

CITY OF BURNABY
BYLAW NO. 14740

A BYLAW to adopt the 2025 to 2029 Financial Plan

WHEREAS before the annual property tax bylaw is adopted in each year the Council shall cause to be prepared and adopted by bylaw a financial plan for a period of five years, showing estimates of the proposed source and application of funds for operating and capital purposes for each year of the planning period

NOW THEREFORE the Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY CONSOLIDATED FIVE-YEAR FINANCIAL PLAN BYLAW 2025.**
2. The Council does hereby adopt and confirm the Financial Plan set out in Schedules “A” and “B” annexed hereto as the financial plan for the City for the period 2025 to 2029 inclusive.

Read a first time this	day of	2025
Read a second time this	day of	2025
Read a third time this	day of	2025
Reconsidered and adopted by Council this	day of	2025

MAYOR

CORPORATE OFFICER

SCHEDULE A

CITY OF BURNABY

FIVE YEAR CONSOLIDATED FINANCIAL PLAN (2025 – 2029)

PROPOSED REVENUES, PROPOSED EXPENDITURES AND PROPOSED TRANSFERS:

Financial Plan Bylaw - 2025 to 2029

(Rounded)	2025 Plan	2026 Plan	2027 Plan	2028 Plan	2029 Plan
PROPOSED REVENUES:					
Taxation Revenue	(378,761,600) ¹	(404,276,100)	(435,091,700)	(482,548,300)	(523,233,800)
Growth Infrastructure Investment	(6,638,900)	(13,277,800)	(19,916,700)	(26,555,600)	(33,194,500)
Parcel Taxes	(24,440,800)	(25,540,600)	(27,200,800)	(29,104,800)	(31,142,200)
Sale of Goods and Services	(158,617,800)	(164,299,800)	(171,131,600)	(187,998,700)	(198,206,400)
Investment Income	(80,000,000)	(72,341,700)	(54,169,500)	(49,741,700)	(54,380,100)
Other Revenue	(80,729,100)	(80,704,500)	(80,973,700)	(82,998,600)	(85,223,400)
Community Benefit Bonus	(100,000,000)	-	-	-	-
Contributed Asset Revenue	(10,000,000)	(10,000,000)	(10,000,000)	(10,000,000)	(10,000,000)
Transfers from Other Governments	(60,019,300)	(48,327,400)	(50,694,400)	(41,491,600)	(41,457,300)
Transfer from Restricted Funds and Development/Amenity Cost Charges	(35,637,300)	(71,274,400)	(77,913,300)	(84,552,100)	(91,191,000)
TOTAL PROPOSED REVENUES	(934,844,800)	(890,042,300)	(927,091,700)	(994,991,400)	(1,068,028,700)
PROPOSED EXPENDITURES:					
Operating Expenditures	737,604,400	774,782,500	818,372,500	895,945,000	958,775,800
Capital Expenditures	438,459,900	539,071,000	579,714,000	325,254,900	166,550,800
TOTAL PROPOSED EXPENDITURES	1,176,064,300	1,313,853,500	1,398,086,500	1,221,199,900	1,125,326,600
PROPOSED TRANSFERS:					
Transfer to/(from) Capital Works Financing Reserve Fund	(7,405,000)	(4,194,400)	19,309,600	10,818,300	18,455,300
Transfer to/(from) Development/Amenity Cost Charges Reserve Fund	25,556,700	70,474,900	59,691,300	71,283,600	84,598,300
Transfer to/(from) Local Improvement Reserve Fund	1,560,900	1,688,900	1,723,600	1,743,900	1,805,700
Transfer to/(from) Corporate & Tax Sale Reserve Fund	(2,823,600)	(50,045,000)	(52,664,500)	(54,409,300)	(25,905,000)
Transfer to/(from) Vehicle Replacement Reserve Fund	(1,767,800)	(5,813,700)	(2,800,700)	(3,056,300)	(2,640,800)
Transfer to/(from) Housing Capital Reserve Fund	1,693,700	1,984,500	2,086,700	2,157,000	2,301,100
Transfer to/(from) Off-Street Parking Reserve Funds	204,000	239,000	251,300	259,700	277,100
Transfer to/(from) Growing Communities Reserve Fund	(4,882,000)	(8,443,900)	(9,235,900)	(3,828,800)	182,600
Transfer to/(from) Non-Statutory Reserves	(253,356,400)	(429,701,500)	(489,356,200)	(251,176,600)	(136,372,200)
TOTAL PROPOSED TRANSFERS	(241,219,500)	(423,811,200)	(470,994,800)	(226,208,500)	(57,297,900)
Total Proposed Expenditures And Transfers	934,844,800	890,042,300	927,091,700	994,991,400	1,068,028,700
Balanced Budget	-	-	-	-	-

¹ Taxation revenue is comprised of property taxes (\$368.1M), grant in lieu of taxes (\$7.7M), utilities taxes(\$3.5M) and local improvement frontage levies (\$0.4M) and assessment appeal \$0.9M.

SCHEDULE B

CITY OF BURNABY

FIVE YEAR CONSOLIDATED FINANCIAL PLAN (2025 – 2029)

STATEMENT OF POLICIES AND OBJECTIVES:

In accordance with the *Community Charter* disclosure requirements, the City of Burnaby discloses the following information.

- the proportions of revenue proposed to come from the various funding sources
- the distribution of property taxes among property classes; and
- the use of permissive tax exemptions.

Proportion of Total 2025 Revenue

2025 Funding Source	% of Total Revenue
Taxation Revenue	40.5%
Sale of Goods and Services	17.0%
Community Benefit Bonus	10.7%
Other Revenue	8.6%
Investment Income	8.6%
Transfer from Other Governments	6.4%
Transfers from Restricted Funds and Development Cost Charges	3.8%
Parcel Taxes	2.6%
Contributed Asset Revenue	1.1%
Growth Infrastructure Investment	0.7%
Total	100%

The proportion of total revenue raised from each funding source in 2025 is presented in the table above. Property taxes form the greatest proportion of the total revenue for the City of Burnaby. Property taxes provide a stable and consistent source of revenue for many services that are difficult or undesirable to fund on a user-pay basis. These include services such as fire protection, policing services, transportation and so forth. For these reasons, property taxation will continue to be the major source of the City of Burnaby's revenue.

Sales of goods and services are the second largest portion of general operating revenue. Many City of Burnaby services, such as metered water, metered sewer, and recreational programs are charged on a user-pay basis, which ensures they are paid for by the taxpayers receiving these services.

Distribution of 2025 Municipal Property Taxes among the Various Property Classes

Property Class*	% of Tax Burden
Residential (1)	52.0%
Business (6)	37.3%
Light Industry (5)	5.7%
Others (2, 3, 4, 8 & 9)	5.0%
Total	100.0%

**Tax burden represents both general levy and growth infrastructure investment levy.*

The distribution of property tax revenue among the various property classes is presented in the table above. The practice of Council has been to set tax rates in order to maintain reasonable tax stability in compliance with the *Community Charter*. This is accomplished by maintaining the proportionate relationship provided above, between the property classes (property classes are defined and values determined by the British Columbia Assessment).

The above distribution of property taxes is based on the Completed Assessment Roll received from BC Assessment in December. Final assessment changes will be included in the Revised Assessment Roll in late March.

Permissive Tax Exemptions

Council passes an annual permissive tax exemption bylaw to exempt certain properties from property tax in accordance with guidelines set out by Council Approved Guidelines and sections 220 and 224 of the *Community Charter*. There is no legal obligation to grant these exemptions. The objective of the Guidelines is to ensure that the broad ranges of community organizations in Burnaby are dealt with equally and consistently with regards to municipal policies, plans, bylaws, codes and regulations; defined as non-profit organizations; are complementary extensions to municipal services and programs; accessible to the public; and, used primarily by Burnaby residents.