

2025-2029 FINANCIAL PLAN HIGHLIGHTS

CITY OF BURNABY

British Columbia, Canada

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Our Purpose

To create the city that we all want to live in and be in.

We respectfully acknowledge that the City of Burnaby is located on the unceded territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), səliłwətaʔ (Tsleil-Waututh), and kʷikwəłəm (Kwikwetlem) Peoples. Each Nation has distinct histories and distinct traditional territories that fully or partially encompass the city.

We encourage you to learn more about the Host Nations whose ancestors have occupied and used these lands, including parts of present-day Burnaby, for thousands of years.

Introduction

The purpose of this financial document is to provide Burnaby citizens with highlights of the proposed draft 2025-2029 Financial Plan and an opportunity to express their views on the plan by April 9, 2025. To provide feedback, or for additional details, please visit [Burnaby.ca/FinancialPlan](https://burnaby.ca/FinancialPlan).

The proposed draft 2025-2029 Financial Plan incorporates a 3.9% property tax increase. This is equivalent to a \$78 increase for an average residential property assessed at approximately \$1.4 million, or a \$1,237 increase for a business assessed at approximately \$6.2 million. The plan also includes a 0.0% increase for Waterworks Utility and a 20.0% increase for the Sanitary Sewer Fund.

To comply with the suite of provincial legislation changes aimed at enhancing housing supply and supporting growth, the City has had to shift its approach to financing amenities and infrastructure. The City has had to implement a new financing tool, known as amenity cost charges (ACC), and has expanded the development cost charges (DCC) financing tools to align to the provincial legislation changes. Both the ACC and DCC tools help fund the cost of infrastructure and amenities necessary to support growth.

In accordance with the provincial legislation, ACC and DCC fees are collected through development and are allocated to fund the growth-related components of the ACC and DCC capital programs. Additionally, the City is required to contribute to the non-growth or replacement components of these programs. Due to recent changes in provincial legislation and in order to collect the City's share of growth-related infrastructure, City Council had no other viable option but to raise these funds from the taxpayer. Therefore, a new proposed property tax increase of 1.9% has been included starting in 2025 to cover the City's share of the cost under the ACC and DCC capital programs. This new levy will appear as a new line item on the Burnaby resident property tax bills labeled Growth Infrastructure Investment and will result in an approximate \$38 increase for an average residential property.

The City's total draft expenditure budget, which includes both operating and capital activities for 2025, is \$1,185.4 million.



The draft 2025 operating expenses budget is \$746.9 million, which represents the City's ongoing commitment to providing quality services and programs. The proposed property tax increase of 3.9% reflects staff salary and benefit increases, and inflationary impacts on existing programs and services to the public. In addition, this proposed rate increase incorporates the contracts requirements for community safety needs, primarily related to the RCMP Burnaby Detachment and E-Comm services. City Council remains committed to keeping property taxes as low as possible while maintaining City services and programs. Many City services and programs are impacted by significant cost escalations resulting in the proposed tax increase to be higher than the estimated general inflation of 2%¹. The general inflation is a measure of projected cost increases to a typical basket of common household items such as food, shelter, and clothing. However, a basket of goods for a municipality is significantly different, as it incorporates items such as construction materials and public safety services, which are experiencing cost escalations much higher than the general inflation rate. Furthermore, recent geo-political/economic variables such as additional tariffs continue to increase uncertainty for 2025 and beyond. In addition, the anticipated growth and densification in Burnaby will also continue to place additional requirements on the City's core services and programs. In consideration of these external factors, City staff will continue to find efficient ways to mitigate pressures on service and program delivery to Burnaby citizens.

Water and sewer increases are heavily dictated by Metro Vancouver which provides water and sewer services to the region. The 2025 cost increases to be passed to the City of Burnaby by Metro Vancouver is 7.2% for water services and 49.84% for sewer services. However, with prudent planning, the City is able to provide a 0.0% increase for water services and a 20.0% increase for sewer services for 2025. The City has been able to manage the Metro Vancouver water increase through utilization of reserves. In addition, although the increase passed along by Metro Vancouver for sewer services is significant, the City was able to minimize the burden to taxpayers through the use of reserves. These actions have helped to ease the overall tax increase to Burnaby citizens.

The capital funding allocated to transportation, major civic buildings, development, infrastructure, community safety and recreational facilities in the proposed draft 2025-2029 Financial Plan is \$438.5 million for the 2025 fiscal year, representing 37.0% of the consolidated budget. As a result of Burnaby's financial position, the City is able to manage and fund capital projects through its Capital Reserve Funds and Reserves, without having to incur any debt. A significant portion of the draft five-year Capital Plan is for the development of large recreational facilities and amenities which will be funded by the Community Benefit Bonus revenues.

In accordance with the Community Charter, the City must present a balanced Five-Year Financial Plan. Therefore, projected property tax increases for 2026 through 2029 have been provided and will be revisited annually. Throughout the year and during the budget cycle, Council and staff seek for opportunities and efficiencies to minimize the tax rate impact for the current and future years.

The future year projections take into account the operations of new or expanded facilities such as the Burnaby Lake Recreation Complex, Cameron Community Centre and Library, and Brentwood Community Centre, along with other major projects. In addition, future year projections include assumptions on various economic factors and associated services, programming requirements, and continued community safety needs.

The draft 2025-2029 Financial Plan is developed in alignment with the City's Strategic Plan, guidance through the direction and standards established by Council, and the requirements of our community through public engagement.

¹Bank of Canada: Monetary Policy Report January 2025

Budget Timeline



Strategies that Influence the Budget



Integrated Planning Framework

The City of Burnaby utilizes an integrated planning framework as the foundation for coordinating and advancing activities in support of its overall vision.

The framework, comprised of three separate and complementary planning processes, results in a set of integrated plans that guide City actions and decisions. The Strategic Plan (SP), the Financial Plan (FP) and the Action Plan (AP) establish the principles that drive the delivery of services, building on optimal strategies and activities to advance implementation of the overall vision and goals of the City.

Burnaby Strategic Plan

The City of Burnaby’s Purpose is to create the city that we all want to live and be in. The Strategic Plan (SP) is founded upon and guided by the goals that the City has established through a series of forward-thinking, long-term plans, including Council’s adopted trilogy of sustainability strategies (social, environmental and economic), the Official Community Plan and other City policies that establish the planning and resource context for our work.

Through the SP, the City has articulated its core values of **Community, Integrity, Respect, Innovation** and **Passion**. These values describe how we do our work, and are the principles that guide our actions and decisions.

The City’s long term goals are:

PEOPLE

Empower happy, engaged and committed staff

We hire, develop and support staff to connect to our purpose and values. Our people have the tools and skills to do high-quality work, and the confidence and trust to work together, take risks, and dream big.

CUSTOMERS

Provide industry-leading and innovative customer experience

We find new ways to make it easier for residents and businesses to get things done. We remove barriers, listen to internal and external customers and make each interaction a positive experience.

COMMUNITY

Create vibrant communities

We build communities that inspire people to live their best lives. We build a city that is sustainable, inclusive and livable.

Financial Policies

When compiling the City of Burnaby's Five-Year Financial Plan, the following policies are used as a framework to ensure proper fiscal accountability, long-term sustainability, and stewardship over the City's funds:

Balanced Five-Year Budget

In compliance with Section 165 of the Community Charter, the City's Five-Year Financial Plan must be balanced.

The total of proposed expenditures and transfers to other funds for a year must not exceed the total of proposed funding sources and transfers from other funds for the year.

Public Consultation

The City's Five-Year Financial Plan must be available for public consultation prior to the plan being adopted.

Basis of Budgeting

The budget is prepared using the accrual method of accounting. This is consistent with Public Sector Accounting Board (PSAB) requirements.

Tangible Capital Asset Policy

Tangible capital assets are also budgeted according to PSAB standards.

Asset Management Plans

The City's Asset Management Plans (AMPs) guide staff in managing infrastructure effectively and efficiently.

Debt Management

Strong capital Reserve Funds and Reserves levels are critical in achieving community goals and provide Council the financial flexibility and leverage to sustain and improve the City's civic infrastructure requirements allowing the City to remain debt free.

Investment Income Guidelines

City investments are represented by a single investment portfolio with longer term investments focusing on safety, social responsibility, liquidity and a fair market yield.

Internal Carbon Pricing Policy

Burnaby's Internal carbon price has been set at \$150/tonne of Carbon dioxide equivalent (CO₂e) for 2025 to align with Metro Vancouver's carbon price. The carbon price is used to aid in decision making.

Tax Rate Summary

The increase in the budgeted property taxes to fund municipal services in 2025 is \$18.7 million, which includes approximately \$5.1 million that the City expects to receive in new taxation in 2025 as a result of net new properties. The increase in property taxes excluding the new taxation is \$13.6 million which represents a budget increase of 3.9% in property tax rates for each property class. Due to Provincial legislation changes related to development financing, the City had to shift its approach on financing amenities and infrastructure. This resulted in an expansion to the City's DCC program and creation of a new financing tool known as the ACC program. Under these programs, the City is required to cover its share of costs. To support these costs, City Council had no other alternative other than to implement a new property tax levy of 1.9% per year, which equates to approximately \$6.6 million in 2025. This new levy will be labeled Growth Infrastructure Investment on Burnaby resident tax bills.

In addition, the City is proposing a 0.0% increase to the Waterworks Utility rates and 20.0% increase to the Sanitary Sewer Fund rates. In 2025, it is important to note that the property tax bill sent to Burnaby homeowners also includes property taxation from other taxing authorities, such as Metro Vancouver, TransLink, BC Assessment and others.

The information provided in this document does not include taxation collected for other taxing authorities. BC assessment information is subject to change and for 2024, the actual tax levy was \$349,413,600 based on the final information provided. The 2025 tax rate increase of 3.9% is calculated utilizing the actual prior year tax levy rather than the 2024 plan levy of \$346,713,600.

Tax and Utility Rate Summary

	2024 Financial Plan	2025 Financial Plan
Property Tax	4.50%	3.90%
Growth Infrastructure Investment	-	1.90%
Waterworks Utility	0.0%	0.0%
Sanitary Sewer Fund	5.0%	20.0%

The City has nine Property Tax Classes which are shown in the following table:

Total Municipal Tax Levy by Class

Property Type	Class	Total Tax Levy 2023 Actual (\$)	Total Tax Levy 2024 Plan (\$)*	3.9% General Property Tax Levy 2025 Plan (\$)	1.9% Growth Infrastructure Investment 2025 Plan (\$)	Total Tax Levy 2025 Plan (\$)
Residential	1	164,781,094	176,588,200	190,993,900	3,444,300	194,438,300
Utilities	2	6,964,928	8,335,200	8,680,100	156,500	8,836,600
Supportive Housing	3	-	-	-	-	-
Major Industry	4	9,067,104	9,211,100	9,804,300	176,800	9,981,100
Light Industry	5	18,599,108	18,891,100	19,849,300	358,000	20,207,200
Business	6	128,641,773	133,611,300	138,690,700	2,501,100	141,191,800
Managed Forest Land	7	-	-	-	-	-
Recreation	8	61,886	68,800	114,500	2,100	116,600
Farm	9	7,893	7,900	7,900	100	8,000
Total		328,123,786	346,713,600	368,140,700	6,638,900	374,779,600

Note: Total Tax Levy excludes impact from assessment appeals.

* 2024 actual property tax levy of \$349,413,600 is used to calculate the 3.9% tax rate increase for 2025 (i.e. net increase of \$13,627,100 divided by \$349,413,600).

Average Single Family Dwelling



How the \$4,862 is spent

The average cost of municipal property taxes and utilities for a Single Family Home valued at \$2,157,548 in 2025 (gross assessed value) is \$4,862, (excluding collections on behalf of other government agencies).

	2024 (\$)	2025 (\$)
AVERAGE SINGLE FAMILY DWELLING VALUE*	2,079,830	2,157,548
UTILITIES (DISCOUNTED RATES)		
Water Fees	620	620
Sewer Parcel Tax	616	739
Garbage Fees (180 litre)	135	139
Utility Bill Subtotal (billed in February)	1,371	1,498
PROPERTY TAX		
General Government & Other Services**	445	692
Community Safety Services	1,287	1,381
Engineering Services	482	455
Parks, Recreation & Culture Services	880	777
Property Tax Subtotal (billed in May)	3,094	3,304
Growth Infrastructure Investment	-	60
Total Collection for City Services	4,465	4,862

* Based on the Completed Roll for 2025. Data may be adjusted upon receipt of the Revised BC Assessment Roll.

** General Government includes: Administration, People and Culture, Information Technology, Corporate Services and Finance. Other Services includes Lands and Facilities as well as Planning and Development.

Average Strata/Multi-Family Dwelling



How the \$2,044 is spent

The gross average cost of municipal property taxes and utilities for a Strata / Multi Family Unit valued at \$826,086 in 2025 (gross assessed value) is \$2,044 (excluding collections on behalf of other government agencies).

	2024 (\$)	2025 (\$)
AVERAGE STRATA / MULTI FAMILY DWELLING VALUE (EXCLUDING DUPLEX / TWIN FAMILY)*	772,139	826,086
UTILITIES (DISCOUNTED RATES)**		
Water Fees	356	356
Sewer Use Fees	333	400
Utility Bill Subtotal (billed in February)	689	756
PROPERTY TAX		
General Government & Other Services***	165	265
Community Safety Services	478	529
Engineering Services	179	174
Parks, Recreation & Culture Services	327	297
Property Tax Subtotal (billed in May)	1,149	1,265
Growth Infrastructure Investment	-	23
Total Collection for City Services	1,838	2,044

* Based on the Completed Roll for 2025. Data may be adjusted upon receipt of the Revised BC Assessment Roll.

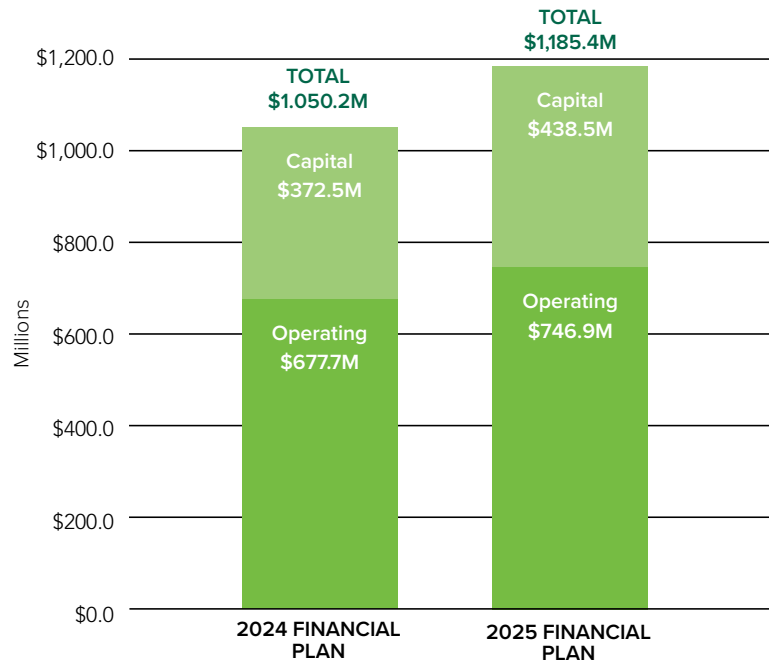
** Sewer Parcel tax not shown in above as the amount varies depending on the number of strata units.

*** General Government includes: Administration, People and Culture, Information Technology, Corporate Services and Finance. Other Services includes Lands and Facilities as well as Planning and Development.

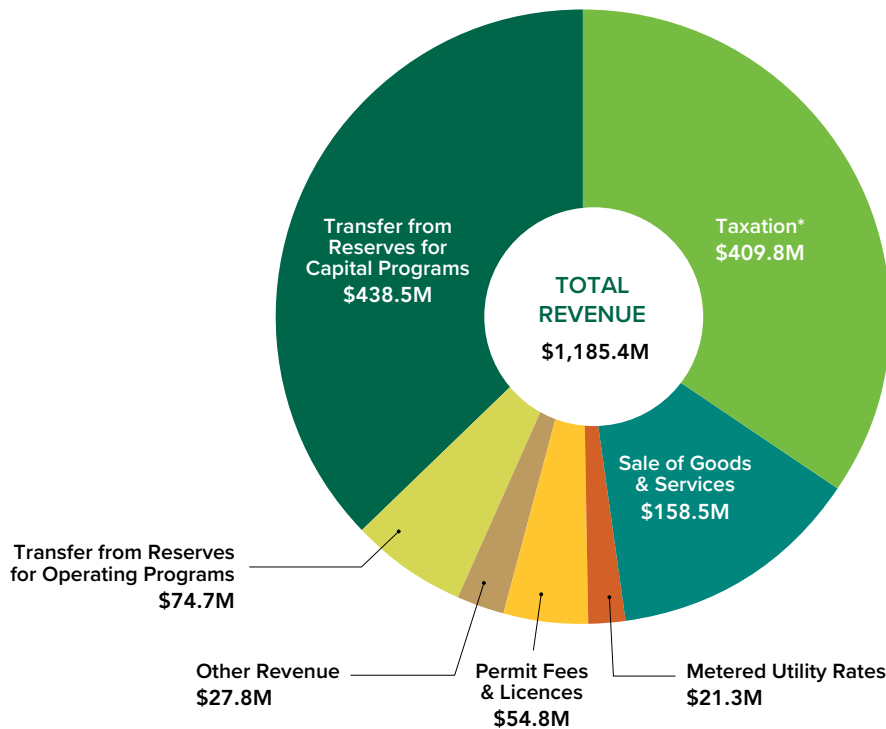
Financial Plan Summary

As per the Community Charter, the City is required to have a balanced budget. The following pages outline the costs of services and programs provided by the City and the sources of funds.

Financial Plan Expenditure Summary

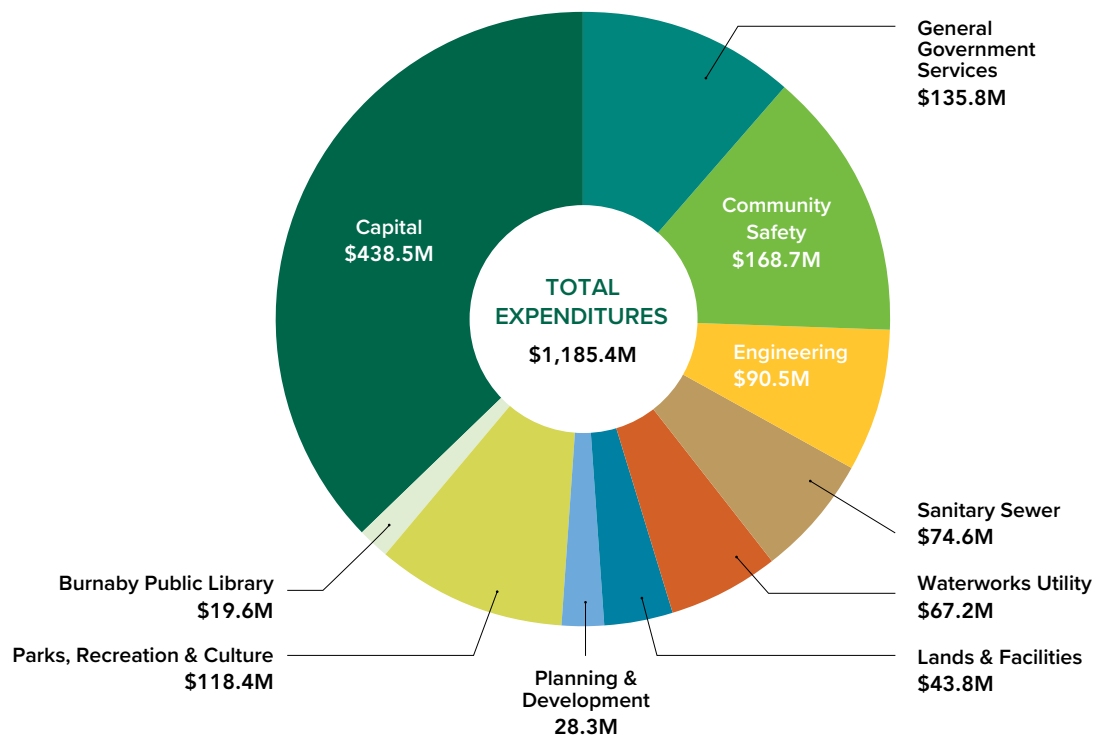


Where the Money Comes From | Consolidated (in millions)



* Taxation includes property tax (net of assessment appeals), sanitary sewer parcel tax, grants in-lieu of taxes, utility industry tax and local improvement levies.

Where the Money Goes | Consolidated (in millions)



Operating Plan Summary

The City's draft 2025 Operating Plan of \$746.9 million includes budgeted operating expenses from the City's General Revenue Fund, Waterworks Utility and Sanitary Sewer Fund.

The General Revenue Fund includes a proposed 2025 property tax increase of 3.9%, after allowing for an estimated new property tax growth of \$5.1 million.

The property tax rate increase accounts for the RCMP contract, E-Comm services requirements, estimated collective agreement wage increases for Canadian Union of Public Employees (CUPE) and Fire staff and other inflationary increases associated with core services and programs.

In addition, due to Provincial legislation changes related to development financing, the City had to shift its approach on financing amenities and infrastructure. This resulted in an expansion to the City's Development Cost Charge (DCC) program and creation of a new financing tool known as the Amenity Cost Charge (ACC) program. Under these programs, the City is required to cover its share of costs. To support these costs, City Council had no other alternative other than to implement a new property tax levy of 1.9% per year, which equates to approximately \$6.6 million in 2025. This new levy will be labeled Growth Infrastructure Investment on Burnaby resident tax bills.

Both the Waterworks Utility and the Sanitary Sewer Fund are self-sustaining and debt-free; utility tax rate increases do not impact property taxation. Both utilities provide funding for infrastructure replacements and enhancements along with ongoing maintenance and operations for the City's water supply and sewer system. Most of these utility operating costs are driven by the Greater Vancouver Water District (GVWD) for providing the water supply to the City and the Greater Vancouver Sewage and Drainage District (GVS & DD) for sanitary sewer treatment. Both GVWD and GVS & DD are managed by Metro Vancouver.

The 2025 proposed rate increases of 0.0% for the Waterworks Utility and 20.0% for the Sanitary Sewer Fund are primarily driven by Metro Vancouver. As mentioned in the Introduction, the City is able to manage the increase from Metro Vancouver through the use of reserves. The substantial rate increases by Metro Vancouver outlined in its five-year plan are primarily related to major water and sewer infrastructure projects. From 2026 to 2029, the City's utility rates will be heavily affected by the increases determined by Metro Vancouver. Similar to 2025, the City aims to utilize reserves in future years to help absorb some of the significant impacts on Burnaby citizens.

The following section will also include information on future years where estimates are based on current assumptions. As a result, these figures may become increasingly inaccurate over time due to various economic factors from year to year. However, future year estimates are an indication of City priorities, along with new and expanded facilities, community safety requirements and inflationary impacts. During each budget cycle, City Council and staff will look to review key financial and service level factors to maintain stable tax rates while ensuring Burnaby citizens are receiving high-quality services and programs.

Distribution of Property Taxation by Department

	2023 Actuals (\$)	2024 Plan (\$)	2025 Plan (\$)	2026 Plan (\$)	2027 Plan (\$)	2028 Plan (\$)	2029 Plan (\$)
General Government Services							
Administration	(2,793,149)	(20,289,900)	(12,483,800)	(8,353,800)	(705,900)	11,445,300	24,815,200
People & Culture	7,307,419	8,824,800	8,880,700	9,186,900	9,502,000	9,826,100	10,157,900
Information Technology	30,484,972	32,362,600	34,269,000	36,668,100	38,939,000	41,277,400	43,182,200
Corporate Services	12,409,436	14,490,900	13,534,500	14,004,300	14,487,700	14,984,700	15,493,000
Finance	14,019,550	15,565,400	16,174,100	16,737,300	17,317,400	17,914,100	18,524,500
Total General Government Services	61,428,228	50,953,800	60,374,500	68,242,800	79,540,200	95,447,600	112,172,800
Community Safety							
Administration, Business Licence & Bylaw Services	1,089,935	1,642,600	1,741,800	1,831,800	1,924,400	2,019,300	2,115,200
Burnaby Fire	55,068,840	59,985,900	61,188,600	63,306,700	65,487,800	67,731,400	70,027,200
RCMP Burnaby Detachment	73,701,616	82,459,100	90,939,400	100,834,900	112,275,700	123,316,100	134,950,400
Total Community Safety	129,860,391	144,087,600	153,869,800	165,973,400	179,687,900	193,066,800	207,092,800
Engineering	50,382,144	50,497,500	50,637,500	52,334,700	54,082,400	55,880,900	57,723,500
Lands & Facilities	16,888,763	26,520,200	27,397,100	28,332,800	29,296,500	30,288,000	31,302,900
Planning & Development	(25,337,481)	(11,277,200)	(10,667,800)	(10,886,900)	(11,112,500)	(11,345,700)	(11,591,700)
Parks, Recreation & Culture	78,184,069	68,481,900	68,370,100	70,775,600	73,350,700	88,201,800	94,745,600
Burnaby Public Library	16,717,672	17,449,800	18,159,500	18,778,700	19,416,400	20,072,600	20,744,400
Property Taxation for City Services	328,123,786	346,713,600	368,140,700	393,551,100	424,261,600	471,612,000	512,190,300
Property Taxation Impact (%)	3.99%	4.50%	3.90%	5.68%	6.66%	10.10%	7.65%

For further operating budget details, please visit [Burnaby.ca/FinancialPlan](https://burnaby.ca/FinancialPlan).

Operating Budget

Revenues

Total \$746.9 Million

49.2% Property Tax Levy (Net of Assessment Appeals), \$367.2M

Property taxation accounts for the majority of the revenues. This amount is net of assessment appeals (\$1.0M).

10.0% Transfer from Reserves, \$74.7M

Provision for one-time initiatives and Council priorities.

7.3% Permit Fees & Licences, \$54.8M

Permits Fees and Licences revenue, consisting primarily of building inspection revenue.

3.3% Sanitary Sewer Parcel Tax, \$24.4M

Collected by the City to largely cover Greater Vancouver Sewer and District Drainage (GVS & DD) costs.

1.0% Grants In Lieu of Taxes, \$7.7M

Tax collected from provincial and federal governments and their associated agencies.

21.2% Sale Of Goods & Services, \$158.5M

Consists of user fees for recreational programs, flat water and sewer use, parking revenue and rental / lease revenue.

3.7% Other Revenue, \$27.8M

Examples of other revenues consists of Investment Income and External Grants (provincial / federal).

2.9% Metered Utility Rates, \$21.3M

Collected by the City to largely cover Greater Vancouver Water District (GVWD) costs.

0.9% Growth Infrastructure Investment, \$6.6M

The City's contribution towards future infrastructure.

0.5% Utility Industry Tax & Local Improvement Levies, \$3.9M

Consists of the revenue collected from various third party utility corporations.



Operating Budget Expenses

Total \$746.9 Million

18.1% General Government, \$135.8M

General Government services provide for the overall administrative and strategic support of City operations.

12.6% RCMP Burnaby Detachment, \$94.3M

RCMP Burnaby Detachment delivers programs that provide safety for the lives and property of our citizens.

12.1% Engineering, \$90.5M

Public Works accounts for 8.6% of expenses providing services which include the maintenance of City streets, lighting and signage, and environmental services. The remainder is made up of Solid Waste, and the City's garbage collection and recycling program at 3.5%.

10.0% Sanitary Sewer, \$74.6M

Sanitary Sewer provides ongoing maintenance and enhancement activities for Burnaby's Sanitary Sewer system.

9.0% Waterworks Utility, \$67.3M

Waterworks Utility provides ongoing maintenance and enhancement activities for Burnaby's water supply.

5.9% Lands & Facilities, \$43.8M

Provides property-related services to the City, including planning, acquiring, selling, leasing, building, maintaining and managing City's lands, properties, facilities and civic projects.

15.9% Parks, Recreation & Culture, \$118.4M

Parks, Recreation and Culture manage over 5,400 acres of parkland and deliver programs that provide citizens an opportunity to participate in cultural and recreational activities in their community.

8.7% Burnaby Fire Department, \$64.8M

The Burnaby Fire Department delivers programs that provide for the safety of the lives and property of our citizens.

3.8% Planning & Development, \$28.3M

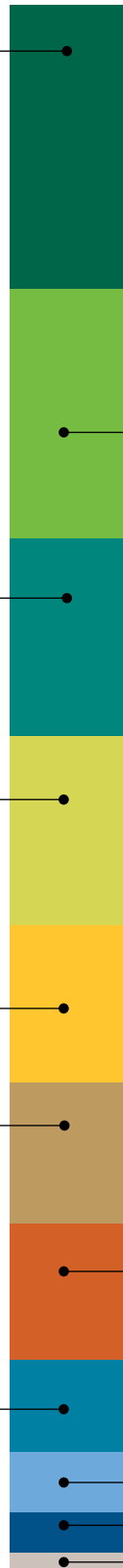
Provides the foundation for land use management and development in Burnaby, ensures compliance with the BC Building Code and assisting with the City's affordable housing initiatives.

2.6% Burnaby Public Library, \$19.6M

Provides library services from four branches located throughout the City.

1.3% Community Safety Administration And Business Licence & Bylaw Services, \$9.5M

Provides overall administrative and strategic support for RCMP Burnaby Detachment and Burnaby Fire Department. In addition, this division provides licencing and bylaw services to businesses and citizens.



Capital Plan

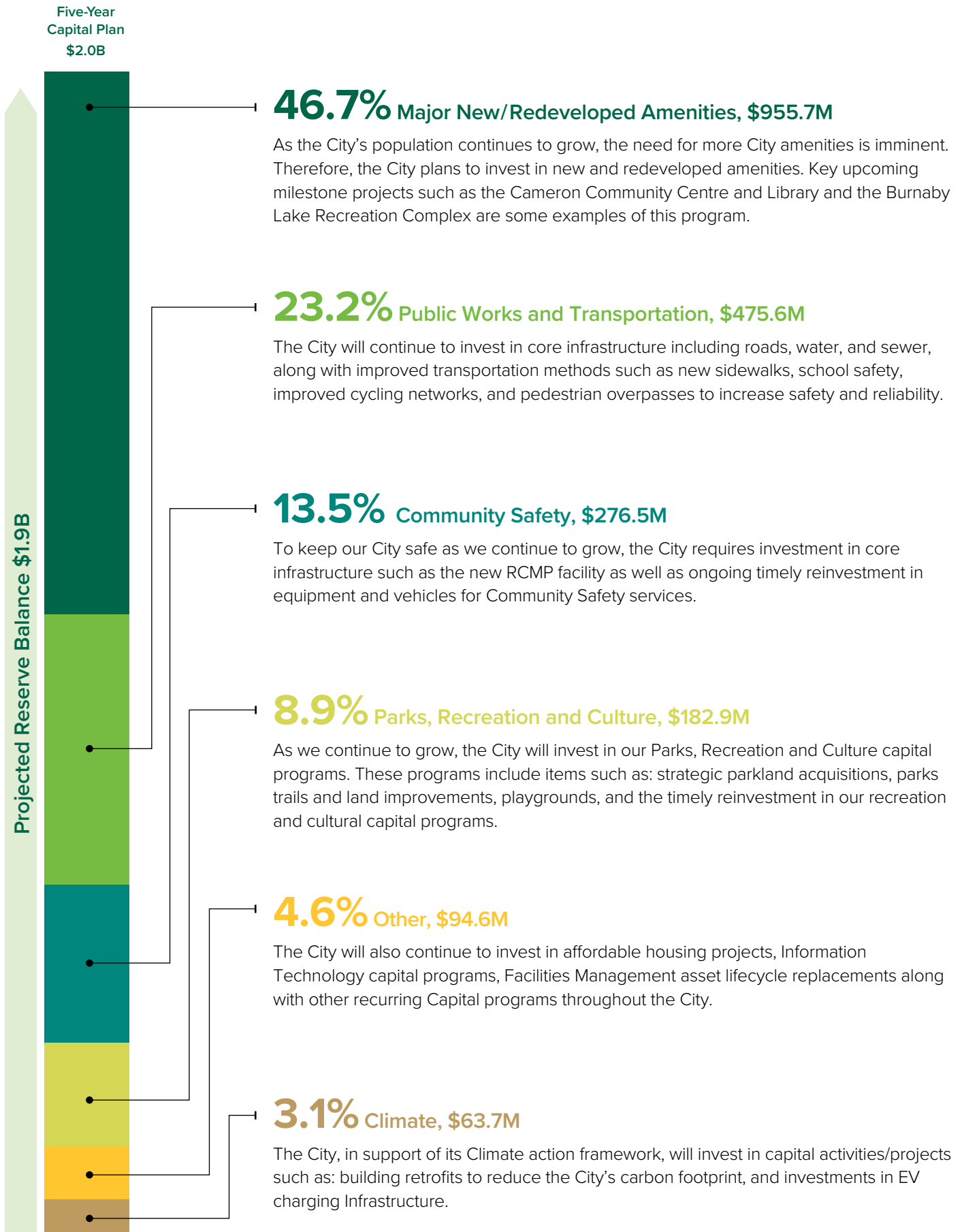
At historic cost, the City's assets are valued at \$5.2 billion. The City's draft Capital Plan provides information about planned capital investment in assets to provide new and replacement facilities, and other City infrastructure and outlines how these investments will be funded. Currently the City is planning to invest \$2.0 billion in the 2025-2029 draft Capital Plan which will be funded from the City's capital reserves and reserve funds. The current projected capital reserve balances at the end of 2024 are estimated to be approximately \$1.9 billion and will continue to receive ongoing contributions over the next 5 years to ensure adequate funding is available. Funding capital works from existing reserves and reserve funds allows the City to avoid incurring debt when completing the capital program and demonstrates that the capital reserve balance has been allocated. A significant portion of the reserve balance is comprised of contributions from developers into the City's Community Benefit Bonus Reserve. The City's Community Benefit Bonus Capital Program has many milestone projects in progress and planned for in the coming years, such as Burnaby Lake Recreation Complex, Cameron Community Centre and Library, RCMP Facility Redevelopment and more.

In June 2024, the City of Burnaby introduced the expanded Development Cost Charge (DCC) program and implemented a new Amenity Cost Charge (ACC) Program in response to recent provincial legislation changes. DCCs are one-time fees applied to new developments to fund critical infrastructure projects, including transportation, water, drainage, and sewer systems. ACCs, also introduced under the new legislation, will finance future community amenities such as recreation centers, libraries, and childcare facilities. These financing tools ensure that Burnaby is well-equipped to meet the infrastructure and amenity needs as the community continues to grow.



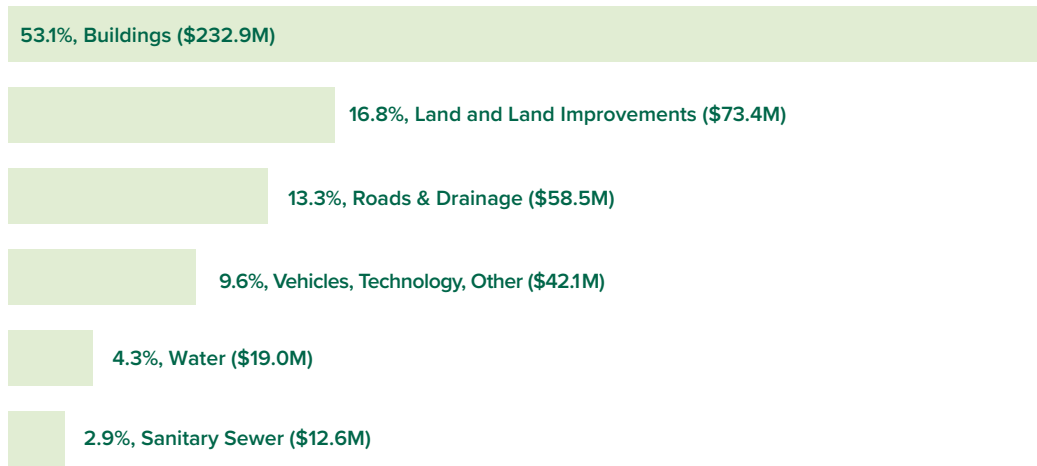
Christine Sinclair Community Centre Child Care

Below is a summary of the 5-Year capital plan categorized by Service Delivery / Initiatives.



Further details on key projects are highlighted in this document and the full draft 2025-2029 Capital Program is available on the City’s website. The following charts provide a summary of the value of the capital program investment by asset type and funding source.

2025 Capital Program Investment (By Asset Type)

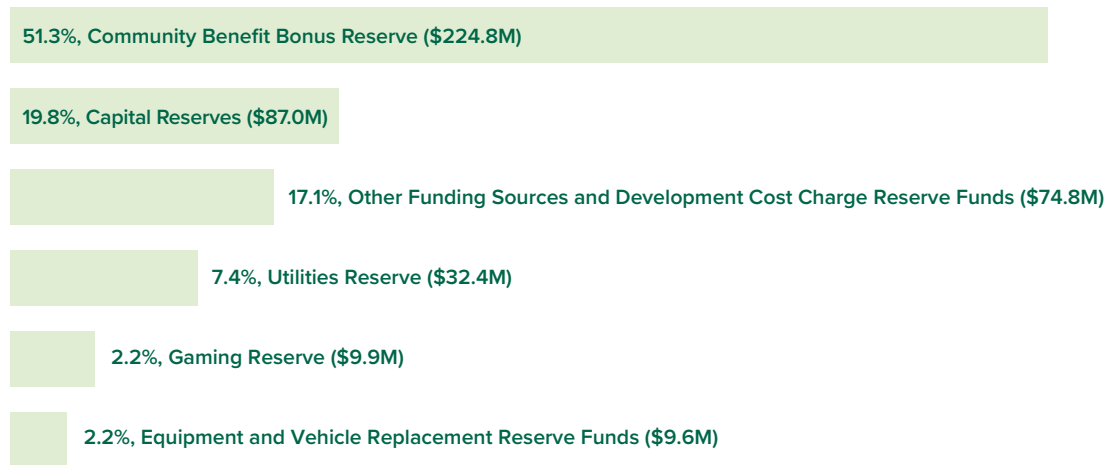


2025 Capital Program Investment by Asset Type Total \$438.5 million

The draft Capital Plan represents the costs of purchasing, constructing, improving, and replacing City infrastructure. The City is planning to invest \$438.5 million in 2025. Of this, \$232.9 million (53.1%) will be spent on municipal buildings; \$90.1 million (20.5%) will be spent on infrastructure including roads, drainage, water, and sewer; \$73.4 million (16.8%) will be spent on acquiring land (including Parkland) and land improvements; and \$42.1 million (9.6%) will be spent on vehicles, technology and equipment. The operating impact of this work has been incorporated where appropriate within the five-year operating plan.

2025 Capital Program Investment (By Funding Source)

There are various sources of funding used to finance the capital projects identified in the City’s five-year Capital Plan.



2025 Capital Program Investment by Funding Source Total \$438.5 million

The draft Capital Plan is funded by six main sources of funding. In 2025, the City is planning to fund \$438.5 million of capital expenditures as follows: \$224.8 million (51.3%) will be funded by the Community Benefit Bonus Reserve; \$87.0 million (19.8%) will be funded by capital reserves (Corporate and Tax Sale Land and Capital Works Financing Reserves); \$74.8 million (17.1%) will be funded from other sources (External Federal and Provincial funding) and Development Cost Charge Reserve Funds; \$32.4 million (7.4%) will be funded by Utility Reserves; \$9.9M (2.2%) will be funded by the Gaming Reserve; and \$9.6 million (2.2%) will be funded by the Equipment and Vehicle Replacement Reserve Funds.

Five-Year Capital Plan Expenditures

	2025 Plan (\$)	2026 Plan (\$)	2027 Plan (\$)	2028 Plan (\$)	2029 Plan (\$)	2025-2029 Total Plan (\$)
General Government Services						
Corporate Services	45,000	58,000	-	-	-	103,000
Finance	86,000	-	-	-	-	86,000
Information Technology	12,136,300	9,367,600	9,399,000	7,827,600	7,981,800	46,712,300
Corporate Capital Contingency	6,000,000	3,166,000	3,166,000	3,166,000	3,166,000	18,664,000
General Government Services Total	18,267,300	12,591,600	12,565,000	10,993,600	11,147,800	65,565,300
Community Safety						
Burnaby Fire Department	4,751,000	13,413,000	5,385,000	5,346,000	4,935,000	33,830,000
RCMP Burnaby Detachment	682,000	-	-	130,000	130,000	942,000
Risk Management & Emergency Planning	250,000	250,000	250,000	250,000	250,000	1,250,000
Community Safety Total	5,683,000	13,663,000	5,635,000	5,726,000	5,315,000	36,022,000
Engineering						
Infrastructure & Development	76,643,600	78,704,600	64,635,900	70,148,500	43,555,000	333,687,600
Transportation	34,819,000	24,672,000	27,344,000	15,690,000	16,745,000	119,270,000
Vehicles & Equipment	10,104,000	3,975,000	7,637,000	8,576,000	5,902,000	36,194,000
Engineering Total	121,566,600	107,351,600	99,616,900	94,414,500	66,202,000	489,151,600
Lands & Facilities						
Civic Projects	219,713,000	346,927,500	411,250,000	167,450,000	37,745,000	1,183,085,500
Facilities Management	14,190,000	12,949,000	13,107,300	12,968,000	13,049,000	66,263,300
Realty & Lands	7,000,000	7,000,000	7,000,000	7,000,000	7,000,000	35,000,000
Lands & Facilities Total	240,903,000	366,876,500	431,357,300	187,418,000	57,794,000	1,284,348,800
Planning & Development						
General Civic Projects	365,000	-	-	-	-	365,000
Land Development	10,547,900	6,960,000	-	-	-	17,507,900
Planning & Development Total	10,912,900	6,960,000	-	-	-	17,872,900
Parks, Recreation & Culture						
Cultural Facilities	1,856,000	200,000	210,000	190,000	190,000	2,646,000
Golf Facilities	750,000	825,000	425,000	540,000	110,000	2,650,000
Park Facilities	20,444,800	10,413,300	8,694,300	5,700,000	5,500,000	50,752,400
Property Acquisitions	15,000,000	15,000,000	15,000,000	15,000,000	15,000,000	75,000,000
Recreation Facilities	1,143,000	3,728,000	3,693,000	3,635,000	3,610,000	15,809,000
Parks, Recreation & Culture Total	39,193,800	30,166,300	28,022,300	25,065,000	24,410,000	146,857,400
Burnaby Public Library						
Burnaby Public Library	1,933,300	1,462,000	2,517,500	1,637,800	1,682,000	9,232,600
Burnaby Public Library Total	1,933,300	1,462,000	2,517,500	1,637,800	1,682,000	9,232,600
Capital Expenditures Total	438,459,900	539,071,000	579,714,000	325,254,900	166,550,800	2,049,050,600

Funding Sources

	2025 Plan (\$)	2026 Plan (\$)	2027 Plan (\$)	2028 Plan (\$)	2029 Plan (\$)	2025-2029 Total Plan (\$)
Corporate & Tax Sale Land Reserve Fund	12,200,000	58,000,000	58,000,000	57,000,000	27,250,000	61,275,000
Capital Asset Works Financing Reserve Fund	74,810,200	74,408,500	62,859,000	65,127,900	57,688,800	455,457,700
Development Cost Charge Reserve Funds	20,250,000	15,623,700	36,064,000	34,410,000	32,282,800	2,000,000
Amenity Cost Charge Reserve Funds	-	-	100,000	300,000	300,000	700,000
Sanitary Sewer Fund Capital Reserve	12,756,000	12,294,200	7,098,000	7,161,000	1,261,000	40,570,200
Waterworks Utility Capital Reserve	19,635,500	24,285,000	6,245,000	6,880,000	2,605,000	59,650,500
Equipment & Vehicle Replacement Reserve Funds	9,601,000	13,750,000	10,608,000	10,671,000	10,181,000	54,811,000
Gaming Reserve	9,865,000	1,500,000	-	-	-	11,365,000
Community Benefit Bonus Reserve	224,807,200	305,537,500	361,150,000	117,150,000	17,345,000	1,025,989,700
Private Funds	3,972,900	1,929,400	118,100	-	17,200	6,037,600
TransLink Grants	10,964,000	10,260,000	12,481,900	15,955,000	14,620,000	64,280,900
Provincial Grants	5,430,000	580,000	330,000	-	-	6,340,000
Federal Grants	8,504,700	2,000,000	2,000,000	100,000	1,000,000	13,604,700
Capital Contingency Reserve	4,834,000	2,000,000	2,000,000	2,000,000	2,000,000	12,834,000
Canada Community Building Fund (Federal Gas Tax) Reserve	1,000,000	-	-	-	-	1,000,000
Growing Communities Reserve Fund	5,997,900	9,267,000	9,600,000	4,000,000	-	28,864,900
Housing Accelerator Reserve	13,631,500	6,635,700	6,560,000	-	-	26,827,200
Brentwood Pedestrian & Cycle Linkage Reserve	200,000	1,000,000	4,500,000	4,500,000	-	10,200,000
Total	438,459,900	539,071,000	579,714,000	325,254,900	166,550,800	2,049,050,600

Capital Highlights

The information provided in this section highlights some of the key capital projects that are included within the draft Five-Year Capital Plan. For a full list of capital projects, please visit [Burnaby.ca/FinancialPlan](https://burnaby.ca/FinancialPlan)

Capital Highlights	2025 Plan (\$)	2026 Plan (\$)	2027 Plan (\$)	2028 Plan (\$)	2029 Plan (\$)	2025-2029 Total (\$)
General Government Services						
Modern Enterprise Resource Planning Core Business Applications	4,790,100	2,500,000	2,000,000	2,500,000	500,000	12,290,100
Lands & Facilities						
Cameron Community Centre & Library	70,000,000	85,000,000	90,000,000	31,300,000	-	276,300,000
Burnaby Lake Recreation Complex	44,000,000	66,000,000	100,000,000	37,850,000	-	247,850,000
Community Safety Building (RCMP Detachment)	43,000,000	75,000,000	109,000,000	-	-	227,000,000
Willingdon-Brentwood Community Centre	15,000,000	30,000,000	42,300,000	48,000,000	17,345,000	152,645,000
City Hall Redevelopment	5,000,000	50,000,000	50,000,000	50,000,000	20,000,000	175,000,000
Engineering						
Marine Drive: Greenall Avenue to Strathearn	5,162,000	8,000,000	2,000,000	2,000,000	2,000,000	19,162,000
Burnaby Lake Pedestrian Bridge Overpass	18,750,000	2,150,000	-	-	-	20,900,000
Vancouver-SFU Active Transportation Connection (Phase 1) Boundary to Duthie	2,000,000	2,000,000	2,000,000	2,000,000	-	8,000,000
Parks, Recreation & Culture						
Lewarne Park Playground	3,000,000	-	-	-	-	3,000,000



Lands and Facilities

2025-2028 Plan

Cameron Community Centre and Library **\$276,300,000**

The new Cameron Community Centre and Library will be developed on the existing site within Cameron Park in the Lougheed Town Centre. The design includes a new community pool, gymnasium space, exercise rooms, multi-purpose meeting rooms and an expanded library. The three-storey building will be embedded into the slope on the site of the existing Cameron Recreation Complex and Library with a pedestrian-only civic plaza fronting Cameron Street. It will make extensive use of mass timber, with a green roof and solar photovoltaic system. The project is expected to be completed in Q1 2028.

2025-2028 Plan

Burnaby Lake Recreation Complex **\$247,850,000**

The Burnaby Lake Recreation Complex (BLRC) will meet identified recreation needs and comply with provincial requirements to host swimming championships, while also being inclusive and meeting diverse recreation needs of residents and visitors. The project will include an NHL-sized rink (ice/dry floor), spectator seating, skaters lobby, a 50-metre pool with 10-lanes, diving tower and boards, a combined leisure pool including a zero-barrier entry, a 25-metre section, a lazy river, hot tub, sauna and steam room, as well as a sports hall of fame area. Outside, there will also be an at-grade enhanced pedestrian crossing to connect to the Christine Sinclair Community Centre. The project is anticipated to be completed by Q4 2027.

2025-2027 Plan

Community Safety Building (RCMP Detachment) **\$227,000,000**

The City of Burnaby and the RCMP are working together to build a new three-storey, 129,000-square-foot detachment at the corner of Ledger Avenue and Norland Avenue, to replace the existing detachment at Deer Lake Avenue built in 1967. To respond to evolving community policing needs driven by population growth and technology changes, the existing building has undergone numerous renovations. However, the current building is unable to meet departmental requirements, which has impacted operational efficiency such as response time to call-outs. The new RCMP detachment will continue to make Burnaby a safe place for residents, businesses and visitors now and into the future. The project is expected to be completed in Q1 2028.

2025-2029 Plan

Willingdon-Brentwood Community Centre **\$152,645,000**

The Brentwood Community Centre will become the vibrant civic heart of the Brentwood Town Centre neighbourhood, serving as a dynamic, inclusive and sustainable urban hub where the community can gather, connect and be active. Designed as a multi-level facility within the larger Brentwood Grosvenor development, Brentwood Community Centre will offer a gymnasium, fitness centre, weight room, indoor play areas, music and art rooms, multi-purpose rooms, childminding, and community gathering spaces. The project is in a central location within the Brentwood neighbourhood, accessible to many on foot. Close to rapid transit, Highway 1 and Central Valley Greenway, the facility will also be accessible to the community by transit, by car and by bike. The new centre was initiated to address the growing need for community facilities in the rapidly growing Brentwood area and to support the City's goals of creating vibrant, sustainable, and inclusive urban spaces. The project is anticipated to be completed in Q1 2028.

2025-2029 Plan

City Hall Redevelopment **\$175,000,000**

When the City Hall main building was built in 1955, Burnaby's population was 75,000. Today, the population has grown to 249,125 (2021 Census), driving continued growth in City services. The existing building has been a vital part of our community but has reached its end of life as it no longer meets current seismic, accessibility or sustainability standards and requirements. Furthermore, the current City Hall buildings do not meet current space requirements for City functions, requiring residents, customers and visitors to travel between buildings, thereby failing to deliver quality customer service. The City of Burnaby is exploring the best option to ensure that Burnaby residents and businesses are well served in the years to come.

Information Technology

2025-2029 Plan

Enhanced IT Services to Staff Modern Enterprise Resource Planning (ERP) Core Business Application \$12,290,100

The initiative will modernize the City's ERP systems through a road mapping assessment, delivering cloud-based Software as a Service (SaaS) solutions for Finance and Procurement. It will recommend efficiency improvements and transformative changes, including new software for budget and financial management, consolidation of SAP Supplier Relationship Management (SRM), automation of Accounts Payable processes, and new Human Resources modules. The project will also deliver a leading Financial Planning and Analysis solution for advanced budgeting and reporting.

Parks, Recreation and Culture

2025 Plan

Lewarne Park Playground \$3,000,000

The new playground will complement the existing outdoor aquatic facility in the rapidly growing community of Royal Oak, an area with limited park provisions. The enhanced park features will include large-scale, accessible play structures designed to reflect local play needs and preferences, which will be determined through a community engagement process. Currently, the park does not have a playground. Community engagement for the new play area will take place in 2025, with construction and opening anticipated in early 2026.



Engineering

2025-2029 Plan

Marine Drive: Greenall Avenue to Strathearn **\$19,162,000**

This project will bring the street to the urban street standard, including curb and gutter, sidewalk on both sides of the road, bus route pavement, new bus stops, intersection upgrades, new streetlights, boulevard, and street trees as required. The scope of work includes design, topographic survey, development of geometrics and cost estimates for construction. Utility upgrade requirements include replacement of the existing 250mm cast iron (CI) watermain and services with new 300mm ductile iron (DI) and services, and replacement of limited sections of municipal-owned gravity sewer and services in excess of 40 years of age. Most of the sanitary sewer servicing is provided by direct connections to the Metro Vancouver trunk line.

2025-2028 Plan

Vancouver-SFU Active Transportation Connection **(Phase 1) Boundary to Duthie** **\$8,000,000**

The City is improving the Frances-Union Bikeway, Burnaby Mountain Parkway, and Gaglardi Way to better connect these routes to key areas, including SFU and the Union-Adanac Bikeway in Vancouver. This project will make these routes complete, safe and attractive for people of all ages and abilities. Potential cycling improvements may include separate cycling facilities and traffic calming measures to address traffic volumes and speeds to facilitate a more comfortable and safe cycling experience.

2026-2026 Plan

Burnaby Lake Pedestrian Bridge Overpass **\$20,900,000**

The Burnaby Lake Overpass is a pedestrian-cyclist overpass that will help bridge communities within the city by providing a safe and comfortable crossing for residents, commuters and visitors. The overpass will support multiple regional initiatives and strengthen the broader regional active transportation network. This includes improving connectivity with the Central Valley Greenway, which is part of Metro Vancouver's Regional Greenway system, improving TransLink's Major Bikeway Network, such as the BC Parkway, bridging existing gaps in the City's active transportation network and contributing to the development of the City's Priority Cycle Network as identified in Connecting Burnaby, the City's Transportation Plan.



Burnaby Lake Pedestrian Bridge Overpass

Glossary

Accrual	The accrual basis of accounting recognizes revenues when they are earned and records expenses when they are incurred. This results in both revenues and expenses being recognized and recorded in the accounting period when they occur rather than when payments are actually received or made.
Amenity Cost Charges (ACC)	Fees contributed by developers to help fund the cost of growth-related amenities.
Appropriation	A legal authorization to incur obligations and to make expenditures for specific purposes.
Assets	Resources owned or held by the City that have monetary value.
Balanced Budget	A budget in which budgeted revenues are equal to budgeted expenditures, thus no budget deficit or budget surplus exists.
Budget	A plan of financial operations embodying an estimate of proposed expenditures for a given period and the proposed means of financing them.
Canadian Union of Public Employees (CUPE)	Union representing the City's unionized staff.
Capital Assets	Assets of significant value and that have a useful life of greater than one year, such as land, buildings, machinery, furniture and other equipment. Capital assets are also called fixed assets.
Capital Budget	The appropriation of internal and external contributions for improvements and additions to facilities, infrastructure and parks.
Capital Expenditure	Capital expenditure is the cost to acquire, construct, develop or better a tangible capital asset (TCA). This includes all costs directly attributable to acquisition, construction, development or betterment of the tangible capital asset, including installing the asset at the location and in the condition necessary for its intended use.
Capital Project	Major construction, acquisition or renovation activities that add value to the City's physical assets or significantly increase their useful life. Capital projects are also called capital improvements.
Capital Reserve	An account used to segregate a portion of the City's equity to be used for future capital program expenditures.
Community Benefit Bonus Policy	A policy that provides the City with important community benefit bonuses that contribute to the quality of life and general livability of our city.
Contingency	A budgetary reserve set aside for emergencies or unforeseen expenditures not otherwise budgeted.
Department	The basic organizational unit of the City, which is functionally unique in its delivery of services.
Depreciation	Expiration in the service life of capital assets attributable to wear and tear, deterioration, exposure to elements, inadequacy or obsolescence.
Development Cost Charges (DCC)	Fees and charges contributed by developers to support development and growth in the city.
Expenditure	Costs incurred (whether paid or unpaid) for the purpose of acquiring an asset, service or settling a loss.

Fiscal Year	A twelve-month period designated as the operating year for accounting and budgeting purposes in an organization.
Funds	A fiscal entity with segregated revenues and expenditures, and a specific purpose or activity.
Goal	A general, timeless statement of broad direction, purpose or intent.
Grant	A contribution by a city or other organization to support a particular function, or endeavor. Grants can either be operational or capital.
Infrastructure	Large-scale, physical assets required for the operation of a society (for example, streets, public buildings, and parks).
Levy	To impose taxes to fund City services.
Official Community Plan (OCP)	A plan that provides long-term vision for the community.
Operating Expenses	The cost of personnel, materials and equipment associated with the City's day-to-day operations.
Program	A group of related activities performed by one or more organizational units for the purpose of accomplishing a function for which the City is responsible.
Public Sector Accounting Board (PSAB)	Sets accounting standards for the public sector.
Revenue	Sources of income used by the City to finance its operations.
Sustainability	Meeting the needs of the present generation in terms of socio-cultural systems, the economy and the environment while promoting a high quality of life without compromising the ability of future generations to meet their own needs.
Tax Levy	The total amount to be raised through general property taxes.
Taxes	Compulsory charges levied by the City for the purpose of financing services performed for the common benefit of its citizens.

Public Consultation 2025-2029 Financial Plan

Burnaby City Council is committed to financial, social and environmental sustainability. To achieve this goal, the City focuses on providing excellent policing and fire protection services, upgrading roads, water and sewer infrastructure, and ensuring our parks and recreation facilities meet the needs of our community. The City also recognizes the importance of ongoing maintenance and replacement of existing facilities for citizens. As a result, the proposed 2025 operating expenses budget of \$746.9 million and capital plan of \$438.5 million is being allocated to provide quality City services and programs for Burnaby citizens.

We want to hear from you!

All public comments will be shared with Council prior to adopting the 2025-2029 Financial Plan which is anticipated to be brought forward in April 2025. The Five-Year Financial Plan incorporates a property tax rate increase of 3.9%, a 0.0% increase in Waterworks Utility, and a 20.0% increase in Sanitary Sewer Fund. In addition, due to Provincial legislation changes related to development financing, City Council proposed a new property tax levy of 1.9%, which will be labeled Growth Infrastructure Investment on Burnaby resident tax bills. We would like your views on the budget and, in particular, municipal services and priorities. The Financial Plan Highlights and additional information is available for viewing on our website at Burnaby.ca/FinancialPlan

