



District of West Vancouver

Five-Year Financial Plan Bylaw No. 5381, 2025

Effective Date:

District of West Vancouver

Five-Year Financial Plan Bylaw No. 5381, 2025

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District of West Vancouver

Five-Year Financial Plan Bylaw No. 5381, 2025

A bylaw to approve the Five-Year Financial Plan for the years 2025-2029.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for a Five-Year Financial Plan for the period 2025-2029.

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

Part 1 Citation

- 1.1 This bylaw may be cited as Five-Year Financial Plan Bylaw No. 5381, 2025.

Part 2 Severability

- 2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

Part 3 Previous Bylaw Repeal

- 3.1 Five-Year Financial Plan Bylaw No. 5324, 2024 (adopted on April 22, 2024), and all amendments thereto, are hereby repealed.

Part 4 Five-Year Financial Plan Bylaw Interpretation

4.1 Property Tax Distribution

A 2% increase will be applied equally to all property classes. In support of the approved Asset Levy, an additional 1% increase will be applied to property classes 1 and 6, for a total of 3% increase to those classes.

4.2 Five-Year Financial Plan

The Council hereby adopts the Five-Year Financial Plan for the years 2025-2029 inclusive, for each year of the plan, as set out in Schedules A and B, attached to this bylaw and forming a part thereof, as follows:

Schedule A – Consolidated Five-Year Financial Plan for Years 2025-2029

Schedule B – Revenue/Tax Distribution: Objectives and Policies

Schedules

Schedule A – Consolidated Five-Year Financial Plan for Years 2025-2029

Schedule B – Revenue/Tax Distribution: Objectives and Policies

READ A FIRST TIME on March 31, 2025

READ A SECOND TIME on March 31, 2025

READ A THIRD TIME on March 31, 2025

ADOPTED by the Council on [Date].

Mayor

Corporate Officer

Schedule A – Consolidated Five-Year Financial Plan for Years 2025-2029

	Five-Year Financial Plan (\$000s)				
	2025	2026	2027	2028	2029
REVENUE					
General Taxation	99,763	107,883	113,604	119,532	125,641
Fees and Charges	76,305	80,718	85,521	91,600	93,506
Licences and Permits	8,314	8,521	8,735	8,953	9,177
Other Revenue	20,488	20,948	21,253	21,576	21,907
Government Grants	1,417	1,447	1,486	1,518	1,551
External Contributions & Partnerships	1,619	285	285	185	185
Land Sales	8,500	-	-	-	-
Amenity Contributions	37	37	37	37	37
Transit Reimbursement	24,596	25,229	25,883	26,560	27,261
Business Improvement Area Levy	500	500	500	500	500
Levies Other Governments	114,450	120,000	126,000	132,000	139,000
	355,990	365,569	383,304	402,462	418,766
Transfers from Reserves					
Asset Reserves	18,719	24,933	22,008	23,031	23,705
Community Amenity Contributions	175	175	-	-	500
Endowment Fund	1,324	1,324	1,324	1,324	1,324
Surplus Transfer	631	-	-	-	-
Budget Stabilization Transfer	1,953	-	-	-	-
Other Reserves	8,654	7,247	6,321	6,439	6,557
Development Cost Charges	215	875	150	150	805
Water Reserves	21,969	7,416	11,778	12,427	10,107
Sewer Reserves	46,840	39,666	44,231	46,607	51,414
Solid Waste Reserve	1,807	1,829	1,829	1,805	1,728
Cemetery Development Reserve	342	380	50	50	185
Golf Development Fund	1,617	201	355	-	65
Prior Year Committed Funds	41,304	-	-	-	-
Provisional Reserve Transfers	83,242	79,482	80,898	83,336	85,984
	228,792	163,527	168,944	175,169	182,374
	584,782	529,096	552,248	577,631	601,140

	Five-Year Financial Plan (\$000s)				
	2025	2026	2027	2028	2029
EXPENDITURE					
General Government	34,100	34,398	34,450	35,426	36,423
Public Safety	46,661	49,058	51,591	54,268	57,097
Engineering & Transportation Services	8,017	8,198	8,382	8,573	8,771
Planning, Development & Environment Services	9,536	9,799	10,072	10,355	10,647
Recreation & Library	30,825	31,656	32,515	33,411	34,324
General Fund Capital	21,592	26,421	22,443	23,366	25,195
General Fund Capital Work in Progress	41,304	-	-	-	-
General Fund Provision for Reserve Expenditures	78,561	74,348	75,000	76,253	77,849
Cemetery	4,872	5,074	5,270	5,811	6,367
Golf	4,181	3,080	3,489	3,853	4,628
Transit	24,596	25,229	25,883	26,560	27,261
Water	43,535	30,428	34,051	37,155	34,672
Sewer	75,708	71,256	78,691	84,255	90,479
Solid Waste	7,027	7,179	7,317	7,402	7,437
Business Improvement Area Levy	500	500	500	500	500
Levies Other Governments	114,450	120,000	126,000	132,000	139,000
	545,467	496,623	515,654	539,188	560,649
Debt Service					
Debt Principal	737	643	643	643	643
Debt Interest	919	810	810	810	810
	1,656	1,453	1,453	1,453	1,453
Transfers to Reserves					
Asset Reserves	19,033	21,033	22,033	23,033	24,033
Endowment Fund	472	482	491	501	512
Land Reserve	8,500	-	-	-	-
Water Reserves	709	364	2,036	1,514	1,978
Sewer Reserves	768	872	1,220	1,510	1,010
Solid Waste Reserve	-	30	-	-	-
Cemetery Development Reserve	324	517	548	563	577
Golf Development Fund	427	517	620	672	726
Other Transfers	7,427	7,205	8,191	9,196	10,201
	37,659	31,020	35,141	36,990	39,038
	584,782	529,096	552,248	577,631	601,140
SURPLUS/SHORTFALL	-	-	-	-	-

Schedule B – Revenue/Tax Distribution: Objectives and Policies

The *Community Charter* requires, as part of the consideration and adoption of the five-year financial plan, the disclosure of municipal objectives and policies regarding each of the following:

- the proportion of total revenue proposed to come from property taxes, parcel taxes, fees, other sources and proceeds of debt;
- the distribution of property taxes among the property classes; and
- the use of permissive tax exemptions.

The District of West Vancouver's financial planning objectives and policies can be summarized as:

- user pay is a focus within the District and is maximized where appropriate;
- erosion of the assessment base through permissive exemptions is minimized wherever possible;
- although property taxation is by far the largest proportion of ongoing revenues, annual rate increases are a revenue of last resort in order to balance budgets; and
- in order to encourage small business, business property tax class multiples in West Vancouver shall remain among the lowest in Metro Vancouver.

Fund Structure

West Vancouver's financial framework is organized around several high-level functional units, called 'funds'. Each fund is a stand-alone business entity that engages in specific service activities and has its own revenues, expenditures, reserves, and capital program. Each fund also has its own approach to budgeting and rate setting.

The General Fund encompasses all activities not assigned to a specific stand-alone fund. The General Fund has a diverse range of operating and capital activities which include General Government; Public Safety; Engineering and Transportation; Planning and Development Services; and Recreation and Library. It is within this fund that property tax rates are determined as they are the most significant revenue source for the provision of services.

Utility funds comprise the Water Utility, the Sewer and Drainage Utility and the Solid Waste Funds. The Water Utility Fund supplies all residents with potable water on a metered user-pay basis. The Sewer and Drainage Utility Fund

provides for the collection and treatment of liquid waste on a user-pay basis. The Solid Waste Fund administers the garbage and organics contracts on a user-pay basis.

Other stand-alone funds include the Cemetery Fund, the Golf Fund, and the Blue Bus Transit operation.

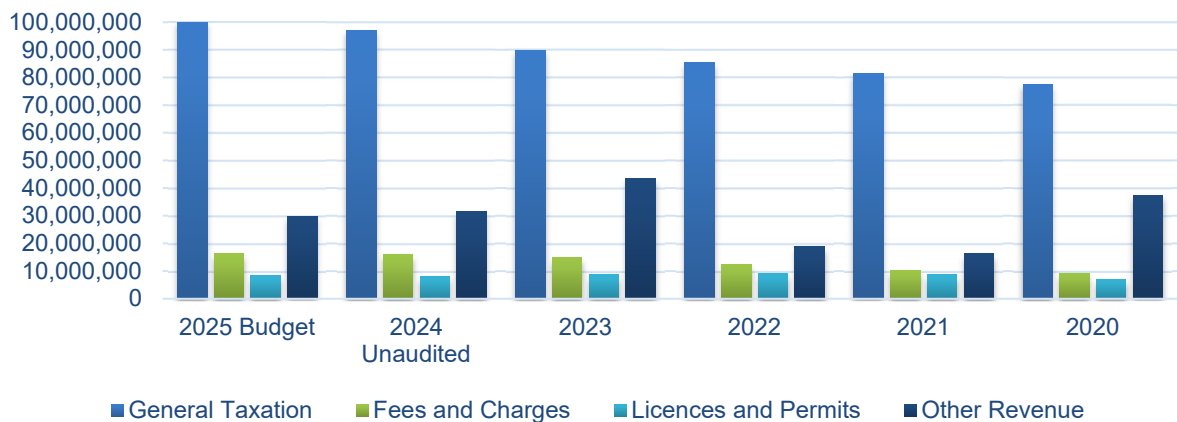
The Capilano View Cemetery also operates on a stand-alone basis, with a user rate structure sufficient to fund all expansions and improvements through the Cemetery Fund.

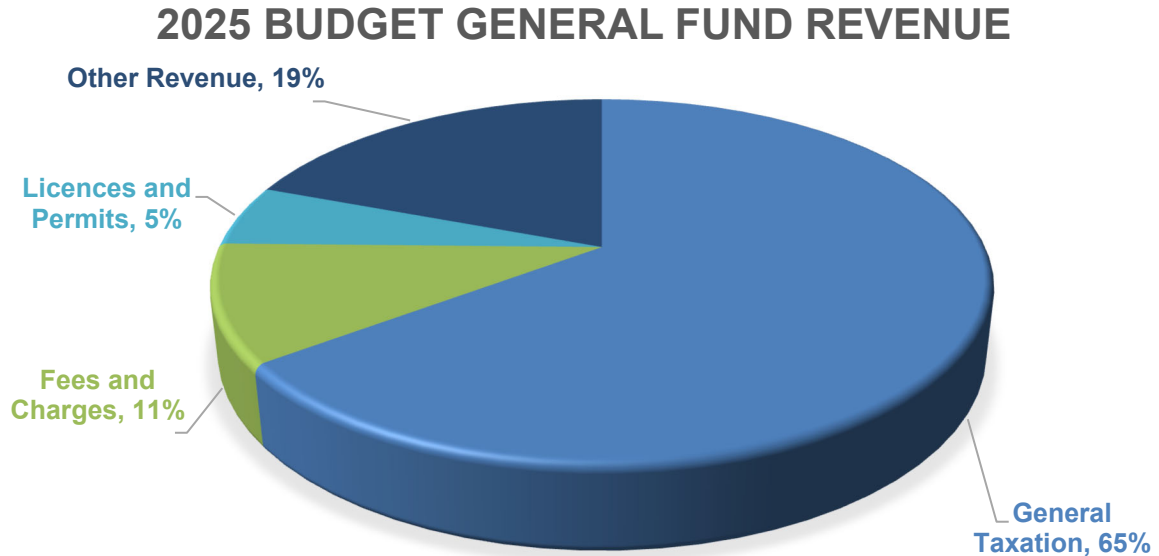
Ambleside Par 3 and Gleneagles Golf Course are self-contained businesses that ordinarily generate a bottom line sufficient to fund golf course operations from the Golf Fund. The Blue Bus service is operated on a contract basis for TransLink, which sets service levels, establishes budgets, and reimburses all costs.

Revenue Sources

The following charts indicate the trend and relative distribution of each of the District's major ongoing general revenue sources for the General Fund (excluding transfers-in from operating reserves). Funding sources for the annual capital program are not presented here. The significance of property taxation to the District's operations as well as the relative stability of the proportions year over year is illustrated below.

GENERAL FUND: REVENUE





All revenue sources are reviewed annually for potential rate adjustments. In the current budget, expected revenues have been adjusted to reflect a recovery from the pandemic. In the case of sewer, water and solid waste utilities, annual user rates are established to cover all operating, capital, and debt service costs.

Property Taxation

Property taxation is the District's most significant revenue source. Residential properties make up 97% of the assessed values and contribute 94% of the property taxes.

Business properties contribute approximately 6% of property taxes with other property types contributing less than 1%.

The increase in general taxation since 2015 has been primarily due to the implementation of an Asset Levy for maintenance of the District's capital assets. The current budget incorporates a 2% operational tax rate increase, and a 1% increase to the Asset Levy.

Permissive Tax Exemptions

The *Community Charter* makes provisions for exempting, at Council's discretion, certain categories of property from taxation. In West Vancouver, such exemptions have been tightly controlled to avoid shifting an additional tax burden onto residential taxpayers.

Current policy allows for exemptions only for:

- property owned by certain non-profit organizations; and

- land and other necessary ancillary structures surrounding buildings for public worship.

Permissive tax exemptions for 2025 were approved by Council in October 2024. The amount of taxation shifted due to permissive exemptions granted in 2025 is estimated at \$283,000.



District of West Vancouver

Parkland Development Cost Charge Reserve Fund Expenditure Bylaw No. 5384, 2025

Effective Date:

Parkland Development Cost Charge Reserve Fund Expenditure Bylaw No. 5384, 2025

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District of West Vancouver

Parkland Development Cost Charge Reserve Fund Expenditure Bylaw No. 5384, 2025

A bylaw to authorize expenditures from the Parkland Development Cost Charge Reserve Fund.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for the expenditure of funds from the Parkland Development Cost Charge Reserve Fund;

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

Part 1 Citation

- 1.1 This bylaw may be cited as Parkland Development Cost Charge Reserve Fund Expenditure Bylaw No. 5384, 2025.

Part 2 Severability

- 2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed, and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

Part 3 Unappropriated Balance

- 3.1 As of March 7, 2025, the following balances in the Parkland Development Cost Charge Reserve Fund were uncommitted:

- 3.1.1 Uncommitted balances:

	Principal	Interest	Total
Parks – Major <i>(other than Ambleside Waterfront and Local)</i>	\$415,850	\$1,010,164	\$1,426,014
Parks – Ambleside Waterfront <i>(14th to 18th Street)</i>	\$1,207,900	\$304,709	\$1,512,609

Parks - Local	\$4,286,080	\$986,118	\$5,272,198
Total	\$5,909,830	\$2,300,991	\$8,210,821

Part 4 Use of Funds

- 4.1 The following capital expenditure for failing trails and trail structures replacement is qualified to be funded using the Parkland Development Cost Charge Reserve Fund, and it is therefore deemed to be desirable to appropriate \$215,000 in funding as indicated:

Failing Trails and Trail Structures Replacement Appropriation

From Parks - Major Interest	\$ 85,000
From Parks - Local Interest	\$ 130,000
Total Expenditures from Development Cost Charge (DCC) Reserve Funds	\$ 215,000

- 4.2 Should any of the above amounts remain unexpended after the expenditures hereby authorized have been made, any unexpended balance shall be returned to the credit of the Parkland Development Cost Charge Reserve Fund.

READ A FIRST TIME on March 31, 2025

READ A SECOND TIME on March 31, 2025

READ A THIRD TIME on March 31, 2025

ADOPTED by the Council on [Date].

Mayor

Corporate Officer