

WHY ARE PROPERTY TAXES AND COSTS HIGH?



LIMITED LOCAL CONTROL OVER TAXES

54% of property taxes collected are remitted to other taxing authorities



HIGHLY UNDIVERSIFIED TAX BASE

94% of property taxes are borne by the residential class, while only 6% come from the business class. Limited ability to shift taxes to other property classes such as industrial properties, as they do in other municipalities.



LOW POPULATION DENSITY

Lower density drives higher core service delivery costs per household



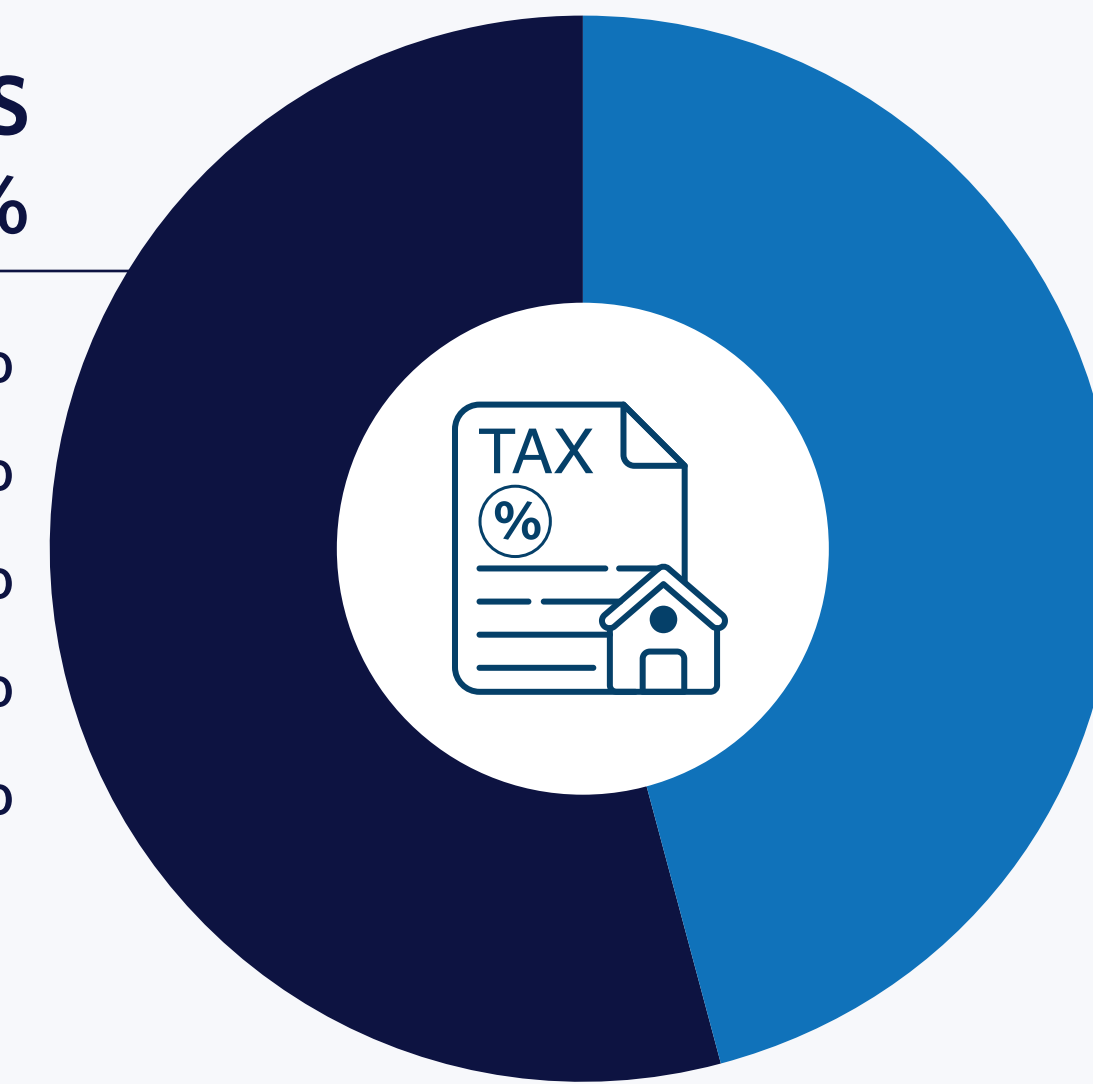
CHALLENGING GEOGRAPHY

- Steep slopes, elevation changes, and unstable terrain
- Complex water, sewer, and drainage infrastructure
- Shoreline exposure, wildfire risk, and higher maintenance standards

2025 PROPERTY TAX BILL

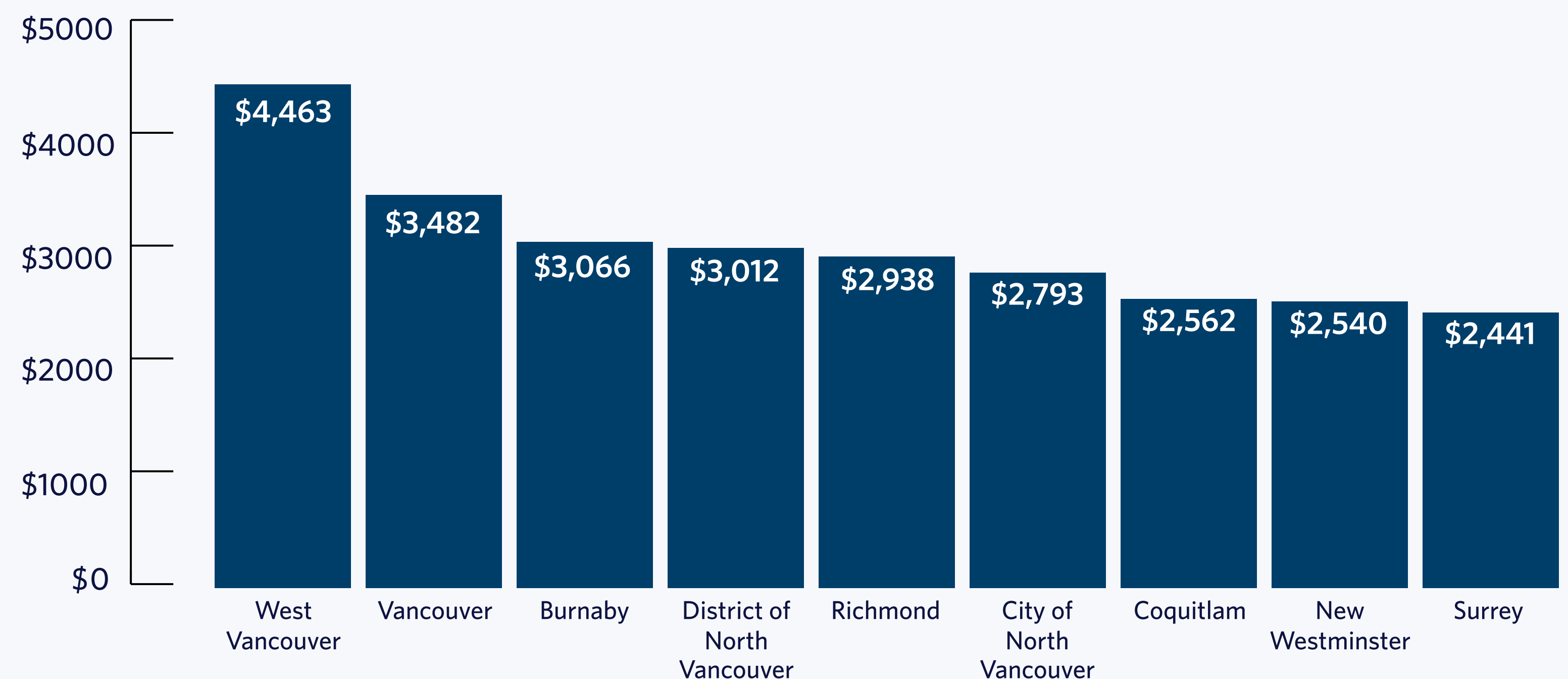
OTHER TAXING AUTHORITIES

	54%
Provincial School Tax	22%
Additional School Tax	19%
TransLink	9%
Regional District	3%
BC Assessment	1%



DISTRICT OF WEST VANCOUVER
46%

TAXES PAID TO OTHER TAXING AUTHORITIES ON A RESIDENTIAL PROPERTY TAX BILL IN 2025



2026 BUDGET OUTLOOK



MARKET CONDITIONS

- Slow down of development and construction activity
- Lower interest rates
- Construction costs remain high
- Tariff uncertainty



COST PRESSURES

- Regional collective agreement patterns influencing labour costs (public safety)
- Imposed external agency costs (E-Comm, JIBC, Surrey dispatch)
- Downloading from senior governments
 - **Legislation changes**
 - New provincial housing legislation, human rights legislation standards, *Freedom of Information and Protection of Privacy Act* (FOIPPA) legislation requirements, changes to *Employer Health Tax Act*
 - **Homelessness response and affordable housing**
 - Support for unhoused community (shower program, care kits)
 - Encampment clean-up, safety response and site restoration
 - Creating various housing types (e.g. non-market rentals, supportive housing)
 - **Lack of provincial funding and community looks to municipality for support**
 - Emergency medical assistant services
 - Arts and culture and community services programs
- Cypress Village phased development agreement deliverables
- Climate mitigation and adaptation



COST SAVINGS AND REVENUE OPPORTUNITIES

- Efficiencies and service level adjustments
- Pay parking expansion (if not used for extra/enhanced services)

PRELIMINARY YEAR-OVER-YEAR BUDGET CHANGE

	2026		
	DOLLAR CHANGE	TAX IMPACT	
REVENUE	-\$2,797K	2.83%	
INCREASE	\$1,791K	-1.81%	
Programs, fees and charges, pay parking, and other revenues	\$1,189K	-1.81%	
Additional taxation from non-market change revenue	\$602K	-0.61%	
DECREASE	-\$4,588K	4.65%	
2025 budget deficit	-\$2,584K	2.62%	
Permit and development application fees revenue	-\$1,517K	1.54%	
Interest revenue on investments	-\$395K	0.40%	
Grants-in-lieu of taxation	-\$93K	0.09%	
EXPENSE	\$4,452K	4.51%	
COMMITTED COSTS	\$5,071K	5.14%	
Labour agreements for existing staff	\$4,084K	4.14%	
Contractual obligations and inflation	\$690K	0.70%	
Imposed costs from external agencies	\$297K	0.30%	
ENHANCE/ADD TO SERVICE LEVELS <i>(Expanded on next board)</i>	\$222K	0.23%	
New programs	\$186K	0.19%	
Operating impact of capital project requests	\$36K	0.04%	
EXTERNAL COMMUNITY REQUESTS <i>(Expanded on next board)</i>	\$131K	0.13%	
COST AND EFFICIENCY SAVINGS	-\$972K	-0.99%	
Operating cost adjustments	-\$432K	-0.44%	
Service level reductions	-\$249K	-0.25%	
Efficiency savings	-\$186K	-0.19%	
Reduction of discretionary expenses	-\$106K	-0.11%	
BUDGET STRATEGIES FOR EXPENSE REDUCTIONS	-\$4,854K	-4.92%	
Reduce contributions to reserves	-\$2,954K	-2.99%	
One-time reserve drawdowns	-\$1,900K	-1.93%	
PRELIMINARY OPERATING TAX LEVY INCREASE	\$2,395K	2.43%	



ENHANCED/ADD TO SERVICE LEVELS

	2026	
	DOLLAR CHANGE	TAX IMPACT
NEW PROGRAMS	\$186K	0.19%
Net costs of Parking Bylaw Enforcement Officer	\$62K	0.06%
Funding for North Shore Mountain Bike Association (NSMBA) Trail Maintenance Partnership	\$60K	0.06%
Horseshoe Bay Boathouse Operating Expense Increase	\$50K	0.05%
Enhanced Geese Mitigation Efforts and Feces Management	\$15K	0.01%
OPERATING IMPACT OF CAPITAL PROJECT REQUESTS	\$36K	0.04%
Police: Body Worn Cameras - Temp Salary and Consulting Services	\$20K	0.02%
PCCS: Three New Dedicated Pickleball courts - Cleaning and Maintenance	\$8K	0.01%
Fire: Long-Range Thermal Pen-Tilt-Zoom (PTZ) Cameras - Network Connectivity and Maintenance	\$8K	0.01%
EXPENSES TOTAL	\$222K	0.23%

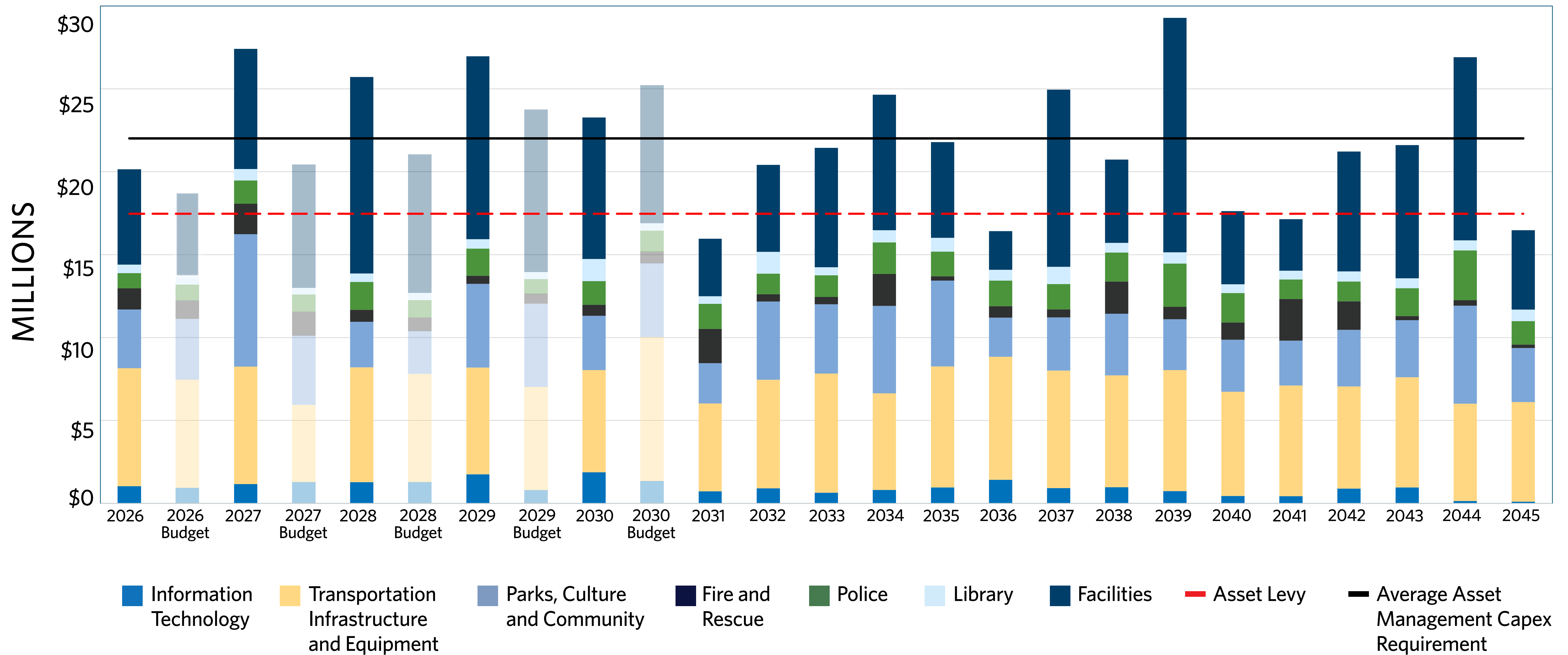


EXTERNAL COMMUNITY REQUESTS

	2026	
FEE FOR SERVICE INCREASES	\$71K	0.07%
Kay Meek Arts Centre	\$30K	0.03%
West Vancouver Community Arts Council	\$41K	0.04%
CONVERSION OF TEMPORARY PROGRAMS TO PERMANENT	\$60K	0.06%
Seniors' Activity Centre Advisory Board - Outreach Worker	\$38K	0.04%
Enhance West Vancouver - Shower Program	\$22K	0.02%
EXPENSES TOTAL	\$131K	0.13%

20-YEAR ASSET MANAGEMENT PLAN

Over the next 20 years, to prevent assets from failure resulting from deferred maintenance, the estimated average annual cost of maintaining the general fund assets is \$22M. To help address the funding gap of \$4.5M between estimated optimal capital investment and available capital funding from Asset Levy, the District will increase the Asset Levy by 1% to the total of \$17.5M in 2026.



2026 CAPITAL REQUESTS

	FUNDING SOURCES				
	ASSET RESERVES	EXTERNAL SOURCES / DONATIONS	OTHER FUNDS / RESERVES	TOTAL	%
MAINTAINING AND REPLACING EXISTING ASSETS					
Asset Preservation	\$ 1.6M	\$ 0.2M	\$1.8M	\$ 3.5M	13%
Innovation	\$ 0.1M	\$ 0.1M	\$ 0.0M	\$ 0.2M	1%
Regular Asset Maintenance	\$ 12.7M	\$ 0.3M	\$ 0.2M	\$ 13.1M	47%
Strategic Investment	\$ 2.6M	\$ 0.1M	\$ 0.1M	\$ 2.8M	10%
SUBTOTAL	\$ 17.0M	\$ 0.6M	\$ 2.1M	\$ 19.7M	70%
NEW ASSETS					
Health and Safety	\$ 0.1M	-	\$ 0.0M	\$ 0.1M	0%
Innovation	\$ 0.1M	-	\$ 0.0M	\$ 0.1M	0%
Strategic Investment	\$ 2.1M	\$ 0.8M	\$ 5.4M	\$ 8.3M	29%
SUBTOTAL	\$ 2.2M	\$ 0.8M	\$ 5.5M	\$ 8.4M	30%
TOTAL	\$ 19.2M	\$ 1.3M	\$ 7.6M	\$ 28.1M	100%
%	68%	5%	27%	100%	



ASSET PRESERVATION

Maintenance/replacement of assets that would be critically impaired or completely unusable without replacement or repair.



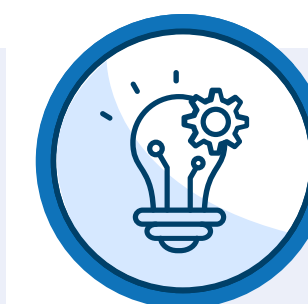
REGULAR ASSET MAINTENANCE

Ongoing maintenance work/replacement that may not be driven by a critical risk to the asset (unlike asset preservation) but is still needed as per the 20-year asset maintenance plan.



HEALTH AND SAFETY

Acquisition/maintenance of assets directly related to public and staff health and safety with respect to immediate risks.



INNOVATION

Acquisition/maintenance of assets directly improving the effectiveness, efficiency, and quality of programs and/or services provided by the District.



STRATEGIC INVESTMENT

Acquisition/maintenance of assets that have strategic value for the District-critical programs and/or services would be directly impaired without these assets.

EXAMPLES OF 2026 CAPITAL PROJECT REQUESTS

ASSET PRESERVATION

- **Implementation of Shoreline Protection Project (\$1.1M)**
A full beach nourishment project to raise and regrade the Ambleside shoreline to match adjacent beach elevations, remove the remaining concrete walls/patios from former waterfront homes, and bury the concrete under natural beach cobbles to create a seamless transition to the Ferry Building frontage.
- **Sport Field Drainage and Irrigation Replacement (\$0.5M)**
Modern irrigation upgrades on sports fields to maintain healthy, safe, and resilient turf for intensive community use while reducing water consumption and operating costs through efficient, targeted watering.

REGULAR ASSET MAINTENANCE

- **Capital Facilities Renewal Plan - West Vancouver Aquatic Centre (\$1.1M)**
This request includes pool joint repair, Direct Digital Control system upgrade, ozone system replacement, and steam generator system replacement.
- **Roads and Pavement Infrastructure replacement (\$4.9M)**
The planned projects include milling and overlay of surface pavement, total road reconstruction, and other road improvements.

STRATEGIC INVESTMENT

- **Cypress Village Materials Transfer Site (\$0.9M)**
Reconfiguration of the Operations Centre site to accommodate new bulk material handling operations.

CLIMATE ACTION AND ENVIRONMENT

- Environmental Levy not proposed to increase in 2026
- Existing Environmental Levy with grant funding opportunities is sufficient to continue implementing the Environment and Climate Change objectives of Council's Strategic Plan in 2026.
- For 2026, the annual contribution to the Environmental Reserve is reduced by \$400K from \$1.2M to \$800K on a one-time basis to help offset operating cost pressures.
- Additional funding will be required in future years to carry-out the sea level rise adaptation management plan and continued implementation of the District's new *Climate Action Strategy* to enhance and accelerate initiatives to reduce greenhouse gas (GHG) emissions.

2026 BUDGET - PROGRAMS AND PROJECTS FUNDED FROM ENVIRONMENTAL RESERVE:



Operating programs:

- Community/School Stewardship, Education, and Outreach
- Howe Sound Marine Reference Guide (final year)
- Tree Canopy Cover Monitoring



Capital projects:

- Long-Range Thermal Cameras for Wildfire / Forest Monitoring
- Fleet EV replacement
- Shoreline Protection Project
- Geese Nesting and Moulting Survey

2026 PRELIMINARY TAX RATES

	PRELIMINARY LEVY INCREASE	
	DOLLAR INCREASE	TAX INCREASE
Operating Levy Increase	\$2.40M	2.43%
Asset Levy Increase	\$0.99M	1.00%
Environmental Levy Increase	\$0.00M	0.00%
TOTAL TAX LEVY INCREASE	\$3.38M	3.43%



The Asset Levy funds maintenance and replacement of infrastructure, such as roads, District facilities, and parks and trails, as well as other capital projects prioritized by Council as per their Strategic Plan.



The Operating Levy funds the day-to-day operations of a municipality, ensuring the delivery of services such as police and fire departments, library services, road maintenance, parks and recreation, and community services.



The Environmental Levy supports programs focused on climate change adaptation and mitigation.

IMPACT ON AVERAGE SINGLE FAMILY HOME

	2025 APPROVED TAXES	2026 PRELIM BUDGET	2026 HOUSEHOLD IMPACT	
			\$ INCREASE	\$ TOTAL
Operating Levy	\$6,133	2.43%	\$149	\$6,281
Asset Levy	included above	1.00%	\$61	\$61
Environmental Levy	included above	0.00%	\$0	\$0
Total Tax Levy	\$6,133	3.43%	\$210	\$6,343
Utility Fees	\$2,837		\$102	\$2,939
NSWWTP levy	\$177		\$151	\$328
TOTAL	\$9,146		\$464	\$9,610

- BC Assessment 2026 Completed Roll - average single-family detached (SFD) \$3.56M
- Median single-family household utilities bill
- Does not include other taxing authorities' levies (i.e. school district, transit, Metro Vancouver Regional District)

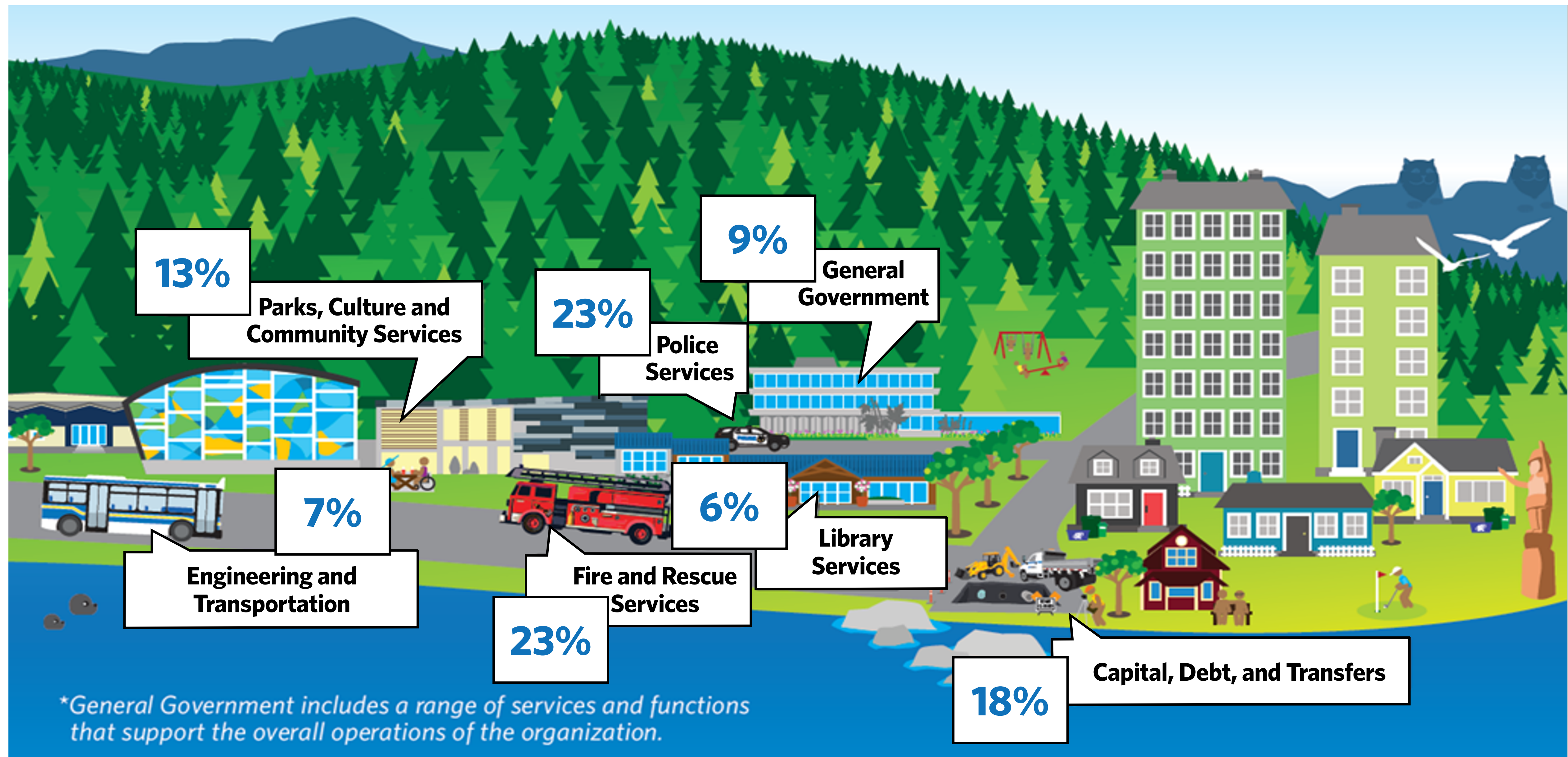
IMPACT ON AVERAGE STRATA

	2025 APPROVED TAXES	2026 PRELIM BUDGET	2026 STRATA IMPACT	
			\$ INCREASE	\$ TOTAL
Operating Levy	\$2,840	2.43%	\$69	\$2,909
Asset Levy	included above	1.00%	\$28	\$28
Environmental Levy	included above	0.00%	\$0	\$0
Total Tax Levy	\$2,840	3.43%	\$97	\$2,938
Utility Fees	\$749.88		\$28	\$778
NSWWTP levy	\$81		\$69	\$150
TOTAL	\$3,671		\$194	\$3,866

- BC Assessment 2026 Completed Roll - average strata unit \$1.65M
- Average multi-family unit bill
- Does not include other taxing authorities' levies (i.e. school district, transit, Metro Vancouver Regional District)

PROPERTY ASSESSMENT AND TAXES

DISTRICT SERVICES FUNDED BY MUNICIPAL PORTION OF PROPERTY TAX BILL



WHAT COULD HAPPEN TO YOUR PROPERTY TAXES?

Here are the three scenarios:

CHANGE TO YOUR PROPERTY'S VALUE	PROPERTY TAX IMPACT
1 LOWER than AVERAGE change for property class	Taxes likely DECREASE*
2 SIMILAR to AVERAGE change for property class	Taxes likely DO NOT CHANGE
3 HIGHER than AVERAGE change for property class	Taxes likely INCREASE

*Assumes no changes in budget needs for your local government or other taxing authorities

2026 PROPERTY ASSESSMENT CHANGES (%):

PROPERTY CLASS	% CHANGE IN ASSESSED VALUE DUE TO MARKET (Jul 1, 2024 - Jul 1, 2025)
Single Family Residential	-4.9%
Strata Residential	-2.4%
All Residential*	-4.7%
Business and Other	-4.4%

*All Residential - includes all residential property types like single-family residences, multi-family residences, duplexes, apartments and condominiums

2026 BUDGET TIMELINE

DECEMBER 2025	Preliminary Budget Prepared
JANUARY 21, 2026	Public engagement - Budget Open House
JANUARY 2026	Proposed Budget to Council
FEBRUARY 2026	Five-Year Financial Plan Bylaw and Phase 1 Capital Appropriations to Council
APRIL 2026	Tax Rate Bylaw



LEARN MORE:

Visit the 2026 Budget
information page

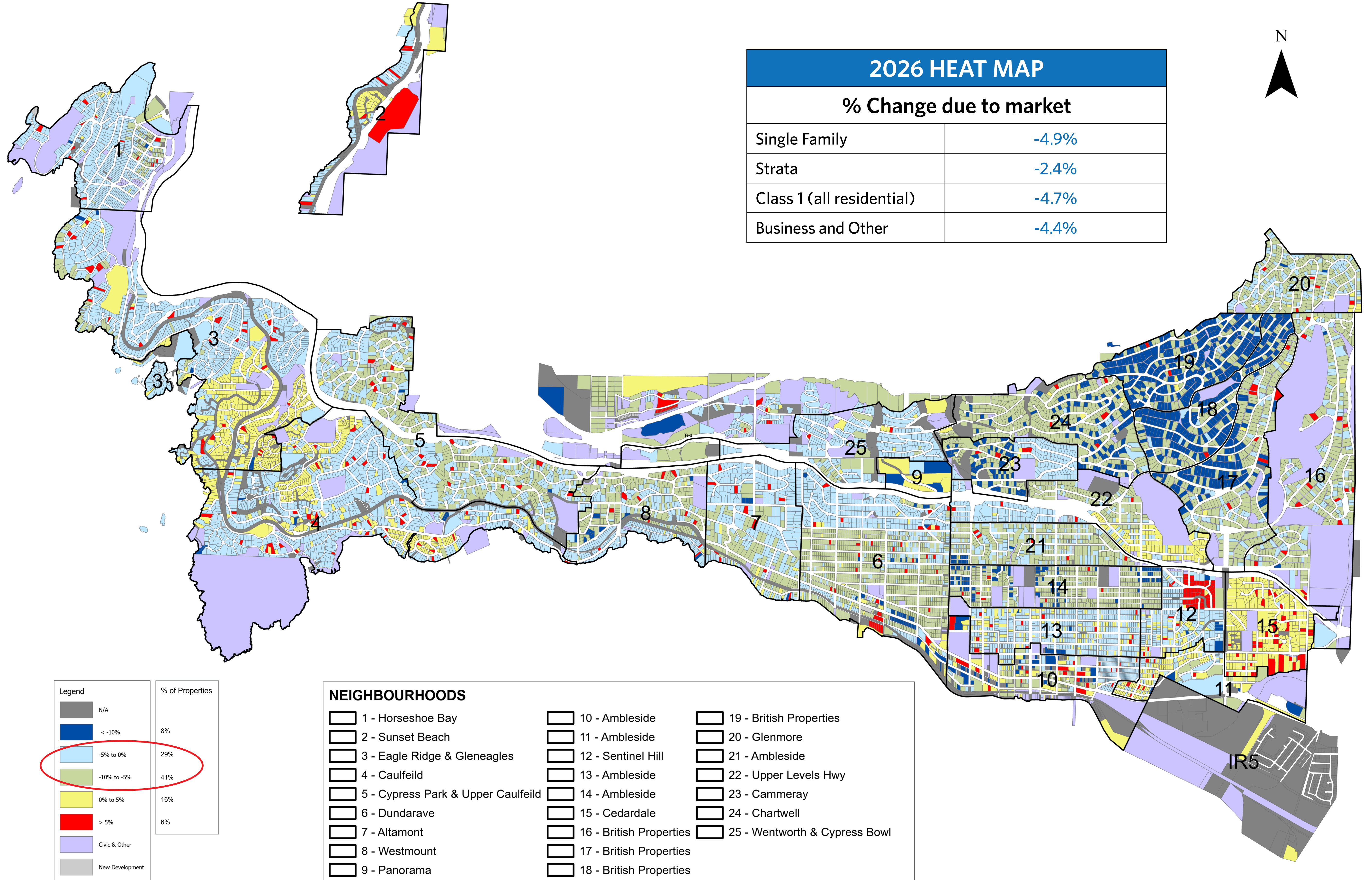


Review the 2026
Preliminary Five-year
Financial Plan



BUDGET ENQUIRIES?
Please email
budget@westvancouver.ca

PROPERTY ASSESSMENT CHANGES



2026 HEAT MAP	
% Change due to market	
Single Family	-4.9%
Strata	-2.4%
Class 1 (all residential)	-4.7%
Business and Other	-4.4%



Legend	% of Properties
Grey	N/A
Dark Blue	< -10%
Light Blue	-5% to 0%
Light Green	-10% to -5%
Yellow	0% to 5%
Red	> 5%
Purple	Civic & Other
Dark Grey	New Development

NEIGHBOURHOODS		
1 - Horseshoe Bay	10 - Ambleside	19 - British Properties
2 - Sunset Beach	11 - Ambleside	20 - Glenmore
3 - Eagle Ridge & Gleneagles	12 - Sentinel Hill	21 - Ambleside
4 - Caulfeild	13 - Ambleside	22 - Upper Levels Hwy
5 - Cypress Park & Upper Caulfeild	14 - Ambleside	23 - Cammeray
6 - Dundarave	15 - Cedardale	24 - Chartwell
7 - Altamont	16 - British Properties	25 - Wentworth & Cypress Bowl
8 - Westmount	17 - British Properties	
9 - Panorama	18 - British Properties	