604,628	\$ 645,397

Consolidated Annual Surplus and Accumulated Surplus (2017-2020) (in thousands of dollars)

	2017	2018	2019	2020	2021
Annual surplus	\$ 230,167	\$ 238,183	\$ 502,633	\$ 557,813	\$ 435,058
Accumulated surplus, beginning of year	3,917,788	4,147,955	4,386,138	4,888,771	5,446,584
Accumulated surplus, end of year	\$4,147,955	\$4,386,138	\$4,888,771	\$ 5,446,584	\$5,881,642

Five-Year Annual Surplus (in thousands of dollars)



Consolidated Schedule of MVRD Property Tax Requisition Revenue by Source (2017-2021)
(in thousands of dollars)

Members	2017	2018	2019	2020	2021
City of Burnaby	\$ 4,820	\$ 5,666	\$ 6,122	\$ 7,273	\$ 8,038
City of Coquitlam	2,158	2,563	2,887	3,281	3,721
City of Delta	1,920	2,149	2,350	2,924	3,450
City of Langley	342	416	493	621	709
City of Maple Ridge	890	1,068	1,232	1,479	1,697
City of New Westminster	926	1,102	1,321	1,546	1,709
City of North Vancouver	1,054	1,242	1,445	1,702	1,909
City of Pitt Meadows	228	269	348	439	500
City of Port Coquitlam	816	956	1,086	1,277	1,493
City of Port Moody	512	589	708	823	931
City of Richmond	4,665	5,434	5,946	6,919	7,720
City of Surrey	6,481	7,619	8,020	9,973	11,469
City of Vancouver	18,932	21,493	21,934	24,913	27,428
City of White Rock	377	410	452	537	605
Bowen Island Municipality	86	100	105	126	165
Township of Langley	1,804	2,201	2,481	3,094	3,639
District of North Vancouver	1,976	2,239	2,345	2,710	3,082
District of West Vancouver	2,158	2,291	2,223	2,358	2,639
Village of Anmore	262	270	280	299	408
Village of Belcarra	142	143	141	142	234
Village of Lions Bay	37	41	48	54	60
Electoral Area A	736	805	803	882	940
Tsawwassen First Nation	75	108	131	156	168
City of Abbotsford (non-member)	845	—	—	—	—
Total MVRD property tax requisition revenue	\$ 52,242	\$ 59,174	\$ 62,901	\$ 73,528	\$ 82,714

Consolidated Schedule of Metered Sale of Water Revenue by Source (2017-2021)
(in thousands of dollars)

	2017	2018	2019	2020	2021
Members					
City of Burnaby	\$ 26,925	\$ 27,911	\$ 28,682	\$ 29,758	\$ 32,032
City of Coquitlam	13,583	13,980	14,708	15,638	17,765
City of Delta	16,160	16,693	17,964	18,800	21,095
City of Langley	2,502	2,593	2,518	2,799	3,094
City of Maple Ridge	8,027	8,262	8,434	9,172	9,969
City of New Westminster	5,885	6,098	6,236	6,484	6,739
City of North Vancouver	6,476	6,244	6,439	6,609	7,298
City of Pitt Meadows	2,664	2,617	2,665	2,454	3,275
City of Port Coquitlam	6,319	6,808	6,874	7,071	8,652
City of Port Moody	3,492	3,677	3,909	4,199	4,224
City of Richmond	23,800	24,927	25,934	25,960	27,729
City of Surrey	44,499	46,556	49,050	52,432	56,235
City of Vancouver	75,895	78,742	81,208	84,498	86,742
Township of Langley	5,853	6,307	7,086	8,725	10,146
District of North Vancouver	13,482	14,127	14,515	14,507	15,263
District of West Vancouver	4,137	3,970	3,854	3,167	3,796
Tsawwassen First Nation	133	214	256	301	370
Metered Sale of Water (Members)	\$259,832	\$ 269,726	\$ 280,332	\$ 292,574	\$ 314,424
Non-Members					
University Endowment Land	3,779	4,031	4,069	4,268	\$ 4,588
Point Roberts W.D. 4	771	801	848	901	924
Others*	102	73	67	38	53
Metered Sale of Water (Non-Members)	4,652	4,905	4,984	5,207	\$ 5,565
Total Metered Sale of Water	\$ 264,484	\$ 274,631	\$ 285,316	\$ 297,781	\$ 319,989

* Others include Department of Fisheries and Forests, and Provincial Institutions

Consolidated Schedule of Sewerage and Drainage Levy by Source (2017-2021)
(in thousands of dollars)

	2017	2018	2019	2020	2021
City of Burnaby	\$ 22,504	\$ 23,997	\$ 24,788	\$ 27,534	\$ 28,744
City of Coquitlam	11,233	12,226	14,239	14,207	14,098
City of Delta	7,407	7,464	7,707	8,603	8,729
City of Langley	1,875	1,981	2,133	2,128	2,076
City of Maple Ridge	6,224	6,784	7,740	7,872	8,226
City of New Westminster	7,749	8,064	8,723	9,421	10,271
City of North Vancouver	5,314	5,776	6,185	6,772	7,513
District of North Vancouver	9,068	9,770	10,100	11,608	12,723
City of Pitt Meadows	1,345	1,386	1,556	1,629	1,650
City of Port Coquitlam	4,833	5,108	5,441	5,659	5,960
City of Port Moody	2,508	2,446	2,612	2,693	2,800
City of Richmond	20,573	21,191	22,889	26,314	27,468
City of Surrey	36,709	40,146	47,715	50,034	52,921
City of Vancouver	60,541	68,562	73,948	78,646	82,672
City of White Rock	1,461	1,543	1,645	1,849	1,830
Township of Langley	6,477	7,291	9,318	9,098	9,773
District of West Vancouver	6,008	6,406	6,769	7,673	8,379
University Endowment Lands	429	507	545	598	600
UBC (non-member)	1,632	1,487	1,758	1,899	1,793
Total Sewerage and Drainage Levy	\$ 213,890	\$ 232,135	\$ 255,811	\$ 274,237	\$ 288,226

Consolidated Grants and Contributions (2017-2021) (in thousands of dollars)

	2017	2018	2019	2020	2021
GVS&DD*	\$ -	\$ 5,878	\$ 53,975	\$ 173,536	\$ 61,062
MVRD					
Grants and other contributions	228	300	312	2,431	1,199
Grants in lieu of taxes	648	572	1,394	918	1,006
Parks	-	-	-	-	11,036
Total - MVRD	\$ 876	\$ 872	\$ 1,706	\$ 3,349	\$ 13,241
MVHC					
CMHC mortgage assistance	1,698	827	356	52	-
BCHMC subsidy assistance	1,217	1,174	1,710	1,722	1,881
Restricted contributions earned (unearned)	5,444	(7,242)	11,134	(787)	(131)
Loan forgiveness	-	-	-	6,769	121
Total - MVHC	\$ 8,359	\$ (5,241)	\$ 13,200	\$ 7,756	\$ 1,871
Total grants and contributions	\$ 9,235	\$ 1,509	\$ 68,881	\$ 184,641	\$ 76,174

* Mainly federal and provincial grants for infrastructure projects.

Consolidated Statement of Change in Net Debt (2017-2021)

(in thousands of dollars)

	2017	2018	2019	2020	2021
Annual surplus	\$ 230,167	\$ 238,183	\$ 502,633	\$ 557,813	\$ 435,058
Change in tangible capital assets					
Acquisition of tangible capital assets	(321,021)	(422,716)	(728,285)	(881,579)	(720,501)
Amortization of tangible capital assets	78,028	81,859	82,197	82,429	86,415
Transfer of assets held for sale	22,851	-	-	-	-
Disposal of tangible capital assets	3,861	8,520	3,460	98	1,110
	(216,281)	(332,337)	(642,628)	\$ (799,052)	\$ (632,976)
Change in other non-financial assets					
Acquisition of prepaid expenses	(3,131)	(6,311)	(6,647)	(9,350)	(8,723)
Use of prepaid expenses	3,254	4,857	5,783	7,176	9,350
Amortization of prepaid land leases	195	195	195	195	195
Acquisition of inventories of supplies	(6,735)	(7,483)	(7,499)	(10,017)	(10,938)
Consumption of inventories of supplies	5,829	6,734	7,483	7,499	10,017
	(588)	(2,008)	(685)	\$ (4,497)	\$ (99)
Change in net debt	13,298	(96,162)	(140,680)	(245,736)	(198,017)
Net debt, beginning of year	(648,263)	(634,965)	(731,127)	(871,807)	(1,117,543)
Net debt, end of year	\$ (634,965)	\$ (731,127)	\$ (871,807)	\$ (1,117,543)	\$ (1,315,560)

Consolidated Statement of Cash-Flows (2017-2021) (in thousands of dollars)

	2017	2018	2019	2020	2021
Cash provided by (used in):					
Operating transactions:					
Annual surplus	\$ 230,167	\$ 238,183	\$ 502,633	\$ 557,813	\$ 435,058
Items not involving cash					
Amortization of tangible capital assets	78,028	81,859	82,197	82,429	86,415
Amortization of prepaid land leases	195	195	195	195	195
Sinking fund income	(61,341)	(53,121)	(48,045)	(50,917)	(53,932)
Debt reserve fund income	(1,115)	(1,236)	(1,262)	(1,173)	(1,065)
Accrued interest and unamortized premium or discount	(1,207)	(923)	(1,645)	(1,135)	(2,029)
Loss on disposal of tangible capital assets	1,748	8,055	(60,032)	(481)	743
Employee future benefit expense	2,615	2,254	2,355	2,929	2,868
Change in landfill closure and post-closure liability	976	26	1,329	(874)	743
Change in non-cash financial assets and liabilities					
Accounts receivable	(9,148)	(4,602)	(43,738)	4,872	(42,424)
Due from Translink and member municipalities	14,212	70,028	(13,495)	(6,091)	(93,341)
Accounts payable and accrued liabilities	21,433	51,928	72,456	(12,483)	88,148
Employee future benefits paid	(2,849)	(2,198)	(1,995)	(3,401)	(2,330)
Deferred revenue and refundable deposits	219,532	36,142	(144,546)	(78,594)	29,565
Debt reserve fund, member municipalities and TransLink	(1,588)	(2,760)	(405)	1,521	(424)
Inventories of supplies	(905)	(749)	(16)	(2,518)	(921)
Prepaid expenses	1,365	(1,454)	(864)	(2,174)	627
Net change in cash from operating transactions	\$ 492,118	\$ 421,627	\$ 345,122	\$ 489,918	\$ 447,896
Capital transactions:					
Proceeds on sale of tangible capital assets	2,113	466	86,343	579	367
Acquisition of tangible capital assets*	(321,021)	(422,716)	(728,285)	(881,579)	(720,501)
Net change in cash from capital transactions	\$ (318,908)	\$ (422,250)	\$ (641,942)	\$ (881,000)	\$ (720,134)
Investing transactions:					
Acquisition of investments	(484,299)	(524,715)	(414,500)	(424,726)	(160,752)
Investment maturities	310,314	324,799	548,658	781,046	290,591
Net change in cash from investing transactions	\$ (173,985)	\$ (199,916)	\$ 134,158	\$ 356,320	\$ 129,839
Financing transactions:					
Debenture debt and mortgages issued	231,046	409,913	203,643	367,455	779,600
Debt reserve fund issuances	(2,304)	(4,048)	(2,021)	(3,541)	(7,796)
Debt reserve fund maturity	3,331	7,497	3,104	139	3,915
Sinking fund payments	(124,399)	(130,592)	(135,475)	(139,563)	(158,391)
Principal repayments on housing mortgages and serial debt maturity	(20,215)	(10,420)	(8,707)	(14,268)	(8,136)
Sinking fund retirement	-	-	(107,978)	7,450	142,080
Debenture debt maturity	-	-	107,978	(7,450)	(142,080)
Net change in cash from financing transactions	\$ 87,459	\$ 272,350	\$ 60,544	\$ 210,222	\$ 609,192
Net change in cash and cash equivalents	86,684	71,811	(102,118)	175,460	466,793
Cash and cash equivalents, beginning of year	39,673	126,357	198,168	96,050	271,510
Cash and cash equivalents, end of year	\$ 126,357	\$ 198,168	\$ 96,050	\$ 271,510	\$ 738,303

See Section 3 - Statistics, page 114 for five-year trend in Consolidated Acquisition of Tangible Capital Assets

Consolidated Acquisition of Tangible Capital Assets (2017-2021) (in thousands of dollars)

	2017	2018	2019	2020	2021
GVS&DD					
Land	\$ 13,696	\$ 10,290	\$ –	\$ 26,260	\$ 46,822
Infrastructure	23,746	15,213	24,502	80,027	547,539
Machinery, equipment, furnitures and fixtures	297	173	224	489	19
Construction in Progress	139,393	297,373	424,653	510,551	(127,395)
	\$ 177,132	\$ 323,049	\$ 449,379	617,327	\$ 466,985
GVWD					
Land	480	–	–	–	8,960
Infrastructure	276,154	14,577	15,663	1,712	127,793
Building	34,340	921	367	2,552	–
Machinery, equipment, furnitures and fixtures	7,567	355	335	468	–
Construction in Progress	(191,888)	57,093	226,783	242,505	79,201
	\$ 126,653	\$ 72,946	\$ 243,148	247,237	\$ 215,954
MVRD					
Land	1,650	6,107	11,237	3,500	25,869
Infrastructure	3,795	5,819	6,218	3,128	4,734
Building	152	5	–	–	–
Vehicles	3,389	4,162	1,926	2,103	571
Machinery, equipment, furnitures and fixtures	2,865	612	319	616	500
Construction in Progress	3,897	2,282	526	1,243	452
	\$ 15,748	\$ 18,987	\$ 20,226	\$ 10,590	\$ 32,126
MVHC					
Land	–	–	–	–	–
Building	–	–	–	28,402	(236)
Machinery, equipment, furnitures and fixtures	661	219	701	436	480
Construction in Progress	827	7,515	14,831	(22,413)	5,192
	\$ 1,488	\$ 7,734	\$ 15,532	\$ 6,425	\$ 5,436
Total Acquisition of Tangible Capital Assets	\$ 321,021	\$ 422,716	\$ 728,285	\$ 881,579	\$ 720,501

Consolidated New Construction of Capital Projects (by Project Phase) (2017-2021)
(in thousands of dollars)

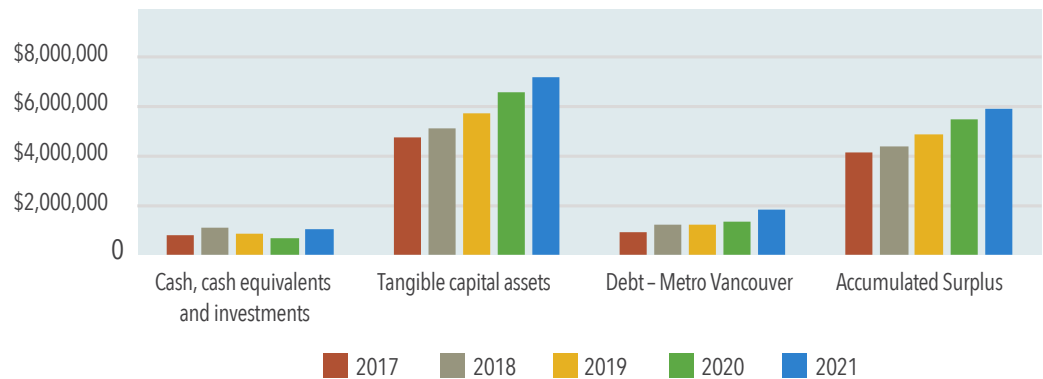
Year	Entity	Function	Number of New Projects Started	Total Project Budget
2021	GVS&DD	Liquid Waste	25	\$ 292,500
	GVS&DD	Solid Waste	3	10,090
	GVWD	Water Services	24	159,200
	MVRD	Regional Parks	2	5,592
	MVHC	Housing	1	37,700
	2021 Total		55	\$ 505,082
2020	GVS&DD	Liquid Waste	26	308,650
	GVS&DD	Solid Waste	5	10,810
	GVWD	Water Services	24	688,350
	MVRD	Regional Parks	3	5,450
	MVHC	Housing	4	211,800
	2020 Total		62	\$ 1,225,060
2019	GVS&DD	Liquid Waste	33	\$ 379,860
	GVS&DD	Solid Waste	8	20,900
	GVWD	Water Services	36	147,475
	MVRD	Regional Parks	2	913
	MVHC	Housing	1	800
	2019 Total		80	\$ 549,948
2018	GVS&DD	Liquid Waste	36	\$475,610
	GVS&DD	Solid Waste	5	41,700
	GVWD	Water Services	37	672,550
	MVRD	Regional Parks	4	4,575
	2018 Total		82	\$ 1,194,435
2017	GVS&DD	Liquid Waste	53	\$843,039
	GVS&DD	Solid Waste	1	1,500
	GVWD	Water Services	36	136,660
	MVRD	Regional Parks	6	767
	MVHC	Housing	1	9,917
	2017 Total		97	\$ 991,883

Note: For detailed information, please refer to the regular progress report on capital program expenditures that is provided by Financial Services to the Performance and Audit Committee three times a year. http://www.metrovancouver.org/boards/PerformanceProcurement/PAU_2022-May-12_AGE.pdf

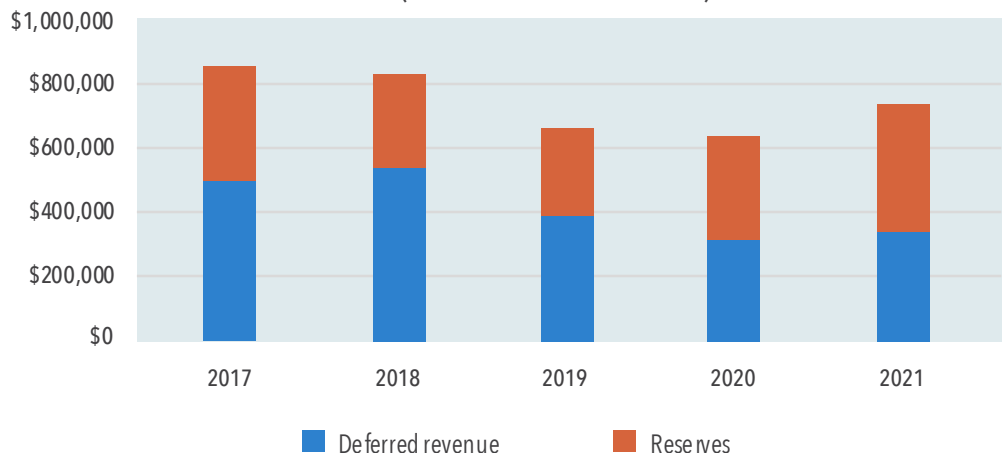
Miscellaneous Statistics

Source of Information: Metro Vancouver Financial Services (unless specified)

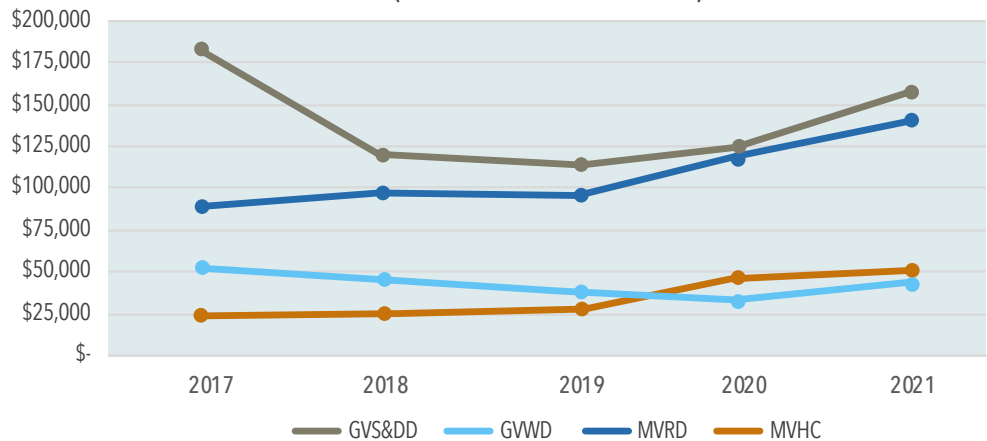
Five-Year Trend in Key Account Balances (in thousands of dollars)



Deferred Revenue and Reserves (in thousands of dollars)



Reserves by Entity (in thousands of dollars)



Financial Performance Measures (2017-2020)

(Calculations were based on audited consolidated financial statement balances)

The following financial performance measures are intended to help indicate Metro Vancouver's financial ability to continue to provide services to the region on a sustainable basis. This involves evaluating a number of factors, including the ongoing ability to ensure revenues meet expenditures, ability to meet debt obligations, and the flexibility to address unexpected contingencies. These forecast ratios can help identify potential financial problems in advance.

Performance Measure	Explanation	2017	2018	2019	2020	2021
Municipal Finance Authority Credit Rating	A measure of the organization's creditworthiness	AAA	AAA	AAA	AAA	AAA
Current Ratio (Current Assets to Current Liabilities)	A measure of the organization's ability to pay its current liabilities from its current assets. Higher is better.	5.3 to 1	5.3 to 1	3.3 to 1	2.8 to 1	3.2 to 1
Cash Ratio (Cash and Investments to Current Liabilities)	A stricter measure of the organization's ability to pay its current liabilities from its most liquid current assets. Higher is better.	4.6 to 1	4.7 to 1	2.8 to 1	2.3 to 1	2.7 to 1
Tangible Capital Assets to Debt Ratio*	A measure of the organization's financial leverage. Higher is better.	5.0 to 1	4.1 to 1	4.7 to 1	4.7 to 1	3.9 to 1
Operating Reserves to Total Revenue Ratio***	A measure of the organization's ability to manage unforeseen events and overall financial health. Higher is better.	12.6%	10.3%	7.2%	9.5%	11.6%
Debt Service Costs to Total Revenue Ratio**	Percentage of the organization's income that is utilized to service debt payments (comprising of principal and interest). Lower is better.	18.4%	17.0%	12.9%	13.8%	16.6%
Interest Costs to Total Revenue Ratio***	Percentage of the organization's income that is utilized for interest payments. Lower is better.	6.8%	6.5%	4.6%	4.7%	6.0%
MVRD Property Tax Requisition and Sewerage and Drainage Levies to Total Revenue Ratio***	Percentage of the organization's revenue that is comprised of property tax and levies. Lower is better.	36.2%	37.0%	29.1%	31.5%	36.4%
Total Tax Revenue to Total Population****	Charges per capita. Lower is better	\$240	\$251	\$262	\$273	\$290

* Long term debt, net of sinking fund – Metro Vancouver only

** Debt service costs exclude debt principal repayment of sinking fund attributed to member municipalities and Translink; Total revenue exclude sinking fund income attributed to member municipalities and Translink

*** Total revenue, excluding sinking fund income and interest income

**** Total tax revenue comprise of MVRD property tax requisitions, metered sale of water, sewerage and drainage levy, and tipping fees

Operating Performance Measures (2017-2021)

Source: Metro Vancouver Performance Monitoring Dashboard
www.metrovancouver.org/dashboards/services/Pages/default.aspx

		2017	2018	2019	2020	2021
Water	Annual volume of drinking water treated & delivered (in ML)	389,177	389,800	383,400	378,700	391,700
	Average day water use per capita (in litres)	440	434	424	403	398
	Peak day water use per capita (in litres)	621	667	577	602	662
	Annual volume of water samples analyzed	38,956	41,518	39,997	38,499	38,176
	Remote monitoring and control points for system resiliency	29,800	30,349	30,687	31,382	31,746
		2017	2018	2019	2020	2021
Liquid Waste	Annual volume of liquid waste collected and treated (in ML)	449,542	455,545	434,466	459,118	451,732
	Biosolids beneficially used (in %)	98.0%	97.9%	97.5%	99.5%	100.0%
	Operating cost per volume processed, collected and treated (in \$/ML)	\$323	\$349	\$381	\$395	\$408
		2017	2018	2019	2020	2021
Solid Waste	Annual volume of solid waste flows in Metro Vancouver system (in tonnes)	904,000	918,000	921,025	850,750	976,230
	Availability of the waste-to-energy facility	91.0%	90.4%	93.1%	91.6%	91.4%
	Participants at Zero Waste Conference	452	501	530	501	443
		2017	2018	2019	2020	2021
Housing	Housing vacancy rate	0.50%	0.44%	0.10%	0.20%	0.08%
	Rent-Geared-to-Income Units	34.8%	35.1%	33.8%	33.4%	32.2%
	Low-End of Market	65.2%	64.9%	66.3%	66.6%	67.8%
	Metro Vancouver Housing communities with tenant associations	55.1%	57.0%	59.0%	63.0%	59.0%
	Metro Vancouver Housing GHG emissions (in gCO ₂ e/m ²)	8.3	8.2	7.9	7.7	8.5

Operating Performance Measures – continued (2017-2021)

		2017	2018	2019	2020	2021
Parks	Area of regional parkland managed by Metro Vancouver (in hectares)	9,988	13,557	13,632	13,743	13,824
	Annual volume of visits to regional parks	11,895,000	11,738,000	11,935,000	16,497,000	16,348,000
	Participants in park programming	65,900	61,178	61,876	5,629	23,670
	Volunteers hours	29,700	25,938	22,026	8,237	11,606
		2017	2018	2019	2020	2021
Regional Planning	Total hectares of land with a Metro 2040 agricultural designation	55,240	55,210	55,150	55,150	55,150
	Total hectares of land with a Metro 2040 industrial designation	10,170	10,140	10,200	10,200	10,200
	Total hectares of land with a Metro 2040 mixed employment designation	3,380	3,370	3,370	3,370	3,370
	Percentage of residential growth occurring within the Urban Containment Boundary (UCB)	98.0%	98.0%	98.0%	98.0%	98.0%
	Percentage of dwelling unit growth within Urban Centres	39.0%	39.0%	40.0%	40.0%	40.0%
		2017	2018	2019	2020	2021
Air Quality & Climate Change	Regional greenhouse gas emissions per capita (in tonnes of CO ₂ e)	5.77	5.59	5.51	5.38	5.30
	Reliability of air quality monitoring network (% of annual hours with monitoring data available for priority pollutants)	96.0%	97.0%	98.0%	97.0%	97.0%
	Corporate greenhouse gas emissions (in tonnes of CO ₂ e) (net for Metro Vancouver organization)	10,705	14,223	0	0	0
		2017	2018	2019	2020	2021
Centralized Support Services						
	Website pages visited on metrovancouver.org	3,979,371	4,145,216	4,361,143	4,806,026	5,102,498
	Video views of Metro Vancouver videos	3,500,000	3,970,419	4,153,800	6,388,400	6,807,929
	Annual number of customer interactions via telephone, email and live chat	40,393	40,342	39,420	41,909	39,902
Regional Employers Services						
	Total number of collection agreements serviced	49	49	50	50	51
Regional Global Positioning System						
	Service uptime 24x7, 365 days per year	98.0%	99.7%	99.9%	99.0%	99.9%

Total Number of Employees (2017-2021)

Source: Metro Vancouver Human Resources

	2017	2018	2019	2020	2021
Total Number of Employees*	1,562	1,604	1,611	1,635	1,731

* The total number of employees includes full time regular (FTR), full time temporary (FTT), auxiliary (AUX), reduced time employee (RTE), and regular part time (RPT) employees as of December 31st of each year.



Other Miscellaneous Statistics

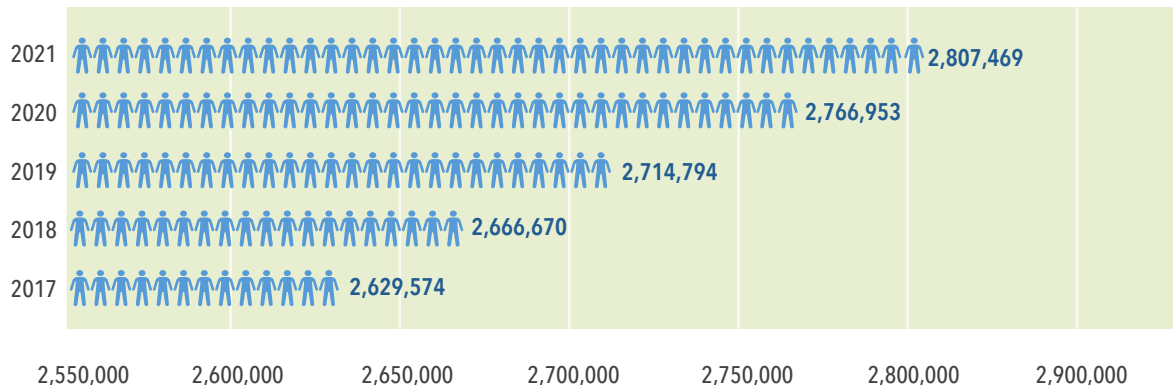
Metro Vancouver Region Demographics

DISCLAIMER: The Metro Vancouver Demographic Profile projections included here represent the latest available draft projections at the time of publication, and may change once the final projections are adopted by the Metro Vancouver Regional District Board.

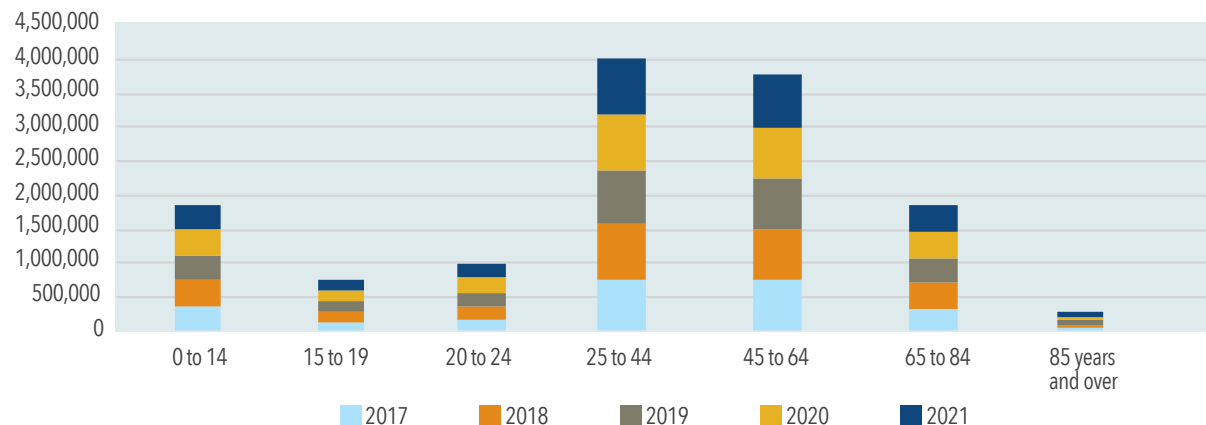
NOTES: Projections of population, dwelling units, and employment between 2017 and 2021 are based on 2016 census baseline and a collaborative analysis with member jurisdictions.

Source of Information: Metro Vancouver Regional Planning and Housing Services (unless specified)

Total Population

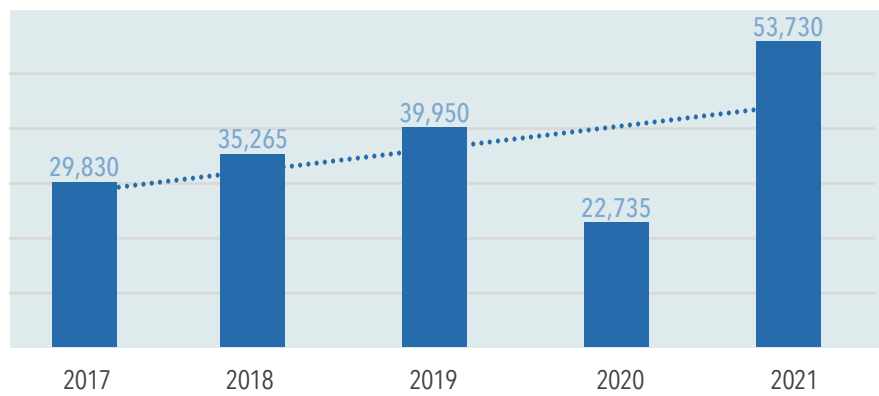


Population by Age



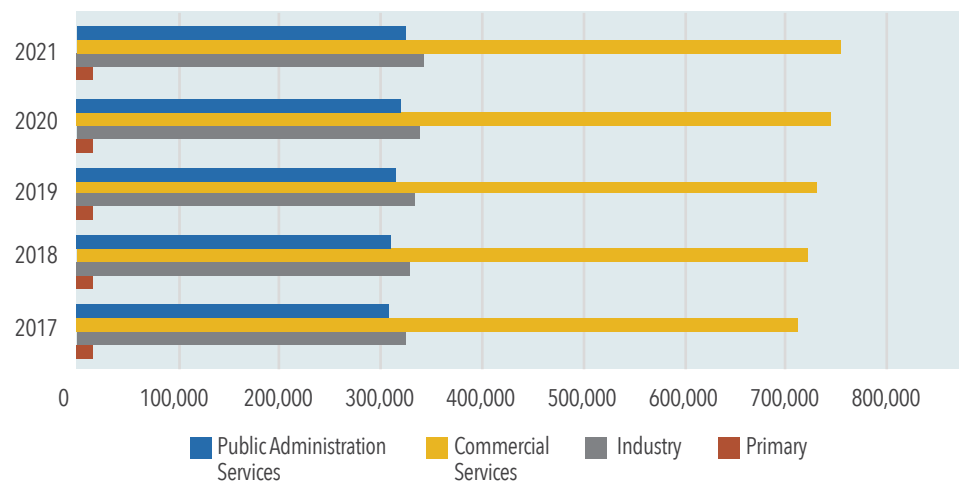
Source: Immigration, Refugees and Citizenship Canada (IRCC) - Monthly Updates of Permanent Residents– <https://open.canada.ca/data/en/dataset/f7e5498e-0ad8-4417-85c9-9b8aff9b9eda>

Admissions of Permanent Residents
(Metro Vancouver as Intended Destination)



Source: Metro Vancouver (<http://www.metrovancouver.org/services/regional-planning/data-statistics/long-range-projections/Pages/default.aspx>)

Employment by Type



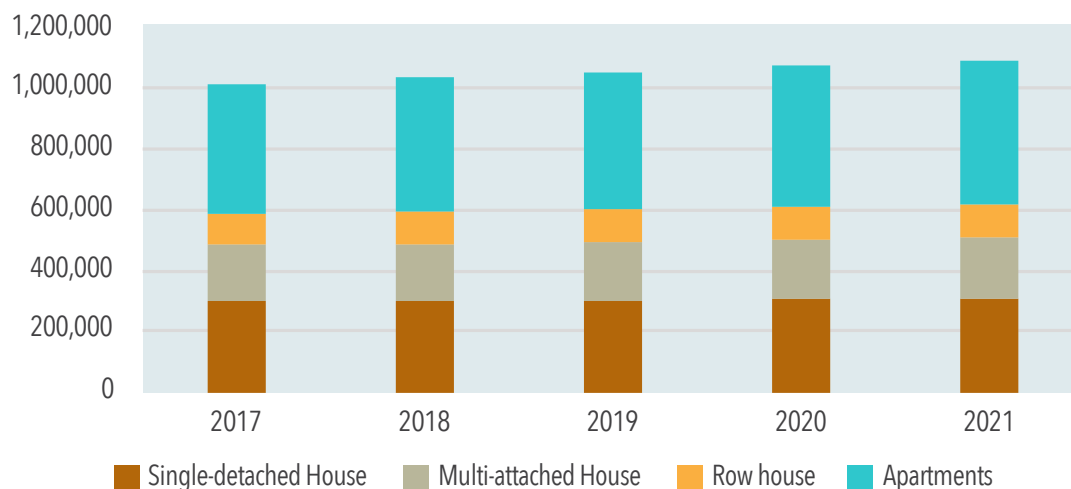
Employment by Type

Industry - North American Industry Classification System (NAICS) 2012

Source: www.statcan.gc.ca **2-digit code

(#20)		Census**(#20)
(#4)	(#14)	
Primary	Primary	11 Agriculture, forestry, fishing and hunting
		21 Mining, quarrying, and oil and gas extraction
Industry	Transportation Warehousing	48-49 Transportation and warehousing
	Construction	23 Construction
	Manufacturing	31-33 Manufacturing
	Wholesale	41 Wholesale trade
Commercial Services	Retail	44-45 Retail trade
	FIRE	52 Finance and insurance
		53 Real estate and rental and leasing
	Mgmt Admin Other Services OR Business Commercial Services	55 Management of companies and enterprises
		56 Administrative and support, waste management and remediation services
		81 Other services (except public administration)
	Information and Cultural Industries	51 Information and cultural industries
		71 Arts, entertainment and recreation
	Professional Technical	54 Professional, scientific and technical services
	Accommodation Food	72 Accommodation and food services
Public Admin Services	Education	61 Educational services
	Health and Welfare	62 Health care and social assistance
	Public Admin	22 Utilities
		91 Public administration

Dwelling Unit by Structural Type



Dwelling Unit by Structural Type Category

Reclassified Groups		
Ground-oriented	Single-detached house	Single-detached house
		Mobile home
		Other movable dwelling
	Multi-attached house	Semi-detached house
		Apartment or flat in a duplex
		Other single-attached house
	Row house	Row house
Apartment	Apartment	Apartment in a building that has five or more storeys
		Apartment in a building that has fewer than five storeys

Assessed Property Values of Land and Improvements (2017-2021)

(in thousands of dollars) *Source: BC Assessment*

		2017	2018	2019	2020	2021
Anmore	Land	\$ 880,881	\$ 1,059,674	\$ 1,121,359	\$ 1,066,231	\$ 978,015
	Improvement	430,145	466,816	498,983	497,868	606,014
	Total	1,311,026	1,526,490	1,620,342	1,564,099	1,584,029
Belcarra	Land	488,561	550,337	531,415	468,520	461,056
	Improvement	111,171	115,676	122,316	123,621	125,909
	Total	599,732	666,013	653,731	592,141	586,965
Bowen Island	Land	1,558,127	1,799,965	1,989,042	1,875,326	2,056,904
	Improvement	508,702	531,782	558,931	622,407	749,035
	Total	2,066,829	2,331,747	2,547,973	2,497,733	2,805,939
Burnaby	Land	72,227,142	83,165,528	91,183,420	83,555,471	84,890,727
	Improvement	21,489,973	21,834,580	22,733,319	24,263,686	26,215,580
	Total	93,717,115	105,000,108	113,916,739	107,819,157	111,106,307
Coquitlam	Land	34,423,383	40,527,410	44,700,337	39,903,687	42,971,190
	Improvement	11,550,433	11,809,891	12,402,297	12,741,776	12,845,165
	Total	45,973,816	52,337,301	57,102,634	52,645,463	55,816,355
Delta	Land	29,324,216	31,328,635	33,511,015	32,503,612	34,726,675
	Improvement	6,497,130	6,853,594	6,615,739	6,758,756	7,368,141
	Total	35,821,346	38,182,229	40,126,754	39,262,368	42,094,816
Langley City	Land	3,923,190	4,993,043	5,991,791	6,001,416	6,773,329
	Improvement	1,948,784	2,009,804	2,174,125	2,323,040	1,937,421
	Total	5,871,974	7,002,847	8,165,916	8,324,456	8,710,750
Langley Township	Land	25,074,387	31,559,457	35,957,593	35,777,868	38,236,466
	Improvement	11,226,043	11,902,143	12,561,925	12,605,222	13,681,832
	Total	36,300,430	43,461,600	48,519,518	48,383,090	51,918,298

Assessed Property Values of Land and Improvements (2017-2021) – continued

(in thousands of dollars) *Source: BC Assessment*

		2017	2018	2019	2020	2021
Lions Bay	Land	801,525	853,955	810,660	748,200	771,677
	Improvement	121,285	132,294	136,204	136,166	142,154
	Total	922,810	986,249	946,864	884,366	913,831
Maple Ridge	Land	12,723,191	15,637,066	17,971,098	17,375,118	18,487,286
	Improvement	6,606,355	7,037,368	7,369,879	7,275,344	7,734,064
	Total	19,329,546	22,674,434	25,340,977	24,650,462	26,221,350
New Westminster	Land	12,757,607	15,145,823	17,082,732	15,991,943	16,713,603
	Improvement	6,036,461	6,692,496	7,268,572	7,267,396	7,254,202
	Total	18,794,068	21,838,319	24,351,304	23,259,339	23,967,805
North Van City	Land	16,375,871	18,993,006	21,289,551	19,880,529	20,763,007
	Improvement	4,966,500	5,261,325	5,168,148	5,479,605	5,732,551
	Total	21,342,371	24,254,331	26,457,699	25,360,134	26,495,558
North Van District	Land	36,738,422	39,448,349	40,132,306	36,675,053	37,776,905
	Improvement	7,585,490	7,992,564	8,083,153	8,547,576	9,818,708
	Total	44,323,912	47,440,913	48,215,459	45,222,629	47,595,613
Pitt Meadows	Land	3,077,801	3,704,542	4,210,468	4,190,610	4,570,019
	Improvement	1,461,237	1,528,481	1,582,987	1,711,904	1,613,482
	Total	4,539,038	5,233,023	5,793,455	5,902,514	6,183,501
Port Coquitlam	Land	11,862,987	13,807,000	15,328,983	14,307,045	15,585,782
	Improvement	4,062,111	4,215,851	4,372,097	4,270,087	4,326,672
	Total	15,925,098	18,022,851	19,701,080	18,577,132	19,912,454
Port Moody	Land	8,390,041	9,573,584	10,824,028	10,079,185	10,515,721
	Improvement	2,618,125	2,628,876	2,715,657	2,788,886	2,854,677
	Total	11,008,166	12,202,460	13,539,685	12,868,071	13,370,398

Assessed Property Values of Land and Improvements (2017-2021) – continued

(in thousands of dollars) *Source: BC Assessment*

		2017	2018	2019	2020	2021
Richmond	Land	71,023,933	80,048,516	86,790,999	78,557,198	80,948,056
	Improvement	18,476,370	19,775,423	20,407,886	21,165,016	21,561,966
	Total	89,500,303	99,823,939	107,198,885	99,722,214	102,510,022
Surrey	Land	97,854,571	113,364,765	124,533,788	123,289,802	128,834,059
	Improvement	33,813,978	36,665,825	38,450,782	38,424,408	41,194,865
	Total	131,668,549	150,030,590	162,984,570	161,714,210	170,028,924
Tsawwassen First Nation	Land	393,478	884,025	1,167,183	1,242,483	1,250,564
	Improvement	552,576	587,488	750,923	670,394	681,675
	Total	946,054	1,471,513	1,918,106	1,912,877	1,932,239
Vancouver	Land	305,349,105	336,451,279	345,182,794	307,766,929	314,002,651
	Improvement	72,772,763	74,875,213	76,423,145	80,618,883	83,061,552
	Total	378,121,868	411,326,492	421,605,939	388,385,812	397,064,203
West Vancouver	Land	43,328,601	44,165,316	39,653,106	32,709,688	33,985,956
	Improvement	8,775,047	9,263,839	10,073,321	10,341,769	10,533,845
	Total	52,103,648	53,429,155	49,726,427	43,051,457	44,519,801
White Rock	Land	6,833,478	7,289,697	7,464,810	6,888,770	7,186,100
	Improvement	1,911,628	1,971,935	2,045,198	2,229,799	2,438,044
	Total	8,745,106	9,261,632	9,510,008	9,118,569	9,624,144
Metro Vancouver Regional District	Land	\$ 795,410,498	\$ 894,350,973	\$ 947,428,479	\$ 870,854,686	\$ 902,485,748
	Improvement	223,522,308	234,153,267	242,515,584	250,863,608	262,477,555
	Total	\$1,018,932,806	\$1,128,504,240	\$1,189,944,063	\$1,121,718,294	\$1,164,963,303
Percentage Change	Land	40.1%	12.4%	5.9%	-8.1%	3.6%
	Improvement	12.1%	4.8%	3.6%	3.4%	4.6%
	Total	32.8%	10.8%	5.4%	-5.7%	3.9%

Glossary of Acronyms

BCHMC – British Columbia Housing and Management Commission

BODTSS - Biochemical Oxygen Demand and Total Suspended Solids

CMHC – Canada Mortgage Housing Corporation

DCC – Development Cost Charges

GVS&DD – Greater Vancouver Sewerage and Drainage District

GWWD – Greater Vancouver Waster District

MFA – Municipal Finance Authority

MVHC – Metro Vancouver Housing Corporation

MVRD – Metro Vancouver Regional District

PSAS – Public Sector Accounting Standards

WWTP – Wastewater Treatment Plant

Others

Metro Vancouver – the operating name used to collectively refer to MVRD, GVS&DD, GWWD, and MVHC.

ML – Mega-liter

GHG – Greenhouse gases;

gCO₂e/m² – grams Carbon Dioxide emissions per square meter;



Metro Vancouver is a federation of 21 municipalities, one electoral area and one treaty First Nation that collaboratively plans for and delivers regional-scale services in the greater Vancouver region of British Columbia. Its core services are drinking water, wastewater treatment and solid waste management. Metro Vancouver also provides affordable housing, regulates air quality, plans for urban growth and manages a regional parks system.

www.metrovancover.org