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|  Director |  Municipal Manager/Deputy Municipal Manager |
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| <i>COUNCIL AGENDA</i> | |
| Date: <u>February 23, 2026</u> | Item: <u>6.</u> |



6.

DISTRICT OF WEST VANCOUVER
750 17TH STREET, WEST VANCOUVER BC V7V 3T3

COUNCIL REPORT

| | |
|----------|---|
| Date: | February 5, 2026 |
| From: | Nataliia Laptieva, Acting Manager, Financial Planning |
| Subject: | Proposed 2026-2030 Five-Year Financial Plan Bylaw No. 5429, 2026 and Proposed 2026 Phase 1 Capital Funding Report |

RECOMMENDATION

THAT proposed “Five-Year Financial Plan Bylaw No. 5429, 2026” be read a first, second, third time;

THAT proposed “Parkland Development Cost Charge Reserve Fund Expenditure Bylaw No. 5435, 2026” be read a first, second, third time;

THAT proposed “Youth Activity Fund Expenditure Bylaw No. 5438, 2026” be read a first, second, third time;

THAT the following appropriation be made from the Capital Equipment Reserve Fund to fund 2026 Phase 1 Capital Projects:

| Capital Equipment Reserve Fund | |
|---|------------------|
| Equipment | 907,250 |
| Fleet - Vehicle and Heavy-Duty Equipment | 2,318,500 |
| IT Hardware and Software | 808,400 |
| Subtotal | 4,034,150 |
| Previously Approved Projects | 2,878,140 |
| Capital Equipment Reserve Fund Total | 6,912,290 |

and that these funds be available until December 31, 2028, and any funds unused at that time be returned to the Capital Equipment Reserve Fund, be approved;

THAT the following appropriation be made from the Capital Facilities Fund to fund 2026 Phase 1 Capital Projects:

| Capital Facilities Fund | |
|--------------------------------------|------------------|
| Facilities Projects | 5,774,447 |
| Previously Approved Projects | 3,125,825 |
| Capital Facilities Fund Total | 8,900,272 |

and that these funds be available until December 31, 2028, and any funds unused at that time be returned to the Capital Facilities Fund, be approved;

THAT the following appropriation be made from the Capital Infrastructure Reserve Fund to fund 2026 Phase 1 Capital Projects:

| Capital Infrastructure Reserve Fund | |
|--|------------------|
| Grounds and Parks | 1,092,000 |
| Transportation Infrastructure | 6,190,000 |
| Subtotal | 7,282,000 |
| Previously Approved Projects | 1,462,984 |
| Capital Infrastructure Reserve Fund Total | 8,744,984 |

and that these funds be available until December 31, 2028, and any funds unused at that time be returned to the Capital Infrastructure Reserve Fund, be approved;

THAT the following appropriation be made from the Community Amenity Contributions (CACs) – Community Serving Reserve to fund 2026 Phase 1 Capital Projects:

| CACs – Community Serving Reserve | |
|---|------------------|
| Facilities Projects | 3,189,558 |
| Grounds and Parks | 438,000 |
| CACs – Community Serving Reserve Total | 3,627,558 |

and any funds unused be returned to the CACs – Community Serving Reserve, be approved;

THAT the following appropriation be made from the Environmental Reserve to fund 2026 Phase 1 Capital Projects:

| Environmental Reserve | |
|--|----------------|
| Equipment | 45,000 |
| Fleet - Vehicle and Heavy-Duty Equipment | 16,000 |
| Grounds and Parks | 312,000 |
| Subtotal | 373,000 |
| Previously Approved Projects | 44,000 |
| Environmental Reserve Total | 417,000 |

and that these funds be available until December 31, 2028, and any funds unused at that time be returned to the Environmental Reserve Fund, be approved;

THAT the following appropriation be made from the Land Reserve-Water Access Fund to fund 2026 Phase 1 Capital Projects:

| Land Reserve - Water Access Fund | |
|---|---------------|
| Grounds and Parks | 45,000 |
| Land Reserve - Water Access Fund Total | 45,000 |

and any funds unused be returned to the Land Reserve-Water Access Fund, be approved;

THAT the following appropriation be made from the Cypress Village Reserve to fund 2026 Phase 1 Capital Projects:

| Cypress Village Reserve | |
|--------------------------------------|------------------|
| Facilities Projects | 1,200,000 |
| Cypress Village Reserve Total | 1,200,000 |

and any funds unused be returned to the Cypress Village Reserve, be approved;
 THAT the following appropriation be made from the Brissenden Park Trust Fund to fund 2026 Phase 1 Capital Projects:

| Brissenden Park Trust Fund | |
|---|----------------|
| Grounds and Parks | 758,000 |
| Brissenden Park Trust Fund Total | 758,000 |

and any funds unused be returned to the Brissenden Park Trust Fund, be approved;
 THAT the following appropriation be made from the Youth Activity Reserve Fund to fund 2026 Phase 1 Capital Projects:

| Youth Activity Reserve | |
|-------------------------------------|----------------|
| Facilities Projects | 685,442 |
| Youth Activity Reserve Total | 685,442 |

and any funds unused be returned to the Youth Activity Reserve Fund, be approved;
 THAT the following appropriation be made from the Water Reserve Fund to fund 2026 Capital Projects:

| Water Reserve Fund | |
|------------------------------------|-------------------|
| Current Year Water Capital Program | 9,600,000 |
| Previously Approved Projects | 1,442,715 |
| Water Reserve Fund Total | 11,042,715 |

and that these funds be available until December 31, 2028, and any funds unused at that time be returned to the Water Reserve Fund, be approved; and

THAT the following appropriations be made from the Sewer and Drainage Reserve Fund to fund 2026 Capital Projects:

| Sewer and Drainage Reserve Fund | |
|--|-------------------|
| Sanitary Capital Program | 6,176,600 |
| Storm Capital Program | 5,896,800 |
| Subtotal | 12,073,400 |
| Previously Approved Projects | 4,356,940 |
| Sewer and Drainage Reserve Fund Total | 16,430,340 |

and that these funds be available until December 31, 2028, and any funds unused at that time be returned to the Sewer and Drainage Reserve Fund, be approved.

1.0 Purpose

The purpose of this report is to seek Council's approval on the following bylaws:

- Five-Year Financial Plan Bylaw, No. 5429, 2026 (**Appendix A**)

- Parkland Development Cost Charge Reserve Fund Expenditure Bylaw No. 5435, 2026 **(Appendix B)**
- Youth Activity Fund Expenditure Bylaw No. 5438, 2026 **(Appendix C)**

And to obtain Council’s authorization to finance the District of West Vancouver (“District”)’s 2026 capital project plan **(Appendix D)**, by expending funds from the following statutory reserves and trust fund for Phase 1:

1. Capital Facilities Fund;
2. Capital Infrastructure Reserve Fund;
3. Capital Equipment Reserve Fund;
4. Environmental Reserve;
5. Community Amenity Contributions – Community Serving Reserve;
6. Public Art Reserve Fund
7. Land Reserve Fund – Water Access
8. Cypress Village Reserve Fund
9. Brissenden Park Trust Fund
10. Water Reserve Fund; and
11. Sewer and Drainage Reserve Fund.

The first three funds are Asset Levy Reserves funded through the Asset Levy.

The Environmental Reserve is funded through the Environmental Levy and Community Amenity Contributions (CACs) are funded through development contributions.

The Public Art Reserve is funded by allocating 1% of unrestricted Community Amenity Contributions (developer contributions) received by the District.

The Land Reserve is funded from the proceeds of land sales. The Water Access Reserve is a restricted sub-reserve of the Land Reserve, established to hold proceeds from the disposition of lands that provide access to the ocean, lake, river, or other stream or watercourse. These funds may only be used to acquire property that Council determines will provide public access to the same body of water as the disposed lands and will provide at least an equivalent public benefit.

The Cypress Village Reserve is a restricted fund to be used for the construction of the following amenities in Cypress Village: a community centre, a fire station, and McGavin Field.

The Brissenden Park Trust Fund is funded from income and other proceeds generated from the Brissenden Park property. These funds are held in trust

and may only be used in accordance with the trust’s park-purpose requirements.

The Youth Activity Reserve Fund is funded by the amount awarded to the District in 1993 by the courts as a result of law enforcement activities, other sources allowed under the Local Government Act, as Council may direct from time to time, and donations by private individuals, groups, or corporations.

The final two are Utility Funds which are funded through the utility rates.

2.0 Executive Summary

The proposed five-year financial plan (“financial plan”) is designed to ensure the long-term sustainability and fiscal responsibility of our municipality. The Five-Year Financial Plan consolidates the budgets from each of the District funds – General Fund, Utility Funds (Water, Sewer and Drainage, Solid Waste), Golf Fund, and Cemetery Fund.

The property tax rate increase is determined within the General Fund. At the regular Council meeting on February 23, 2026, Council approved the following motions:

- the proposed 2026 Operating Levy increase of 2.43% be approved;
- the proposed 2026 Asset Levy increase of 1% be approved; and
- staff be directed to remove the \$400,000 budget reduction strategy for the Environmental Reserve transfer and report back to Council with an alternative strategy.

In accordance with Council direction to remove the Environmental Reserve transfer reduction strategy, staff identified an alternative approach to replace the removed strategy and maintain the Operating Levy increase at the approved 2.43%. Staff reviewed all forecasts and estimates within the 2026 budget and updated revenue assumptions based on the most current information available. As a result, staff adjusted two revenue items to replace the removed strategy – an increase to true-up the administration fee charged to the Transit Fund, and an increase to the non-market change taxation revenue estimate, revised based on the updated completed roll released by BC Assessment in early January.

| | 2026 Budget Changes | Dollar Change | % Tax Impact |
|-----------|---|----------------------|---------------------|
| Eliminate | Reduced contribution to Environmental Reserve | \$400,000 | 0.41% |
| New | Additional Transit Administration Fee Revenue | -\$129,175 | -0.13% |
| New | Additional Non-Market Change Taxation Revenue | -\$270,825 | -0.28% |
| | Impact on Operating Levy Increase | \$- | 0.00% |

The financial plan outlines anticipated revenues, expenditures and capital investments over a five-year period. Years 2027 to 2030 in the financial plan represent projected estimates that serve as a guideline rather than firm commitments. It reflects best estimates based on known information at the time and is updated annually to reflect changing conditions, emerging priorities, inflation, and Council direction.

For 2027-2030, the financial plan uses the 2026 budget as the baseline and assumes status quo service levels and capital programs informed by the District's asset management plans. The financial plan proposes strategic increases to the Asset Levy and Environmental Levy alongside the Operating Levy for the years 2027 to 2030. These increases will support the District's long-term sustainability goals, ensuring the maintenance of critical assets and the continued implementation of environmental initiatives.

Because some 2026 measures are one-time (such as reserve drawdowns), the financial plan anticipates greater pressure in 2027 compared to later years unless replaced with sustainable ongoing funding or offset through other actions.

The 2027-2030 projections are included in the financial plan as a preliminary forecast but will be subject to revision and update during the annual budgeting process for each respective year. Staff will continue to pursue operating efficiencies and service reviews, cost containment, procurement improvements, and new or expanded revenue opportunities where appropriate to help mitigate inflationary and other cost escalation pressures.

The Utility Funds (Water, Sewer and Drainage, Solid Waste) and Other Funds (Golf, Cemetery) are stand-alone business entities that engage in specific services and have their own revenues, expenditures, and reserves to fully fund their operations and capital program. The 2026 rates for services provided by the utility funds were adopted by Council on December 1, 2025 and the rates for the Golf and Cemetery Funds were adopted by Council on September 15, 2025 within the Fees and Charges Bylaw No. 5383, 2025.

The capital budget for each of the funds is included in the Five-Year Financial Plan. The funding for capital projects comes from various sources including, but not limited to, asset reserves, community amenity contributions, development cost charges, internal or external borrowing and external sources (donations, grants). Projects identified to be funded from District statutory reserves require a Council resolution to authorize the expenditure of funds. Expenditures from Development Cost Charges (DCC) Reserves and the Youth Activity Fund require a Council expenditure bylaw.

3.0 Legislation/Bylaw/Policy

Section 165 of the *Community Charter* requires that each municipality has a five-year financial plan authorized by bylaw. The five-year financial plan must be approved by Council before the annual property tax bylaw is adopted.

The annual property tax bylaw must be approved by May 15 of each year. The Province interprets this to mean “on or before May 14.” The District should have no difficulty meeting these deadlines, as the tax rate bylaw is currently scheduled to be considered by Council on Monday, April 14.

All capital projects to be funded must be included in the District’s Five-Year Financial Plan. In addition, projects to be funded from development cost charges reserve funds require Council’s approval of an expenditure bylaw to use the funds. Implementation, collection and expenditure of Development Cost Charge funds are governed by Part 14, Division 19 of the Local Government Act. Section 566 states:

Use of Development Cost Charges

566 (2) *Money in development cost charge reserve funds, together with interest on it, may be used only for the following:*

(a) to pay the capital costs of providing, constructing, altering or expanding sewage, water, drainage, and highway facilities, other than off-street parking, that relate directly or indirectly to the development in respect of which the charge was collected;

(b) to pay the capital costs of

(i) acquiring park land or reclaiming land as park land, or

(ii) providing fencing, landscaping, drainage and irrigation, trails, restrooms, changing rooms and playground and playing field equipment on park land,

subject to the restriction that the capital costs must relate directly or indirectly to the development in respect of which the charge was collected;

566 (3) *Authority to make payments under subsection (2) must be authorized by bylaw.*

567 (6) *Despite section 566 (2) [use of money in development cost charge reserve fund], interest earned on money in the park land development cost charge reserve fund may be used by the local government to provide for fencing, landscaping, drainage and irrigation, trails, restrooms and changing rooms, playground and playing field equipment on park land owned by the local government or owned by the Crown and managed by the local government.*

The three Asset Levy Reserve Funds are special reserve funds established pursuant to *Community Charter* Section 188 and serve to segregate capital funding from operational funding. Use of the funds in the asset reserves requires a Council resolution to authorize expenditure as per the following asset reserve bylaws:

- Capital Facilities Fund Bylaw No. 4641, 2010
- Capital Infrastructure Reserve Fund Bylaw No. 4882, 2016
- Capital Equipment Reserve Fund Bylaw No. 4881, 2016

Use of the funds in the Environmental Reserve and the Amenity Contributions Reserve requires a Council resolution to authorize expenditure as per the following bylaws:

- Environmental Reserve Fund Bylaw No. 5188, 2022
- Community Amenity Reserve Fund Bylaw No. 5067, 2021

The Land Reserve was created to hold proceeds of land sales and was established pursuant to *Community Charter* Section 188. In addition, a sub-account was set up under the Land Reserve, in accordance to *Community Charter* Section 41 (1), for proceeds of disposed highways that provided access to the ocean, lake, river or other stream or watercourse. These proceeds may only be used to acquire property that Council determines will provide public access to the same body of water as the disposed lands and will provide at least an equivalent public benefit. The use of these funds requires a Council resolution to authorize expenditure as per the following bylaw:

- Land Reserve Bylaw No. 4946, 2017

The Public Art Reserve is funded by allocating 1% of unrestricted Community Amenity Contributions (developer contributions) received by the District. The use of these funds requires a Council resolution to authorize expenditure as per the following bylaw:

- Public Art Reserve Fund Bylaw No. 4912, 2016

The Cypress Village Reserve is a restricted fund to be used for the construction of the following amenities in Cypress Village: a community centre, a fire station, and McGavin Field.

- Cypress Village Reserve Fund Establishment Bylaw No. 5221, 2024

The Brissenden Park Trust Fund is funded from income and other proceeds generated from the Brissenden Park property. These funds are held in trust and may only be used in accordance with the trust's park-purpose requirements.

The Youth Activity Reserve Fund requires a Council resolution to authorize expenditure as per the following bylaw:

- 5438 Youth Activity Fund Expenditure Bylaw No. 5438, 2026

The following utility reserve bylaws also serve to segregate capital funding from operational funding in the utilities, and require a Council resolution to authorize expenditures from the fund:

- Water Reserve Fund Bylaw No. 4864, 2015
- Sewer and Drainage Reserve Fund Bylaw No. 4865, 2015

4.0 Council Strategic Objective(s)/Official Community Plan

4.1 Strategic Objectives

The District's five-year financial plan is developed based on Council's strategic goal of delivering municipal services efficiently. The financial plan provides high-level details on the resources required to continue the delivery of general services to the community in addition to carrying out Council's strategic plan.

4.2 Official Community Plan

The District's annual planning and budgeting process has been conducted in alignment with the Official Community Plan (OCP) as outlined in section 3.1 - financial planning process:

Section 477 of the Local Government Act requires that when a proposed OCP is prepared it must be considered in conjunction with the District's five-year financial plan. Following adoption, the District's annual planning and budget process would then be conducted in alignment with this financial plan. The proposed budget is consistent with the District's OCP, while also addressing priorities related to return to full programming and to replenish capital investment.

The District's parks and fields are fundamental to supporting residents' recreational and social needs. The OCP sets out a framework for managing the valuable parks system in Section 2.7.1 below:

2.7.1 Maintain and care for the District's valuable parks and open spaces with the following values:

- a. Experience, appreciation, and understanding of the natural beauty, waterfront, watercourses, and forests;
- b. Recognition of the uniqueness, diversity and fun of parks;
- c. Promotion and support of active living, health and social and spiritual well-being;
- d. Inclusiveness, accessibility and respect for all people;
- e. Welcoming atmosphere that fosters community interaction and involvement;
- f. Public safety and security;
- g. Prudent financial stewardship and management;
- h. Sustainability for future generations; and
- i. Parks as public land benefitting all people.

5.0 Financial Implications

Financial implications are discussed throughout the report.

6.0 Background

The District's financial plan includes both the operating and capital budgets for the General Fund, Utility Funds (Water, Sewer and Drainage, Solid Waste), Golf Fund and Cemetery Fund. The financial plan shows the source of funds aligned with the use of funds. It is developed based upon Council's approved tax levy increases, fees and charges bylaw and fee rates from utility bylaws.

The funding for capital projects comes from various sources including, but not limited to, asset reserves, community amenity contributions, the environmental reserve, development cost charges, internal or external borrowing and external sources (donations, grants). Every source of funding is associated with a specific set of guiding principles and requirements with respect to the use of each fund. Certain regulations, applying primarily to statutory reserves, fall under Provincial legislation, and other requirements are determined by the District through bylaws, policies and procedures, the Official Community Plan and other guidelines.

Most of the General Fund capital projects are funded by the asset reserves and each year a contribution is made to each of these statutory reserves from the annual Asset Levy. A Council resolution is required to authorize expenditure of these funds.

The financial plan also includes Utility Funds and two utility reserves, the Water Reserve Fund and the Sewer and Drainage Reserve Fund which require Council approval to authorize expenditure of funds for capital projects. A portion of the annual utility rates are contributed to the respective utility capital reserves.

6.1 Previous Decisions

On February 9, 2026, the Finance and Audit Committee passed the following motion:

THAT the report titled "Proposed 2026-2030 Five-Year Financial Plan Bylaw No. 5429, 2026 and Proposed 2026 Phase 1 Capital Funding Report" be endorsed by the Finance and Audit Committee and forwarded to Council for approval.

At the January 26, 2026 regular Council meeting, staff provided a presentation and report titled "Proposed 2026 Operating and Capital Budgets."

Council resolved to:

- remove the \$400,000 budget reduction strategy for the Environmental Reserve transfer and directed staff to report back to Council with an alternative strategy;
- approve an increase to the 2026 Operating Levy of 2.43%; and
- approve an increase to the 2026 Asset Levy of 1%.

At the December 1, 2025 regular Council meeting, Council adopted the following bylaws to approve the 2026 rates for the Utility Funds:

THAT proposed “Waterworks Regulation Bylaw No 5260, 2023, Amendment Bylaw No. 5392, 2025” be adopted;

THAT proposed “Sewerage and Drainage Regulation Bylaw No. 5263, 2023, Amendment Bylaw No. 5393, 2025” be adopted.

At the September 15, 2025 regular Council meeting, Council adopted the following bylaw to approve the 2026 Fees and Charges, which included Golf and Cemetery charges:

THAT proposed “Fees and Charges Bylaw No. 5383, 2025” be adopted.

At the December 9, 2024 regular Council meeting, Council adopted the following bylaw to approve the 2025 rates for the Solid Waste Utility Fund (2026 rates remain unchanged):

THAT proposed “Solid Waste Utility Bylaw No 4740, 2012, Amendment Bylaw No. 5348, 2024” be adopted.

7.0 Analysis

7.1 Discussion

The proposed financial plan is designed to ensure the long-term sustainability and fiscal responsibility of our municipality. The financial plan is guided by the following principles:

Alignment with Strategic Objectives

- Supports the municipality's strategic goals and objectives
- Ensures that financial resources are allocated effectively to achieve desired outcomes

Fiscal Responsibility

- Maintains a stable and predictable tax environment
- Ensures that expenses are managed prudently and in line with Council's priorities

Asset Management and Infrastructure Renewal

- Prioritizes investment in critical infrastructure and assets
- Ensures that asset replacement and renewal needs are addressed in a timely and cost-effective manner

Risk Management and Mitigation

- Identifies and mitigates potential financial risks and liabilities
- Ensures that the municipality is adequately prepared to respond to unexpected events or challenges

By adhering to these principles, the financial plan aims to promote fiscal sustainability, support strategic priorities, and ensure the long-term well-being of our municipality.

General Fund

The General Fund is the fund in which property tax rates are determined. The objective for the 2026 budget and the financial plan is to keep the tax rate increase for the operating budget at the lowest possible level while maintaining service levels at the same level as the prior year and maximizing non-taxation revenues wherever possible.

The District continues to face challenges, such as a distinctive geography that drives higher service delivery costs, low residential density that leaves fewer households to share those costs, and a largely undiversified tax base (predominantly residential with a small business class), limiting the ability to shift taxes between property classes.

District staff have worked together toward developing a spending budget that keeps all operating increases at a minimum, covers only non-discretionary expenditures, and incorporates external community requests. The 2026 operating budget has been developed amid challenging market conditions and cost pressures. A slowdown in the housing and construction sectors is reducing development-related revenues; lower interest rates are decreasing investment income and financial flexibility, and construction costs remain elevated. In addition, regional collective agreement patterns, particularly in public safety (police and fire), and externally imposed agency costs (e.g., E-Comm, Justice Institute of BC) continue to put upward pressure on expenditures beyond the District's control.

The Proposed Five-Year Financial Plan Bylaw No. 5429, 2026 (**Appendix A**) incorporates an Operating Levy increase of 2.43% or \$2.4 million to fund the operating budget, and an Asset Levy increase of 1% or \$1 million to provide additional funding for deferred maintenance.

Following Council direction at the regular Council meeting on January 26, 2026 to remove the Environmental Reserve transfer reduction strategy of \$0.4 million, staff revised the budget to replace the eliminated strategy. Staff

reviewed budget estimates and updated revenue assumptions based on the most current data available. The updated budget incorporates \$0.13 million in additional revenue to true up the administration fee charged to the Transit Fund and \$0.27 million in additional non-market change taxation revenue, for a total of \$0.40 million.

Also, for the 2026 budget, one-time targeted draws from reserves were included to balance off the budget - a \$1.5 million reduction by eliminating the External Debt Repayment Reserve and a \$0.4 million reduction to the Fringe Benefits Reserve. These one-time drawdowns, totaling \$1.9 million, will put pressure on the following year's budget until it is replaced by sustainable, ongoing funding.

While there is no increase to the Environmental Levy for 2026, the current levy will continue to contribute \$1.2 million annually to the Environmental Reserve for climate change response, sustainability, and protection of the District's natural resources.

The impact of the 2026 tax levy increases is estimated to add \$210 per year in general municipal property taxes for an average single-family detached home assessed at \$3.56 million, and \$97 per year for an average strata property assessed at \$1.65 million.

The 2027-2030 years of the Five-Year Financial Plan incorporate estimated collective agreement increases for labour costs, as well as inflationary impacts on select non-labour costs (e.g., utilities, fuel, insurance and dispatch services). These cost drivers are largely outside the District's control, as they are imposed by external agencies (such as E-Comm), are inflation-related, or are stipulated in multi-year contractual agreements. To help offset these incremental pressures, the financial plan anticipates additional revenues from a range of sources, including a conservative annual estimate for non-market change taxation revenue (e.g. new construction completions, zoning changes, etc.), building permit fees, fees and charges, and destination parks pay parking revenue. The annual estimate for additional taxation revenue from non-market change is difficult to forecast as it is dependent on development forecasts which are influenced by the market and timing of when the valuations are reflected in the assessment roll. It is anticipated that the approved Cypress Village phased development agreement will bring significant new taxation revenue in future years.

The one-time budget reduction strategies used to reduce the Operating Levy in the 2026 budget are not assumed to be available in future years and are therefore excluded from the 2027-2030 projections. As a result, the 2027 budget outlook begins with addressing an estimated \$1.9 million deficit carried forward from 2026.

To mitigate the impact of tax increases, the District will continue to:

- monitor costs and identify areas for reduction or efficiency gains;
- pursue operating efficiencies and service reviews, cost containment and procurement improvements;
- pursue alternative funding sources, such as grants and partnerships;
- review and adjust budget allocations to ensure resource alignment with strategic priorities community needs.

Projected tax rate increases for 2027 to 2030 are presented below.

| | 2027 | 2028 | 2029 | 2030 |
|--------------|-------------|-------------|-------------|-------------|
| Tax Increase | 7.9% | 4.4% | 3.9% | 3.6% |

The overall general taxation increase includes the Operating Levy increase to balance the financial plan and planned increases to the Asset Levy (\$2.0 million annually, approximately 2% per year) and the Environmental Levy (\$1.0 million annually, approximately 1%) for 2027 to 2030. These levy increases support the District’s long-term sustainability objectives by funding the renewal of critical assets and the continued implementation of environmental initiatives.

Note that the 2027-2030 tax increase projections are preliminary and will be reviewed and updated during the annual budgeting process for each respective year.

Asset Levy

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 funds raised are transferred to the Asset Reserves each year.

Asset management plans indicate that future years will require additional funding to address deferred maintenance. To address the gap between available capital funding and the District’s optimal annual investment, a 1% increase in the Asset Levy is proposed for 2026, followed by a \$2.0 million annual increase from 2027 to 2030. This gradual increase will ensure sustainable long-term capital funding and help mitigate inflationary cost escalations.

Environmental Levy

Established in 2022, the Environmental Levy contributes \$1.2 million in taxation revenue annually to the Environmental Reserve. Eligible uses include programs that: protect the natural environment; respond to climate-related events; implement mitigation and adaptation measures; protect the District’s natural capital assets; and reduce greenhouse gas (GHG) emissions from both corporate operations and the community.

While there is no Environmental Levy increase proposed for 2026, a \$1.0 million annual increase is projected from 2027 to 2030. This increase will support the implementation of the District's Climate Action Strategy, enhancing our initiatives to reduce GHG emissions and adapt to sea level rise.

The Asset Levy and Environmental Levy increases will enable the District to maintain its assets, address environmental concerns, and ensure a sustainable financial future. These projections are included in the financial plan as a preliminary forecast but will be subject to revision and update during the annual budgeting process for each respective year.

Utility Funds

Water Utility, Sewer and Drainage Utility, and the Solid Waste Utility are stand-alone business entities that provide specific services with their own revenues, expenditures, and reserves to fully fund their operations and capital program. A financial plan was created for each of these funds and approved by Council as part of the 2026 rate setting process. These financial plans have been incorporated into the overall bylaw.

Other Funds

The Golf Fund and Cemetery Fund are also stand-alone business entities that engage in specific services with their own revenues, expenditures, and reserves to fully fund their operations and capital program. The fees charged for the services provided are approved by Council and included in the District's fees and charges bylaw.

Capital Budget

The capital projects for all funds are included in the District's 2026-2030 Five-Year Financial Plan. The proposed capital projects are based on the District's asset management plans. The majority of spending is to maintain and replace existing assets owned by the District. The available funding for all capital projects is built into the financial plan.

Due to limited funding sources, staff prioritized the 2026 capital project submissions based on urgency and deferred the remaining maintenance projects to future years.

As per the *Community Charter*, each year included in the five-year financial plan must balance so staff will maximize the use of all possible projected funding sources, including but not limited to: increasing the Asset Levy and operating contributions to capital for future years, seeking new grant opportunities from provincial and federal governments, divesting underused assets to reduce maintenance/replacement costs, and as a last resort

lengthening replacement schedules as it will contribute to deferred maintenance. The District will likely use a combination of these various strategies as it continues to tackle the deferred maintenance challenge in the future.

Capital funding is a multi-stage process at the District utilizing a just-in-time funding methodology. This technique makes extensive use of phasing, and relies upon the availability of dedicated asset reserves, which can be drawn upon as needed. This provides significant advantages in terms of project budgeting, planning and delivery.

General Fund capital projects planned in 2026 total \$28.1 million. See **Appendix D** for a detailed project listing. The table below shows the breakdown of the 2026 General Fund capital budget by phase and the investment category in existing or new assets. Most of the spending is to maintain and replace existing assets owned by the District based on asset management plans as well as a small portion to invest in new assets.

| 2026 General Fund Capital Budget | | Phase 1 | Phase 2 | Total |
|---|---------------------------|-----------------|----------------|-----------------|
| Maintaining and Replacing Existing Assets | Asset Preservation | \$ 3.5M | \$ 0.0M | \$ 3.5M |
| | Health and Safety | \$ 0.0M | \$ 0.0M | \$ 0.0M |
| | Innovation | \$ 0.2M | \$ 0.0M | \$ 0.2M |
| | Regular Asset Maintenance | \$ 13.0M | \$ 0.2M | \$ 13.1M |
| | Strategic Investment | \$ 2.8M | \$ 0.1M | \$ 2.8M |
| | Subtotal | \$ 19.5M | \$ 0.2M | \$ 19.7M |
| Investment in New Assets | Health and Safety | \$ 0.1M | \$ 0.0M | \$ 0.1M |
| | Innovation | \$ 0.1M | \$ 0.0M | \$ 0.1M |
| | Strategic Investment | \$ 8.3M | \$ 0.0M | \$ 8.3M |
| | Subtotal | \$ 8.4M | \$ 0.0M | \$ 8.4M |
| Total | | \$ 27.9M | \$ 0.2M | \$ 28.1M |

The table on the next page summarizes funding sources for the 2026 General Fund capital budget. Projects identified to be funded from statutory reserves require a Council bylaw or resolution to authorize the expenditure of funds.

| 2026 Capital Funding | | Phase 1 | Phase 2 | Total |
|---|----------------------------------|-----------------|----------------|-----------------|
| Asset Reserves | Capital Equipment Reserve* | \$ 4.0M | \$ 0.2M | \$ 4.2M |
| | Capital Facilities Reserve* | \$ 5.8M | \$ 0.0M | \$ 5.8M |
| | Capital Infrastructure Reserve* | \$ 7.3M | \$ 0.0M | \$ 7.3M |
| | Operational Reserve | \$ 1.9M | \$ 0.0M | \$ 1.9M |
| | Subtotal | \$ 19.0M | \$ 0.2M | \$ 19.2M |
| Other Reserves and External Funding | Environmental Reserve* | \$ 0.4M | \$ 0.0M | \$ 0.4M |
| | External Sources | \$ 1.3M | \$ 0.0M | \$ 1.3M |
| | Development Cost Charges* | \$ 0.2M | \$ 0.0M | \$ 0.2M |
| | Community Amenity Contributions* | \$ 3.6M | \$ 0.0M | \$ 3.6M |
| | UBCM Community Works Fund | \$ 0.4M | \$ 0.0M | \$ 0.4M |
| | Cypress Village Reserve* | \$ 1.2M | \$ 0.0M | \$ 1.2M |
| | Brissenden Park Trust Fund* | \$ 0.8M | \$ 0.0M | \$ 0.8M |
| | Pay Parking Reserve | \$ 0.1M | \$ 0.0M | \$ 0.1M |
| | Golf Development Reserve | \$ 0.2M | \$ 0.0M | \$ 0.2M |
| | Land Reserve* | \$ 0.0M | \$ 0.0M | **\$ 0.0M |
| | Youth Activity Reserve* | \$ 0.7M | \$ 0.0M | \$ 0.7M |
| | Subtotal | \$ 8.9M | \$ 0.0M | \$ 8.9M |
| Total Available for Capital Investment | | \$ 27.9M | \$ 0.2M | \$ 28.1M |

*Statutory Reserves

**Amounts under \$0.1M appear as \$0.0M due to rounding

A Council bylaw is required for appropriations from DCC reserve funds. The following 2026 phase 1 capital project is proposed to be funded using Parkland (Major and Local) Development Cost Charge Reserve Fund. There is sufficient funding in the reserve to allow the appropriation of \$200,000 for this project:

- Failing Trails and Trail Structures Replacement - major projects for 2026 include repairs to Douglas Woodward Stairs, Tantalus Park Stairs, West Bay Stairs, Brothers Creek Gordon Avenue Stairs, and the Trans Canada Trail Seaview Walk/Cranley Stairs and Bridge. See **Appendix B** for the Parkland Development Cost Charge Reserve Fund Expenditure Bylaw No. 5435, 2026, including a complete list of Parkland DCC reserve balances.

The Utility Funds' capital projects will be funded from Utility Reserve Funds, which are funded through the utility rates. On the next page is a summary of the 2026 Utility Funds Capital projects by utility and funding source. See **Appendix E** for a detailed project listing of the Utility Funds.

| 2026 Utility Funds Capital Budget | | Water/ Sewer Reserve* | Internal/ Equipment Recoveries | Total |
|--|-------------------------------|--------------------------------------|---|-----------------|
| Water Utility | Annual Replacements | \$ 9.6M | \$ 0.0M | \$ 9.6M |
| | Equipment Replacement | \$ 0.0M | \$ 0.2M | \$ 0.2M |
| | Subtotal | \$ 9.6M | \$ 0.2M | \$ 9.8M |
| Sewer and Drainage Utility | Sanitary Replacements | \$ 6.2M | \$ 0.0M | \$ 6.2M |
| | Storm Utility Improvements | \$ 5.9M | \$ 0.0M | \$ 5.9M |
| | Equipment Replacement | \$ 0.0M | \$ 0.3M | \$ 0.3M |
| | Subtotal | \$ 12.1M | \$ 0.3M | \$ 12.4M |
| Total | | \$ 21.7M | \$ 0.6M | \$ 22.3M |

*Statutory Reserves

Funding appropriations for projects from statutory reserves have a defined funding term. If the funds for a capital project have expired but the work is incomplete due to issues such as work delay, labour shortages, supply chain disruptions and so on, then an exceptional request to re-budget is required to appropriate the funds again. Due to continued supply-chain issues and impacts on availability of trades, many prior year projects need to be re-budgeted.

The table below includes a summary of previously approved projects required funding reappropriation (see **Appendix F** for a detailed list of projects).

| Previously Approved Projects | | Total |
|-------------------------------------|--|-----------------|
| General Fund | Capital Equipment Reserve* | \$ 2.9M |
| | Capital Facilities Reserve* | \$ 3.1M |
| | Capital Infrastructure Reserve* | \$ 1.5M |
| | Public Art Reserve* | **\$ 0.0M |
| | Environmental Reserve* | \$ 0.0M |
| | External Sources | \$ 0.8M |
| Subtotal General Fund | | \$ 8.3M |
| Sewer Utility Fund | Sewer and Drainage Reserve Fund* | \$ 4.3M |
| Water Utility Fund | Water Reserve Fund* | \$ 1.4M |
| | Water Utility Grants/Other Outside Sources | \$ 0.4M |
| Subtotal Utility Funds | | \$ 6.1M |
| Total | | \$ 14.4M |

*Statutory Reserves

**Amounts under \$0.1M appear as \$0.0M due to rounding

7.2 Sustainability

The investments supported by the 2026-2030 Financial Plan are key to the long-term sustainability of the District as a community.

Particularly in terms of the Asset Levy and Environmental Levy, the District needs to focus on investing in the long-term viability of its assets and natural capital assets so that municipal services continue to be provided in a sustainable manner while at the same time protecting its natural resources.

7.3 Public Engagement and Outreach

To inform the public about the 2026 budget, public engagement was conducted through a broad range of activities including:

- a budget questionnaire launched online from August 25 to September 12, 2025 (a total of 422 responses were received; the questionnaire used non-random sampling);
- a public consultation period from January 7 to January 21, 2026 to gather feedback on the “Preliminary Five-Year Financial Plan 2026–2030” which was posted on the District’s budget webpage; and
- a budget open house held on January 21, 2026 to provide residents an opportunity to engage with staff on the 2026 budget.

In June 2026, the District will publish a comprehensive “Five-Year Financial Plan 2026-2030” (“the Budget Book”), containing detailed information along with performance metrics and policy information. As well, if adopted, this bylaw will be posted on the District’s website.

8.0 Options

8.1 Recommended Option

Staff recommend THAT:

the proposed “Five-Year Financial Plan Bylaw No. 5429, 2026”;

the proposed “Parkland Development Cost Charge Reserve Fund Expenditure Bylaw No. 5435, 2026”;

the proposed “Youth Activity Fund Expenditure Bylaw No. 5438, 2026; and

the proposed 2026 Phase 1 Capital Project appropriations be approved.

8.2 Considered Options

Council may also wish to defer or delete the funding for a particular capital project. In this case, the course of action would be to refer to **Appendix D** to obtain the project name and then put forward the following motion or motions:

THAT Project name (insert the project name) with a budget request of (insert requested amount) be removed from the appropriations resolution.

If appropriate, staff may then provide further information on the project or projects, and Council may authorize funding at a later date.

Removal of the funding authorization for a particular capital project does not affect the overall financial plan bylaw, as the funding simply remains in the reserve fund instead of being made available.

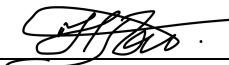
9.0 Conclusion

Adoption of a Five-Year Financial Plan bylaw by Council is required before the annual property tax bylaw is adopted. The annual property tax bylaw must be approved by May 15 of each year.

The proposed Development Cost Charge Expenditure Bylaw authorizes an appropriation to fund eligible works in capital projects to be undertaken in 2026. There is sufficient funding in the DCC reserve fund to allow for this appropriation.


The proposed Youth Activity Fund Expenditure Bylaw authorizes an appropriation to fund the eligible Youth Hub capital project to be undertaken in 2026. The appropriation from this reserve will contribute to the overall funding required for the project. Staff recommend that the appropriations for the 2026 Phase 1 Capital Projects be approved so that asset maintenance work may be performed.

Author:



Nataliia Laptieva, Acting Manager, Financial Planning

Concurrence:



Chrystal Boy, Deputy Director, Financial Services

Appendices:

- Appendix A: Five-Year Financial Plan Bylaw No. 5429, 2026
- Appendix B: Parkland Development Cost Charge Reserve Fund Expenditure Bylaw No. 5435, 2026
- Appendix C: Youth Activity Fund Expenditure Bylaw No. 5438, 2026
- Appendix D: 2026 General Fund Capital Program
- Appendix E: 2026 Capital Projects – Utility Funds
- Appendix F: Previously Approved Projects



District of West Vancouver

Five-Year Financial Plan Bylaw No. 5429, 2026

Effective Date:

District of West Vancouver

Five-Year Financial Plan Bylaw No. 5429, 2026

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District of West Vancouver

Five-Year Financial Plan Bylaw No. 5429, 2026

A bylaw to approve the Five-Year Financial Plan for the years 2026-2030.

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 2026-2030;

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. 5429, 2026.

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. 5381, 2025 (adopted on April 14, 2025), and all amendments thereto, are hereby repealed.

Part 4 Five-Year Financial Plan Bylaw Interpretation

4.1 Property Tax Distribution

A 2.43% 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 increase of 3.43% to those classes.

4.2 Five-Year Financial Plan

The Council hereby adopts the Five-Year Financial Plan for the years 2026-2030 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 2026-2030
 Schedule B – Revenue/Tax Distribution: Objectives and Policies

Schedules

Schedule A – Consolidated Five-Year Financial Plan for Years 2026-2030
 Schedule B – Revenue/Tax Distribution: Objectives and Policies

READ A FIRST TIME on [Date]

READ A SECOND TIME on [Date]

READ A THIRD TIME on [Date]

ADOPTED by the Council on [Date]

Mayor

Corporate Officer

Schedule A – Consolidated Five-Year Financial Plan for Years 2026-2030

| | Five-Year Financial Plan (\$000s) | | | | |
|---|-----------------------------------|----------------|----------------|----------------|----------------|
| | 2026 | 2027 | 2028 | 2029 | 2030 |
| REVENUE | | | | | |
| General Taxation | 104,152 | 112,844 | 118,214 | 123,241 | 128,129 |
| Fees and Charges | 82,612 | 85,925 | 89,432 | 93,454 | 97,547 |
| Licences and Permits | 6,953 | 7,107 | 7,254 | 7,399 | 7,547 |
| Other Revenue | 27,213 | 25,958 | 26,182 | 26,454 | 26,750 |
| Government Grants | 1,167 | 1,167 | 1,175 | 1,175 | 1,175 |
| External Contributions and Partnerships | 1,310 | 210 | 2,510 | 5,886 | 5,410 |
| Transit Reimbursement | 27,291 | 27,291 | 27,291 | 27,291 | 27,291 |
| Business Improvement Area Levy | 520 | 541 | 568 | 596 | 626 |
| Levies from Other Governments | 118,650 | 125,000 | 131,000 | 138,000 | 145,000 |
| | <u>369,868</u> | <u>386,042</u> | <u>403,625</u> | <u>423,496</u> | <u>439,475</u> |
| Transfers from Reserves | | | | | |
| Asset Reserves | 19,204 | 21,752 | 21,467 | 23,467 | 25,467 |
| Community Amenity Contributions | 3,628 | 225 | 175 | - | - |
| Endowment Fund | 1,324 | 1,324 | 1,324 | 1,324 | 1,324 |
| Land Reserve | 45 | - | - | - | - |
| Other Reserves | 12,496 | 10,882 | 11,018 | 11,505 | 7,535 |
| Development Cost Charges | 200 | 150 | 150 | 300 | 3,150 |
| Water Reserves | 24,837 | 13,290 | 18,621 | 32,286 | 32,352 |
| Sewer Reserves | 40,462 | 22,069 | 25,602 | 29,014 | 28,476 |
| Solid Waste Reserve | 42 | 118 | 195 | 283 | 368 |
| Parks Pay Parking Reserve | 54 | 55 | 57 | 59 | 60 |
| Cemetery Development Reserve | 346 | 146 | 305 | 200 | 125 |
| Golf Development Fund | 1,358 | 448 | 59 | 278 | 121 |
| Prior Year Committed Funds | 48,430 | - | - | - | - |
| | <u>152,425</u> | <u>70,458</u> | <u>78,972</u> | <u>98,715</u> | <u>98,977</u> |
| | <u>522,292</u> | <u>456,500</u> | <u>482,597</u> | <u>522,211</u> | <u>538,452</u> |

| | Five-Year Financial Plan (\$000s) | | | | |
|--|-----------------------------------|----------------|----------------|----------------|----------------|
| | 2026 | 2027 | 2028 | 2029 | 2030 |
| EXPENDITURE | | | | | |
| General Government | 30,534 | 31,147 | 31,971 | 32,688 | 33,401 |
| Public Safety | 49,111 | 51,484 | 52,923 | 54,171 | 55,336 |
| Engineering and Transportation Services | 15,019 | 15,345 | 15,654 | 15,973 | 16,302 |
| Planning, Development and Environment Services | 9,593 | 9,863 | 10,007 | 10,174 | 10,328 |
| Recreation and Library | 34,190 | 35,119 | 35,693 | 36,134 | 36,548 |
| General Fund Capital | 28,105 | 26,587 | 28,575 | 34,291 | 34,572 |
| General Fund Capital Work in Progress | 48,430 | - | - | - | - |
| Cemetery | 1,427 | 1,261 | 1,269 | 1,191 | 1,143 |
| Golf | 2,810 | 1,881 | 1,535 | 1,797 | 1,684 |
| Transit | 27,291 | 27,291 | 27,291 | 27,291 | 27,291 |
| Water | 37,308 | 24,921 | 28,562 | 36,812 | 38,657 |
| Sewer | 60,445 | 42,957 | 47,313 | 51,593 | 52,681 |
| Solid Waste | 5,188 | 5,230 | 5,354 | 5,491 | 5,626 |
| Business Improvement Area Levy | 520 | 541 | 568 | 596 | 626 |
| Levies from Other Governments | 118,650 | 125,000 | 131,000 | 138,000 | 145,000 |
| | <u>468,621</u> | <u>398,626</u> | <u>417,714</u> | <u>446,199</u> | <u>459,195</u> |
| Debt Service | | | | | |
| Debt Principal | 643 | 643 | 643 | 643 | 566 |
| Debt Interest | 852 | 852 | 852 | 852 | 758 |
| | <u>1,495</u> | <u>1,495</u> | <u>1,495</u> | <u>1,495</u> | <u>1,324</u> |
| Transfers to Reserves | | | | | |
| Asset Reserves | 17,467 | 19,467 | 21,467 | 23,467 | 25,467 |
| Endowment Fund | 506 | 515 | 524 | 533 | 542 |
| Water Reserves | 11,713 | 12,302 | 15,423 | 22,773 | 22,664 |
| Sewer Reserves | 14,182 | 14,580 | 15,295 | 16,044 | 16,530 |
| Solid Waste Reserve | 169 | 196 | 151 | 104 | 56 |
| Parks Pay Parking Reserve | 288 | 288 | 288 | 288 | 288 |
| Cemetery Development Reserve | 506 | 520 | 719 | 743 | 768 |
| Golf Development Fund | 416 | 490 | 504 | 521 | 538 |
| Other Transfers | 6,931 | 8,022 | 9,019 | 10,044 | 11,081 |
| | <u>52,176</u> | <u>56,378</u> | <u>63,388</u> | <u>74,516</u> | <u>77,933</u> |
| | <u>522,292</u> | <u>456,500</u> | <u>482,597</u> | <u>522,211</u> | <u>538,452</u> |
| SURPLUS/SHORTFALL | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> |

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 tax 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.

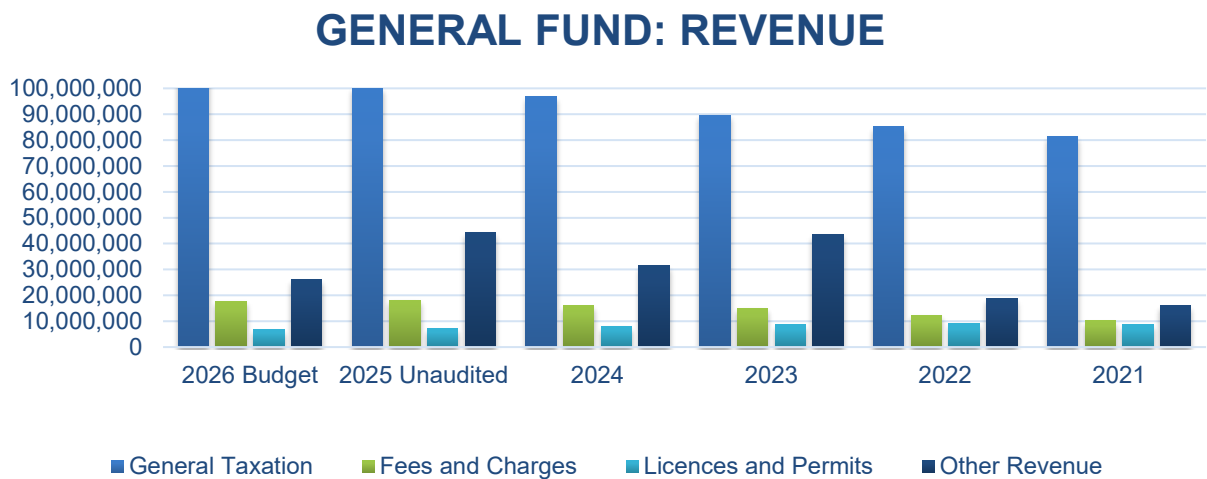
Other stand-alone funds include the Cemetery Fund, the Golf Fund, and the Blue Bus Transit operation.

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.

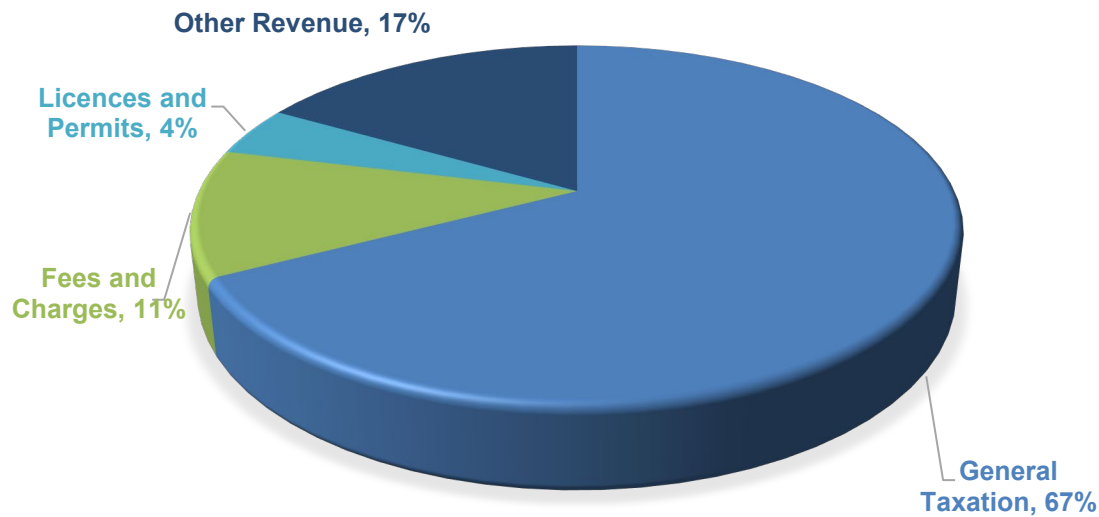
Ambleside Par 3 and Gleneagles Golf Course are self-contained businesses that ordinarily generate a bottom line sufficient to fund golf course operations from the Golf Fund. The Blue Bus service is operated on a contract basis for TransLink, which sets service levels, establishes budgets, and reimburses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



2026 BUDGET 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 current budget incorporates a 2.43% operational tax rate increase, and a 1% increase to the Asset Levy.

The increase in general taxation since 2021 has been driven primarily by rising labour costs, construction inflation, regulatory compliance requirements, the need to maintain and renew aging infrastructure, and the costs of advancing environmental sustainability goals and responding to climate change impacts.

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 2026 were approved by Council in October 2025. The amount of taxation shifted due to permissive tax exemptions granted in 2026 is estimated at \$328,100.



District of West Vancouver

Parkland Development Cost Charge Reserve Fund Expenditure Bylaw No. 5435, 2026

Effective Date:

District of West Vancouver

Parkland Development Cost Charge Reserve Fund Expenditure Bylaw No. 5435, 2026

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Parkland Development Cost Charge Reserve Fund Expenditure Bylaw No. 5435, 2026 1

District of West Vancouver

Parkland Development Cost Charge Reserve Fund Expenditure Bylaw No. 5435, 2026

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. 5435, 2026.

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 February 3, 2026, 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> | \$471,450 | \$925,164 | \$1,396,614 |
| Parks – Ambleside Waterfront <i>(14th to 18th Street)</i> | \$1,241,225 | \$390,611 | \$1,631,836 |

Parkland Development Cost Charge Reserve Fund Expenditure Bylaw No. 5435, 2026 2

| | | | |
|---------------|--------------------|--------------------|--------------------|
| Parks - Local | \$4,329,104 | \$975,136 | \$5,304,240 |
| Total | \$6,041,779 | \$2,290,911 | \$8,332,690 |

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 \$200,000 in funding as indicated:

Failing Trails and Trail Structures Replacement Appropriation

| | |
|--|------------------|
| From Parks - Local Interest | \$200,000 |
| Total Expenditures from Development Cost Charge (DCC) Reserve Funds | \$200,000 |

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 [Date]

READ A SECOND TIME on [Date]

READ A THIRD TIME on [Date]

ADOPTED by the Council on [Date].

Mayor

Corporate Officer



District of West Vancouver

Youth Activity Fund Expenditure Bylaw No. 5438, 2026

Effective Date:

District of West Vancouver

Youth Activity Fund Expenditure Bylaw No. 5438, 2026

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| Part 3 | Expenditure | 1 |

District of West Vancouver

Youth Activity Fund Expenditure Bylaw No. 5438, 2026

A bylaw to create an expenditure from the Youth Activity Fund for the purposes of developing a permanent Youth Hub.

WHEREAS the Council of The Corporation of the District of West Vancouver considers it necessary and desirable to authorize expenditures from the Youth Activity Fund for the development of a permanent Youth Hub.

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 Youth Activity Fund Expenditure Bylaw No. 5438, 2026.

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 Expenditure

- 3.1 WHEREAS there is an unappropriated balance in the Youth Activity Fund, which has been calculated as follows:

| | |
|--------------------------------------|--------------|
| Balance December 31, 2024 | \$685,442.87 |
| Contributions during 2025 | \$0 |
| Uncommitted balance February 3, 2026 | \$685,442.87 |

- 3.1.1 The full balance is hereby appropriated from the Youth Activity Fund, to be applied to the costs of developing a permanent Youth Hub.

- 3.1.2 It is the intention of Council that the entirety of the full balance be applied to the Youth Hub project, such that amounts subsequently credited to the Youth Activity Fund after the adoption of this bylaw and before project completion are, without further bylaw, likewise appropriated to and available for this project.
- 3.1.3 For clarity, the reference balance stated in the recitals is informational only and does not limit the appropriation authorized by this bylaw.
- 3.1.4 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 Youth Activity Fund.

READ A FIRST TIME on [Date]

READ A SECOND TIME on [Date]

READ A THIRD TIME on [Date]

ADOPTED by an affirmative vote of at least 2/3 of all members of Council on [Date]

Mayor

Corporate Officer

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2026 General Fund Capital Program Summary

| | Capital Equipment Reserve | Capital Facilities Reserve | Capital Infrastructure Reserve | Operational Reserve | External Sources/ Donations | CAC - Community Servicing | Development Cost Charges | Environmental Reserve Fund | UBCM Community Works Fund | Land Reserve Fund | Cypress Village Reserve | Brissenden Park Trust Fund | Pay Parking Reserve | Golf Development Reserve | Youth Activity Reserve | Total |
|--|---------------------------|----------------------------|--------------------------------|---------------------|-----------------------------|---------------------------|--------------------------|----------------------------|---------------------------|-------------------|-------------------------|----------------------------|---------------------|--------------------------|------------------------|-------------------|
| Phase 1 | 4,091,884 | 5,774,447 | 7,282,000 | 1,904,326 | 1,310,439 | 3,627,558 | 200,000 | 373,000 | 410,000 | 45,000 | 1,200,000 | 758,000 | 100,000 | 191,578 | 685,442 | 27,825,940 |
| Existing Asset - Asset Preservation | 245,000 | - | 960,000 | 349,726 | 150,000 | - | 200,000 | 300,000 | 410,000 | 45,000 | - | 758,000 | 100,000 | - | - | 3,517,726 |
| Existing Asset - Innovation | 58,000 | - | - | 50,000 | 56,110 | - | - | - | - | - | - | - | - | - | - | 164,110 |
| Existing Asset - Regular Asset Maintenance | 2,119,250 | 3,672,197 | 5,510,000 | 1,233,600 | 251,000 | - | - | 16,000 | - | - | - | - | - | 191,578 | - | 12,993,625 |
| Existing Asset - Strategic Investment | 680,000 | 1,675,250 | - | 200,000 | 100,000 | 100,000 | - | - | - | - | - | - | - | - | - | 2,755,250 |
| New Asset - Innovation | - | 16,500 | - | 45,000 | - | - | - | 45,000 | - | - | - | - | - | - | - | 106,500 |
| New Asset - Strategic Investment | 931,900 | 360,500 | 812,000 | - | 753,329 | 3,527,558 | - | 12,000 | - | - | 1,200,000 | - | - | - | 685,442 | 8,282,729 |
| Existing Asset - Health and Safety | - | - | - | 26,000 | - | - | - | - | - | - | - | - | - | - | - | 26,000 |
| New Asset - Health and Safety | - | 50,000 | - | - | - | - | - | - | - | - | - | - | - | - | - | 50,000 |
| Phase 2 | 209,500 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 209,500 |
| Existing Asset - Regular Asset Maintenance | 153,500 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 153,500 |
| Existing Asset - Strategic Investment | 56,000 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 56,000 |
| Total | 4,243,650 | 5,774,447 | 7,282,000 | 1,904,326 | 1,310,439 | 3,627,558 | 200,000 | 373,000 | 410,000 | 45,000 | 1,200,000 | 758,000 | 100,000 | 191,578 | 685,442 | 28,105,440 |

| Project Category/Project Name | Capital Equipment Reserve | Capital Facilities Reserve | Capital Infrastructure Reserve | Operational Reserve | External Sources/ Donations | CAC - Community Saving | Development Cost Charges | Environmental Reserve Fund | UBCM Community Works Fund | Land Reserve Fund | Cypress Village Reserve | Brissenden Park Trust Fund | Pay Parking Reserve | Golf Development Reserve | Youth Activity Reserve | Total |
|---|---------------------------|----------------------------|--------------------------------|---------------------|-----------------------------|------------------------|--------------------------|----------------------------|---------------------------|-------------------|-------------------------|----------------------------|---------------------|--------------------------|------------------------|-------------------|
| New Asset - Strategic Investment | 931,900 | 360,500 | 812,000 | - | 753,329 | 3,527,558 | - | 12,000 | - | - | 1,200,000 | - | - | - | 685,442 | 8,487,729 |
| Youth Hub | - | - | - | - | - | 2,914,558 | - | - | - | - | - | - | - | - | - | 3,600,000 |
| Cypress Village Fire Station | - | - | - | - | - | - | - | - | - | - | 1,200,000 | - | - | - | - | 1,200,000 |
| Active Transportation Infrastructure - Taylor Way Off-Ramp Multi-Use Pathway, Hadden Dr - Westfoot Rd | - | - | 150,000 | - | 553,329 | - | - | - | - | - | - | - | - | - | - | 703,329 |
| Pickleball Courts | - | - | 97,000 | - | - | - | - | - | - | - | - | - | - | - | - | 495,000 |
| Station 5 Fire Engine | 387,500 | - | - | - | - | 438,000 | - | - | - | - | - | - | - | - | - | 387,500 |
| Municipal Hall Onsite Records and Archive | - | 360,500 | - | - | - | - | - | - | - | - | - | - | - | - | - | 360,500 |
| Acquisition of New Three-stream Solid Waste Truck | 335,000 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 335,000 |
| Active Transportation Infrastructure - Marine Drive and Cranley Drive Intersection Upgrades | - | - | 100,000 | - | 100,000 | - | - | - | - | - | - | - | - | - | - | 200,000 |
| Active Transportation Infrastructure - Marine Drive and Radcliffe Drive Intersection Upgrades | - | - | 100,000 | - | 100,000 | - | - | - | - | - | - | - | - | - | - | 200,000 |
| Park Royal Youth Centre Lease | - | - | - | - | - | 175,000 | - | - | - | - | - | - | - | - | - | 175,000 |
| Acquisition of New Sidewalk and Trail Snow Plow / Sweeper | 170,000 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 170,000 |
| Active Transportation Infrastructure - Mathers Avenue, 11th-Highway Overpass, Sidewalk Construction | - | - | 150,000 | - | - | - | - | - | - | - | - | - | - | - | - | 150,000 |
| Active Transportation Infrastructure - Active Transportation Design | - | - | 100,000 | - | - | - | - | - | - | - | - | - | - | - | - | 100,000 |
| Cypress Village Mountain Bike Trail Planning | - | - | 75,000 | - | - | - | - | - | - | - | - | - | - | - | - | 75,000 |
| Active Transportation Infrastructure - North Shore Transportation Survey | - | - | 30,000 | - | - | - | - | - | - | - | - | - | - | - | - | 30,000 |
| Active Transportation Infrastructure-Mathers Avenue, 21st Street-23rds Street, Sidewalk Construction | - | - | 25,000 | - | - | - | - | - | - | - | - | - | - | - | - | 25,000 |
| Active Transportation Infrastructure - Crosswalk Rectangular Rapid Flashing Beacons | - | - | 25,000 | - | - | - | - | - | - | - | - | - | - | - | - | 25,000 |
| Goose Fecal Waste Collector | 16,000 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 16,000 |
| Boardroom Audio Visual (AV) Setup | 15,400 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 15,400 |
| Geese Nesting and Moulting Survey | - | - | - | - | - | - | - | 12,000 | - | - | - | - | - | - | - | 12,000 |
| Lease Buyout 2019 Nissan Rogue (Unit V029) | 8,000 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 8,000 |
| Total | 4,034,150 | 5,774,447 | 7,282,000 | 1,904,326 | 1,310,439 | 3,627,558 | 200,000 | 373,000 | 410,000 | 45,000 | 1,200,000 | 758,000 | 100,000 | 191,578 | 685,442 | 27,895,940 |

2026 Phase 2 Funded Capital Projects

| Project Category/Project Name | Capital Equipment Reserve | Total |
|---|---------------------------|----------------|
| Existing Asset - Regular Asset Maintenance | 153,500 | 153,500 |
| Replace Fire Prevention Sport Utility Vehicle (Unit F037) | 127,100 | 127,100 |
| Personal Protective Equipment Washer and Dryer Upgrade | 26,400 | 26,400 |
| Existing Asset - Strategic Investment | 56,000 | 56,000 |
| Lease Buyout 2023 Ford Ranger (Unit P093) | 28,000 | 28,000 |
| Lease Buyout 2023 Ford Ranger (Unit P094) | 28,000 | 28,000 |
| Total | 209,500 | 209,500 |

2026 Capital Projects - Utility Funds

| | Water Reserve Fund | Internal Equipment Recoveries | Total |
|--|--------------------|-------------------------------|------------------|
| Water Utility | | | |
| Annual Replacements Program | | | |
| Watermain Upgrades along Cranely Drive and Eagle Harbour Road | 2,400,000 | - | 2,400,000 |
| Realignment of Cross-Country Main | 1,000,000 | - | 1,000,000 |
| Water Meter Replacement | 1,000,000 | - | 1,000,000 |
| Watermain Upgrades along Stevens Drive and Southborough Drive | 900,000 | - | 900,000 |
| Pressure Reducing Valve (PRV) in Cypress West | 725,000 | - | 725,000 |
| Watermain Upgrades along Ripple Road and Bayridge Avenue | 700,000 | - | 700,000 |
| Westmount Pump Station | 600,000 | - | 600,000 |
| Westmount Reservoir | 600,000 | - | 600,000 |
| Watermain Upgrades along Westcot Road | 550,000 | - | 550,000 |
| Pressure Reducing Valve (PRV) Station Upgrades - Welch | 350,000 | - | 350,000 |
| Treatment Facilities Upgrades | 265,000 | - | 265,000 |
| Watermain Design Package 2025 | 170,000 | - | 170,000 |
| Watermain Upgrades along Eyremount Drive - Utility Corridor | 160,000 | - | 160,000 |
| Reservoir Upgrade - Chelsea Reservoir | 100,000 | - | 100,000 |
| Nelson Canyon Bridge Watermain- Planning | 50,000 | - | 50,000 |
| Supervisory control and data acquisition (SCADA) and Electrical Upgrades | 30,000 | - | 30,000 |
| Annual Replacements Program Total | 9,600,000 | - | 9,600,000 |
| Equipment Replacement | | | |
| Replace 2016 Tandem Axle Dump Truck (Unit M039) | - | 233,500 | 233,500 |
| Equipment Replacement Total | - | 233,500 | 233,500 |
| Water Utility Total | 9,600,000 | 233,500 | 9,833,500 |
| Total | 9,600,000 | 233,500 | 9,833,500 |

2026 Capital Projects - Utility Funds

| | Sewer and Drainage Reserve Fund | Internal Equipment Recoveries | Total |
|--|---------------------------------------|-------------------------------------|-------------------|
| Sanitary Utility | | | |
| Equipment Replacement | | | |
| Replace 2016 Tandem Axle Dump Truck (Unit M039) | - | 233,500 | 233,500 |
| Replace 2016 Ford F-250 (Unit M052) | - | 110,000 | 110,000 |
| Equipment Replacement Total | - | 343,500 | 343,500 |
| Sanitary Replacements | | | |
| Sanitary Lift Station Replacement | 2,200,000 | - | 2,200,000 |
| Sanitary Rehab Mainline | 800,000 | - | 800,000 |
| Sanitary Main Upgrade - Mathers Avenue | 800,000 | - | 800,000 |
| Sanitary Condition Assessment Program | 700,000 | - | 700,000 |
| Sanitary Lift Stations Rehabilitation | 600,000 | - | 600,000 |
| Freendale Sanitary Lift Station Repair | 300,000 | - | 300,000 |
| Sanitary Main Upgrade - Eyremount Drive - Utility Corridor | 160,000 | - | 160,000 |
| Sanitary Lift Station Replacement Feasibility Study | 130,000 | - | 130,000 |
| Sanitary Grinder Pump Lift Station Control Panels | 125,000 | - | 125,000 |
| Sanitary Main Upgrade - Westcot Road | 100,000 | - | 100,000 |
| Sanitary Main Upgrade - 15th Street | 100,000 | - | 100,000 |
| Construction and Operational Specialized Equipment | 60,000 | - | 60,000 |
| Sanitary Flow Monitoring Program | 56,600 | - | 56,600 |
| Sanitary Spare Pumps | 35,000 | - | 35,000 |
| Sanitary Treatment Facility Upgrades | 10,000 | - | 10,000 |
| Sanitary Replacements Total | 6,176,600 | - | 6,176,600 |
| Sanitary Utility Total | 6,176,600 | 343,500 | 6,520,100 |
| Storm Utility | | | |
| Storm Utility Improvements | | | |
| Stormwater Diversion Pipe | 2,200,000 | - | 2,200,000 |
| Creek Enhancement and Culvert Rehabilitation | 1,100,000 | - | 1,100,000 |
| Storm Rehabilitation Mainline | 1,000,000 | - | 1,000,000 |
| Storm Condition Assessment Program | 686,800 | - | 686,800 |
| Stormwater Intakes or Splitters | 400,000 | - | 400,000 |
| Storm Rehabilitation - Spot Repairs | 200,000 | - | 200,000 |
| Hydrometric Monitoring Program and Creek Monitoring | 150,000 | - | 150,000 |
| Ditch Reinstatement Program | 100,000 | - | 100,000 |
| Storm Specialized Equipment | 60,000 | - | 60,000 |
| Storm Utility Improvements Total | 5,896,800 | - | 5,896,800 |
| Storm Utility Total | 5,896,800 | - | 5,896,800 |
| Total | 12,073,400 | 343,500 | 12,416,900 |

PREVIOUSLY APPROVED PROJECTS

NOTE: The projects were approved in the prior-year budgets with funds from the Asset Reserves made available until December 31, 2025. However due to supply chain issues, long lead time to contract awarding, ongoing or rescheduled project work, these projects could not be completed by December 31, 2025 and funds need to be appropriated from the reserves again.

| Project Name | Capital Equipment Reserve | Capital Facilities Reserve | Capital Infrastructure Reserve | Public Art Reserve | Environmental Reserve | External Sources / Donations | Water Reserve Fund | Water Utility Grants / Other Outside Sources | Sewer and Drainage Reserve Fund | Total |
|--|---------------------------|----------------------------|--------------------------------|--------------------|-----------------------|------------------------------|--------------------|--|---------------------------------|-------------------|
| 041 - General Fund | 2,878,140 | 3,125,825 | 1,462,984 | 2,163 | 44,000 | 754,947 | - | - | - | 8,268,059 |
| F043 Renewal - Replace Pumper Engine | 1,371,391 | - | - | - | 29,000 | 40,000 | - | - | - | 1,440,391 |
| F044 Renewal - Replace 2005 Pumper Engine | 1,367,374 | - | - | - | - | 35,000 | - | - | - | 1,402,374 |
| Multi-Year Capital Renewal Plan - West Vancouver Memorial Library (Financial Plan 2022) | - | 599,842 | - | - | - | 630,833 | - | - | - | 1,230,675 |
| Transportation Support Infrastructure - Traffic Signals - 31st Street and Marine Drive | - | - | 465,106 | - | - | - | - | - | - | 465,106 |
| Multi-Year Capital Renewal Plan - Fire Hall #1 (Financial Plan 2023) | - | 373,919 | - | - | - | - | - | - | - | 373,919 |
| Multi-Year Capital Renewal Plan - Glenages Community Centre | - | 284,462 | - | - | - | - | - | - | - | 284,462 |
| Multi-Year Capital Renewal Plan - Operations Centre - Main Building (Financial Plan 2023) | - | 281,151 | - | - | - | - | - | - | - | 281,151 |
| Multi-Year Capital Renewal Plan - West Vancouver Ice Arena (Financial Plan 2023) | - | 277,766 | - | - | - | - | - | - | - | 277,766 |
| Multi-Year Capital Renewal Plan - West Vancouver Aquatic Centre (Financial Plan 2022) | - | 255,312 | - | - | - | - | - | - | - | 255,312 |
| Multi-Year Capital Renewal Plan - Fire Hall # 4 - British Properties | - | 240,363 | - | - | - | - | - | - | - | 240,363 |
| Bridge and Structural Infrastructure - Slope Stability Improvements (Financial Plan 2023) | - | - | 217,097 | - | - | - | - | - | - | 217,097 |
| Multi-Year Capital Renewal Plan - Operations Centre - Small Motor Repair Shop | - | 146,144 | - | - | - | - | - | - | - | 146,144 |
| Active Transportation Infrastructure - Sidewalk Construction | - | - | 124,174 | - | - | - | - | - | - | 124,174 |
| Multi-Year Capital Renewal Plan - West Vancouver Aquatic Centre (Financial Plan 2023) | - | 116,842 | - | - | - | - | - | - | - | 116,842 |
| Multi-Year Capital Renewal Plan - Fire Hall #2 | - | 105,824 | - | - | - | - | - | - | - | 105,824 |
| Waterfront Park Pier Repairs and Replacements (Financial Plan 2022) | - | - | 105,154 | - | - | - | - | - | - | 105,154 |
| Marine Drive and 31st Street Redesign (Financial Plan 2021) | - | - | 56,937 | - | - | 39,614 | - | - | - | 96,551 |
| Bridge and Structural Infrastructure - Bridge Design - Nelson Canyon Bridge Analysis | - | - | 84,787 | - | - | - | - | - | - | 84,787 |
| Active Transportation Infrastructure - Mathers Avenue Multi-Use Pathway | - | - | 75,806 | - | - | - | - | - | - | 75,806 |
| Replace 2010 Toro 3500D Mower (Unit P054) | 73,000 | - | - | - | - | 2,000 | - | - | - | 75,000 |
| Multi-Year Capital Renewal Plan - Gertrude Lawson Museum and Archives | - | 62,370 | - | - | - | - | - | - | - | 62,370 |
| Multi-Year Capital Renewal Plan - Gordon House Daycare | - | 60,728 | - | - | - | - | - | - | - | 60,728 |
| Sports Court Replacement (Financial Plan 2022) | - | - | 57,202 | - | - | - | - | - | - | 57,202 |
| Multi-Year Capital Renewal Plan - Operations Centre - Paint Shop | - | 53,591 | - | - | - | - | - | - | - | 53,591 |
| Due Diligence For Arts Centre Planning - Financial Assessment | - | 50,000 | - | - | - | - | - | - | - | 50,000 |
| Multi-Year Capital Renewal Plan - Dundarave Park Concession and Washroom (Financial Plan 2023) | - | 47,433 | - | - | - | - | - | - | - | 47,433 |
| Active Transportation Infrastructure - Marine Drive Separated Bike Lanes - 26th to 31st Streets | - | - | 45,107 | - | - | - | - | - | - | 45,107 |
| Taylor Way Transportation Planning | - | - | 44,674 | - | - | - | - | - | - | 44,674 |
| Park Recycling - Cube Truck (Unit P012) | 26,094 | - | - | - | 15,000 | - | - | - | - | 41,094 |
| Active Transportation Infrastructure - Pedestrian Safety Upgrades | - | - | 36,003 | - | - | 1,500 | - | - | - | 37,503 |
| Multi-Year Capital Renewal Plan - Operations Centre - Salt Storage Shed | - | 34,856 | - | - | - | - | - | - | - | 34,856 |
| Multi-Year Capital Renewal Plan - Operations Centre - Forestry Building | - | 34,339 | - | - | - | - | - | - | - | 34,339 |
| Multi-Year Capital Renewal Plan - Fire Hall # 2 - Glenages Public Safety Building | - | 29,701 | - | - | - | - | - | - | - | 29,701 |
| Active Transportation Infrastructure - Marine Drive Bike Lanes - East of Lions Gate Bridge | - | - | 26,819 | - | - | - | - | - | - | 26,819 |
| Roads & Pavement Infrastructure - 2023 Advance Planning and Design | - | - | 26,454 | - | - | - | - | - | - | 26,454 |
| Multi-Year Capital Renewal Plan - Operations Centre - Park Mower Shed | - | 25,827 | - | - | - | - | - | - | - | 25,827 |
| Golf Course Safety Netting, Fencing and Pathway Replacement (Financial Plan 2023) | 24,827 | - | - | - | - | - | - | - | - | 24,827 |
| Multi-Year Capital Renewal Plan - Parkade and Central Plant (Financial Plan 2023) | - | 23,989 | - | - | - | - | - | - | - | 23,989 |
| Roads and Pavement Infrastructure - Meadfield Road Subdivision Phase 4 | - | - | 23,023 | - | - | - | - | - | - | 23,023 |
| 2022 Roads Design (Financial Plan 2021) | - | - | 20,572 | - | - | - | - | - | - | 20,572 |
| Railway Crossing Upgrades | - | - | 15,075 | - | - | - | - | - | - | 15,075 |
| West Vancouver Aquatic Centre - Exterior South Wall Repairment | - | 10,188 | - | - | - | - | - | - | - | 10,188 |
| Trail Partnership with Recreational Trail Groups (Financial Plan 2022) | - | - | 9,820 | - | - | - | - | - | - | 9,820 |
| Active Transportation Infrastructure - Sidewalk Design and Installation | - | - | 9,153 | - | - | - | - | - | - | 9,153 |
| Roads and Pavement Infrastructure - 2023 Request for Services | - | - | 9,066 | - | - | - | - | - | - | 9,066 |
| Replace 2013 Toro 3500 Mower (Unit GL44) | 5,821 | - | - | - | - | 2,000 | - | - | - | 7,821 |
| Kitchen Walk-in Cooler | 6,892 | - | - | - | - | - | - | - | - | 6,892 |
| Replace 2008 Toro Greensmaster (Unit GL32) | 2,741 | - | - | - | - | 4,000 | - | - | - | 6,741 |
| Multi-Year Capital Renewal Plan - Whytehill Park Washroom - Upper | - | 6,559 | - | - | - | - | - | - | - | 6,559 |
| Continued Initial Funding for West Vancouver Secondary School Artificial Turf Field and Track | - | - | 5,136 | - | - | - | - | - | - | 5,136 |
| Falling Park Infrastructure Replacement (Financial Plan 2023) | - | - | 4,573 | - | - | - | - | - | - | 4,573 |
| Multi-Year Capital Renewal Plan - West Vancouver Community Centre (Financial Plan 2023) | - | 2,494 | - | - | - | - | - | - | - | 2,494 |
| Restoration of the Ambleside Welcome Figure Totem Pole | - | - | - | 2,163 | - | - | - | - | - | 2,163 |
| Multi-Year Capital Renewal Plan - West Vancouver Memorial Library (Financial Plan 2023) | - | 2,124 | - | - | - | - | - | - | - | 2,124 |
| Active Transportation Infrastructure - Mobility Initiatives (Financial Plan 2023) | - | - | 731 | - | - | - | - | - | - | 731 |
| Roads and Pavement Infrastructure - 2022/2023 Advance Planning | - | - | 516 | - | - | - | - | - | - | 516 |
| 042 - Watermain Program | - | - | - | - | - | - | 1,442,715 | 351,429 | - | 1,794,144 |
| Annual Replacement Program - Watermain - Bay Street | - | - | - | - | - | - | 425,000 | - | - | 425,000 |
| Annual Replacement Program - 11th Street Pump Station Upgrades | - | - | - | - | - | - | - | 329,689 | - | 329,689 |
| Annual Replacement Program - Watermain - Marine Drive | - | - | - | - | - | - | 222,094 | - | - | 222,094 |
| Annual Replacement Program - Electrical Upgrades | - | - | - | - | - | - | 169,122 | - | - | 169,122 |
| Annual Replacement Program - Pressure Reducing Valve (PRV) Station - Northwood Drive | - | - | - | - | - | - | 165,219 | - | - | 165,219 |
| Annual Replacement Program - Pump Station Condition Upgrades | - | - | - | - | - | - | 73,441 | - | - | 73,441 |
| Annual Replacement Program - Supervisory Control and Data Acquisition (SCADA) Upgrades | - | - | - | - | - | - | 70,059 | - | - | 70,059 |
| Annual Replacement Program - Eagle Lake Dam Document Revisions | - | - | - | - | - | - | 67,087 | - | - | 67,087 |
| Annual Replacement Program - Reservoir Seismic Upgrades (Financial Plan 2021) | - | - | - | - | - | - | 46,395 | - | - | 46,395 |
| Annual Replacement Program - Eagle Lake Dam Prioritized Upgrades (Financial Plan 2021) | - | - | - | - | - | - | 37,631 | - | - | 37,631 |
| Annual Replacement Program - Watermain Design Package 2021 | - | - | - | - | - | - | 37,332 | - | - | 37,332 |
| Annual Replacement Program - Watermain - Duchess Avenue | - | - | - | - | - | - | 35,316 | - | - | 35,316 |
| Annual Replacement Program - Watermain Design Package 2024 | - | - | - | - | - | - | 29,180 | - | - | 29,180 |
| 5900 Block Marine Drive PRV Station | - | - | - | - | - | - | 28,287 | - | - | 28,287 |
| Annual Replacement Program - Watermain - Stone Crescent | - | - | - | - | - | - | 26,591 | - | - | 26,591 |
| Pump Station Electrical Upgrades | - | - | - | - | - | - | - | 21,740 | - | 21,740 |
| Annual Replacement Program - Pump Station Condition Upgrades (Financial Plan 2022) | - | - | - | - | - | - | 7,100 | - | - | 7,100 |
| Annual Replacement Program - Eagle Lake Dam Prioritized Upgrades (Financial Plan 2022) | - | - | - | - | - | - | 1,529 | - | - | 1,529 |
| Reservoir Seismic Upgrades | - | - | - | - | - | - | 720 | - | - | 720 |
| Annual Replacement Program - Treatment Facilities Upgrades | - | - | - | - | - | - | 614 | - | - | 614 |
| 043 - Sewer Utility Fund | - | - | - | - | - | - | - | - | 4,356,941 | 4,356,941 |
| Sanitary Replacements - Sanitary Lift Station Replacement - Piccadilly South | - | - | - | - | - | - | - | - | 1,994,253 | 1,994,253 |
| Sanitary Replacements - Sanitary Main Upgrade - Mathers Avenue, 3rd Street, East of Hadden Drive | - | - | - | - | - | - | - | - | 586,191 | 586,191 |
| Storm Utility Improvements - Trashrack/Debris Screen Upgrade Program | - | - | - | - | - | - | - | 429,878 | - | 429,878 |
| Sanitary Replacements - Treatment Facility Upgrades | - | - | - | - | - | - | - | - | 199,009 | 199,009 |
| Storm Utility Improvements - Ditch Reinstatement Program | - | - | - | - | - | - | - | - | 178,081 | 178,081 |
| Storm Utility Improvements - Storm Condition Assessment Program | - | - | - | - | - | - | - | - | 164,124 | 164,124 |
| Sanitary Replacements - Sanitary Lift Station Upgrades/Repairs | - | - | - | - | - | - | - | - | 138,443 | 138,443 |
| Sanitary Replacements - Sanitary Condition Assessment Program | - | - | - | - | - | - | - | - | 99,434 | 99,434 |
| Storm Improvements Program - Ditch Reinstatement Program | - | - | - | - | - | - | - | - | 94,685 | 94,685 |
| Storm Utility Improvements - Storm Rehabilitation Mainline | - | - | - | - | - | - | - | - | 87,885 | 87,885 |
| Storm Improvement Program - Hydrometric Monitoring Program | - | - | - | - | - | - | - | - | 80,191 | 80,191 |
| Sanitary Lift Station Replacement | - | - | - | - | - | - | - | - | 79,920 | 79,920 |
| Sanitary Replacements - Sanitary Rehabilitation Mainline (Financial Plan 2023) | - | - | - | - | - | - | - | - | 65,951 | 65,951 |
| Storm Utility Improvements - Storm Rehabilitation - Spot Repairs | - | - | - | - | - | - | - | - | 42,770 | 42,770 |
| Sanitary System Replacement - Result of Capilano Pacific Trail Slide | - | - | - | - | - | - | - | - | 34,395 | 34,395 |
| Sanitary Replacements - Supervisory Control and Data Acquisition (SCADA) - Electrical and Instrumentation Upgrades | - | - | - | - | - | - | - | - | 29,401 | 29,401 |
| Gap Analysis of Drainage System and Implementation | - | - | - | - | - | - | - | - | 17,392 | 17,392 |
| Sanitary Replacements - Sanitary Sewer Design (Financial Plan 2023) | - | - | - | - | - | - | - | - | 11,486 | 11,486 |
| Storm Utility Improvements - Gap Analysis | - | - | - | - | - | - | - | - | 8,306 | 8,306 |
| Storm Utility Improvements - Hydrometric Monitoring Program | - | - | - | - | - | - | - | - | 7,417 | 7,417 |
| Trashrack / Debris Screen Upgrade | - | - | - | - | - | - | - | - | 3,196 | 3,196 |
| Storm Utility Improvements - Specialized Equipment | - | - | - | - | - | - | - | - | 2,337 | 2,337 |
| 2022 Sewer Design Package | - | - | - | - | - | - | - | - | 196 | 196 |
| Total | 2,878,140 | 3,125,825 | 1,462,984 | 2,163 | 44,000 | 754,947 | 1,442,715 | 351,429 | 4,356,940 | 14,419,142 |

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