

Proposed 2026 Operating and Capital Budgets

Council meeting - January 26, 2026

Why are property taxes and costs high?



LIMITED LOCAL CONTROL OVER TAXES

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



HIGHLY UNDIVERSIFIED TAX BASE

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



LOW POPULATION DENSITY

Lower density drives higher core service delivery costs *per household*



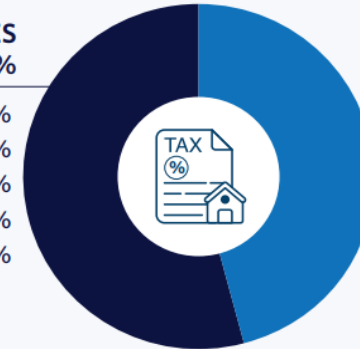
CHALLENGING GEOGRAPHY

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

2025 PROPERTY TAX BILL

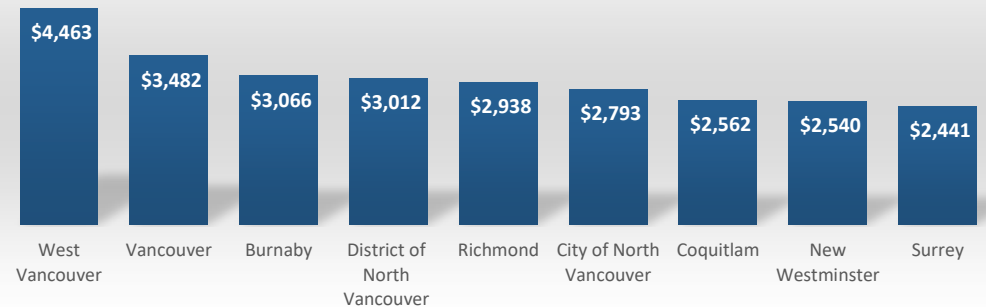
OTHER TAXING AUTHORITIES

Other Taxing Authority	Percentage
Provincial School Tax	22%
Additional School Tax	19%
TransLink	9%
Regional District	3%
BC Assessment	1%



DISTRICT OF WEST VANCOUVER
46%

Taxes paid to **Other Taxing Authorities** on a residential property tax bill in 2025



2026 Budget Cost Pressures and Downloading

Cost Pressures

- Regional collective agreement patterns influencing labour costs (public safety)
- Imposed external agency costs (E-Comm, Justice Institute of British Columbia (JIBC), Surrey dispatch)
- Cypress Village phased development agreement deliverables
- Climate mitigation and adaptation

Downloading from senior governments

- Legislation changes
 - Provincial housing bills, human rights standards, Freedom of Information and Protection of Privacy Act (FOIPPA) requirements, Accessibility Act, Employer Health Tax Act, Metro Vancouver policy implementations related to managing waste and drinking water, provincial transportation policy affecting land use planning (i.e. Bus Rapid Transit), development finance tool changes, environmental/climate initiatives, building/step code, Employment Standards Act sick days
- Homelessness response and affordable housing
 - Support for unhoused community (shower program, care kits); encampment clean-up, safety response and site restoration
 - Creating various housing types (e.g. non-market rentals, supportive housing)
- Marine debris and shoreline management
 - cleanup, monitoring, and park maintenance costs along waterfront
- Lack of provincial funding and community looks to municipality for support
 - Emergency medical assistant services; arts and culture and community services programs

2026 Preliminary Tax Rates

PROPOSED LEVY INCREASE	Dollar Increase	Tax Increase
Operating Levy Increase	\$2.40M	2.43%
Asset Levy Increase	\$0.99M	1.00%
Environmental Levy Increase	\$0.00M	0.00%
Total Tax Levy Increase	\$3.38M	3.43%

Levy	2026 Proposed Budget	Impact on Average Single-Family Home		Impact on Strata	
		\$ Increase	\$ Total	\$ Increase	\$ Total
Operating Levy	2.43%	\$149	\$6,281	\$69	\$2,909
Asset Levy	1.00%	\$61	\$61	\$28	\$28
Environmental Levy	0.00%	\$0	\$0	\$0	\$0
Total Tax Levy	3.43%	\$210	\$6,343	\$97	\$2,938

- BC Assessment 2026 Completed Roll - average single-family detached dwelling \$3.56M; average strata unit \$1.65M
- Does not include other taxing authorities' levies (i.e. school district, transit, Metro Vancouver Regional District)

2026 Proposed Operating Budget Increase		Dollar Change	% Tax Impact
Revenue Increase new taxation from non-market change, additional community services program revenues, fees and charges increases, parks pay parking expansion, etc.		\$2.03M	-2.06%
Revenue Decrease 2025 budget deficit, permit and development application fees, interest revenue on investments, etc.		-\$4.59M	4.65%
REVENUE TOTAL		-2.56M	-2.59%
Committed Costs			
Labour Agreements for Existing Staff		\$4.32M	4.38%
Contractual Obligations and Inflation		\$0.69M	0.70%
Imposed External Agency Costs		\$0.30M	0.30%
Enhance/Add to Services Levels (e.g., Parking Bylaw Enforcement Officer, North Shore Mountain Bike Association trail maintenance partnership, Horseshoe Bay Boathouse operating costs, geese mitigation efforts, etc.)		\$0.22M	0.23%
Cost Savings (e.g., operating cost adjustments, service level reductions, efficiency savings, reducing discretionary expenses, etc.)		-\$0.97M	-0.99%
EXPENSE TOTAL		-\$4.56M	-4.62%
Budget Reduction Strategies			
Eliminate Annual Operating Budget Contribution to Asset Reserves (permanent)		-\$2.55M	-2.59%
Reduce Annual Contribution to Environmental Reserve (one-time for 2026)		-\$0.40M	-0.41%
Eliminate External Debt Repayment Reserve (one-time opportunity)		-\$1.50M	-1.52%
Reduce Fringe Benefits Reserve (one-time opportunity)		-\$0.40M	-0.41%
REDUCED OPERATING LEVY TOTAL		\$2.26M	2.29%
External Community Requests			
Fee for Service Increases (Kay Meek Arts Centre, West Vancouver Community Arts Council)		\$0.71M	0.07%
Conversion of Temporary Programs to Permanent (Seniors' Activity Centre Advisory Board – Outreach Worker, Enhance West Vancouver – Shower Program)		\$0.60M	0.06%
PROPOSED OPERATING LEVY TOTAL		\$2.40M	2.43%

Budget Strategies for Expense Reductions

The 2026 budget proposes measures to mitigate property tax impacts. These strategies are intended to address resident affordability pressures.

	2026	
	Dollar Change	Tax Impact
Reduce Contributions to Reserves		
Eliminate Annual Operating Budget Contribution to Asset Reserves (permanent)	-\$2.55M	-2.59%
Reduce Annual Contribution to Environmental Reserve (one-time for 2026)	-\$0.40M	-0.41%
One-time Reserve Drawdowns		
Eliminate External Debt Repayment Reserve (one-time opportunity)	-\$1.50M	-1.52%
Reduce Fringe Benefits Reserve (one-time opportunity)	-\$0.40M	-0.41%
	-\$4.85M	-4.93%

Enhance/Add to Services Levels

New Programs

Net costs of Parking Bylaw Enforcement Officer

Funding for North Shore Mountain Bike Association Trail Maintenance Partnership

Horseshoe Bay Boathouse Operating Expense Increase

Enhanced Geese Mitigation Efforts and Feces Management

Operating Impact of Capital Project Requests

Police: Body Worn Cameras - Temp Salary and Consulting Services

PCCS: Three new dedicated Pickleball courts - Cleaning and Maintenance

Fire: Long-Range Thermal Pen-Tilt-Zoom (PTZ) Cameras - Network Connectivity and Maintenance

Expenses Total

2026	
Dollar Change	Tax Impact
\$186K	0.19%
\$62K	0.06%
\$60K	0.06%
\$50K	0.05%
\$15K	0.01%
\$36K	0.04%
\$20K	0.02%
\$8K	0.01%
\$8K	0.01%
\$222K	0.23%

External Community Requests

Fee for Service Increases

Kay Meek Arts Centre

West Vancouver Community Arts Council

Conversion of Temporary Programs to Permanent

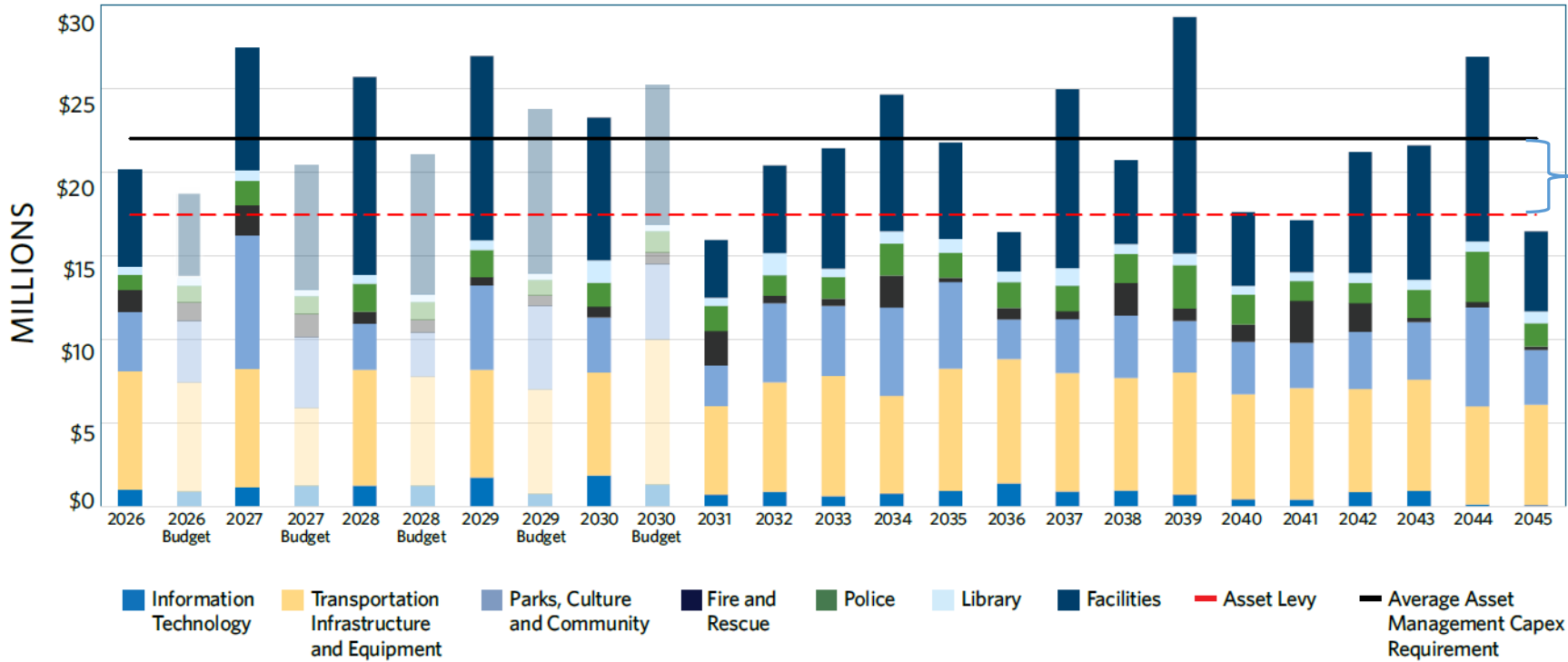
Seniors' Activity Centre Advisory Board - Outreach Worker

Enhance West Vancouver - Shower Program

Expenses Total

\$71K	0.07%
\$30K	0.03%
\$41K	0.04%
\$60K	0.06%
\$38K	0.04%
\$22K	0.02%
\$131K	0.13%

20-YEAR ASSET MANAGEMENT PLAN



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

Year	Asset Levy % Increase	Asset Levy	Operating Budget Contribution	Available Capital Funds	Estimate of Optimal Investment	Shortfall / (Surplus)
2026	1.00%	\$ 17.5M	\$ 0.0M	\$ 17.5M	\$ 22.0M	\$ 4.5M
2025	1.00%	\$ 16.5M	\$ 2.6M	\$ 19.0M	\$ 20.7M	\$ 1.7M

2026 Capital Summary

2026 CAPITAL REQUESTS	FUNDING SOURCES				
	Asset Reserves	External Sources/ Donations	Other Funds/ Reserves	Total	%
Maintaining and Replacing Existing Assets					
Asset Preservation	\$ 1.6M	\$ 0.2M	\$ 1.8M	\$ 3.5M	13%
Innovation	\$ 0.1M	\$ 0.1M	\$ 0.0M	\$ 0.2M	1%
Regular Asset Maintenance	\$ 12.7M	\$ 0.3M	\$ 0.2M	\$ 13.1M	47%
Strategic Investment	\$ 2.6M	\$ 0.1M	\$ 0.1M	\$ 2.8M	10%
Subtotal	\$ 17.0M	\$ 0.6M	\$ 2.1M	\$19.7M	70%
New Assets					
Health and Safety	\$ 0.1M	-	\$ 0.0M	\$ 0.1M	0%
Innovation	\$ 0.1M	-	\$ 0.0M	\$ 0.1M	0%
Strategic Investment	\$ 2.1M	\$ 0.8M	\$ 5.4M	\$ 8.3M	29%
Subtotal	\$ 2.2M	\$ 0.8M	\$ 5.5M	\$ 8.4M	30%
Total	\$ 19.2M	\$ 1.3M	\$ 7.6M	\$28.1M	100%
%	68%	5%	27%	100%	

Examples of 2026 capital project requests

Asset Preservation

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

Regular Asset Maintenance

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

Strategic Investment

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

Public Engagement and Outreach

Engagement period	Tool
Aug 25 - onward	2026 Budget engagement page (westvancouverITE.ca)
Aug 25 - Sep 12, 2025	2026 Budget Questionnaire (422 responses)
Jan 7 - 21, 2026	Public consultation period: - news post and alert banner on westvancouver.ca - social media/digital suite (Facebook, Instagram, X (Twitter); e-west image; monitor slide; poster) - Jan 21, 3-6 p.m. Budget Open House (18 attendees)

Key themes from Budget Questionnaire (Aug 25 - Sep 12, 2025)

- Top priorities: Engineering and Transportation, Parks and Recreation ranked highest
- Lower priorities: Arts and Culture, Climate Action and Environment, and Library Services ranked lowest
- Tax sensitivity: Many respondents were unwilling to support property tax increases and emphasized cost containment
- Mixed levy support: Asset and Environmental Levies received mixed feedback, with requests for clearer information and stronger justification

Key themes from Public Engagement Period (Jan 7 - 21, 2026)

- Property tax increases and the need for stronger cost control
- Concerns about one-time reserve drawdowns
- Requests for core-service focus and operational efficiency

Thank You!
Questions?

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