



COUNCIL REPORT

Report Date: February 24, 2023
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Meeting Date: March 8, 2023
[Submit comments to Council](#)

TO: Standing Committee on City Finance and Services
FROM: Director of Finance
SUBJECT: 2023 Property Taxation: Development Potential Relief and Targeted Land Assessment Averaging

Recommendations

Development Potential Relief

- A. THAT Council approve, in principle, the implementation of a pilot development potential relief program (the "DPRP") for eligible Light Industry (Class 5) and Business and Other (Class 6) properties as authorized by s. 374.6 of the *Vancouver Charter*.

THAT, in addition to the provincial eligibility criteria and exclusions pursuant to s. 374.6 of the *Vancouver Charter*, Council approve the additional City exclusions generally as outlined in this Report;

FURTHER THAT, for each category of eligible properties, Council approve the percentage of assessed land value to be taxed at a general purpose tax rate that is 50% lower than the blended rate for Classes 5 and 6 (to be finalized based on the *2023 Revised Assessment Roll*) generally as outlined in Appendix G of this Report.

- B. THAT, subject to Recommendation A, Council require the owner(s) of each eligible property to provide a written declaration to the City by March 31, 2023 that:
- the property was occupied as of October 31, 2022 as required by s. 374.6(5) of the *Vancouver Charter*;
 - the property does not fall into one or more of the City exclusions; and
 - notice of the tax relief has been provided to the occupiers of the property;

FURTHER THAT properties whose owners fail to provide such written declarations to the City by March 31, 2023 will not receive relief under the DPRP.

- C. THAT the Director of Legal Services, in consultation with the Director of Finance, be instructed to bring forward for enactment a by-law in accordance with Council's decision on Recommendations A and B.
- D. THAT the Director of Finance be instructed to engage key stakeholders, including but not limited to the Business Improvement Associations in Vancouver, Greater Vancouver Board of Trade, Canadian Federation of Independent Business, and community partners from the arts, culture and non-profit sector, to assess the efficacy of the pilot DPRP as outlined in this Report in order to explore enhancement opportunities for future years.
- E. THAT the Director of Finance be instructed to engage the Province and BC Assessment to explore viable options to address the implementation challenges for the DPRP, including but not limited to assessment data limitations, as outlined in this Report.

Targeted Land Assessment Averaging

- F. THAT Council approve, in principle, the application of targeted 5-year land assessment averaging for the purpose of calculating property taxes for Residential (Class 1), Light Industry (Class 5), and Business and Other (Class 6) properties for 2023.

THAT, in addition to the standard exclusions as outlined in the annual *Land Assessment Averaging By-law*, Council adopt a "threshold" of 10% above the property class average change for Class 1 and for Classes 5 and 6 (to be finalized based on the *2023 Revised Assessment Roll*) to define eligibility for targeted averaging;

FURTHER THAT, for properties that are eligible for targeted averaging, the year-over-year change in values derived from the averaging formula not fall below the Council-adopted "threshold".

- G. THAT properties impacted by a Director of Planning-initiated amendment to the *Zoning and Development By-law* or an Official Development Plan be considered for targeted averaging, in accordance with the criteria set out in the annual *Land Assessment Averaging By-law*.

THAT properties whose owners sought additional density or a change in use from Council through rezoning, whether enacted or not, or through Council-approved policy changes, not be eligible for targeted averaging;

FURTHER THAT, subject to Recommendations A and B, properties that receive relief under the pilot DPRP not be eligible for targeted averaging in accordance with s. 374.6(6) of the *Vancouver Charter*.

- H. THAT the Director of Legal Services, in consultation with the Director of Finance, be instructed to bring forward for enactment a by-law authorizing the use of targeted 5-year land assessment averaging in accordance with Council's decision on Recommendations F and G.

- I. THAT, subject to adoption of the applicable by-laws in Recommendations C and H, the Director of Finance be instructed to make appropriate arrangements with BC Assessment for the production of the *2023 Average Assessment Roll* at an estimated cost of \$24,950 plus applicable taxes; source of funding to be the 2023 Operating Budget.

Purpose and Executive Summary

The purpose of this report is to seek Council approval to:

- Implement a pilot development potential relief program (the “DPRP”) as authorized by s. 374.6 of the *Vancouver Charter* to reduce the City’s general purpose tax levy on a portion of the assessed land value of eligible Light Industry (Class 5) and Business and Other (Class 6) properties.
 - ~1,360 properties would benefit from the pilot DPRP.
 - 5% to 55% of their assessed land value would be subject to the DPRP tax rate, depending on the neighborhood/zoning district, up to \$5.4 million.
 - The DPRP tax rate would be 50% lower than the blended Class 5/6 tax rate.
 - Property owners must notify their tenants of the tax relief in order to qualify.
- Continue to apply targeted 5-year land assessment averaging to address assessment volatility for eligible Residential (Class 1), Light Industry (Class 5), and Business and Other (Class 6) properties.
 - ~7,570 Residential and ~3,200 Light Industry and Business properties are above the “threshold” and would benefit from targeted averaging.
 - The tax relief for each target property depends on how its land value has changed in recent years.

Should Council proceed with the pilot DPRP (for Classes 5 and 6) and targeted averaging (for Classes 1, 5 and 6) for 2023, the overall impact would be ~0.2% increase to the Class 1 tax rate and ~2.6% increase to the blended Class 5/6 tax rate (to be finalized based on the *2023 Revised Assessment Roll*) in order to collect the same amount of general purpose tax levies from those classes.

Development Potential – Bill 28 – Municipal Affairs Statutes (Property Taxation) Amendment Act, 2022 (“Bill 28”) came into effect in November 2022. It enables municipalities to provide development potential relief to eligible Light Industry (Class 5) and Business and Other (Class 6) properties.

Development potential relief is permissive in nature, and is available to municipalities under the *Vancouver Charter* and the *Community Charter*. Council can decide whether to use the authority granted by the legislation, set its own eligibility criteria (in addition to the minimum provincial eligibility criteria and exclusions), and determine the amount of relief as appropriate. The tax relief is time-limited (maximum five years), so it will not discourage development and the delivery of housing and job spaces over the long term.

Since Bill 28 came into effect, other municipalities have expressed an interest in pursuing such a program, but most are concerned about the assessment data limitations and an extremely aggressive implementation timeline for 2023. While staff acknowledge these risks, the

implementation of a pilot DPRP is intended to kick-start the much needed relief for independent businesses and community partners in the best possible way in 2023. Staff will continue to consult with the Province, BC Assessment and key stakeholders on program enhancement opportunities for future years.

Exercising the authority under Bill 28 will not affect the amount of general purpose tax levy collected from Classes 5 and 6. However, the tax relief provided to eligible properties will be redistributed to the remaining properties within those classes. As such, Council should balance the level of relief for eligible properties with the resulting tax impact on other properties.

Assessment Volatility – Since 2015, the City has used targeted land assessment averaging to provide short-term relief to “hot” properties, defined by the Property Tax Policy Review Commission (the “Commission”) as *“properties that experience an unanticipated, year-over-year increase in total net assessed value, before land averaging is applied, which exceeds the average assessment increase for the same property class by more than ten percent”*. The program is intended to reduce the level of tax increases on the target properties until they are no longer “hot”. Target properties will pay taxes based on values derived from the averaging formula as stipulated in the annual *Land Assessment Averaging By-law*; properties below the “threshold” will pay taxes based on their BC Assessment values. Prior to 2015, the City used across-the-board averaging, which had been in effect since 1993.

Land assessment averaging is permissive in nature, and is available to municipalities under the *Vancouver Charter* and the *Community Charter*. To date, Vancouver is the only municipality in British Columbia that uses averaging on a city-wide basis to phase in significant property tax increases arising from assessment volatility. For eligible Residential (Class 1) properties, targeted averaging augments the suite of Provincial mitigations (e.g. s. 19(8) of the *Assessment Act*, Property Tax Deferment and the Home Owner Grant). Refer to Appendix E: Provincial Property Tax Mitigation – Residential Properties for further details. For eligible Light Industry (Class 5) and Business and Other (Class 6) properties, including those who are not eligible for relief under the pilot DPRP, targeted averaging provides time-limited relief to enable market adjustments and/or lease renegotiations.

Applying land assessment averaging will not affect the amount of general purpose tax levy collected from Classes 1, 5 and 6. However, the tax relief provided to eligible properties will be redistributed to the remaining properties within those classes.

Council Authority/Previous Decisions

Development Potential Relief

As authorized by s. 374.6 of the *Vancouver Charter*, Council can, each year, consider whether or not to apply a lower general purpose tax rate on a portion of the assessed land value of eligible Light Industry (Class 5) and Business and Other (Class 6) properties (relative to the standard Class 5 and 6 tax rates). Council can set their own eligibility criteria (in addition to the minimum provincial eligibility criteria and exclusions), and determine the amount of relief as appropriate. The tax relief is limited to a maximum of five years. Eligible properties can benefit from either the DPRP or land assessment averaging, but not both. Should Council decide to proceed with the DPRP, the City must notify BC Assessment by March 15; and the annual *General Purpose Taxes Rating By-law* (typically adopted in mid-May) must specify the percentage of land value for each property that is to be taxed at the lower rate.

Land Assessment Averaging

As authorized by s. 374.4 of the *Vancouver Charter*, Council can, each year, consider whether or not to use land assessment averaging for calculating property taxes, and specify certain eligibility criteria based on which averaging is applied. Council can establish the number of preceding years to be applied in determining the average land value, up to a maximum of five years. Once the choice is made, the number of years used in the averaging formula must not change for at least five years. Should Council decide to proceed with averaging, applicable by-law(s) must be adopted before March 31.

Refer to Appendix D: Chronology of Council Decisions on Land Assessment Averaging for further details.

City Manager's Comments

The City Manager concurs with the foregoing recommendations.

Context and Background

Stability and predictability are two desirable attributes of a property tax system. The City does not generate higher tax revenue as a result of rising property values. The required general purpose tax levy to be collected is determined by Council as part of the annual budget process, and tax rates are adjusted for assessment changes to ensure “revenue neutrality”. However, relative assessment changes for individual properties could shift the tax burden from one property to another in any given year.

Over the past decade, the influx of investment capital and speculative real estate demand fuelled by an extended period of ultra-loose monetary policy has driven up land values across Metro Vancouver, resulting in significant year-over-year volatility in property assessment and taxes. Additionally, as Metro Vancouver's cities continue to grow and evolve, Official Community Plans (“OCPs”) and Neighborhood Plans have been developed to set out 20-25 year plans to intensify land use to accommodate population growth and create job space. In British Columbia, real estate is assessed at its highest and best use (“HBU”) value (i.e. market value), and property taxes are levied on that basis. As these long-range Plans are implemented over time, some properties will continue their existing use for a number of years until redevelopment occurs, while their assessed value could substantially increase to reflect a higher and better “future” use in accordance with the OCPs or Neighborhood Plans.

The combination of assessment volatility and the HBU valuation methodology is particularly challenging for commercial tenants and community partners residing in under-developed properties in neighborhoods that are experiencing a significant pace of change. Most landlords use lease agreements to pass onto tenants all property taxes, for both rented space and development potential. Tenants do not benefit financially from rising property values in the same way that owners do upon redevelopment or disposition, so the practice of passing on tax increase could cause significant financial distress for independent businesses, arts, culture and non-profit organizations who have limited ability to absorb and/or finance such an unanticipated surge in expenses during their lease term (typically five years or longer).

In May 2019, staff participated in a regional intergovernmental working group (IWG) that recommended “Split Assessment through a Commercial Sub-class” (“Split Assessment”) to the

Province as the most targeted approach to address the core issue – taxes on development potential. Under this approach, the Province would mandate BC Assessment to split the assessed value of a property into two components: i) current use value and ii) development potential value, and put the development potential value in a new commercial sub-class. This approach would enable municipalities to apply a lower tax rate (relative to the standard business tax rate) on the development potential for eligible properties as defined by by-law.

Bill 28 enables municipalities to provide development potential relief to certain Light Industry (Class 5) and Business and Other (Class 6) properties by applying a lower general purpose tax rate (relative to the standard Class 5 and 6 tax rates) on a portion of the assessed land value for eligible properties. Unlike Split Assessment, Bill 28 does not require BC Assessment to provide a development potential value on the *Assessment Roll*. As a proxy, a property that has a land value greater than or equal to 95% of its total assessed value is considered under-developed. The new legislation anticipates that municipalities will impute the value of development potential for tax relief purposes from the limited data available from BC Assessment.

Refer to Appendix A: Property Assessment & Taxation Framework and Appendix B: Chronology of Establishing a Development Potential Relief Program for further details.

I. Development Potential Relief

Program Methodology – Development potential relief is applicable to eligible Light Industry (Class 5) and Business and Other (Class 6) properties. Pursuant to s. 374.6 of the *Vancouver Charter*, a commercial property could be eligible if:

- it has land and improvements in the Class 5 and/or 6;
- it was in use as of October 31 of the preceding tax year; and
- it has a combined Class 5/6 land value that is greater than or equal to 95% of the total Class 5/6 assessed value.

A commercial property would not be eligible if:

- a portion of its assessed value is in Classes 2, 3, 4, 7, 8 or 9;
- it is a restricted-use property or has a prescribed value;
- a portion of its assessed value is exempt from municipal taxation; and
- it benefits from assessment averaging or phasing.

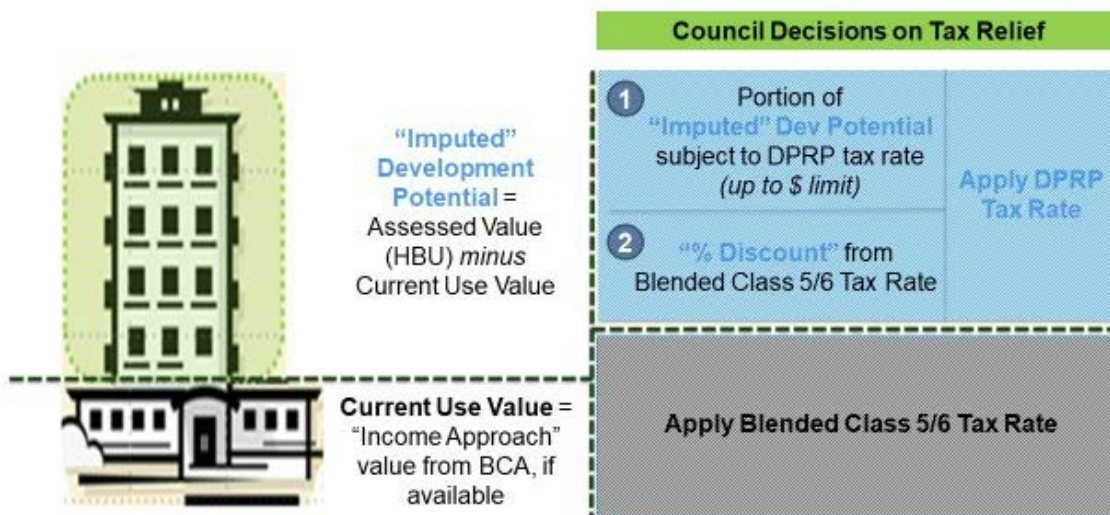
Council can, by by-law:

- identify certain properties to be eligible for the relief;
- specify the percentage of land value for each eligible property to be subject to the DPRP tax rate (lower than the standard Class 5 and 6 rates); and
- set the DPRP tax rate.

The by-law may also require the owner of an eligible property to give notice of tax relief to the occupiers as a condition of the relief.

Figure 1 below shows how development potential relief works.

Figure 1: Development Potential Relief



Data Analysis – Staff has completed an analysis of the impact of development potential relief based on the following:

- a) *Data Source* – The 2023 Completed Assessment Roll available at the time of this report; the 2023 Revised Assessment Roll which incorporates updates from the Property Assessment Review Panel decisions will not be available until April.

Based on the 2023 Completed Assessment Roll, BC Assessment generated a list of Light Industry (Class 5) and Business & Other (Class 6) properties that meet the provincial eligibility criteria for development potential relief under Bill 28, subject to validation that the property was in use (not vacant) as of October 31, 2022.

As shown in Figure 2 below, of the ~14,750 properties in Classes 5 and 6 totaling ~\$89.8 billion in assessed value, ~3,420 properties (~23%) totaling ~\$28.3 billion (~32%) are eligible under the provincial eligibility criteria.

Figure 2: Provincial Eligibility Criteria & Exclusions

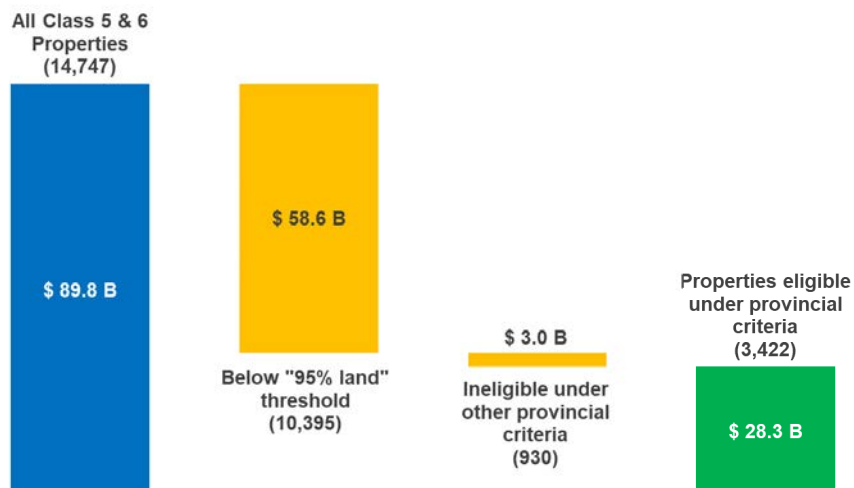
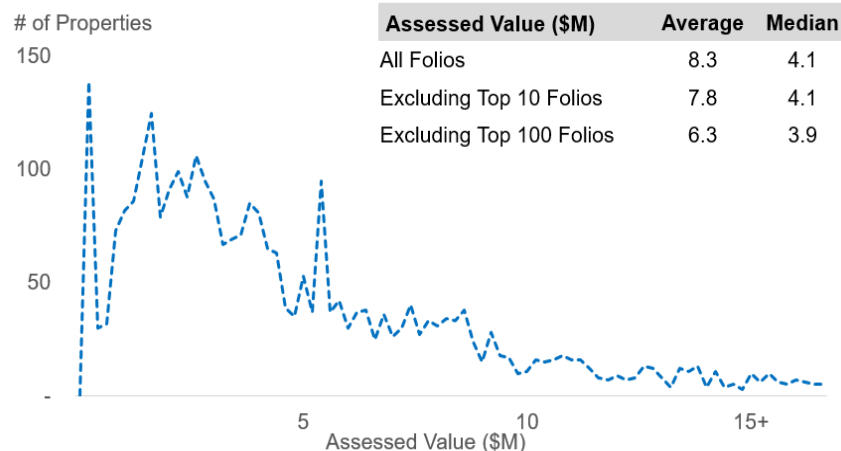


Figure 3 below shows the distribution of assessed value of the ~3,420 properties. 75% of the properties have an assessed value of \$8.4 million or below, and ~26% of the \$28.3 billion was concentrated in the top 100 properties, with the top 10 properties accounting for ~\$1.7 billion (6%).

Figure 3: Distribution of Assessed Value of Eligible Properties under Provincial Criteria



- b) *Additional City Exclusions* – Given the significant number and value of the eligible properties under the provincial criteria, staff sought to understand the composition of the ~3,420 properties (~\$28.3 billion) through examining the use codes BC Assessment assigned to those properties, supplemented by cross-referencing manually with information on Google Maps and VanMap on a sample basis. It should be noted that BC Assessment has indicated that assignment of use codes may not be 100% accurate; nevertheless, this is the only data available to municipalities for screening eligible properties now.

Based on this work, staff concluded that ~1,720 properties (~\$18.8 billion) are owned and/or occupied for one or more of the following use categories:

- senior government agencies
- big box stores
- international and national chains
- banks and financial institutions
- development presentation centres
- hotels
- gas stations
- parking lots
- car dealerships and auto service
- self-storage and warehouses
- office use
- strata properties
- billboards

Because development potential relief is intended to support independent businesses and community partners residing in under-developed properties, with a focus on neighborhood retail along high streets, staff recommend the above use categories be excluded from the

pilot DPRP for 2023. In addition, the assessment data indicates that ~295 properties (~\$1.2 billion) have little or no development potential value where the difference between the HBU value and the current use value is minimal (i.e., imputed development potential represents 0-5% of land value). As such, staff recommend that these properties be excluded from the DPRP. Lastly, similar to targeted averaging, 48 properties (~\$1.6 billion) whose owners are actively seeking additional density or change in use are also excluded from the DPRP. Refer to Appendix H: Development Potential Relief – City Exclusions for further details.

The properties to be excluded will either not be named as eligible properties under s. 374.6 (3)(a), or be subject to a reduction of 0% under s. 374.6(4), which effectively excludes them, too. All properties excluded from the DPRP could be considered for targeted land assessment averaging if they meet the eligibility criteria as outlined in the “Targeted Land Assessment Averaging” section of this Report.

As shown in Figure 4 below, excluding the above use categories would reduce the properties eligible for the pilot DPRP from ~3,420 to ~1,360 (~\$6.7 billion).

Figure 4: Additional City Exclusions

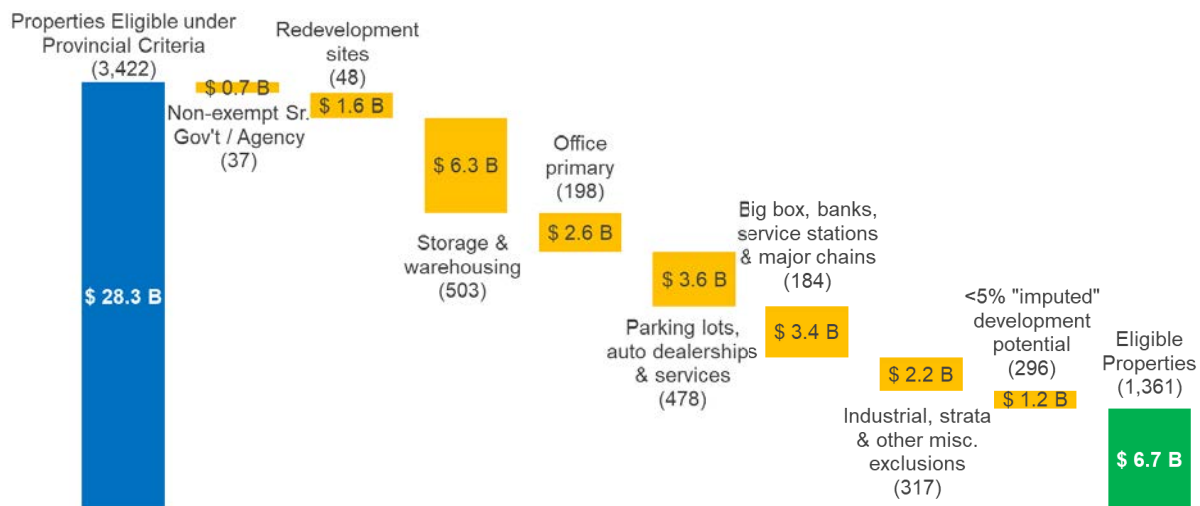
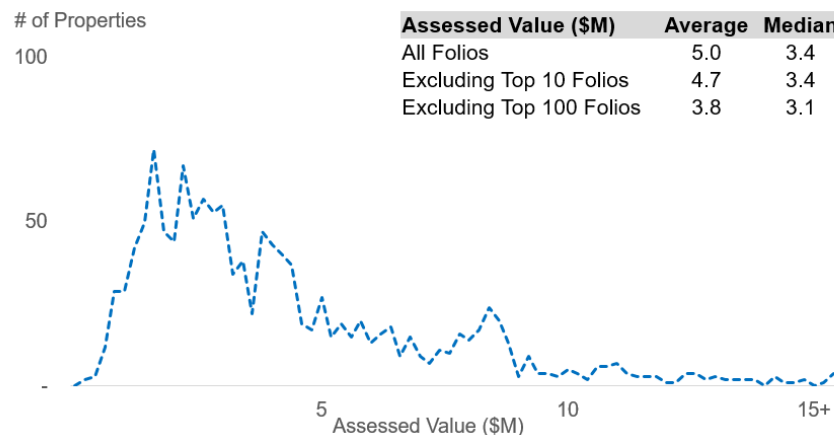


Figure 5 below shows the distribution of assessed value of the ~1,360 properties that are eligible under City criteria.

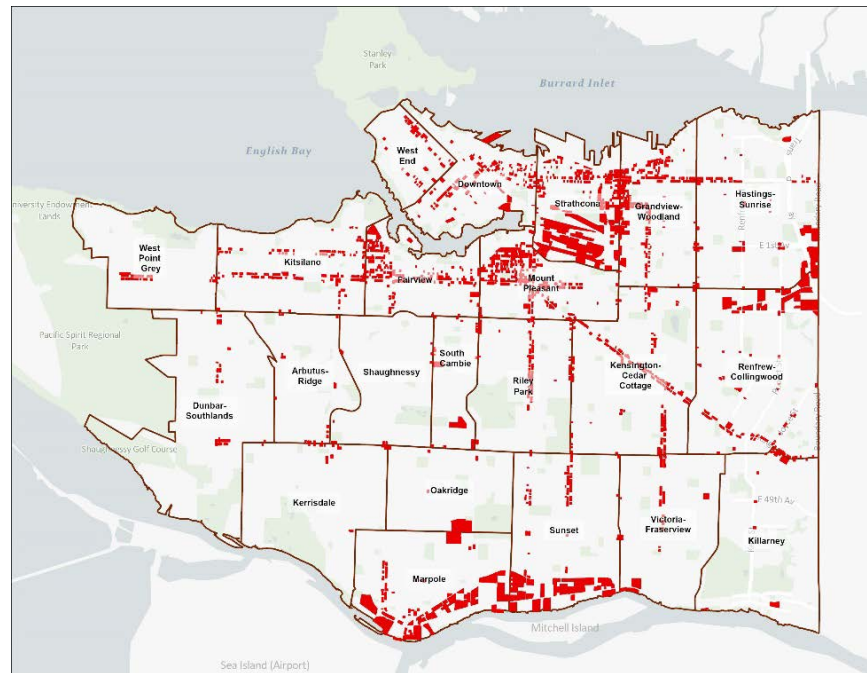
Figure 5: Distribution of Assessed Value of Eligible Properties under City Criteria



- c) **Tax Impact** – Development potential relief is applicable to the City’s general purpose tax levy only; it does not apply to taxes levied by Other Taxing Authorities (the “OTAs”) (e.g., Provincial School Tax).

Geographical Distribution of Eligible Properties – Figure 6 below shows the location of properties that would be eligible for the DPRP.

Figure 6: Eligible Light Industry & Business Properties

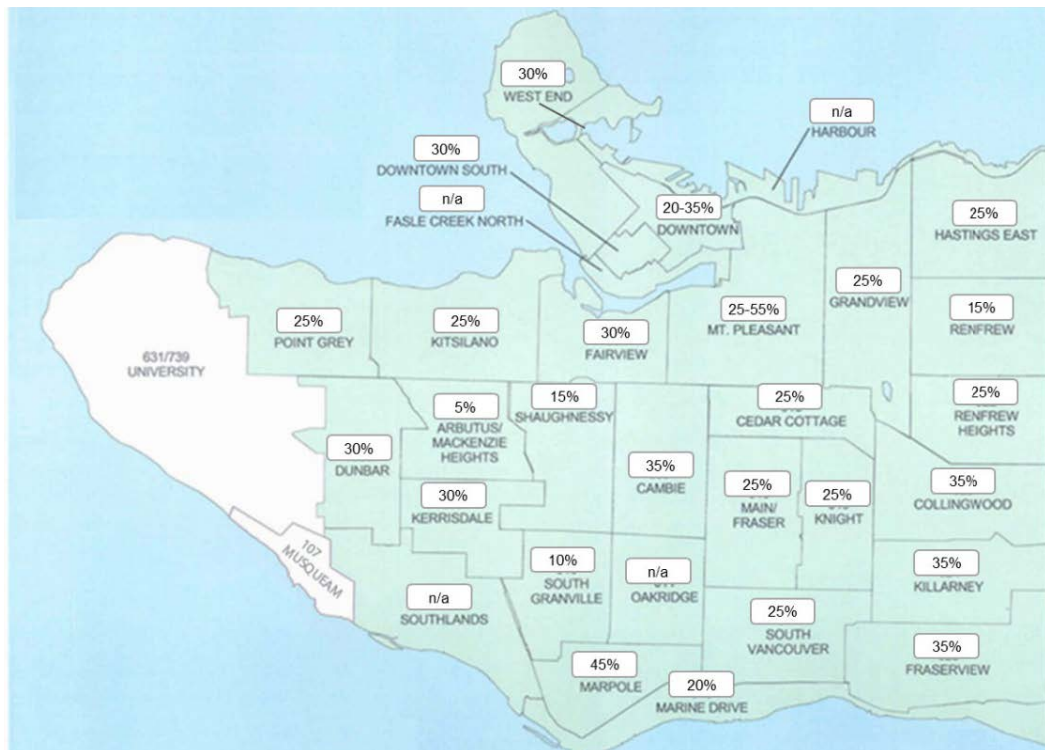


Effect of DPRP –

- a) **“Imputed” Development Potential** – Given the assessment data limitations noted earlier, staff recommend that, instead of customizing development potential relief on a property by property basis, development potential relief (expressed as a percentage of land value to be subject to the DPRP tax rate) should be set at a neighborhood/zoning district level, based on the median “imputed” development potential value across the eligible properties within that neighborhood/zoning district.

Figure 7 below summarizes the range of development potential relief recommended for each neighborhood/zoning district. Refer to Appendix G: Development Potential Relief – % Land Value Subject to DPRP Rate for the complete listing.

Figure 7: % Land Value Subject to DPRP Tax Rate by Neighbourhood / Zoning District



- b) *Maximum Benefit* – Similar to the targeted averaging threshold, staff recommend that the amount of assessed land value that is subject to the DPRP tax rate be capped at \$5.4 million per property (95th percentile of imputed development potential). The intent is to limit the amount of relief going to a few high value under-developed sites, as well as to limit the increase in the blended Class 5 and 6 tax rate. As the \$5.4 million cap is significantly higher than the median assessed value of eligible properties (\$3.4 million as noted in Figure 5), only ~40 properties would be impacted. Most independent businesses and community partners tend to be occupiers of lower value properties, so they likely will not be impacted by the cap.

Figure 8: DPRP Impact on Blended Class 5/6 Tax Rate

	% Discount off Class 5/6 Rate			# of Properties Impacted
	33.3%	50.0%	66.7%	
No cap	0.75%	1.14%	1.52%	-
\$5.4M Cap (95th percentile)	0.69%	1.04%	1.40%	40 (3%)
\$3.8M Cap (90th percentile)	0.66%	0.99%	1.33%	81 (6%)
\$1.9M Cap (75th percentile)	0.55%	0.82%	1.10%	301 (22%)

- c) *DPRP Tax Rate* – To subsidize the development potential relief, the blended Class 5 and 6 tax rate will need to be increased in order to collect the same amount of taxes. As shown in Figure 8 above, the impact on the tax rate ranges from ~0.55% to ~1.52%, depending on the tax rate discount and the benefit cap. Staff recommend that the DPRP tax rate be set at 50% of the blended Class 5 and 6 rate, resulting in ~1% increase in the blended Class 5 and 6 rate (to be finalized based on the 2023 Revised Assessment Roll).

Refer to Appendix I: Development Potential Relief – Draft List of Eligible Properties for specific development potential relief for each eligible property.

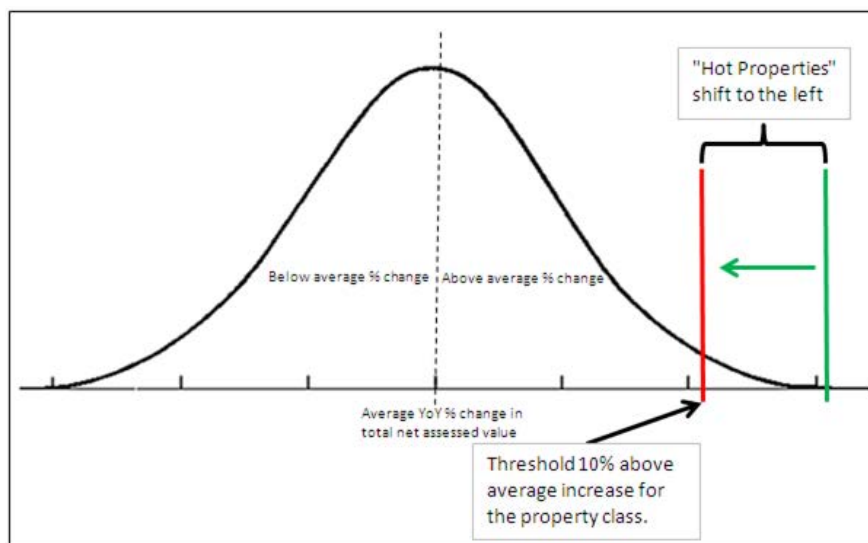
Stakeholder Engagement – Given the tight implementation timeline (just 6 weeks since the *2023 Completed Assessment Roll* was published), stakeholder engagement has mainly been limited to a few status updates, with little engagement on program design. Staff fully intend to engage key stakeholders, including Business Improvement Associations, Board of Trade, Canadian Federation of Independent Business, and community partners from the arts, culture and non-profit sector, to assess the efficacy of the pilot DPRP and explore enhancement opportunities for future years.

II. TARGETED LAND ASSESSMENT AVERAGING

Program Methodology – Targeted land assessment averaging is applicable to eligible Residential (Class 1), Light Industry (Class 5) and Business and Other (Class 6) properties. The intent is to reduce the severity of the increase in assessments until the property is no longer “hot”. As such, the percentage change in land value will decrease while intervention is applied.

Figure 9 below shows how targeted averaging works. If a property is deemed “hot” (above the “threshold” set by Council), averaging would move the target property towards, but not lower than, the “threshold”. The rest of the properties will not be subject to any intervention.

Figure 9: Targeted Land Assessment Averaging



Depending on how the land value of a target property has changed in recent years, the impact of averaging will likely differ for each target property.

Refer to Appendix C: Targeted Land Assessment Averaging for further details.

Data Analysis – Staff has completed an analysis of the impact of targeted averaging based on the following:

- Data Source** – The *2023 Completed Assessment Roll* available at the time of this report; the *2023 Revised Assessment Roll* which incorporates updates from the Property Assessment Review Panel decisions will not be available until April.

- b) *Eligibility Criteria* – For targeted averaging, a “threshold” of 10% above the class average increase is used to define “hot” properties. Vacant land, new construction, class transfers, and other ineligible properties as set out in the annual *Land Assessment Averaging By-law* are typically excluded.

Based on the *2023 Completed Assessment Roll*, the class average increase (2023 Completed Assessment Roll value vs. 2022 Average Assessment Roll value) and “threshold” are summarized in Figure 10 below.

Figure 10: Preliminary “Threshold” based on 2023 Completed Assessment Roll

	Class average change		“Threshold” Class average change + 10%	
	2023	2022	2023	2022
Residential (Class 1)	4.0%	10.8%	14.0%	20.8%
Light Industry & Business (Classes 5 & 6)	6.2%	11.5%	16.2%	21.5%

The class average increase (provided by BC Assessment) will be finalized upon publication of the *2023 Revised Assessment Roll* in April.

- c) *Tax Impact* – While averaging is applicable to all taxes levied by the City as well as OTAs, only the City’s general purpose tax levy is considered in the model because OTAs’ tax rates are not available at the time of this report. However, a similar impact would apply.

(Note: The additional school tax on high-valued residential properties – 0.2% on property values between \$3 million and \$4 million, and 0.4% over \$4 million – is based on BC Assessment values, not averaged values.)

Geographical Distribution of “Hot” Properties – Figures 11 and 12 below show the locations of “hot” properties that would be eligible for targeted averaging.

Figure 11: “Hot” Residential Properties

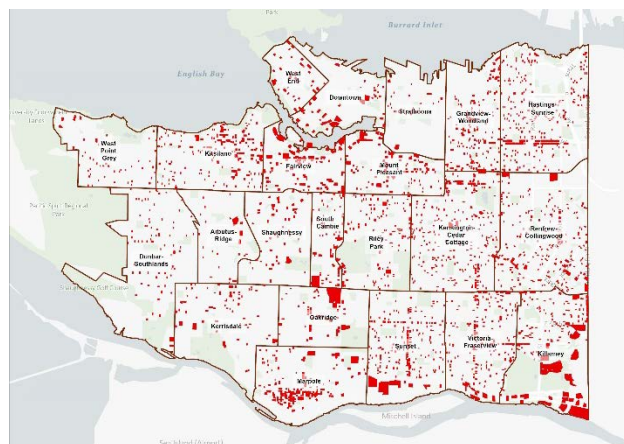
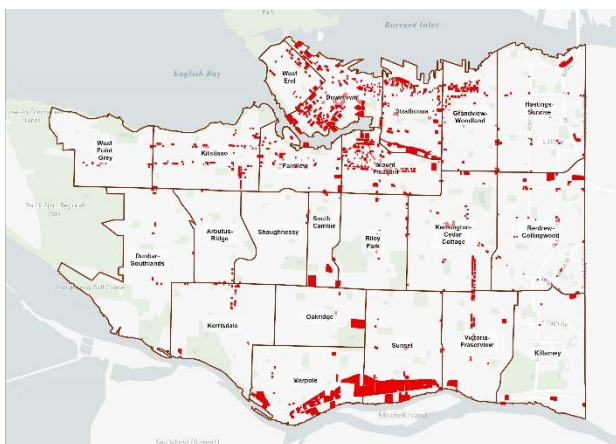


Figure 12: “Hot” Light Industry & Business Properties



Effect of Averaging – On February 28, 2023, Council will consider the 2023 budget with an estimated tax increase of 9.7% and an overall tax levy of ~\$1.06 billion. However, individual properties could experience a tax increase different from the Council-approved tax increase, depending on how a property’s value has changed relative to the average change within its class.

Assuming no tax shift in 2023, the tax levy to be collected from Residential (Class 1) properties would be ~\$604 million and from Light Industry and Business and Other (Classes 5 and 6) properties would be ~\$439 million.

As averaging reduces the total taxable value of a property class:

- Residential (Class 1) – from \$374B to \$373B
- Light Industrial and Business and Other (Classes 5 and 6) – from \$90B to \$88B

the tax rate will need to be increased to collect the same amount of taxes:

- Residential (Class 1) – ~0.2% increase [2022: 0.3%]
- Light Industry and Business and Other (Classes 5 and 6) – ~1.5% increase [2022: 1.7%]

Figures 13, 14, 15 and 16 below illustrate the effect of targeted 5-year averaging on the year-over-year increase (%) in taxable values and City property tax in 2023 for Residential (Class 1) and Light Industry and Business and Other (Classes 5 and 6) properties. The vast majority of properties that are below the “threshold” will be subject to slightly higher taxes to subsidize the tax relief for those “hot” properties.

Residential (Class 1) – No Averaging vs. Targeted 5-yr Averaging

Figure 13: Estimated 2023 Taxable Value Increase

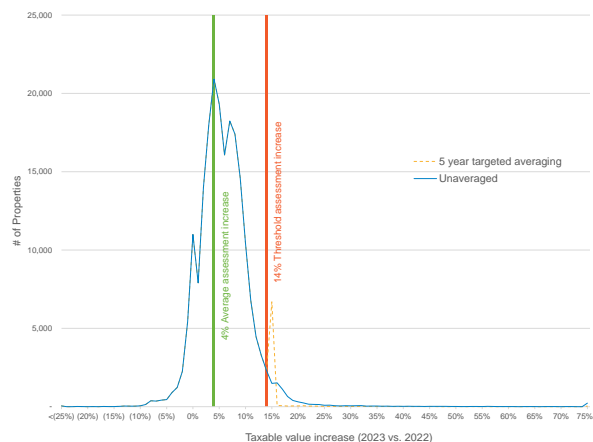
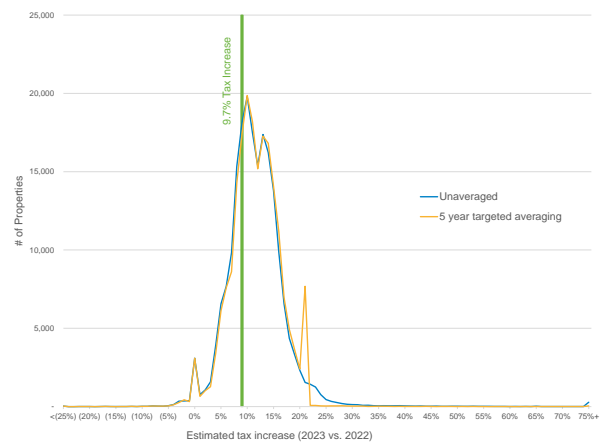


Figure 14: Estimated 2023 City Property Tax Increase



Light Industry & Business (Classes 5 & 6) – No Averaging vs. Targeted 5-yr Averaging

Figure 15: Estimated 2023 Taxable Value Increase

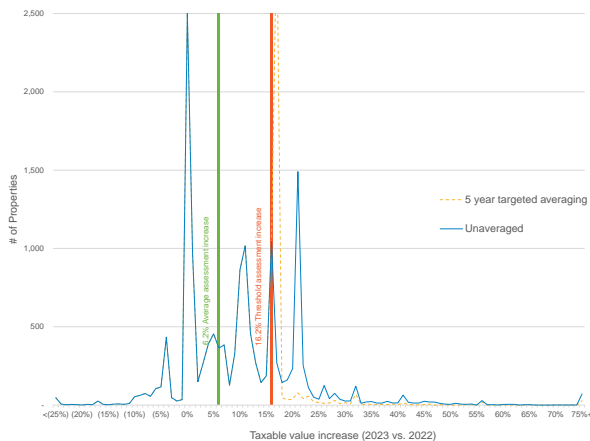
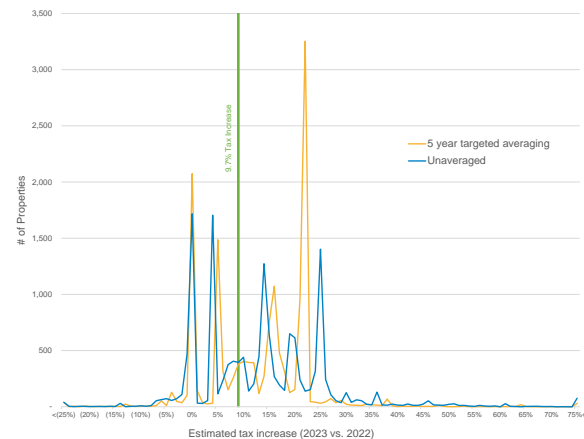


Figure 16: Estimated 2023 City Property Tax Increase



With targeted 5-year averaging, ~7,570 (4%) Residential (Class 1) properties [2022: ~13,800 (7%)] and ~3,200 (25%) Light Industry and Business and Other (Classes 5 and 6) properties [2022: ~2,200 (15%)] are above the “threshold” and will benefit from averaging.

Director of Planning-initiated Amendments to Zoning & Development By-law and/or Official Development Plans – It has been Council practice to mitigate the assessment and taxation impact arising from Director of Planning-initiated amendments to the *Zoning and Development By-law* and/ the various Official Development Plans under the averaging program, especially where there has been no physical change to the property and no action by the property owner to change the zoning of the site.

During the 12-month period ending October 31, 2022, Council approved various amendments to the *Zoning and Development By-law* and the various Official Development Plans that were initiated by the Director of Planning, such as amendments related to the East Fraser Lands Official Development Plan.

Consistent with past practices, staff recommend that properties that are affected by the aforementioned Director of Planning-initiated amendments be considered for targeted averaging, in accordance with the criteria in the annual *Land Assessment Averaging By-law*.

Owner-initiated Rezoning and/or Change of Use – In recent years, a number of property owners sought additional density or a change in use through policy statements or rezoning, but the applicable by-laws were enacted at a much later date (sometimes a couple of years later). It has been Council practice, as stipulated in prior *Land Assessment Averaging By-laws*, that properties which have been subject to rezoning are not eligible for tax relief under the averaging program.

Based on discussion with BC Assessment, staff understand that property values typically go up when the market reacts to a clear indication from Council in rezoning approvals or policy statements, and the market does not wait until enactment of a higher and better use of the property. As such, it is not fair for other property owners to subsidize those properties whose owners actively seek additional density or change in use. Starting in 2020, properties whose owners sought additional density or a change in use from Council through rezoning, whether enacted or not, or through Council-approved policy changes, will not be eligible for targeted averaging.

Financial Implications

Applying development potential relief and land assessment averaging will not affect the amount of general purpose taxes collected from Classes 1, 5 and 6. However, the tax relief provided to eligible properties will be redistributed to the remaining properties within those classes.

Since 2007, Classes 5 and 6 have been “blended” for the purpose of calculating property taxes, i.e. the tax rates for these classes are the same. Should Council proceed with the pilot DPRP and targeted 5-year land assessment averaging for 2023, the cumulative impact on the general purpose tax rates are summarized in Figure 17 below.

Figure 17: Estimated Impact of DPRP & Targeted Averaging on 2023 Tax Rates

Tax Rate (per \$1,000 Taxable Value)	Class 1 Residential	Classes 5 & 6 Light Industry & Business
No Mitigation	\$1.615	\$4.884
Applying Targeted 5-yr Averaging	\$1.619 (+0.2%)	\$4.958 (+1.5%)
Applying Development Potential Relief		
- Blended Rate	N/A	\$5.010 (+1%)
- DPRP Rate (50% of Blended Rate)	N/A	\$2.505

Subject to the *2023 Revised Assessment Roll* as well as Council decision on tax distribution in April 2023, the rate impact arising from the DPRP and targeted 5-year land assessment averaging presented above could change.

The City will also require an *Average Assessment Roll* for calculating property taxes. Since 1993, BC Assessment has offered to produce an average or phased assessment roll to any municipal jurisdiction on a user-fee basis. The cost of producing an *Average Assessment Roll*

in 2023 is estimated at \$24,950 plus applicable taxes; source of funding to be the 2023 Operating Budget.

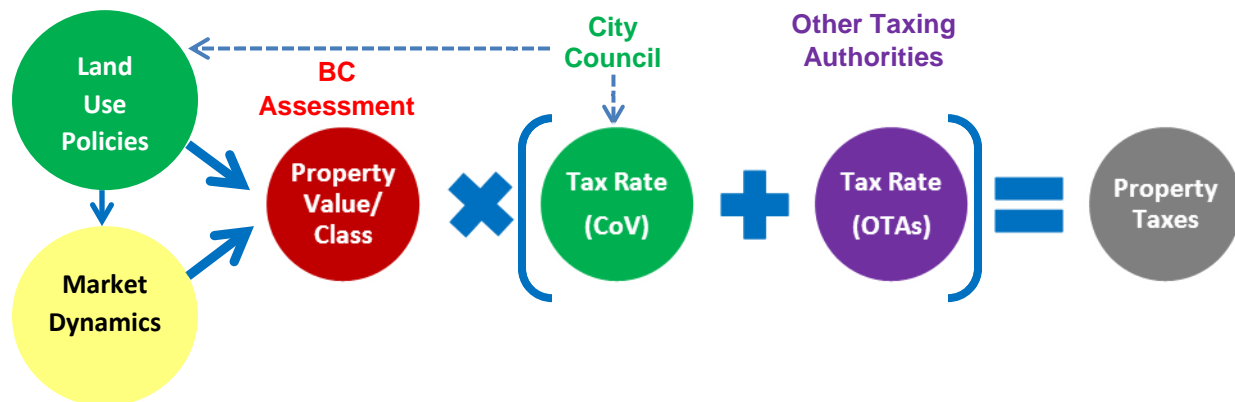
Legal Implications

Should Council decide to proceed with the pilot DPRP and targeted 5-year land assessment averaging for 2023, the Director of Legal Services, in consultation with the Director of Finance, will bring forward for enactment applicable by-laws that reflect Council's decision.

* * * * *

Property Assessment & Taxation Framework

British Columbia's property assessment and taxation framework is recognized as one of the best in class due mainly to the segregation of assessment and taxation functions that ensure objectivity and credibility; and the annual market valuation approach that ensures currency, equity and transparency.



Property taxes are levied by taxing authorities based on real property values, which are driven by zoning as defined in land use policies and by-laws and by market dynamics.

BC Assessment determines the value of all real properties in BC based on their “highest and best use” as defined by zoning and market evidence, and assigns them to appropriate property class(es) based on their “actual use” in accordance with the Assessment Act. An Assessment Roll is produced annually for municipalities and other taxing authorities (“OTAs”) – Provincial schools, TransLink, BC Assessment, Metro Vancouver and Municipal Finance Authority – to levy property taxes.

City Council sets land use policies that define zoning; determines the amount of general purpose tax levy required to support City operations; sets residential and business tax share and tax rates; and levies property taxes using the Assessment Roll. Council may also decide whether to apply mitigation tools such as land assessment averaging in any given year. If averaging is applied, the overall tax rates (City and OTAs) for the impacted property classes will be adjusted to ensure revenue neutrality. The City's general purpose tax portion accounts for ~50% of the overall tax rate.

Other Taxing Authorities set tax share and tax rate for each property class, and levy property taxes using the Assessment Roll. OTAs accounts for ~50% of the overall tax rate.

Assessment Changes & Property Tax Impact

While the Council-directed property tax increase applies to the overall tax levy, the extent of change, year over year, in an individual property's tax is determined primarily by how that property's assessed value has changed relative to the average change within its property class. Differential changes among properties within the same class will result in differential shifts in taxes paid by individual property owners from year to year.

Properties with a higher increase in value relative to the average change in the class could experience a higher increase in property tax beyond the Council-directed increase, while properties with a lower increase in value could experience no change or a reduction in property tax. This situation is particularly prevalent in neighbourhoods with significant growth opportunities and/or development potential, where property values could experience a much higher increase relative to other areas in the city and, as a result, pay higher taxes.

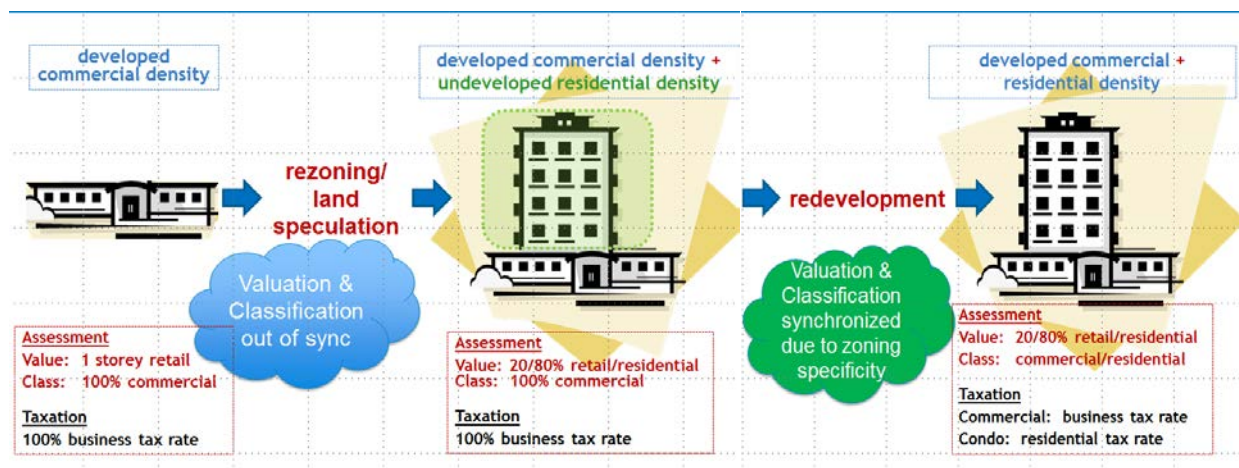
Development Potential & Taxation Impact

In British Columbia, properties are assessed at their “highest and best use” (“HBU”) value (i.e. market value). Hundreds of independent businesses and community partners are affected by property taxation on development potential for properties that are not developed to their highest and best use.

As Metro Vancouver cities grow and evolve, OCPs (or ODPs) and Neighbourhood Plans have been developed to set out 20-25 year plans to increase density in communities to support anticipated population and job growth, and to expand commercial and light industrial space. As OCPs and Neighbourhood Plans are implemented over time, certain properties will continue their existing use for a number of years until redevelopment occurs, while their assessed value reflects a higher and better “future” use as set out in OCPs/Neighbourhood Plans.

Figure 18 below illustrates the property assessment, classification and taxation over the relevant time horizon.

Figure 18: Property Assessment, Classification & Taxation for Under-developed Properties



At the outset, the one-storey retail space is assessed and classified by BC Assessment as Class 6 - Commercial. As time passes, the market expects a higher and better use of the property, which may include some residential density above the commercial retail space. This expectation is priced into the market value of the property, and is reflected in its assessed value. As the actual use of the building continues to be retail, the property is classified as Class 6 – Commercial. Upon redevelopment, which includes retail at grade and residential condominium above, the property will be split-classified as Class 1 – Residential and Class 6 – Commercial. This situation applies to most zoning areas in Vancouver.

At present, there is no property class for this future development potential as a type of use. Existing use value and the future development potential value is aggregated into the same property class. As a result, municipalities cannot set different tax rates for existing use vs. future development potential. This limitation has significantly affected the viability of local independent businesses as well as the arts, culture and NPO sectors, particular for tenants on triple net leases.

While there are a number of provincial mitigation tools available for eligible residential properties (see below), those measures do not apply to commercial properties. Land assessment

averaging is an optional tool available to Council under the *Vancouver Charter*. Vancouver is the only municipality that uses targeted 5-year averaging, on a City-wide level, to phase in significant property tax increases arising from assessment volatility.

- For eligible residential properties, this program complements other provincial measures such as s. 19(8) of the *Assessment Act*, Property Tax Deferment and the Home Owner Grant in alleviating significant year-over-year tax increases.
- For light industrial and business properties, this program is the key mitigating measure that provides businesses with short-term, multi-year relief to enable market adjustments and/or lease renegotiations.

“Amacon” Split Classification

The Amacon ruling in 2014 introduced the possibility of split classification – classifying undeveloped density as Class 1 – Residential – should there be enough specificity in the zoning by-law to cap the commercial density. Since then, properties that had similar characteristics as the Amacon properties have received split classification.

In 2021, the “Amacon” split classification was reversed to better reflect decisions of the Property Assessment Appeal Board. To ease the sudden and unexpected taxation impact arising from this change, the Province announced Order in Council No. 640 in November 2021, to provide a one-year remission from Class 6 General School Tax to the impacted properties for 2022. 110 properties in Vancouver, primarily located on West 4th Avenue and downtown, will benefit from this. To-date, the Province has not announced whether this will be extended for 2023.

Split Assessment through a Commercial Sub-class (“Split Assessment”)

In May 2019, the IWG recommended “Split Assessment through a Commercial Sub-class” to the Province to provide the most targeted approach to address the core issue – taxes on development potential – impacting independent businesses, arts, culture and non-profit organizations residing in under-developed properties in neighborhoods that are experiencing significant pace of change.

- It addresses the root cause of the problem by creating a sub-class for future development potential and allowing municipalities to tax existing use versus development potential differently.
- It offers a common platform for municipalities while allowing a high degree of flexibility, scalability and customization.
- Municipalities can decide whether or not to use the tool (permissive in nature) and determine the eligibility requirement, tax rate and duration of the tax relief by-laws.
- It is more transparent and straight-forward to administer than permissive exemptions.
- It will not result in tax shift across municipalities – for municipalities that chose to use split assessment, any tax reallocation will be confined within the municipality.

Should the Province enact applicable legislation(s) and/or regulation(s), local governments would be able to levy a lower tax rate (compared to the commercial tax rate) on the development potential for eligible properties as defined by by-law.

In July 2019, the Mayors of the Cities of Burnaby, Coquitlam, and Surrey and District of North Vancouver, signed a joint letter of support for Split Assessment and submitted it to the Honorable Premier of British Columbia. In July and September 2019, key stakeholders and community partners (The Vancouver BIA Partnership, Greater Vancouver Board of Trade, BC Chamber of Commerce, Canadian Federation of Independent Business, Urban Development Institute Pacific Region, National Association for Industrial and Office Parks Vancouver, and Building Owners and Managers Association of British Columbia) also signed two joint letters of support and submitted them to the Province.

The Interim Business Property Tax Relief Legislation (“Interim Solution”)

In Spring 2020, the Province enacted the Interim Business Property Tax Relief Legislation (“Interim Solution”) for the 2020 tax year, to be in effect for a maximum of 5 years.

Program Criteria – The Interim Solution gave municipalities the ability to provide property tax relief to small businesses and organizations that they identify as paying high property taxes resulting from a combination of years of increasing real estate values and their commercial lease terms, including triple-net leases.

It required a property to be assessed in a commercial class – Class 5 (light Industry), Class 6 (Business & Other), or a combination of the two – and have at least one small business tenant responsible for all or a portion of the property taxes to qualify for the exemption.

It allowed municipalities to exempt a portion of the assessed value of certain commercial properties from taxation, easing the tax burden for tenants responsible for property taxes through their commercial leases. To be eligible, the property:

- Must have experienced cumulative land assessment increase by more than a set threshold (e.g. 80%) over 5 years
- Must have at least one tenant on triple net lease
- Must not be occupied by owner/operator businesses

Municipalities would need to set further parameters to identify properties where the taxes have increased significantly due to a spike in land value in their communities. Those parameters include:

- a base tax year of 2015 or later to use as comparison to the current tax year
- a minimum percentage of increase in commercial land value since the base year
- a minimum percentage of the total property value that must be land value
- the percentage of the exemption by property, area or kind

Staff Analysis – Staff, in consultation with the CFO's from eight Metro Vancouver municipalities, reviewed and analyzed the Interim Solution, and recommended not proceeding with it due to the following reasons:

- It addresses assessment volatility (similar to land assessment averaging) rather than the core issue of development potential.
- Owner/operator businesses are not eligible.
- “Small business” is not defined for property assessment and taxation purposes.

- Ownership and tenancy information and commercial lease agreements are not available from BC Assessment or other sources.
- A process to validate lease agreements to ensure only those with triple net leases are receiving the exemption is required.

Conclusion – Council did not proceed with the Interim Solution, and directed staff to continue working with the Province to focus on the necessary work to implement Split Assessment through a commercial sub-class.

The Interim Solution was repealed when Bill 28 came into effect in November 2022.

Land Assessment Averaging

Land assessment averaging is an optional tool available to Council under the *Vancouver Charter*. Land assessment averaging is revenue neutral to the City as the total general purpose taxes collected from each property class is the same with or without averaging. To date, Vancouver is the only municipality in BC that uses averaging, on a City-wide level, to phase in significant property tax increases arising from assessment volatility.

- For eligible residential properties, this program complements other provincial measures such as s. 19(8) of the *Assessment Act*, Property Tax Deferment and the Home Owner Grant in alleviating significant year-over-year tax increases.
- For light industrial and business properties, this program is the only mitigation that provides businesses with short-term, multi-year relief to enable market adjustments and/or lease renegotiations.

In 2013, Council reconvened the Property Tax Policy Review Commission (the “Commission”) to provide an updated assessment of the tax share and assessment volatility issues, and recommend further actions as appropriate for Council’s consideration. In its report to Council in February 2014, the Commission remained concerned about “hot” spots in the commercial sector, assessment volatility and resulting tax impact on businesses, particularly those that rent space under triple-net leases which could be hard hit by assessment spikes with no ability of sharing any upside in property values upon redevelopment. The Commission defines “hot” spots as properties that experience an unanticipated, year-over-year increase in total assessed value before land averaging is applied, which exceeds the average increase for the property class by more than 10%. “Hot” spots may result from a number of different factors, including rezoning, speculation, market trends, infrastructure development (e.g. rapid transit), and assessment changes initiated by BC Assessment.

In determining which mitigation tool is the most appropriate, the Commission sets out the following guiding principles:

- i) targeted
 - “hot” properties only, not all properties
 - unanticipated increases only, not owner-induced increases (rezoning, improvement upgrades)
- ii) tailored mitigation to intensity of volatility
- iii) time-limited to allow tenants time to react (re-negotiate, relocate)
- iv) easy to understand
- v) straightforward to administer
- vi) minimize unintended consequences
- vii) maintain market assessment as much as possible
- viii) not to unduly defer redevelopment to highest and best use

The Commission concluded that *targeted 5-year land assessment averaging* best meets the above guiding principles. *Targeted averaging* applies to only “hot” properties (defined as those that have experienced significant year-over-year increases in property values above the “threshold” set by Council). The intent of the policy is to reduce the level of tax increases until the property is no longer “hot”. Properties below the “threshold” will be left untouched and pay taxes based on their BC Assessment values.

On February 20, 2015, the Province confirmed that s. 374.4 of the *Vancouver Charter* authorizes the City to use a “threshold” to define eligibility for *targeted averaging*. With this authority, the value of the target properties would be reduced through averaging, thereby reducing the level of tax increases. Depending on how the land values of individual target properties have changed over recent years, the impact of averaging will likely differ for each target property. For eligible “hot” properties, targeted averaging should reduce their values for property tax calculation. Under limited circumstances where averaging would increase their values (e.g. properties that experienced a significant shift in value between land and improvements), property tax will be calculated based on the assessed values provided by BC Assessment.

To ensure *targeted averaging* would not over mitigate a “hot” property, the City has authority under s. 374.4(5)(b) of the *Vancouver Charter* to limit the impact of averaging up to the “threshold” (10% above class average change). Without such a limit, averaging could reduce the value of a target property below the “threshold” set by Council. As a result, some target properties could have an undue advantage or benefit over those properties that are not eligible for *targeted averaging*. As well, a “hot” property is defined as having a year-over-year increase in property value (difference between the current year’s BC Assessment value and the preceding year’s averaged value) above the “threshold”. If *targeted averaging* keeps reducing the value of a “hot” property below the “threshold”, the year-over-year increase would be arbitrarily higher. As a result, a “hot” property could stay in the *targeted averaging* program for longer than required, and a higher subsidy is necessary from other properties.

Calculating Property Taxes Using Land Assessment Averaging

The table below compares the calculation of property taxes under the market value approach and the land assessment averaging approach. The total general purpose tax levy for the City is the same under both approaches.

Market Value Approach	5-yr Land Assessment Averaging Approach
2023 Land Value	Average of 2019/20/21/22/23 Land Value
+ 2023 Improvement Value	+ 2023 Improvement Value
= 2023 Taxable Value <i>Market</i>	= 2023 Taxable Value <i>Average</i>
x 2023 Tax Rate <i>Market</i>	x 2023 Tax Rate <i>Average</i>
= 2023 Total General Purpose Tax Levy	= 2023 Total General Purpose Tax Levy

As shown in above table, application of 5-year land assessment averaging affects two components in the property tax calculation:

Taxable Value *Average* – The taxable value of a property is calculated using the average land value of the current year and the prior four years plus the current improvement value.

Tax Rate Average – For those property classes eligible for averaging, tax rates are recalculated based on the total average value of each class in order to generate the same amount of total general purpose taxes. As targeted averaging reduces the total taxable value of a property class, the tax rate will be higher when compared to the market value approach.

Implementation – Legislative & Administrative Requirements

s. 374.4 of the *Vancouver Charter* sets out the legislative and administrative requirements for the implementation of land assessment averaging:

(i) Land Assessment Averaging By-law

The by-law must be adopted by Council before March 31 each year.

(ii) Number of Preceding Years to be applied in the Averaging Formula

As authorized under subsections 12 and 13 (enacted in 2013), Council is allowed to establish, by by-law, the number of preceding years to be applied in determining the average land value for the purpose of averaging, up to a maximum of 5 years. Once the choice is made, the number of years used in the averaging formula cannot change for at least five years.

(iii) Eligible Property Classes

Averaging is applicable to Residential (Class 1), Light Industry (Class 5), and Business & Other (Class 6) properties only.

(iv) Eligible Properties

Eligibility and exemption criteria are stipulated in the by-law. For targeted averaging, the by-law must stipulate a “threshold” to define “hot” properties eligible for averaging. As Council can only establish one tax rate for each class, properties that are not eligible for averaging are also subject to the averaged tax rates.

Council can determine the eligibility of individual properties within the eligible property classes in the *Land Assessment Averaging By-law*. Generally speaking, in cases where there is a substantial change in the characteristics and/or use of a property from one year to the next and where such changes tend to enhance the value of the property to the benefit of the owner, the property will not be eligible for the tax-phasing benefits that the program offers. Once a property is excluded from the program, it must regain its eligibility over time.

Below are sample properties that are not eligible for averaging:

- a property that carries no improvement value (i.e. vacant land)
- a property that has undergone a change in assessment class and/or zoning district
- a property of which the physical characteristics have been changed as a result of consolidation or subdivision

As Council can only establish one tax rate for each class, properties that are not eligible for averaging are also subject to the averaged tax rate.

(v) Averaging Applies to All Tax Levies

Averaging applies to the calculation of taxes levied by the City and other taxing authorities on a revenue neutral basis. As averaging affects the taxable values for calculating all taxes, a decision to apply averaging to a property class requires that Council approve a resolution adjusting the tax rates determined by other taxing authorities to ensure revenue neutrality.

(vi) Notification to the Public

In accordance with the notification requirements set out in the *Vancouver Charter*, a notice is required to inform property owners of Council's intent to consider application of land assessment averaging and the resulting tax impacts on sample properties. The notice must be published in two issues of a newspaper at least two weeks in advance of the adoption of the Land Assessment Averaging By-law.

For 2023, the notice was placed in the Vancouver is Awesome publication on February 16 and 23. A copy of the notice is in Appendix F.

(vii) Appeal Process

Council is required to provide a process for property taxpayers to appeal the application of the *Land Assessment Averaging By-law*. The By-law provides for a municipal Court of Revision after the tax billing date for appeals that cannot be resolved within the administrative processes provided for in the *Vancouver Charter*. Any tax levy losses arising from the averaging appeal process are borne by the City. Since 1993, staff has been able to resolve the majority of appeals administratively; only a handful of appeals proceeded to the Court of Revision. In all cases, the Court of Revision concluded that the *Land Assessment Averaging By-law* had been correctly applied.

s. 374.4 of the *Vancouver Charter* allows Council to consider the application of land assessment averaging each year. If Council decides to proceed, it must enact the enabling by-law before March 31. Each year, Council can also specify certain eligibility requirements for properties to qualify for averaging under the by-law.

In 1993, Council implemented across-the-board 3-year land assessment averaging for the purpose of calculating property taxes for residential (Class 1) and business (Class 6) properties; and in 2007, Council extended the program to light industry (Class 5) properties.

In 2007, the Property Tax Policy Review Commission (the “Commission”) provided a thorough review of the City’s property tax policy. To address the taxation impact arising from assessment volatility, the Commission recommended that Council submit a request to the Province to amend the *Vancouver Charter* to allow 5-year land assessment averaging.

In April 2013, the Province amended sections 374.4(12) and (13) of the *Vancouver Charter* to allow Council to establish, by by-law, the number of preceding years to be applied in determining the average land value for the purpose of land assessment averaging, up to a maximum of five years. Once the choice is made, the number of years used in the averaging formula must not change for at least five years. The averaging program was first governed by this amendment in 2014.

In May 2013, Council reconvened the Commission to provide an updated assessment of the City’s property tax policy. In February 2014, the Commission recommended targeted 5-year land assessment averaging in order to further address the taxation impact arising from assessment volatility.

In March 2014, Council approved the continuation of across-the-board 3-year land assessment averaging, pending staff analysis of the Commission’s recommendations presented in February 2014. As a result, a shift in the averaging formula from 3 years to 5 years could not be considered until 2019. In June 2017, Council instructed staff to request the Province to enact the necessary legislative amendments to allow the City to transition from targeted 3-year to 5-year averaging in 2018 (one year ahead of the original target transition in 2019). The Province denied the request in January 2018.

In July 2014, Council adopted the Commission’s recommendation and instructed staff to transition from across-the-board to targeted 3-year land assessment averaging for 2015, subject to confirmation of authority from the Province. In February 2015, the Province confirmed that under s. 374.4 of the *Vancouver Charter*, the City has the authority to use a “threshold” to define eligibility for targeted averaging.

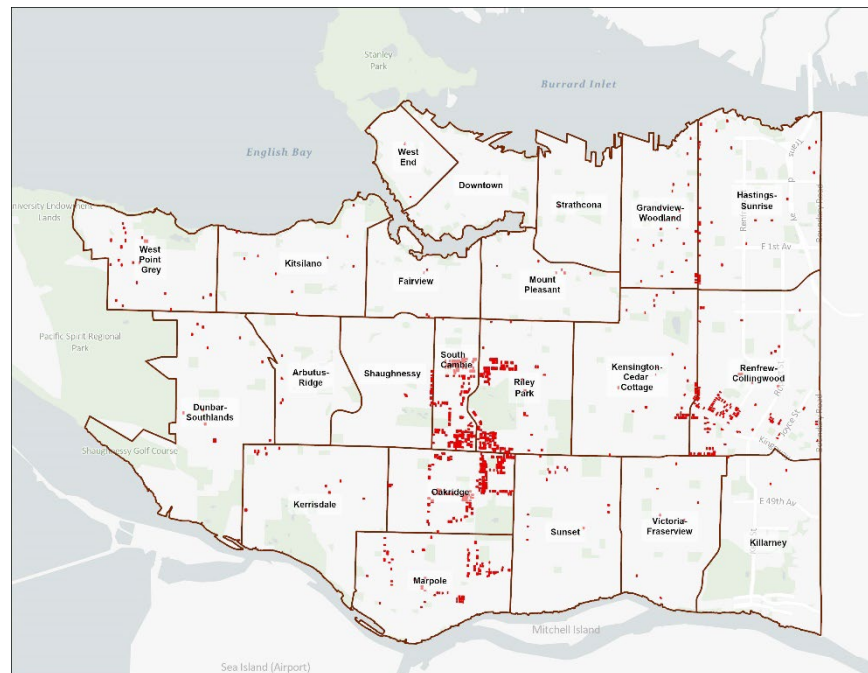
In March 2015, Council adopted the *2015 Land Assessment Averaging By-law* that authorized, for the first time, the use of targeted 3-year land assessment averaging for the purpose of calculating property taxes for residential (Class 1), light industry (Class 5), and business (Class 6) properties. Council again adopted targeted 3-year averaging for 2016, 2017 and 2018.

In April 2016, at Council’s request, staff submitted a request to the Province to seek authority to limit the effect of averaging on the target properties up to the “threshold” set by Council in order to fully align with the Commission’s recommendations presented in February 2014. In February 2019, the Province confirmed that under s. 374.4(5)(b) of the *Vancouver Charter*, the City has the authority to limit the effect of averaging where averaging would result in an increase in a property’s value falling below a “threshold” set by Council.

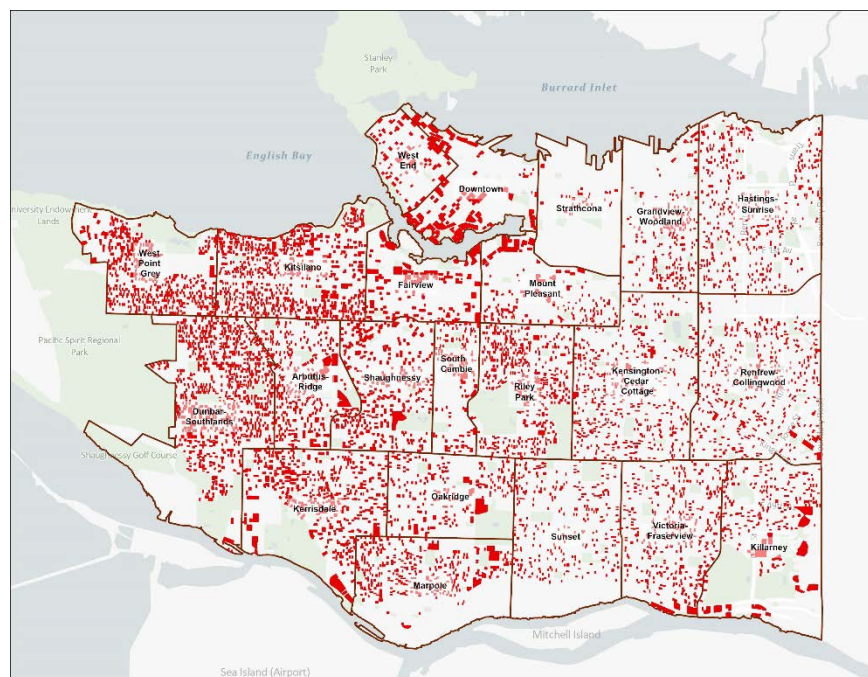
In March 2019, Council approved the transition from 3-year to 5-year targeted land assessment averaging with a threshold to limit the effect of averaging. Council adopted a similar approach for 2020, 2021 and 2022.

Apart from targeted averaging, the following Provincial tax relief measures are available for eligible residential properties.

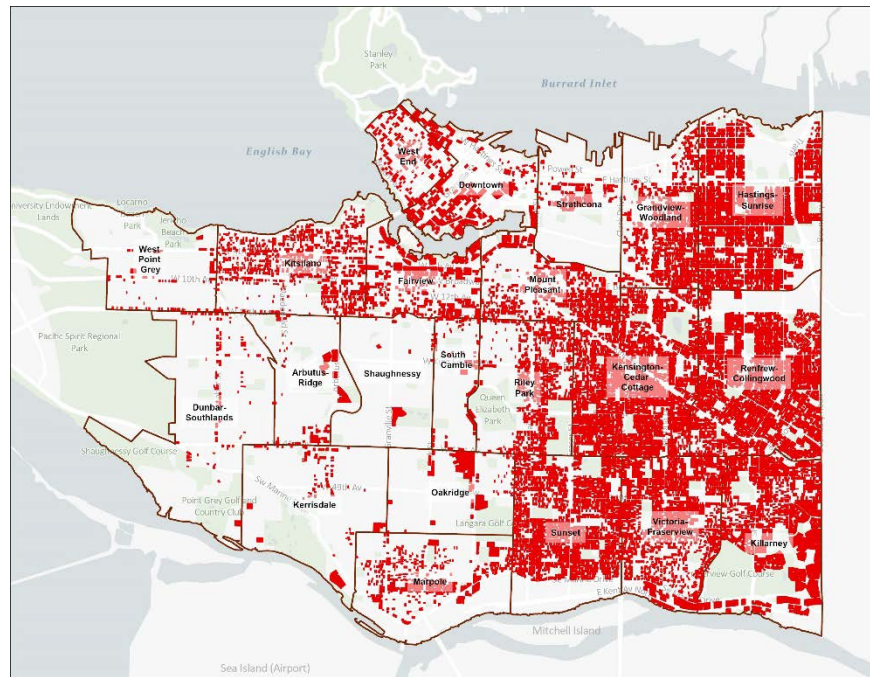
Assessment Act s. 19(8) – available to property owners who have continuously occupied their principal residence for at least 10 years; the land will be assessed based on current zoning rather than anticipated zoning and development potential. [2022: 1,219 properties; 2023: 1,183 properties]



Property Tax Deferral – available to property owners 55 years of age or older who occupy their principal residence and families with children under 18 years of age. [2022: 9,851 properties; 2023 applications in progress]



Home Owner Grant – available to property owners who occupy their principal residence of which the value falls within the qualifying range. [2022: 90,114 Home Owner Grants processed by the City of Vancouver; 2023 applications in progress]





IMPORTANT NOTICE TO PROPERTY OWNERS: Land Assessment Averaging

	Prior year		Current year without averaging		Current year with averaging	
	Taxable value (\$)	2022 taxes (\$)	Taxable value (\$)	Est. 2023 taxes (\$)	Taxable value (\$)	Est. 2023 taxes (\$)
Sample Residential Strata (Class 1) properties						
Targeted "hot" property	666,683	1,021	841,000	1,297	760,022	1,175
Other property not targeted	826,000	1,265	841,000	1,297	841,000	1,300
Sample Residential Single Family (Class 1) properties						
Targeted "hot" property	1,823,716	2,793	2,282,000	3,520	2,079,044	3,214
Other property not targeted	2,255,000	3,453	2,282,000	3,520	2,282,000	3,528

	Prior year		Current year without averaging		Current year with averaging			
	Taxable value (\$)	2022 taxes (\$)	Taxable value (\$)	Est. 2023 taxes (\$)	(Bill 28 <u>not</u> considered)		(Bill 28 <u>considered</u> *)	
	Taxable value (\$)	2022 taxes (\$)	Taxable value (\$)	Est. 2023 taxes (\$)	Taxable value (\$)	Est. 2023 taxes (\$)	Taxable value (\$)	Est. 2023 taxes (\$)
Light Industry and Business & Other (Classes 5 & 6) Properties								
Targeted "hot" property	834,000	3,944	1,261,000	5,925	1,008,200	4,815	1,008,200	4,761
Other property not targeted	1,160,000	5,485	1,261,000	5,925	1,261,000	6,023	1,261,000	5,955

*Impact is estimated only, subject to City Council decision on scope of development potential relief

Since 2015, the City of Vancouver has used targeted land assessment averaging to mitigate taxation impact arising from significant assessment volatility as recommended by the Property Tax Policy Review Commission. While averaging does not increase or reduce the City's tax revenue, it affects the amount of taxes paid by individual property owners.

Under the targeted averaging approach, only those properties facing significant year-over-year increases in property values above a certain threshold ("hot" properties) would be considered for averaging. For eligible "hot" properties, the program calculates property taxes for the City and other taxing authorities using an average of the assessed land value for the current and prior four years, plus their current assessed improvement value, provided that this averaged value does not go below the threshold value. All other properties continue to pay property taxes based on their current year BC Assessment value.

The Province introduced *Bill 28 – Municipal Affairs Statutes (Property Taxation) Amendment Act*, which came into effect in November 2022, to enable local governments to provide development potential relief to light industrial (Class 5) and business and other (Class 6) properties by reducing the municipal tax on a portion of the land value. The legislation stipulates that properties eligible for development potential relief cannot also benefit from the averaging program.

The table presented shows the estimated effect of the targeted five-year averaging program on the City's general purpose tax levy for sample properties based on the thresholds proposed for 2023 (10% above class average change), subject to City Council approval. The program requires an adjustment to the tax rates such that properties below the threshold would pay slightly higher taxes to provide tax relief for those "hot" properties

above the threshold. The estimated taxation impact from averaging is presented with and without implementation of Bill 28- Development Potential Relief Program.

Amounts levied by other taxing authorities such as provincial schools, TransLink, BC Assessment, and Metro Vancouver are not included in the analysis.

On March 8, 2023, Vancouver City Council will consider whether or not i) to use targeted five-year averaging for residential (Class 1), light industrial (Class 5) and business and other (Class 6) properties, and determine the appropriate thresholds for these property classes if targeted averaging is adopted; as well as ii) to implement Bill 28 – Development Potential Relief Program. Should Council decide to use targeted five-year averaging, a bylaw will be adopted on March 28, 2023.

The report, which details the program and how it could impact property taxes, will be posted on our website at: vancouver.ca/averaging

FOR MORE INFORMATION: 3-1-1 or vancouver.ca/averaging

COMMENTS?

Contact Council: vancouver.ca/your-government/contact-council or write to:

Mayor and Council
453 West 12th Avenue
Vancouver, BC
V5Y 1V4

SPEAK TO COUNCIL:

Prior to adoption of the bylaw, you may speak in person at the Council meeting on March 8, 2023.

EMAIL:

speaker.request@vancouver.ca or phone 604-829-4272 to register.

Neighborhoods / Zoning Districts	# of Properties	Assessed Land Value Subject to DPRP Rate	
		%	\$M
Arbutus Ridge - Mackenzie Heights	2	5%	0.4
Cambie	29	35%	60.5
Cedar Cottage	100	25%	89.6
Collingwood	98	35%	113.3
Downtown (HA-1, HA-1A, HA-2 zones)	26	20%	18.2
Downtown (Other)	43	35%	98.7
Downtown South	30	30%	48.7
Dunbar	27	30%	28.8
Fairview	118	30%	260.7
Fraserview	5	35%	2.7
Grandview	98	25%	98.8
Hastings East	39	25%	31.5
Kerrisdale	33	30%	43.8
Killarney	31	35%	40.8
Kitsilano	167	25%	243.0
Knight	50	25%	46.3
Main & Fraser	118	25%	90.8
Marine Drive	3	20%	4.5
Marpole	27	45%	82.5
Mount Pleasant (C zones)	135	35%	221.0
Mount Pleasant (I1, I-1A, I2, I-4 zones)	10	30%	17.1
Mount Pleasant (IC-2, IC-3 zones)	4	55%	17.8
Mount Pleasant (Other)	34	25%	16.9
Point Grey	37	25%	39.8
Renfrew	21	15%	12.5
Renfrew Heights	14	25%	5.6
Shaughnessy	2	15%	0.9
South Granville	2	10%	2.8
South Vancouver	34	25%	29.6
West End	24	30%	60.0
Total	1,361		1,827.7
<i>% of Total Class 5/6 Folios</i>	<i>9.2%</i>		<i>2.0%</i>

Category	# of Properties	Assessed Value (\$B)
Non-Exempt Senior Government/Agency Sites	37	0.7
Redevelopment sites	48	1.6
Storage & warehousing	503	6.3
Office primary	198	2.6
Auto - Parking	329	1.8
Auto - Dealerships & service	149	1.8
Chains - Miscellaneous	67	1.8
Chains - Service stations	67	0.8
Chains - Banks	41	0.3
Chains - Big box	9	0.5
Industrial properties	90	1.3
Strata properties	170	0.3
Miscellaneous uses (e.g. hotels, development presentation centres, billboards)	57	0.6
< 5% "imputed" development potential	296	1.2
Total	2,061	21.5

<u>BC Assessment Roll #</u>	<u>Address</u>	<u>Land %</u>	<u>BC Assessment Roll #</u>	<u>Address</u>	<u>Land %</u>
Arbutus Ridge - Mackenzie Heights			015-190-698-92-0000	3772 MAIN ST	25%
004-708-068-97-0000	4051 MACDONALD ST	5%	015-190-698-99-0000	3793 MAIN ST	25%
004-730-060-07-0000	4850 MACKENZIE ST	5%	015-190-703-09-0000	3809 MAIN ST	25%
Cambie			015-190-703-35-0000	3825 MAIN ST	25%
009-150-703-04-0000	3820 OAK ST	35%	015-190-703-55-0000	3851 MAIN ST	25%
009-150-703-44-0000	3838 OAK ST	35%	015-190-706-04-0000	3900 MAIN ST	25%
009-163-690-92-0000	695 17TH AVE W	35%	015-190-706-09-0000	3917 MAIN ST	25%
009-170-690-50-0000	3246 CAMBIE ST	35%	015-190-706-20-0000	3916 MAIN ST	25%
009-170-690-92-0000	3280 CAMBIE ST	35%	015-190-706-69-0000	3957 MAIN ST	25%
009-170-691-05-0000	3305 CAMBIE ST	35%	015-190-708-05-0000	4045 MAIN ST	25%
009-170-691-08-0000	3304 CAMBIE ST	35%	015-210-689-50-0000	3278 FRASER ST	25%
009-170-691-14-0000	3316 CAMBIE ST	35%	015-210-689-97-0000	3245 FRASER ST	25%
009-170-691-38-0000	3344 CAMBIE ST	35%	015-210-691-36-0000	3310 FRASER ST	25%
009-170-691-50-0000	3348 CAMBIE ST	35%	015-210-691-70-0000	3370 FRASER ST	25%
009-170-691-62-0000	3364 CAMBIE ST	35%	015-210-691-97-0000	3369 FRASER ST	25%
009-170-691-98-0000	3396 CAMBIE ST	35%	015-210-706-04-0000	3906 FRASER ST	25%
009-170-693-02-0000	3404 CAMBIE ST	35%	015-210-706-12-0000	3916 FRASER ST	25%
009-170-693-54-0000	3456 CAMBIE ST	35%	015-210-706-15-0000	3911 FRASER ST	25%
009-170-693-57-0000	3450 TUPPER ST	35%	015-210-706-18-0000	3942 FRASER ST	25%
009-170-693-68-0000	3466 CAMBIE ST	35%	015-210-706-24-0000	3958 FRASER ST	25%
009-170-693-80-0000	3484 CAMBIE ST	35%	015-210-706-80-0000	3980 FRASER ST	25%
009-170-693-92-0000	3492 CAMBIE ST	35%	015-210-706-92-0000	3990 FRASER ST	25%
009-170-693-97-0000	3493 CAMBIE ST	35%	015-210-706-95-0000	3995 FRASER ST	25%
009-170-707-03-0000	4005 CAMBIE ST	35%	015-230-706-07-0000	3903 KNIGHT ST	25%
009-170-707-08-0000	4008 CAMBIE ST	35%	015-230-706-27-0000	3925 KNIGHT ST	25%
009-170-707-37-0000	4033 CAMBIE ST	35%	015-230-706-97-0000	3947 KNIGHT ST	25%
009-170-743-04-0000	497 40TH AVE W	35%	015-243-692-04-0000	3424 COMMERCIAL ST	25%
009-690-150-04-0000	3208 OAK ST	35%	015-243-692-05-0000	3411 COMMERCIAL ST	25%
009-690-159-56-0000	750 16TH AVE W	35%	015-243-692-50-0000	3528 COMMERCIAL ST	25%
009-693-179-04-0000	196 18TH AVE W	35%	015-243-692-57-0000	3531 COMMERCIAL ST	25%
009-706-150-03-0000	3880 OAK ST	35%	015-243-692-67-0000	3559 COMMERCIAL ST	25%
009-706-150-23-0000	989 23RD AVE W	35%	015-244-701-86-0000	4290 COMMERCIAL ST	25%
009-710-150-92-0000	900 KING EDWARD AVE W	35%	015-689-191-04-0000	210 16TH AVE E	25%
Cedar Cottage			015-691-191-06-0000	212 17TH AVE E	25%
015-190-689-07-0000	3207 MAIN ST	25%	015-708-228-96-0000	4001 KNIGHT ST	25%
015-190-689-27-0000	3217 MAIN ST	25%	015-770-211-05-0000	715 KINGSWAY	25%
015-190-689-40-0000	3238 MAIN ST	25%	015-770-211-24-0000	726 KINGSWAY	25%
015-190-689-47-0000	3243 MAIN ST	25%	015-770-211-79-0000	773 KINGSWAY	25%
015-190-689-71-0000	3255 MAIN ST	25%	015-770-214-50-0000	944 KINGSWAY	25%
015-190-692-05-0000	3425 MAIN ST	25%	015-770-217-45-0000	1041 KINGSWAY	25%
015-190-692-93-0000	3481 MAIN ST	25%	015-770-217-50-0000	1050 KINGSWAY	25%
015-190-694-61-0000	3561 MAIN ST	25%	015-770-217-94-0000	1066 KINGSWAY	25%
015-190-694-73-0000	3573 MAIN ST	25%	015-770-222-35-0000	1133 KINGSWAY	25%
015-190-696-04-0000	3604 MAIN ST	25%	015-770-222-45-0000	1143 KINGSWAY	25%
015-190-696-75-0000	3669 MAIN ST	25%	015-770-222-52-0000	1146 KINGSWAY	25%
015-190-696-83-0000	3683 MAIN ST	25%	015-770-222-55-0000	1151 KINGSWAY	25%
015-190-698-04-0000	208 21ST AVE E	25%	015-770-222-56-0000	1156 KINGSWAY	25%
015-190-698-32-0000	3726 MAIN ST	25%	015-770-222-72-0000	1170 KINGSWAY	25%
015-190-698-40-0000	3740 MAIN ST	25%	015-770-222-75-0000	1175 KINGSWAY	25%
015-190-698-46-0000	3742 MAIN ST	25%	015-770-222-98-0000	1188 KINGSWAY	25%
015-190-698-71-0000	3771 MAIN ST	25%	015-770-225-02-0000	1202 KINGSWAY	25%

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015-770-225-40-0000	1234 KINGSWAY	25%	023-250-741-46-0000	5448 VICTORIA DR	35%
015-770-225-82-0000	1282 KINGSWAY	25%	023-250-741-58-0000	5460 VICTORIA DR	35%
015-770-225-85-0000	1285 KINGSWAY	25%	023-250-741-82-0000	5480 VICTORIA DR	35%
015-770-225-96-0000	1296 KINGSWAY	25%	023-250-741-92-0000	5486 VICTORIA DR	35%
015-770-228-08-0000	1308 KINGSWAY	25%	023-250-745-14-0000	5550 VICTORIA DR	35%
015-770-228-24-0000	1320 KINGSWAY	25%	023-250-747-06-0000	5606 VICTORIA DR	35%
015-770-228-27-0000	1325 KINGSWAY	25%	023-250-747-18-0000	5616 VICTORIA DR	35%
015-770-228-31-0000	1333 KINGSWAY	25%	023-250-747-28-0000	5626 VICTORIA DR	35%
015-770-228-32-0000	1328 KINGSWAY	25%	023-250-747-36-0000	5632 VICTORIA DR	35%
015-770-228-36-0000	1334 KINGSWAY	25%	023-250-747-92-0000	2015 41ST AVE E	35%
015-770-228-39-0000	1339 KINGSWAY	25%	023-250-770-96-0000	4510 VICTORIA DR	35%
015-770-228-46-0000	1346 KINGSWAY	25%	023-273-725-94-0000	4892 CLARENDON ST	35%
015-770-228-63-0000	1345 KINGSWAY	25%	023-300-710-01-0000	4507 RUPERT ST	35%
015-770-228-68-0000	1364 KINGSWAY	25%	023-306-715-04-0000	4902 JOYCE ST	35%
015-770-228-81-0000	1377 KINGSWAY	25%	023-306-715-20-0000	4946 JOYCE ST	35%
015-770-228-82-0000	1382 KINGSWAY	25%	023-306-715-29-0000	4949 JOYCE ST	35%
015-770-228-99-0000	3803 KNIGHT ST	25%	023-306-718-01-0000	5103 JOYCE ST	35%
015-770-230-35-0000	1435 KINGSWAY	25%	023-306-718-25-0000	5115 JOYCE ST	35%
015-770-230-39-0000	1439 KINGSWAY	25%	023-306-718-35-0000	5123 JOYCE ST	35%
015-770-230-41-0000	1441 KINGSWAY	25%	023-306-718-41-0000	5163 JOYCE ST	35%
015-770-235-41-0000	1541 KINGSWAY	25%	023-306-718-49-0000	5171 JOYCE ST	35%
015-770-237-93-0000	1625 KINGSWAY	25%	023-306-722-05-0000	5301 JOYCE ST	35%
015-770-239-03-0000	1703 KINGSWAY	25%	023-730-250-06-0000	4902 VICTORIA DR	35%
015-770-239-15-0000	1713 KINGSWAY	25%	023-770-250-20-0000	2030 KINGSWAY	35%
015-770-239-21-0000	1719 KINGSWAY	25%	023-770-250-40-0000	2036 KINGSWAY	35%
015-770-239-51-0000	1749 KINGSWAY	25%	023-770-250-68-0000	2064 KINGSWAY	35%
015-770-239-91-0000	4203 MILLER ST	25%	023-770-250-76-0000	2070 KINGSWAY	35%
015-770-242-07-0000	1773 KINGSWAY	25%	023-770-250-96-0000	2088 KINGSWAY	35%
015-770-244-07-0000	1843 KINGSWAY	25%	023-770-252-19-0000	2117 KINGSWAY	35%
015-770-246-07-0000	1921 KINGSWAY	25%	023-770-252-27-0000	2121 KINGSWAY	35%
015-770-246-29-0000	1927 KINGSWAY	25%	023-770-252-60-0000	2158 KINGSWAY	35%
015-770-246-49-0000	1947 KINGSWAY	25%	023-770-252-68-0000	2166 KINGSWAY	35%
Collingwood			023-770-266-19-0000	2211 KINGSWAY	35%
023-250-729-94-0000	4866 VICTORIA DR	35%	023-770-266-57-0000	2257 KINGSWAY	35%
023-250-730-54-0000	4950 VICTORIA DR	35%	023-770-275-07-0000	2519 KINGSWAY	35%
023-250-730-68-0000	4962 VICTORIA DR	35%	023-770-275-08-0000	2516 KINGSWAY	35%
023-250-730-92-0000	4990 VICTORIA DR	35%	023-770-275-18-0000	2520 KINGSWAY	35%
023-250-733-06-0000	5000 VICTORIA DR	35%	023-770-275-28-0000	2532 KINGSWAY	35%
023-250-733-26-0000	5022 VICTORIA DR	35%	023-770-275-34-0000	2536 KINGSWAY	35%
023-250-733-40-0000	5036 VICTORIA DR	35%	023-770-275-42-0000	2540 KINGSWAY	35%
023-250-733-52-0000	5050 VICTORIA DR	35%	023-770-275-43-0000	2529 KINGSWAY	35%
023-250-733-64-0000	5062 VICTORIA DR	35%	023-770-276-01-0000	4956 DUCHESS ST	35%
023-250-733-78-0000	5074 VICTORIA DR	35%	023-770-278-39-0000	2643 KINGSWAY	35%
023-250-733-92-0000	5088 VICTORIA DR	35%	023-770-278-43-0000	2651 KINGSWAY	35%
023-250-735-08-0000	5108 VICTORIA DR	35%	023-770-278-47-0000	2665 KINGSWAY	35%
023-250-735-28-0000	5128 VICTORIA DR	35%	023-770-279-06-0000	2700 KINGSWAY	35%
023-250-735-44-0000	5142 VICTORIA DR	35%	023-770-279-44-0000	2710 KINGSWAY	35%
023-250-735-96-0000	5170 VICTORIA DR	35%	023-770-279-94-0000	2740 KINGSWAY	35%
023-250-738-38-0000	5330 VICTORIA DR	35%	023-770-281-50-0000	2780 KINGSWAY	35%
023-250-738-94-0000	5380 VICTORIA DR	35%	023-770-281-94-0000	2790 KINGSWAY	35%
023-250-741-38-0000	5436 VICTORIA DR	35%	023-770-282-59-0000	2831 KINGSWAY	35%

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023-770-282-95-0000	2839 KINGSWAY	35%	026-190-592-28-0000	530 MAIN ST	20%
023-770-284-32-0000	2930 KINGSWAY	35%	026-190-592-34-0000	532 MAIN ST	20%
023-770-284-93-0000	2937 KINGSWAY	35%	026-190-592-94-0000	536 MAIN ST	20%
023-770-286-05-0000	2943 KINGSWAY	35%	026-589-157-14-0000	160 CORDOVA ST W	20%
023-770-300-07-0000	3003 KINGSWAY	35%	026-589-172-85-0000	15 CORDOVA ST W	20%
023-770-300-22-0000	3030 KINGSWAY	35%	026-589-178-74-0000	62 CORDOVA ST E	20%
023-770-303-05-0000	3147 KINGSWAY	35%	026-589-178-80-0000	88 CORDOVA ST E	20%
023-770-303-33-0000	3163 KINGSWAY	35%	026-590-138-05-0000	473 HASTINGS ST W	35%
023-770-303-45-0000	3173 KINGSWAY	35%	026-590-138-35-0000	435 HASTINGS ST W	35%
023-770-303-69-0000	3185 KINGSWAY	35%	026-590-148-35-0000	327 HASTINGS ST W	35%
023-770-303-95-0000	3195 KINGSWAY	35%	026-590-148-44-0000	328 HASTINGS ST W	35%
023-770-304-05-0000	3201 KINGSWAY	35%	026-590-148-54-0000	322 HASTINGS ST W	35%
023-770-305-75-0000	3281 KINGSWAY	35%	026-590-148-69-0000	303 HASTINGS ST W	35%
023-770-306-19-0000	3309 KINGSWAY	35%	026-590-157-22-0000	160 HASTINGS ST W	35%
023-770-306-23-0000	3313 KINGSWAY	35%	026-590-172-21-0000	55 HASTINGS ST W	35%
023-770-307-45-0000	3343 KINGSWAY	35%	026-590-172-39-0000	45 HASTINGS ST W	35%
023-770-307-51-0000	3355 KINGSWAY	35%	026-590-186-21-0000	109 HASTINGS ST E	35%
023-770-308-15-0000	3367 KINGSWAY	35%	026-590-186-35-0000	123 HASTINGS ST E	35%
023-770-308-67-0000	201 3375 KINGSWAY	35%	026-590-186-51-0000	141 HASTINGS ST E	35%
023-770-308-71-0000	3377 KINGSWAY	35%	026-590-186-55-0000	151 HASTINGS ST E	35%
023-770-309-13-0000	3381 KINGSWAY	35%	026-590-190-38-0000	232 HASTINGS ST E	35%
023-770-309-81-0000	3387 KINGSWAY	35%	026-590-190-47-0000	245 HASTINGS ST E	35%
023-770-309-87-0000	3391 KINGSWAY	35%	026-590-190-55-0000	253 HASTINGS ST E	35%
023-770-311-07-0000	5670 STAMFORD ST	35%	026-590-190-56-0000	254 HASTINGS ST E	35%
023-770-311-55-0000	3427 KINGSWAY	35%	026-590-190-59-0000	257 HASTINGS ST E	35%
023-770-311-75-0000	3439 KINGSWAY	35%	026-590-190-64-0000	264 HASTINGS ST E	35%
023-770-313-11-0000	3469 KINGSWAY	35%	026-592-124-40-0000	830 PENDER ST W	35%
023-770-314-95-0000	3523 KINGSWAY	35%	026-592-130-74-0000	614 PENDER ST W	35%
023-770-318-95-0000	3639 KINGSWAY	35%	026-592-134-36-0000	534 PENDER ST W	35%
Downtown			026-592-138-24-0000	436 PENDER ST W	35%
026-126-592-35-0000	541 HOWE ST	35%	026-592-138-34-0000	430 PENDER ST W	35%
026-126-592-57-0000	551 HOWE ST	35%	026-592-178-54-0000	72 PENDER ST E	20%
026-126-592-63-0000	555 HOWE ST	35%	026-592-186-34-0000	128 PENDER ST E	20%
026-126-592-69-0000	565 HOWE ST	35%	026-592-186-38-0000	138 PENDER ST E	20%
026-126-592-75-0000	569 HOWE ST	35%	026-592-190-66-0000	266 PENDER ST E	20%
026-130-592-34-0000	540 GRANVILLE ST	35%	026-594-186-67-0000	139 KEEFER ST	20%
026-130-592-46-0000	550 GRANVILLE ST	35%	026-594-190-33-0000	229 KEEFER ST	20%
026-134-592-28-0000	540 SEYMOUR ST	35%	026-594-190-45-0000	245 KEEFER ST	20%
026-134-592-37-0000	535 SEYMOUR ST	35%	026-594-190-49-0000	247 KEEFER ST	20%
026-134-595-24-0000	620 SEYMOUR ST	35%	026-594-190-53-0000	253 KEEFER ST	20%
026-134-595-32-0000	626 SEYMOUR ST	35%	026-594-190-95-0000	555 GORE AVE	20%
026-134-595-42-0000	644 SEYMOUR ST	35%	026-596-190-20-0000	218 GEORGIA ST E	20%
026-138-592-95-0000	501 DUNSMUIR ST	35%	026-596-190-40-0000	238 GEORGIA ST E	20%
026-138-600-40-0000	724 RICHARDS ST	35%	026-596-190-44-0000	244 GEORGIA ST E	20%
026-157-592-26-0000	536 CAMBIE ST	35%	026-596-190-54-0000	252 GEORGIA ST E	20%
026-190-580-97-0000	243 MAIN ST	35%	026-596-190-65-0000	263 GEORGIA ST E	20%
026-190-589-31-0000	319 MAIN ST	35%	026-596-190-75-0000	271 GEORGIA ST E	20%
026-190-589-65-0000	327 MAIN ST	35%	026-600-134-95-0000	501 GEORGIA ST W	35%
026-190-590-16-0000	416 MAIN ST	20%	Downtown South		
026-190-590-26-0000	426 MAIN ST	20%	029-130-604-17-0000	911 GRANVILLE ST	30%
026-190-592-18-0000	512 MAIN ST	20%	029-130-604-22-0000	910 GRANVILLE ST	30%

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029-130-604-59-0000	957 GRANVILLE ST	30%	003-690-038-60-0000	3626 16TH AVE W	30%
029-130-604-93-0000	987 GRANVILLE ST	30%	003-747-040-08-0000	3594 40TH AVE W	30%
029-130-606-28-0000	1020 GRANVILLE ST	30%	003-750-040-07-0000	3587 41ST AVE W	30%
029-130-606-67-0000	1047 GRANVILLE ST	30%	003-750-040-12-0000	3590 41ST AVE W	30%
029-130-606-68-0000	1068 GRANVILLE ST	30%	003-750-040-18-0000	3584 41ST AVE W	30%
029-130-606-74-0000	1076 GRANVILLE ST	30%	Fairview		
029-130-606-97-0000	1081 GRANVILLE ST	30%	007-127-636-01-0000	1500 2ND AVE W	30%
029-130-608-03-0000	1105 GRANVILLE ST	30%	007-127-636-47-0000	1833 ANDERSON ST	30%
029-130-608-43-0000	1143 GRANVILLE ST	30%	007-130-642-61-0000	2121 GRANVILLE ST	30%
029-130-608-49-0000	1149 GRANVILLE ST	30%	007-130-642-79-0000	2133 GRANVILLE ST	30%
029-130-608-71-0000	1167 GRANVILLE ST	30%	007-130-642-95-0000	1501 6TH AVE W	30%
029-130-608-75-0000	1171 GRANVILLE ST	30%	007-130-643-17-0000	2211 GRANVILLE ST	30%
029-130-608-79-0000	1175 GRANVILLE ST	30%	007-130-643-31-0000	2213 GRANVILLE ST	30%
029-130-608-85-0000	1181 GRANVILLE ST	30%	007-130-643-45-0000	2221 GRANVILLE ST	30%
029-130-608-95-0000	1193 GRANVILLE ST	30%	007-130-643-59-0000	2227 GRANVILLE ST	30%
029-130-612-30-0000	1224 GRANVILLE ST	30%	007-130-643-75-0000	2239A GRANVILLE ST	30%
029-130-612-36-0000	1236 GRANVILLE ST	30%	007-130-643-95-0000	2247 GRANVILLE ST	30%
029-130-612-50-0000	1 1250 GRANVILLE ST	30%	007-130-646-06-0000	1498 7TH AVE W	30%
029-130-612-83-0000	1275 GRANVILLE ST	30%	007-130-646-16-0000	2306 GRANVILLE ST	30%
029-130-612-94-0000	1294 GRANVILLE ST	30%	007-130-646-30-0000	2310 GRANVILLE ST	30%
029-130-612-97-0000	1295 GRANVILLE ST	30%	007-130-646-46-0000	2342 GRANVILLE ST	30%
029-134-602-64-0000	872 SEYMOUR ST	30%	007-130-646-95-0000	2331 GRANVILLE ST	30%
029-134-606-43-0000	1035 SEYMOUR ST	30%	007-130-648-01-0000	2405 GRANVILLE ST	30%
029-134-606-59-0000	1055 SEYMOUR ST	30%	007-130-648-04-0000	2404 GRANVILLE ST	30%
029-134-612-78-0000	1248 SEYMOUR ST	30%	007-130-648-14-0000	2408 GRANVILLE ST	30%
029-138-602-07-0000	500 ROBSON ST	30%	007-130-648-57-0000	2427 GRANVILLE ST	30%
029-148-612-67-0000	1271 HOMER ST	30%	007-130-648-67-0000	2435 GRANVILLE ST	30%
029-612-120-76-0000	910 DAVIE ST	30%	007-130-664-54-0000	2756 GRANVILLE ST	30%
Dunbar			007-130-670-26-0000	2812 GRANVILLE ST	30%
003-040-691-08-0000	3308 DUNBAR ST	30%	007-130-670-36-0000	2818 GRANVILLE ST	30%
003-040-691-22-0000	3322 DUNBAR ST	30%	007-130-670-46-0000	2822 GRANVILLE ST	30%
003-040-691-23-0000	3321 DUNBAR ST	30%	007-130-670-66-0000	2832 GRANVILLE ST	30%
003-040-691-44-0000	3336 DUNBAR ST	30%	007-130-683-94-0000	2996 GRANVILLE ST	30%
003-040-692-22-0000	3420 DUNBAR ST	30%	007-130-686-30-0000	3010 GRANVILLE ST	30%
003-040-692-34-0000	3432 DUNBAR ST	30%	007-130-686-35-0000	3039 GRANVILLE ST	30%
003-040-692-46-0000	3444 DUNBAR ST	30%	007-130-686-65-0000	3077 GRANVILLE ST	30%
003-040-692-62-0000	3456 DUNBAR ST	30%	007-130-688-07-0000	3101 GRANVILLE ST	30%
003-040-692-82-0000	3480 DUNBAR ST	30%	007-130-688-17-0000	3109 GRANVILLE ST	30%
003-040-692-96-0000	3591 19TH AVE W	30%	007-130-688-27-0000	3121 GRANVILLE ST	30%
003-040-712-56-0000	4256 DUNBAR ST	30%	007-130-688-37-0000	3135 GRANVILLE ST	30%
003-040-712-96-0000	4288 DUNBAR ST	30%	007-130-688-47-0000	3149 GRANVILLE ST	30%
003-040-714-31-0000	4331 DUNBAR ST	30%	007-165-646-46-0000	2320 ASH ST	30%
003-040-714-41-0000	4341 DUNBAR ST	30%	007-170-645-35-0000	2219 CAMBIE ST	30%
003-040-714-55-0000	4355 DUNBAR ST	30%	007-170-645-95-0000	2285 CAMBIE ST	30%
003-040-714-95-0000	4385 DUNBAR ST	30%	007-170-646-35-0000	2315 CAMBIE ST	30%
003-040-721-31-0000	4531 DUNBAR ST	30%	007-170-683-07-0000	2921 CAMBIE ST	30%
003-040-721-43-0000	4543 DUNBAR ST	30%	007-170-683-67-0000	2961 CAMBIE ST	30%
003-040-721-67-0000	4555 DUNBAR ST	30%	007-170-683-97-0000	2975 CAMBIE ST	30%
003-040-721-95-0000	4585 DUNBAR ST	30%	007-636-122-73-0000	1623 2ND AVE W	30%
003-040-747-48-0000	5650 DUNBAR ST	30%	007-636-122-80-0000	1616 2ND AVE W	30%
003-690-034-32-0000	3870 16TH AVE W	30%	007-636-122-96-0000	1606 2ND AVE W	30%

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007-638-120-18-0000	1768 3RD AVE W	30%	007-650-150-45-0000	955 BROADWAY W	30%
007-638-120-33-0000	1767 3RD AVE W	30%	007-650-150-54-0000	950 BROADWAY W	30%
007-638-120-45-0000	1751 3RD AVE W	30%	007-650-153-07-0000	2480 LAUREL ST	30%
007-638-120-97-0000	1701 3RD AVE W	30%	007-650-153-47-0000	855 BROADWAY W	30%
007-638-122-71-0000	1625 3RD AVE W	30%	007-650-153-57-0000	839 BROADWAY W	30%
007-638-122-97-0000	1855 FIR ST	30%	007-650-153-67-0000	833 BROADWAY W	30%
007-638-124-06-0000	1918 FIR ST	30%	007-650-153-76-0000	820 BROADWAY W	30%
007-640-120-37-0000	1765 4TH AVE W	30%	007-650-159-45-0000	745 BROADWAY W	30%
007-640-120-44-0000	1766 4TH AVE W	30%	007-650-163-07-0000	2480 HEATHER ST	30%
007-640-120-50-0000	1758 4TH AVE W	30%	007-650-163-26-0000	678 BROADWAY W	30%
007-640-120-55-0000	1749 4TH AVE W	30%	007-650-163-36-0000	666 BROADWAY W	30%
007-640-120-59-0000	1745 4TH AVE W	30%	007-650-163-46-0000	656 BROADWAY W	30%
007-640-120-70-0000	1744 4TH AVE W	30%	007-650-163-56-0000	638 BROADWAY W	30%
007-640-120-79-0000	1717 4TH AVE W	30%	007-650-163-66-0000	632 BROADWAY W	30%
007-640-120-82-0000	1722 4TH AVE W	30%	007-650-163-96-0000	604 BROADWAY W	30%
007-640-120-87-0000	1707 4TH AVE W	30%	007-650-165-04-0000	2508 ASH ST	30%
007-640-120-88-0000	1710 4TH AVE W	30%	007-650-165-14-0000	564 BROADWAY W	30%
007-640-122-37-0000	1635 4TH AVE W	30%	007-650-165-31-0000	555 BROADWAY W	30%
007-640-124-08-0000	1590 4TH AVE W	30%	007-650-165-58-0000	532 BROADWAY W	30%
007-640-153-92-0000	804 6TH AVE W	30%	007-654-120-05-0000	2578 BURRARD ST	30%
007-640-162-96-0000	700 6TH AVE W	30%	007-688-149-92-0000	3105 OAK ST	30%
007-642-122-95-0000	1605 5TH AVE W	30%	007-690-159-75-0000	715 16TH AVE W	30%
007-643-124-07-0000	2150 FIR ST	30%	Fraserview		
007-646-122-31-0000	1665 7TH AVE W	30%	025-250-810-15-0000	7001 VICTORIA DR	35%
007-646-149-63-0000	1039 7TH AVE W	30%	025-250-810-35-0000	7053 VICTORIA DR	35%
007-646-165-07-0000	595 7TH AVE W	30%	025-250-810-55-0000	7101 VICTORIA DR	35%
007-648-130-56-0000	1456 8TH AVE W	30%	025-250-815-33-0000	7505 VICTORIA DR	35%
007-650-122-48-0000	1668 BROADWAY W	30%	025-250-815-63-0000	7523 VICTORIA DR	35%
007-650-122-59-0000	1643 BROADWAY W	30%	Grandview		
007-650-122-65-0000	1635 BROADWAY W	30%	014-230-601-94-0000	1042 CLARK DR	25%
007-650-122-66-0000	1636 BROADWAY W	30%	014-230-607-36-0000	1336 CLARK DR	25%
007-650-122-73-0000	1627 BROADWAY W	30%	014-250-600-53-0000	931 COMMERCIAL DR	25%
007-650-122-76-0000	1626 BROADWAY W	30%	014-250-600-72-0000	940 COMMERCIAL DR	25%
007-650-122-96-0000	1606 BROADWAY W	30%	014-250-601-15-0000	1009 COMMERCIAL DR	25%
007-650-124-35-0000	1557 BROADWAY W	30%	014-250-601-36-0000	1034 COMMERCIAL DR	25%
007-650-124-65-0000	1529 BROADWAY W	30%	014-250-604-44-0000	1144 COMMERCIAL DR	25%
007-650-124-75-0000	1521 BROADWAY W	30%	014-250-604-81-0000	1179 COMMERCIAL DR	25%
007-650-130-36-0000	1470 BROADWAY W	30%	014-250-604-91-0000	1185 COMMERCIAL DR	25%
007-650-130-50-0000	1448 BROADWAY W	30%	014-250-604-92-0000	1146 COMMERCIAL DR	25%
007-650-130-92-0000	2515 HEMLOCK ST	30%	014-250-607-03-0000	1676 CHARLES ST	25%
007-650-134-36-0000	1368 BROADWAY W	30%	014-250-607-11-0000	1305 COMMERCIAL DR	25%
007-650-134-96-0000	1316 BROADWAY W	30%	014-250-607-14-0000	1314 COMMERCIAL DR	25%
007-650-138-37-0000	1245 BROADWAY W	30%	014-250-607-21-0000	1311 COMMERCIAL DR	25%
007-650-138-97-0000	1201 BROADWAY W	30%	014-250-607-96-0000	1350 COMMERCIAL DR	25%
007-650-146-65-0000	1133 BROADWAY W	30%	014-250-611-14-0000	1408 COMMERCIAL DR	25%
007-650-146-66-0000	1128 BROADWAY W	30%	014-250-611-20-0000	1416 COMMERCIAL DR	25%
007-650-149-07-0000	1093 BROADWAY W	30%	014-250-611-24-0000	1422 COMMERCIAL DR	25%
007-650-149-27-0000	1073 BROADWAY W	30%	014-250-611-31-0000	1415 COMMERCIAL DR	25%
007-650-149-37-0000	1063 BROADWAY W	30%	014-250-611-41-0000	1439 COMMERCIAL DR	25%
007-650-149-84-0000	1010 BROADWAY W	30%	014-250-611-44-0000	1428 COMMERCIAL DR	25%
007-650-150-35-0000	967 BROADWAY W	30%	014-250-612-91-0000	1575 COMMERCIAL DR	25%

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014-250-616-93-0000	1641 COMMERCIAL DR	25%	014-590-265-52-0000	2246 HASTINGS ST E	25%
014-250-630-25-0000	1721 COMMERCIAL DR	25%	014-590-265-70-0000	2270 HASTINGS ST E	25%
014-250-631-12-0000	1812 COMMERCIAL DR	25%	014-590-265-85-0000	2285 HASTINGS ST E	25%
014-250-631-36-0000	1836 COMMERCIAL DR	25%	014-590-265-95-0000	2295 HASTINGS ST E	25%
014-250-631-95-0000	1885 COMMERCIAL DR	25%	014-590-265-96-0000	411 GARDEN DR	25%
014-250-633-06-0000	1900 COMMERCIAL DR	25%	014-590-267-05-0000	2303 HASTINGS ST E	25%
014-250-633-12-0000	1908 COMMERCIAL DR	25%	014-590-267-26-0000	2330 HASTINGS ST E	25%
014-250-633-18-0000	1912 COMMERCIAL DR	25%	014-590-267-35-0000	2327 HASTINGS ST E	25%
014-250-634-96-0000	2054 COMMERCIAL DR	25%	014-590-267-36-0000	2342 HASTINGS ST E	25%
014-250-637-96-0000	2096 COMMERCIAL DR	25%	014-590-267-46-0000	2350 HASTINGS ST E	25%
014-250-637-97-0000	2085 COMMERCIAL DR	25%	014-590-267-55-0000	2341 HASTINGS ST E	25%
014-250-638-03-0000	2105 COMMERCIAL DR	25%	014-590-267-75-0000	2355 HASTINGS ST E	25%
014-250-638-25-0000	2115 COMMERCIAL DR	25%	014-592-233-35-0000	1523 PENDER ST E	25%
014-250-638-37-0000	2137 COMMERCIAL DR	25%	014-592-233-95-0000	1595 PENDER ST E	25%
014-250-638-49-0000	2149 COMMERCIAL DR	25%	014-596-230-44-0000	1348 GEORGIA ST E	25%
014-250-638-95-0000	2195 COMMERCIAL DR	25%	014-600-234-70-0000	1528 VENABLES ST	25%
014-250-641-06-0000	2206 COMMERCIAL DR	25%	014-600-236-34-0000	1634 VENABLES ST	25%
014-250-641-19-0000	2211 COMMERCIAL DR	25%	014-600-237-55-0000	1725 VENABLES ST	25%
014-250-641-27-0000	2223 COMMERCIAL DR	25%	014-600-237-94-0000	1692 VENABLES ST	25%
014-250-641-95-0000	2277 COMMERCIAL DR	25%	014-600-237-95-0000	1739 VENABLES ST	25%
014-250-650-06-0000	1704 BROADWAY E	25%	014-612-230-16-0000	1316 GRANT ST	25%
014-250-650-98-0000	2570 COMMERCIAL DR	25%	014-650-232-58-0000	1456 BROADWAY E	25%
014-250-665-03-0000	2703 COMMERCIAL DR	25%	014-650-234-86-0000	1660 BROADWAY E	25%
014-250-670-06-0000	2808 COMMERCIAL DR	25%	014-650-267-95-0000	2375 BROADWAY E	25%
014-250-683-67-0000	2955 COMMERCIAL DR	25%	014-655-234-88-0000	1670 10TH AVE E	25%
014-253-596-06-0000	706 VICTORIA DR	25%	Hastings East		
014-253-607-02-0000	1302 VICTORIA DR	25%	020-280-577-05-0000	97 RENFREW ST N	25%
014-253-631-94-0000	1894 VICTORIA DR	25%	020-280-598-08-0000	804 RENFREW ST	25%
014-259-590-08-0000	406 LAKEWOOD DR	25%	020-280-598-40-0000	818 RENFREW ST	25%
014-265-590-05-0000	2170 HASTINGS ST E	25%	020-280-598-70-0000	862 RENFREW ST	25%
014-270-616-05-0000	1613 NANAIMO ST	25%	020-296-596-95-0000	799 WINDERMERE ST	25%
014-270-616-95-0000	1657 NANAIMO ST	25%	020-296-600-95-0000	983 WINDERMERE ST	25%
014-270-648-05-0000	2411 NANAIMO ST	25%	020-570-274-95-0000	2691 MCGILL ST	25%
014-270-650-25-0000	2523 NANAIMO ST	25%	020-580-275-17-0000	2715 DUNDAS ST	25%
014-270-650-37-0000	2537 NANAIMO ST	25%	020-588-305-06-0000	328 SKEENA ST	25%
014-580-251-94-0000	15 VICTORIA DR	25%	020-590-270-06-0000	2400 HASTINGS ST E	25%
014-586-251-13-0000	1823 TRIUMPH ST	25%	020-590-270-18-0000	2410 HASTINGS ST E	25%
014-590-230-34-0000	1340 HASTINGS ST E	25%	020-590-270-21-0000	2425 HASTINGS ST E	25%
014-590-230-95-0000	1489 HASTINGS ST E	25%	020-590-270-48-0000	2454 HASTINGS ST E	25%
014-590-235-81-0000	1671 HASTINGS ST E	25%	020-590-270-60-0000	2468 HASTINGS ST E	25%
014-590-253-95-0000	1967 HASTINGS ST E	25%	020-590-270-63-0000	2445 HASTINGS ST E	25%
014-590-255-06-0000	2010 HASTINGS ST E	25%	020-590-270-66-0000	2474 HASTINGS ST E	25%
014-590-255-96-0000	2060 HASTINGS ST E	25%	020-590-270-69-0000	2463 HASTINGS ST E	25%
014-590-259-35-0000	2121 HASTINGS ST E	25%	020-590-270-75-0000	2469 HASTINGS ST E	25%
014-590-259-66-0000	2128 HASTINGS ST E	25%	020-590-270-80-0000	2480 HASTINGS ST E	25%
014-590-259-75-0000	2145 HASTINGS ST E	25%	020-590-270-83-0000	2477 HASTINGS ST E	25%
014-590-259-95-0000	2163 HASTINGS ST E	25%	020-590-270-96-0000	2492 HASTINGS ST E	25%
014-590-265-12-0000	2208 HASTINGS ST E	25%	020-590-271-31-0000	2529 HASTINGS ST E	25%
014-590-265-16-0000	2214 HASTINGS ST E	25%	020-590-271-78-0000	2580 HASTINGS ST E	25%
014-590-265-28-0000	2228 HASTINGS ST E	25%	020-590-274-23-0000	2621 HASTINGS ST E	25%
014-590-265-35-0000	2225 HASTINGS ST E	25%	020-590-274-41-0000	2641 HASTINGS ST E	25%

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020-590-274-59-0000	2661 HASTINGS ST E	25%	024-250-751-34-0000	5772 VICTORIA DR	35%
020-590-274-65-0000	2665 HASTINGS ST E	25%	024-250-751-54-0000	5778 VICTORIA DR	35%
020-590-274-71-0000	2671 HASTINGS ST E	25%	024-250-751-94-0000	5794 VICTORIA DR	35%
020-590-274-79-0000	2677 HASTINGS ST E	25%	024-250-753-02-0000	5818 VICTORIA DR	35%
020-590-274-95-0000	2683 HASTINGS ST E	25%	024-250-753-24-0000	5820 VICTORIA DR	35%
020-590-274-96-0000	2696 HASTINGS ST E	25%	024-250-753-58-0000	5848 VICTORIA DR	35%
020-590-275-06-0000	2720 HASTINGS ST E	25%	024-250-753-72-0000	5868 VICTORIA DR	35%
020-590-275-76-0000	2772 HASTINGS ST E	25%	024-250-753-84-0000	5880 VICTORIA DR	35%
020-590-275-79-0000	2775 HASTINGS ST E	25%	024-250-768-08-0000	6402 VICTORIA DR	35%
020-590-275-83-0000	2781 HASTINGS ST E	25%	024-250-768-56-0000	6458 VICTORIA DR	35%
020-590-275-96-0000	2794 HASTINGS ST E	25%	024-250-768-86-0000	6478 VICTORIA DR	35%
020-590-277-06-0000	2828 HASTINGS ST E	25%	024-250-790-28-0000	6528 VICTORIA DR	35%
020-590-305-53-0000	3561 HASTINGS ST E	25%	024-250-790-46-0000	6540 VICTORIA DR	35%
020-590-305-68-0000	3570 HASTINGS ST E	25%	024-250-790-64-0000	6556 VICTORIA DR	35%
Kerrisdale			024-250-790-68-0000	6568 VICTORIA DR	35%
005-090-739-47-0000	5345 WEST BOULEVARD	30%	024-250-790-82-0000	6582 VICTORIA DR	35%
005-090-744-55-0000	5555 WEST BOULEVARD	30%	024-250-790-92-0000	6592 VICTORIA DR	35%
005-090-744-75-0000	5565 WEST BOULEVARD	30%	024-250-802-06-0000	6914 VICTORIA DR	35%
005-090-744-95-0000	5591 WEST BOULEVARD	30%	024-250-802-42-0000	6940 VICTORIA DR	35%
005-090-755-37-0000	5957 WEST BOULEVARD	30%	024-250-802-56-0000	6956 VICTORIA DR	35%
005-090-755-67-0000	5971 WEST BOULEVARD	30%	024-250-802-78-0000	6978 VICTORIA DR	35%
005-090-755-97-0000	5997 WEST BOULEVARD	30%	024-250-802-92-0000	6990 VICTORIA DR	35%
005-090-757-05-0000	6007 WEST BOULEVARD	30%	024-305-751-03-0000	5715 JOYCE ST	35%
005-090-757-17-0000	6019 WEST BOULEVARD	30%	024-306-770-42-0000	5552 JOYCE ST	35%
005-090-757-31-0000	6031 WEST BOULEVARD	30%	024-306-770-52-0000	5562 JOYCE ST	35%
005-090-757-45-0000	6041 WEST BOULEVARD	30%	024-306-770-62-0000	5570 JOYCE ST	35%
005-090-757-59-0000	6055 WEST BOULEVARD	30%	024-758-302-05-0000	3103 45TH AVE E	35%
005-090-757-73-0000	6067 WEST BOULEVARD	30%	024-770-307-06-0000	3320 KINGSWAY	35%
005-739-091-15-0000	2075 37TH AVE W	30%	024-790-270-05-0000	2611 49TH AVE E	35%
005-750-056-07-0000	2993 41ST AVE W	30%	Kitsilano		
005-750-056-15-0000	2987 41ST AVE W	30%	002-040-640-90-0000	2060 ALMA ST	25%
005-750-077-65-0000	2441 41ST AVE W	30%	002-040-670-56-0000	2660 ALMA ST	25%
005-750-077-75-0000	2431 41ST AVE W	30%	002-087-630-47-0000	1525 YEW ST	25%
005-750-078-07-0000	2375 41ST AVE W	30%	002-095-627-94-0000	1991 CORNWALL AVE	25%
005-750-078-24-0000	2366 41ST AVE W	30%	002-096-627-96-0000	1935 CORNWALL AVE	25%
005-750-078-34-0000	2352 41ST AVE W	30%	002-097-629-95-0000	1905 CORNWALL AVE	25%
005-750-078-35-0000	2347 41ST AVE W	30%	002-630-084-96-0000	2210 CORNWALL AVE	25%
005-750-078-59-0000	2319 41ST AVE W	30%	002-630-095-95-0000	1485 WALNUT ST	25%
005-750-079-23-0000	2297 41ST AVE W	30%	002-634-095-94-0000	1900 1ST AVE W	25%
005-750-079-31-0000	2293 41ST AVE W	30%	002-634-097-28-0000	1880 1ST AVE W	25%
005-750-079-40-0000	2256 41ST AVE W	30%	002-634-098-14-0000	1838 1ST AVE W	25%
005-750-079-43-0000	2277 41ST AVE W	30%	002-636-097-96-0000	1807 BURRARD ST	25%
005-750-079-54-0000	2246 41ST AVE W	30%	002-638-097-95-0000	1855 BURRARD ST	25%
005-750-081-44-0000	2174 41ST AVE W	30%	002-640-040-15-0000	3687 4TH AVE W	25%
005-750-082-22-0000	2154 41ST AVE W	30%	002-640-040-26-0000	3666 4TH AVE W	25%
005-750-091-24-0000	2074 41ST AVE W	30%	002-640-040-27-0000	3681 4TH AVE W	25%
005-750-091-78-0000	2032 41ST AVE W	30%	002-640-040-36-0000	3660 4TH AVE W	25%
005-750-091-82-0000	2028 41ST AVE W	30%	002-640-040-39-0000	3651 4TH AVE W	25%
Killarney			002-640-040-56-0000	3640 4TH AVE W	25%
024-250-750-54-0000	5728 VICTORIA DR	35%	002-640-040-66-0000	3634 4TH AVE W	25%
024-250-751-24-0000	5762 VICTORIA DR	35%	002-640-040-76-0000	3630 4TH AVE W	25%

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002-640-040-86-0000	3622 4TH AVE W	25%	002-640-090-22-0000	2068 4TH AVE W	25%
002-640-041-02-0000	3566 4TH AVE W	25%	002-640-090-23-0000	2081 4TH AVE W	25%
002-640-041-64-0000	3518 4TH AVE W	25%	002-640-090-30-0000	2066 4TH AVE W	25%
002-640-041-78-0000	3512 4TH AVE W	25%	002-640-090-31-0000	2077 4TH AVE W	25%
002-640-045-07-0000	1960 WATERLOO ST	25%	002-640-090-38-0000	2064 4TH AVE W	25%
002-640-045-27-0000	3369 4TH AVE W	25%	002-640-090-46-0000	2050 4TH AVE W	25%
002-640-045-37-0000	3357 4TH AVE W	25%	002-640-090-47-0000	2061 4TH AVE W	25%
002-640-058-80-0000	2960 4TH AVE W	25%	002-640-090-55-0000	2057 4TH AVE W	25%
002-640-058-86-0000	2954 4TH AVE W	25%	002-640-090-63-0000	2041 4TH AVE W	25%
002-640-058-92-0000	2950 4TH AVE W	25%	002-640-090-78-0000	2016 4TH AVE W	25%
002-640-062-17-0000	2951 4TH AVE W	25%	002-640-090-86-0000	2010 4TH AVE W	25%
002-640-062-78-0000	2828 4TH AVE W	25%	002-640-090-87-0000	2015 4TH AVE W	25%
002-640-062-86-0000	2822 4TH AVE W	25%	002-640-090-94-0000	2002 4TH AVE W	25%
002-640-070-39-0000	2763 4TH AVE W	25%	002-640-095-05-0000	1995 4TH AVE W	25%
002-640-070-51-0000	2743 4TH AVE W	25%	002-640-095-18-0000	1986 4TH AVE W	25%
002-640-070-62-0000	2740 4TH AVE W	25%	002-640-095-27-0000	1961 4TH AVE W	25%
002-640-070-74-0000	2722 4TH AVE W	25%	002-640-095-33-0000	1955 4TH AVE W	25%
002-640-072-73-0000	2623 4TH AVE W	25%	002-640-095-45-0000	1943 4TH AVE W	25%
002-640-072-76-0000	2620 4TH AVE W	25%	002-640-095-46-0000	1952 4TH AVE W	25%
002-640-078-04-0000	2394 4TH AVE W	25%	002-640-095-54-0000	1946 4TH AVE W	25%
002-640-078-24-0000	2380 4TH AVE W	25%	002-640-095-58-0000	1944 4TH AVE W	25%
002-640-078-34-0000	2372 4TH AVE W	25%	002-640-095-62-0000	1938 4TH AVE W	25%
002-640-078-44-0000	2360 4TH AVE W	25%	002-640-095-93-0000	1995 CYPRESS ST	25%
002-640-078-64-0000	2340 4TH AVE W	25%	002-640-097-43-0000	1855 4TH AVE W	25%
002-640-078-74-0000	2328 4TH AVE W	25%	002-640-097-76-0000	1818 4TH AVE W	25%
002-640-078-84-0000	2320 4TH AVE W	25%	002-640-097-81-0000	1823 4TH AVE W	25%
002-640-084-18-0000	2278 4TH AVE W	25%	002-640-097-84-0000	1808 4TH AVE W	25%
002-640-084-20-0000	2274 4TH AVE W	25%	002-648-097-95-0000	2351 BURRARD ST	25%
002-640-084-38-0000	2262 4TH AVE W	25%	002-650-040-15-0000	3667 BROADWAY W	25%
002-640-084-46-0000	2254 4TH AVE W	25%	002-650-040-96-0000	3606 BROADWAY W	25%
002-640-084-54-0000	2246 4TH AVE W	25%	002-650-042-36-0000	3474 BROADWAY W	25%
002-640-084-70-0000	2228 4TH AVE W	25%	002-650-042-55-0000	3429 BROADWAY W	25%
002-640-084-96-0000	2200 4TH AVE W	25%	002-650-042-75-0000	3415 BROADWAY W	25%
002-640-087-06-0000	2180 4TH AVE W	25%	002-650-045-27-0000	3349 BROADWAY W	25%
002-640-087-12-0000	2170 4TH AVE W	25%	002-650-050-07-0000	3287 BROADWAY W	25%
002-640-087-13-0000	2183 4TH AVE W	25%	002-650-050-51-0000	3255 BROADWAY W	25%
002-640-087-18-0000	2166 4TH AVE W	25%	002-650-050-63-0000	3245 BROADWAY W	25%
002-640-087-28-0000	2152 4TH AVE W	25%	002-650-050-75-0000	3239 BROADWAY W	25%
002-640-087-39-0000	2165 4TH AVE W	25%	002-650-050-87-0000	3209 BROADWAY W	25%
002-640-087-47-0000	2149 4TH AVE W	25%	002-650-050-95-0000	3205 BROADWAY W	25%
002-640-087-63-0000	2131 4TH AVE W	25%	002-650-053-04-0000	3150 BROADWAY W	25%
002-640-087-69-0000	2127 4TH AVE W	25%	002-650-053-27-0000	3173 BROADWAY W	25%
002-640-087-70-0000	2128 4TH AVE W	25%	002-650-053-50-0000	3142 BROADWAY W	25%
002-640-087-77-0000	2123 4TH AVE W	25%	002-650-053-51-0000	3151 BROADWAY W	25%
002-640-087-83-0000	2119 4TH AVE W	25%	002-650-053-62-0000	3132 BROADWAY W	25%
002-640-087-93-0000	2101 4TH AVE W	25%	002-650-053-74-0000	3124 BROADWAY W	25%
002-640-087-96-0000	2100 4TH AVE W	25%	002-650-053-86-0000	3116 BROADWAY W	25%
002-640-090-12-0000	2078 4TH AVE W	25%	002-650-058-04-0000	3080 BROADWAY W	25%
002-640-090-13-0000	2089 4TH AVE W	25%	002-650-058-16-0000	3060 BROADWAY W	25%
002-640-090-17-0000	2083 4TH AVE W	25%	002-650-058-39-0000	3045 BROADWAY W	25%
002-640-090-18-0000	2072 4TH AVE W	25%	002-650-058-51-0000	3035 BROADWAY W	25%

<u>BC Assessment Roll #</u>	<u>Address</u>	<u>Land %</u>	<u>BC Assessment Roll #</u>	<u>Address</u>	<u>Land %</u>
002-650-058-63-0000	3019 BROADWAY W	25%	019-250-733-95-0000	1965 35TH AVE E	25%
002-650-058-75-0000	3005 BROADWAY W	25%	019-250-735-05-0000	5101 VICTORIA DR	25%
002-650-061-16-0000	2970 BROADWAY W	25%	019-250-735-39-0000	5137 VICTORIA DR	25%
002-650-061-44-0000	2958 BROADWAY W	25%	019-250-735-57-0000	5155 VICTORIA DR	25%
002-650-062-26-0000	2932 BROADWAY W	25%	019-250-735-79-0000	5171 VICTORIA DR	25%
002-650-062-57-0000	2897 BROADWAY W	25%	019-250-736-07-0000	5203 VICTORIA DR	25%
002-650-062-87-0000	2887 BROADWAY W	25%	019-250-736-23-0000	5223 VICTORIA DR	25%
002-650-067-15-0000	2871 BROADWAY W	25%	019-250-736-39-0000	5239 VICTORIA DR	25%
002-650-067-16-0000	2884 BROADWAY W	25%	019-250-736-97-0000	5257 VICTORIA DR	25%
002-650-067-25-0000	2865 BROADWAY W	25%	019-250-741-25-0000	5381 VICTORIA DR	25%
002-650-067-30-0000	2868 BROADWAY W	25%	019-250-741-75-0000	5389 VICTORIA DR	25%
002-650-067-45-0000	2837 BROADWAY W	25%	019-250-741-85-0000	5393 VICTORIA DR	25%
002-650-067-52-0000	2856 BROADWAY W	25%	019-250-741-97-0000	5397 VICTORIA DR	25%
002-650-067-55-0000	2827 BROADWAY W	25%	019-250-743-05-0000	5405 VICTORIA DR	25%
002-650-067-65-0000	2821 BROADWAY W	25%	019-250-743-49-0000	5453 VICTORIA DR	25%
002-650-067-72-0000	2842 BROADWAY W	25%	019-250-743-97-0000	5457 VICTORIA DR	25%
002-650-072-96-0000	2608 BROADWAY W	25%	019-250-747-67-0000	5663 VICTORIA DR	25%
002-650-073-04-0000	2582 BROADWAY W	25%	019-250-747-95-0000	5693 VICTORIA DR	25%
002-650-073-24-0000	2574 BROADWAY W	25%	019-250-750-65-0000	5729 VICTORIA DR	25%
002-650-073-82-0000	2560 BROADWAY W	25%	019-250-751-11-0000	5763 VICTORIA DR	25%
002-650-084-17-0000	2295 BROADWAY W	25%	019-250-751-17-0000	5773 VICTORIA DR	25%
002-650-084-27-0000	2287 BROADWAY W	25%	019-250-751-23-0000	5783 VICTORIA DR	25%
002-650-084-37-0000	2283 BROADWAY W	25%	019-250-751-33-0000	5795 VICTORIA DR	25%
002-650-084-47-0000	2255 BROADWAY W	25%	019-250-751-53-0000	5815 VICTORIA DR	25%
002-650-084-57-0000	2245 BROADWAY W	25%	019-250-751-63-0000	5821 VICTORIA DR	25%
002-650-087-96-0000	2106 BROADWAY W	25%	019-250-751-73-0000	5829 VICTORIA DR	25%
002-650-095-44-0000	1956 BROADWAY W	25%	019-250-753-17-0000	5853 VICTORIA DR	25%
002-650-095-54-0000	1946 BROADWAY W	25%	019-250-753-67-0000	5869 VICTORIA DR	25%
002-650-095-55-0000	1941 BROADWAY W	25%	019-250-753-97-0000	1965 43RD AVE E	25%
002-650-095-64-0000	1928 BROADWAY W	25%	019-250-768-77-0000	6435 VICTORIA DR	25%
002-650-095-65-0000	1933 BROADWAY W	25%	019-730-229-85-0000	1385 33RD AVE E	25%
002-650-095-75-0000	1925 BROADWAY W	25%	019-730-229-97-0000	1395 33RD AVE E	25%
002-650-095-94-0000	1900 BROADWAY W	25%	019-750-228-07-0000	1353 41ST AVE E	25%
002-650-097-07-0000	1885 BROADWAY W	25%	019-770-237-04-0000	1654 KINGSWAY	25%
002-650-097-16-0000	1886 BROADWAY W	25%	019-770-237-98-0000	1690 KINGSWAY	25%
002-650-097-36-0000	1862 BROADWAY W	25%	019-770-242-64-0000	1766 KINGSWAY	25%
002-650-097-50-0000	1852 BROADWAY W	25%	019-770-242-72-0000	1770 KINGSWAY	25%
002-650-097-66-0000	1838 BROADWAY W	25%	019-770-242-94-0000	1790 KINGSWAY	25%
002-650-097-76-0000	1826 BROADWAY W	25%	019-770-244-80-0000	1872 KINGSWAY	25%
002-650-097-86-0000	1818 BROADWAY W	25%	019-770-244-96-0000	1890 KINGSWAY	25%
002-650-097-95-0000	2401 BURRARD ST	25%	019-770-246-20-0000	1920 KINGSWAY	25%
002-654-090-05-0000	2560 ARBUTUS ST	25%	019-770-246-78-0000	1962 KINGSWAY	25%
002-670-040-07-0000	3651 10TH AVE W	25%	019-770-246-96-0000	1986 KINGSWAY	25%
002-686-090-05-0000	2990 ARBUTUS ST	25%	019-790-246-99-0000	1973 49TH AVE E	25%
Knight			Main & Fraser		
019-230-762-97-0000	6483 KNIGHT ST	25%	016-190-710-06-0000	4102 MAIN ST	25%
019-250-728-01-0000	4801 VICTORIA DR	25%	016-190-710-21-0000	4121 MAIN ST	25%
019-250-730-75-0000	4969 VICTORIA DR	25%	016-190-710-29-0000	4127 MAIN ST	25%
019-250-730-99-0000	4989 VICTORIA DR	25%	016-190-710-36-0000	4136 MAIN ST	25%
019-250-733-05-0000	5037 VICTORIA DR	25%	016-190-710-50-0000	4150 MAIN ST	25%
019-250-733-81-0000	5081 VICTORIA DR	25%	016-190-710-60-0000	4158 MAIN ST	25%

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016-190-710-72-0000	4172 MAIN ST	25%	016-190-755-95-0000	5993 MAIN ST	25%
016-190-711-09-0000	4205 MAIN ST	25%	016-190-765-19-0000	6319 MAIN ST	25%
016-190-711-52-0000	4186 MAIN ST	25%	016-190-769-04-0000	6408 MAIN ST	25%
016-190-711-95-0000	4285 MAIN ST	25%	016-190-769-07-0000	190 48TH AVE E	25%
016-190-713-04-0000	212 26TH AVE E	25%	016-190-769-16-0000	6416 MAIN ST	25%
016-190-713-05-0000	4301 MAIN ST	25%	016-190-769-25-0000	6423 MAIN ST	25%
016-190-713-12-0000	4216 MAIN ST	25%	016-190-769-28-0000	6428 MAIN ST	25%
016-190-713-20-0000	4236 MAIN ST	25%	016-190-769-38-0000	6438 MAIN ST	25%
016-190-713-24-0000	4242 MAIN ST	25%	016-199-714-97-0000	4393 ST. GEORGE ST	25%
016-190-713-27-0000	4323 MAIN ST	25%	016-210-710-35-0000	4131 FRASER ST	25%
016-190-713-28-0000	4250 MAIN ST	25%	016-210-710-55-0000	4153 FRASER ST	25%
016-190-713-40-0000	4288 MAIN ST	25%	016-210-710-56-0000	4152 FRASER ST	25%
016-190-713-46-0000	4296 MAIN ST	25%	016-210-710-62-0000	4160 FRASER ST	25%
016-190-713-49-0000	4347 MAIN ST	25%	016-210-710-72-0000	4172 FRASER ST	25%
016-190-713-62-0000	4326 MAIN ST	25%	016-210-710-81-0000	4179 FRASER ST	25%
016-190-713-66-0000	4330 MAIN ST	25%	016-210-710-84-0000	4180 FRASER ST	25%
016-190-713-70-0000	4338 MAIN ST	25%	016-210-710-94-0000	4190 FRASER ST	25%
016-190-713-73-0000	4373 MAIN ST	25%	016-210-710-97-0000	4197 FRASER ST	25%
016-190-713-74-0000	4360 MAIN ST	25%	016-210-712-09-0000	692 26TH AVE E	25%
016-190-713-82-0000	4376 MAIN ST	25%	016-210-712-27-0000	4221 FRASER ST	25%
016-190-713-85-0000	4383 MAIN ST	25%	016-210-712-47-0000	4241 FRASER ST	25%
016-190-713-86-0000	4386 MAIN ST	25%	016-210-712-59-0000	4253 FRASER ST	25%
016-190-713-92-0000	4392 MAIN ST	25%	016-210-712-70-0000	4268 FRASER ST	25%
016-190-717-05-0000	4401 MAIN ST	25%	016-210-712-79-0000	4273 FRASER ST	25%
016-190-717-11-0000	4407 MAIN ST	25%	016-210-714-07-0000	4305 FRASER ST	25%
016-190-717-28-0000	4424 MAIN ST	25%	016-210-714-16-0000	4316 FRASER ST	25%
016-190-717-46-0000	4444 MAIN ST	25%	016-210-714-26-0000	4324 FRASER ST	25%
016-190-717-70-0000	4456 MAIN ST	25%	016-210-714-36-0000	4332 FRASER ST	25%
016-190-717-84-0000	4480 MAIN ST	25%	016-210-714-54-0000	4350 FRASER ST	25%
016-190-717-92-0000	4488 MAIN ST	25%	016-210-714-59-0000	4359 FRASER ST	25%
016-190-722-02-0000	4502 MAIN ST	25%	016-210-714-64-0000	4364 FRASER ST	25%
016-190-722-14-0000	4508 MAIN ST	25%	016-210-744-92-0000	5678 FRASER ST	25%
016-190-722-24-0000	4520 MAIN ST	25%	016-210-750-14-0000	5740 FRASER ST	25%
016-190-722-38-0000	4536 MAIN ST	25%	016-210-750-30-0000	5750 FRASER ST	25%
016-190-722-56-0000	4554 MAIN ST	25%	016-210-750-52-0000	5802 FRASER ST	25%
016-190-722-62-0000	4562 MAIN ST	25%	016-210-755-06-0000	5914 FRASER ST	25%
016-190-722-72-0000	4570 MAIN ST	25%	016-210-755-37-0000	5935 FRASER ST	25%
016-190-722-98-0000	4598 MAIN ST	25%	016-210-755-45-0000	5943 FRASER ST	25%
016-190-724-03-0000	4601 MAIN ST	25%	016-210-755-97-0000	5989 FRASER ST	25%
016-190-724-45-0000	4641 MAIN ST	25%	016-210-757-07-0000	6007 FRASER ST	25%
016-190-724-52-0000	4676 MAIN ST	25%	016-210-757-96-0000	6082 FRASER ST	25%
016-190-724-72-0000	4728 MAIN ST	25%	016-210-758-16-0000	6118 FRASER ST	25%
016-190-724-73-0000	4655 MAIN ST	25%	016-210-758-31-0000	6131 FRASER ST	25%
016-190-724-96-0000	4770 MAIN ST	25%	016-210-758-36-0000	6136 FRASER ST	25%
016-190-728-06-0000	4800 MAIN ST	25%	016-210-758-45-0000	6145 FRASER ST	25%
016-190-728-53-0000	4851 MAIN ST	25%	016-210-758-50-0000	6154 FRASER ST	25%
016-190-728-59-0000	4855 MAIN ST	25%	016-210-758-67-0000	6167 FRASER ST	25%
016-190-728-67-0000	4863 MAIN ST	25%	016-210-758-86-0000	6192 FRASER ST	25%
016-190-728-75-0000	4871 MAIN ST	25%	016-210-758-91-0000	6183 FRASER ST	25%
016-190-728-95-0000	4895 MAIN ST	25%	016-210-761-03-0000	6201 FRASER ST	25%
016-190-748-94-0000	5680 MAIN ST	25%	016-210-761-31-0000	6231 FRASER ST	25%

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016-210-761-36-0000	6236 FRASER ST	25%	013-190-646-07-0000	2301 MAIN ST	35%
016-210-761-43-0000	6241 FRASER ST	25%	013-190-646-23-0000	2313 MAIN ST	35%
016-210-761-63-0000	6257 FRASER ST	25%	013-190-646-35-0000	2315 MAIN ST	35%
016-210-761-64-0000	6250 FRASER ST	25%	013-190-646-49-0000	2321 MAIN ST	35%
016-210-761-97-0000	695 47TH AVE E	25%	013-190-646-65-0000	2333 MAIN ST	35%
016-210-765-06-0000	6330 FRASER ST	25%	013-190-646-97-0000	2345 MAIN ST	35%
016-210-765-42-0000	6340 FRASER ST	25%	013-190-648-04-0000	44 KINGSWAY	35%
016-210-769-19-0000	6415 FRASER ST	25%	013-190-648-05-0000	2403 MAIN ST	35%
016-210-769-79-0000	6479 FRASER ST	25%	013-190-648-22-0000	2414 MAIN ST	35%
016-216-730-93-0000	959 35TH AVE E	25%	013-190-648-34-0000	2434 MAIN ST	35%
Marine Drive			013-190-648-35-0000	2415 MAIN ST	35%
018-830-201-04-0000	520 MARINE DR SE	20%	013-190-648-65-0000	2425 MAIN ST	35%
018-830-203-50-0000	620 MARINE DR SE	20%	013-190-648-94-0000	2490 MAIN ST	35%
018-840-156-54-0000	770 MARINE DR SW	20%	013-190-650-28-0000	2526 MAIN ST	35%
Marpole			013-190-650-67-0000	2525 MAIN ST	35%
012-130-818-32-0000	7950 GRANVILLE ST	45%	013-190-654-04-0000	2600 MAIN ST	35%
012-130-818-49-0000	7937 GRANVILLE ST	45%	013-190-654-05-0000	2601 MAIN ST	35%
012-130-818-50-0000	7964 GRANVILLE ST	45%	013-190-654-16-0000	2616 MAIN ST	35%
012-130-818-65-0000	7963 GRANVILLE ST	45%	013-190-664-08-0000	2702 MAIN ST	35%
012-130-818-66-0000	7970 GRANVILLE ST	45%	013-190-664-26-0000	2718 MAIN ST	35%
012-130-818-81-0000	7979 GRANVILLE ST	45%	013-190-664-29-0000	2719 MAIN ST	35%
012-130-818-96-0000	7980 GRANVILLE ST	45%	013-190-664-43-0000	2725 MAIN ST	35%
012-130-818-97-0000	7999 GRANVILLE ST	45%	013-190-664-57-0000	2729 MAIN ST	35%
012-130-823-14-0000	8012 GRANVILLE ST	45%	013-190-664-71-0000	2735 MAIN ST	35%
012-130-823-24-0000	8028 GRANVILLE ST	45%	013-190-664-97-0000	2749 MAIN ST	35%
012-130-823-34-0000	8038 GRANVILLE ST	45%	013-190-670-05-0000	2801 MAIN ST	35%
012-130-824-07-0000	8155 GRANVILLE ST	45%	013-190-670-96-0000	2858 MAIN ST	35%
012-130-824-96-0000	8168 GRANVILLE ST	45%	013-190-683-02-0000	2902 MAIN ST	35%
012-130-825-07-0000	8301 GRANVILLE ST	45%	013-190-683-12-0000	2913 WATSON ST	35%
012-130-825-95-0000	8363 GRANVILLE ST	45%	013-190-683-22-0000	2924 MAIN ST	35%
012-130-826-66-0000	8486 GRANVILLE ST	45%	013-190-683-28-0000	2928 MAIN ST	35%
012-130-826-76-0000	8516 GRANVILLE ST	45%	013-190-684-01-0000	3011 MAIN ST	35%
012-130-826-86-0000	8538 GRANVILLE ST	45%	013-190-684-04-0000	3010 MAIN ST	35%
012-130-830-04-0000	8602 GRANVILLE ST	45%	013-190-684-34-0000	3030 MAIN ST	35%
012-130-830-07-0000	8615 GRANVILLE ST	45%	013-190-684-44-0000	3046 MAIN ST	35%
012-130-830-64-0000	8636 GRANVILLE ST	45%	013-190-684-51-0000	3045 MAIN ST	35%
012-130-831-16-0000	8648 GRANVILLE ST	45%	013-190-684-60-0000	3068 MAIN ST	35%
012-130-833-77-0000	8877 GRANVILLE ST	45%	013-190-684-96-0000	3096 MAIN ST	35%
012-135-830-07-0000	1400 70TH AVE W	45%	013-190-684-97-0000	3075 MAIN ST	35%
012-150-826-05-0000	8307 OAK ST	45%	013-190-687-26-0000	3126 MAIN ST	35%
012-170-813-95-0000	505 60TH AVE W	45%	013-190-687-38-0000	3136 MAIN ST	35%
012-835-138-96-0000	1300 73RD AVE W	45%	013-190-687-92-0000	3150 MAIN ST	35%
Mount Pleasant			013-226-596-04-0000	700 VERNON DR	30%
013-170-684-04-0000	3000 CAMBIE ST	35%	013-579-192-05-0000	305 ALEXANDER ST	30%
013-170-684-44-0000	3020 CAMBIE ST	35%	013-580-212-42-0000	842 POWELL ST	25%
013-173-644-05-0000	316 5TH AVE W	30%	013-580-212-94-0000	850 POWELL ST	25%
013-184-640-56-0000	1836 ONTARIO ST	30%	013-590-192-29-0000	329 HASTINGS ST E	25%
013-184-650-47-0000	2525 ONTARIO ST	35%	013-590-192-36-0000	334 HASTINGS ST E	25%
013-190-641-05-0000	1905 MAIN ST	55%	013-590-192-73-0000	371 HASTINGS ST E	25%
013-190-641-95-0000	1981 MAIN ST	55%	013-590-194-63-0000	459 HASTINGS ST E	25%
013-190-644-07-0000	2111 MAIN ST	55%	013-590-196-25-0000	525 HASTINGS ST E	25%

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013-590-196-41-0000	541 HASTINGS ST E	25%	013-650-179-79-0000	125 BROADWAY W	35%
013-590-196-50-0000	550 HASTINGS ST E	25%	013-650-179-87-0000	117 BROADWAY W	35%
013-590-196-51-0000	547 HASTINGS ST E	25%	013-650-179-94-0000	102 BROADWAY W	35%
013-590-196-71-0000	567 HASTINGS ST E	25%	013-650-179-95-0000	111 BROADWAY W	35%
013-590-198-06-0000	600 HASTINGS ST E	25%	013-650-182-07-0000	75 BROADWAY W	35%
013-590-198-33-0000	633 HASTINGS ST E	25%	013-650-182-31-0000	53 BROADWAY W	35%
013-590-198-48-0000	648 HASTINGS ST E	25%	013-650-182-45-0000	45 BROADWAY W	35%
013-590-198-59-0000	659 HASTINGS ST E	25%	013-650-182-73-0000	11 BROADWAY W	35%
013-590-205-02-0000	702 HASTINGS ST E	25%	013-650-184-15-0000	9 BROADWAY E	35%
013-590-205-13-0000	709 HASTINGS ST E	25%	013-650-184-48-0000	32 BROADWAY E	35%
013-590-205-15-0000	711 HASTINGS ST E	25%	013-650-184-57-0000	47 BROADWAY E	35%
013-590-205-17-0000	713 HASTINGS ST E	25%	013-650-184-60-0000	42 BROADWAY E	35%
013-590-205-21-0000	715 HASTINGS ST E	25%	013-650-186-06-0000	104 BROADWAY E	35%
013-590-205-50-0000	748 HASTINGS ST E	25%	013-650-186-32-0000	120 BROADWAY E	35%
013-590-205-61-0000	761 HASTINGS ST E	25%	013-650-186-45-0000	141 BROADWAY E	35%
013-590-212-16-0000	814 HASTINGS ST E	25%	013-650-186-65-0000	145 BROADWAY E	35%
013-590-212-23-0000	821 HASTINGS ST E	25%	013-650-194-65-0000	341 BROADWAY E	35%
013-590-212-80-0000	874 HASTINGS ST E	25%	013-650-194-91-0000	361 BROADWAY E	35%
013-590-212-84-0000	882 HASTINGS ST E	25%	013-650-195-03-0000	373 BROADWAY E	35%
013-590-222-27-0000	1127 HASTINGS ST E	25%	013-650-201-01-0000	501 BROADWAY E	35%
013-590-222-36-0000	1132 HASTINGS ST E	25%	013-650-201-02-0000	2502 ST. GEORGE ST	35%
013-590-222-37-0000	1135 HASTINGS ST E	25%	013-650-201-13-0000	507 BROADWAY E	35%
013-590-222-39-0000	1139 HASTINGS ST E	25%	013-650-201-17-0000	517 BROADWAY E	35%
013-594-212-98-0000	898 KEEFER ST	25%	013-650-201-20-0000	510 BROADWAY E	35%
013-598-212-14-0000	810 UNION ST	25%	013-650-201-29-0000	527 BROADWAY E	35%
013-642-179-95-0000	1943 MANITOBA ST	30%	013-650-201-32-0000	532 BROADWAY E	35%
013-644-184-51-0000	43 5TH AVE E	30%	013-650-201-37-0000	533 BROADWAY E	35%
013-645-170-43-0000	445 6TH AVE W	35%	013-650-201-43-0000	541 BROADWAY E	35%
013-645-182-70-0000	24 6TH AVE W	30%	013-650-201-49-0000	567 BROADWAY E	35%
013-645-190-33-0000	233 6TH AVE E	55%	013-650-206-01-0000	601 BROADWAY E	35%
013-646-173-07-0000	2288 ALBERTA ST	30%	013-650-206-06-0000	606 BROADWAY E	35%
013-646-173-57-0000	223 7TH AVE W	30%	013-650-206-40-0000	638 BROADWAY E	35%
013-648-173-02-0000	260 8TH AVE W	30%	013-650-206-50-0000	648 BROADWAY E	35%
013-650-170-27-0000	457 BROADWAY W	35%	013-650-206-52-0000	654 BROADWAY E	35%
013-650-170-39-0000	451 BROADWAY W	35%	013-650-206-66-0000	664 BROADWAY E	35%
013-650-170-87-0000	409 BROADWAY W	35%	013-650-206-96-0000	670 BROADWAY E	35%
013-650-170-95-0000	401 BROADWAY W	35%	013-650-210-07-0000	701 BROADWAY E	35%
013-650-171-14-0000	382 BROADWAY W	35%	013-650-210-19-0000	717 BROADWAY E	35%
013-650-171-45-0000	365 BROADWAY W	35%	013-650-210-25-0000	721 BROADWAY E	35%
013-650-171-55-0000	345 BROADWAY W	35%	013-650-210-26-0000	720 BROADWAY E	35%
013-650-171-65-0000	329 BROADWAY W	35%	013-650-210-36-0000	736 BROADWAY E	35%
013-650-173-06-0000	250 BROADWAY W	35%	013-650-210-42-0000	742 BROADWAY E	35%
013-650-173-07-0000	255 BROADWAY W	35%	013-650-210-49-0000	747 BROADWAY E	35%
013-650-173-27-0000	243 BROADWAY W	35%	013-650-210-57-0000	755 BROADWAY E	35%
013-650-173-47-0000	233 BROADWAY W	35%	013-654-193-50-0000	350 10TH AVE E	35%
013-650-179-07-0000	195 BROADWAY W	35%	013-654-193-54-0000	354 10TH AVE E	35%
013-650-179-23-0000	189 BROADWAY W	35%	013-664-191-28-0000	228 11TH AVE E	35%
013-650-179-31-0000	179 BROADWAY W	35%	013-664-191-53-0000	251 11TH AVE E	35%
013-650-179-55-0000	151 BROADWAY W	35%	013-664-191-83-0000	283 11TH AVE E	35%
013-650-179-65-0000	137 BROADWAY W	35%	013-670-201-94-0000	2839 CAROLINA ST	25%
013-650-179-78-0000	118 BROADWAY W	35%	013-670-217-04-0000	1002 12TH AVE E	25%

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013-687-170-05-0000	3080 CAMBIE ST	35%	001-670-026-22-0000	4380 10TH AVE W	25%
013-687-170-12-0000	472 15TH AVE W	35%	001-670-026-30-0000	4372 10TH AVE W	25%
013-687-207-23-0000	617 KINGSWAY	35%	001-670-026-79-0000	4335 10TH AVE W	25%
013-687-207-41-0000	631 15TH AVE E	35%	001-670-037-27-0000	3771 10TH AVE W	25%
013-687-207-55-0000	651 15TH AVE E	35%	001-670-037-39-0000	3761 10TH AVE W	25%
013-687-207-97-0000	657 15TH AVE E	35%	001-670-037-50-0000	3742 10TH AVE W	25%
013-689-191-05-0000	211 16TH AVE E	35%	001-670-037-70-0000	3720 10TH AVE W	25%
013-689-191-17-0000	217 16TH AVE E	35%	001-670-037-82-0000	2607 ALMA ST	25%
013-689-203-15-0000	615 16TH AVE E	35%	001-670-037-95-0000	2551 ALMA ST	25%
013-689-203-25-0000	625 16TH AVE E	35%	Renfrew		
013-690-170-07-0000	3150 CAMBIE ST	35%	021-270-607-22-0000	1336 NANAIMO ST	15%
013-770-203-12-0000	610 KINGSWAY	35%	021-270-607-42-0000	1350 NANAIMO ST	15%
013-770-203-26-0000	624 KINGSWAY	35%	021-270-607-62-0000	1360 NANAIMO ST	15%
013-770-203-76-0000	630 KINGSWAY	35%	021-270-607-82-0000	1370 NANAIMO ST	15%
013-770-207-20-0000	638 KINGSWAY	35%	021-270-607-92-0000	1390 NANAIMO ST	15%
013-770-207-46-0000	644 KINGSWAY	35%	021-270-616-92-0000	1648 NANAIMO ST	15%
013-770-207-52-0000	648 KINGSWAY	35%	021-270-641-96-0000	2262 NANAIMO ST	15%
013-770-207-60-0000	654 KINGSWAY	35%	021-270-648-04-0000	2406 NANAIMO ST	15%
013-770-207-66-0000	662 KINGSWAY	35%	021-280-616-05-0000	1605 RENFREW ST	15%
013-770-207-74-0000	672 KINGSWAY	35%	021-280-630-16-0000	1742 RENFREW ST	15%
013-770-207-98-0000	698 KINGSWAY	35%	021-280-630-30-0000	1756 RENFREW ST	15%
013-770-210-05-0000	701 KINGSWAY	35%	021-280-630-44-0000	1762 RENFREW ST	15%
Point Grey			021-280-630-58-0000	1772 RENFREW ST	15%
001-650-037-86-0000	3722 BROADWAY W	25%	021-280-630-72-0000	1786 RENFREW ST	15%
001-670-022-14-0000	4574 10TH AVE W	25%	021-280-630-98-0000	1796 RENFREW ST	15%
001-670-022-32-0000	4554 10TH AVE W	25%	021-300-648-84-0000	2472 RUPERT ST	15%
001-670-022-44-0000	4538 10TH AVE W	25%	021-300-663-98-0000	2876 RUPERT ST	15%
001-670-022-50-0000	4530 10TH AVE W	25%	021-630-280-03-0000	1654 RENFREW ST	15%
001-670-022-56-0000	4526 10TH AVE W	25%	021-630-296-98-0000	3282 1ST AVE E	15%
001-670-022-68-0000	4520 10TH AVE W	25%	021-650-296-98-0000	3284 BROADWAY E	15%
001-670-022-80-0000	4510 10TH AVE W	25%	021-670-277-97-0000	2881 GRANDVIEW HWY	15%
001-670-022-85-0000	4519 10TH AVE W	25%	Renfrew Heights		
001-670-024-22-0000	4474 10TH AVE W	25%	022-270-694-96-0000	3690 NANAIMO ST	25%
001-670-024-30-0000	4462 10TH AVE W	25%	022-275-704-50-0000	4276 SLOCAN ST	25%
001-670-024-33-0000	4473 10TH AVE W	25%	022-275-704-83-0000	4289 SLOCAN ST	25%
001-670-024-38-0000	4454 10TH AVE W	25%	022-300-670-95-0000	3295 14TH AVE E	25%
001-670-024-45-0000	4459 10TH AVE W	25%	022-300-700-35-0000	3845 RUPERT ST	25%
001-670-024-46-0000	4450 10TH AVE W	25%	022-300-700-55-0000	3855 RUPERT ST	25%
001-670-024-51-0000	4453 10TH AVE W	25%	022-300-700-65-0000	3869 RUPERT ST	25%
001-670-024-54-0000	4440 10TH AVE W	25%	022-300-700-95-0000	3895 RUPERT ST	25%
001-670-024-57-0000	4449 10TH AVE W	25%	022-320-708-07-0000	4409 BOUNDARY RD	25%
001-670-024-62-0000	4434 10TH AVE W	25%	022-670-277-64-0000	2860 GRANDVIEW HWY	25%
001-670-024-63-0000	4445 10TH AVE W	25%	022-670-277-72-0000	2870 GRANDVIEW HWY	25%
001-670-024-69-0000	4433 10TH AVE W	25%	022-700-275-07-0000	2705 22ND AVE E	25%
001-670-024-75-0000	4425 10TH AVE W	25%	022-700-280-82-0000	2978 22ND AVE E	25%
001-670-024-81-0000	4421 10TH AVE W	25%	022-700-280-92-0000	2990 22ND AVE E	25%
001-670-024-87-0000	4415 10TH AVE W	25%	Shaughnessy		
001-670-024-94-0000	4406 10TH AVE W	25%	008-750-091-31-0000	2067 41ST AVE W	15%
001-670-024-95-0000	4401 10TH AVE W	25%	008-750-091-35-0000	2063 41ST AVE W	15%
001-670-026-07-0000	2590 TRIMBLE ST	25%	South Granville		
001-670-026-14-0000	4384 10TH AVE W	25%	010-130-750-05-0000	5701 GRANVILLE ST	10%

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010-150-750-95-0000	5763 OAK ST	10%	027-602-114-50-0000	1536 ROBSON ST	30%
South Vancouver			027-602-114-74-0000	1518 ROBSON ST	30%
017-190-790-80-0000	6576 MAIN ST	25%	027-602-117-46-0000	1246 ROBSON ST	30%
017-190-791-94-0000	6692 MAIN ST	25%	027-603-119-05-0000	1045 HARO ST	30%
017-190-807-04-0000	7204 MAIN ST	25%	027-612-110-93-0000	1707 DAVIE ST	30%
017-190-807-09-0000	7215 MAIN ST	25%	027-612-116-66-0000	1320 DAVIE ST	30%
017-190-807-75-0000	7271 MAIN ST	25%	027-612-117-72-0000	1224 DAVIE ST	30%
017-190-807-94-0000	7260 MAIN ST	25%	027-612-118-55-0000	1141 DAVIE ST	30%
017-190-814-80-0000	7668 MAIN ST	25%	027-612-118-95-0000	1103 DAVIE ST	30%
017-190-823-53-0000	8153 MAIN ST	25%	027-612-119-23-0000	1067 DAVIE ST	30%
017-190-825-93-0000	8181 MAIN ST	25%			
017-190-825-94-0000	205 MARINE DR SE	25%			
017-210-790-06-0000	6504 FRASER ST	25%			
017-210-790-51-0000	6549 FRASER ST	25%			
017-210-790-95-0000	6579 FRASER ST	25%			
017-210-791-07-0000	6603 FRASER ST	25%			
017-210-791-16-0000	6616 FRASER ST	25%			
017-210-791-47-0000	6641 FRASER ST	25%			
017-210-791-50-0000	6628 FRASER ST	25%			
017-210-791-57-0000	6657 FRASER ST	25%			
017-210-791-67-0000	6663 FRASER ST	25%			
017-210-791-85-0000	6681 FRASER ST	25%			
017-210-791-97-0000	6695 FRASER ST	25%			
017-210-807-73-0000	7273 FRASER ST	25%			
017-210-823-05-0000	698 64TH AVE E	25%			
017-210-823-91-0000	8061 FRASER ST	25%			
017-230-806-97-0000	7289 KNIGHT ST	25%			
017-250-790-43-0000	6539 VICTORIA DR	25%			
017-250-790-79-0000	6577 VICTORIA DR	25%			
017-250-790-91-0000	6585 VICTORIA DR	25%			
017-250-792-07-0000	6637 VICTORIA DR	25%			
017-250-802-25-0000	6927 VICTORIA DR	25%			
017-250-802-45-0000	6943 VICTORIA DR	25%			
017-790-230-44-0000	1420 49TH AVE E	25%			
017-810-229-76-0000	1376 57TH AVE E	25%			
017-810-230-04-0000	1404 57TH AVE E	25%			
West End					
027-110-601-66-0000	774 DENMAN ST	30%			
027-110-607-65-0000	1101 DENMAN ST	30%			
027-113-601-05-0000	735 BIDWELL ST	30%			
027-601-113-84-0000	1614 ALBERNI ST	30%			
027-601-119-44-0000	1042 ALBERNI ST	30%			
027-602-110-27-0000	1769 ROBSON ST	30%			
027-602-110-57-0000	1739 ROBSON ST	30%			
027-602-110-75-0000	1725 ROBSON ST	30%			
027-602-113-56-0000	1648 ROBSON ST	30%			
027-602-113-66-0000	1642 ROBSON ST	30%			
027-602-113-76-0000	1638 ROBSON ST	30%			
027-602-113-94-0000	1610 ROBSON ST	30%			
027-602-113-95-0000	1615 ROBSON ST	30%			
027-602-114-38-0000	1542 ROBSON ST	30%			