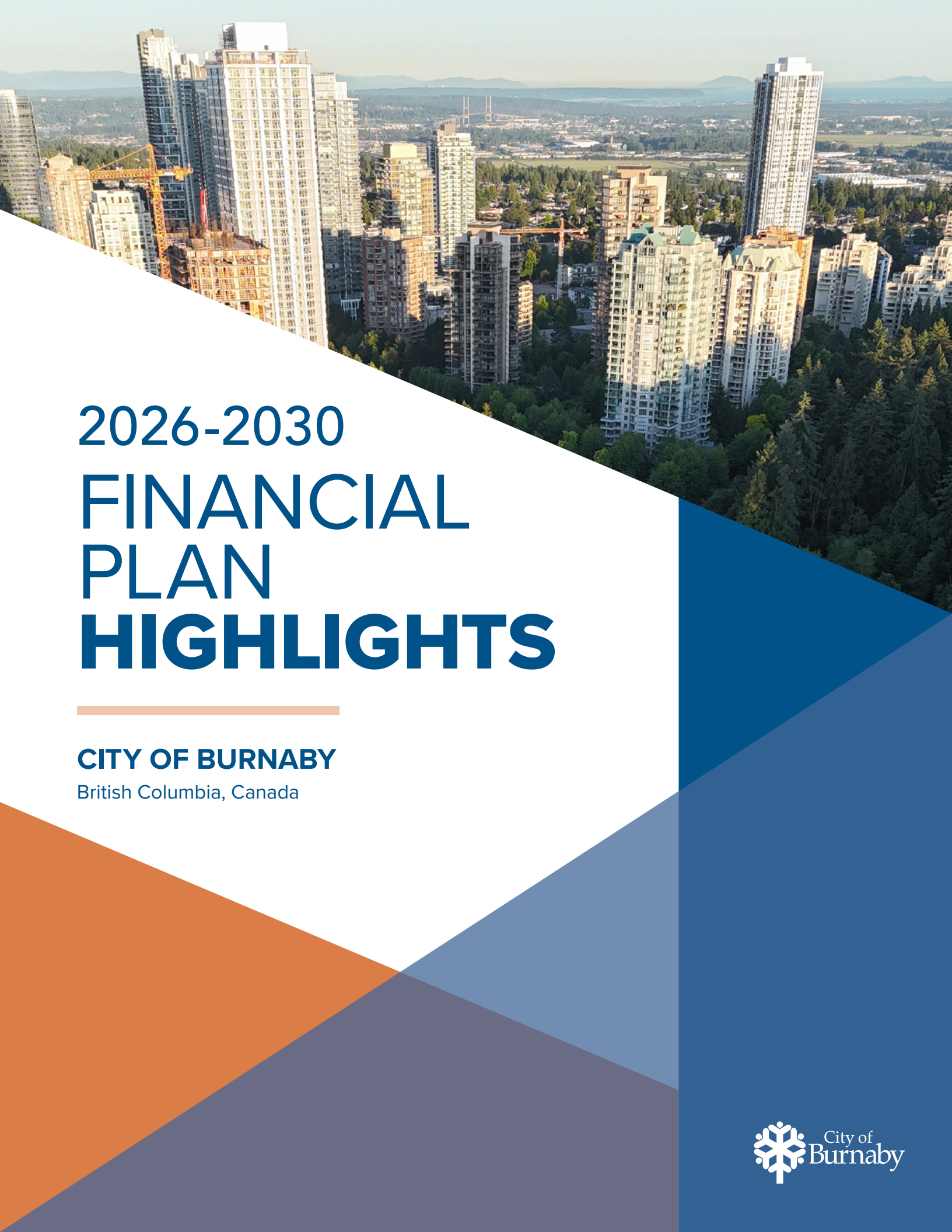




2026-2030 FINANCIAL PLAN HIGHLIGHTS

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), **səlilwətaʔ** (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 residents with highlights of the proposed draft 2026-2030 Financial Plan and an opportunity to express their views on the draft plan by December 11, 2025. To provide feedback, or for additional details, please visit [Burnaby.ca/FinancialPlan](https://burnaby.ca/FinancialPlan).

The City provides essential services that affect residents' quality of life, including public safety (police and fire services), waste management, road maintenance, libraries, parks and recreation, and community development. These services are crucial for safe, sustainable, and connected communities. The City's operating budget outlines the anticipated expenses and expected revenues for the upcoming budget cycle to fund necessary programs and services for the community. As per the Community Charter, the City must pass a balanced budget (i.e. total expenditures are offset by total revenues).

The proposed draft 2026-2030 Financial Plan incorporates a 2.9% property tax increase. This is equivalent to a \$61 increase for an average residential property assessed at approximately \$1.3 million, or an \$874 increase for a business assessed at approximately \$6.1 million. The plan also includes a 0.0% increase for water rates and a 3.5% increase for sewer rates.

The City's total draft expenditure budget, which includes both operating and capital activities for 2026, is \$1,358.0 million.

The draft 2026 operating expenses budget is set at \$854.5 million, representing 62.9% of the consolidated budget, underscoring the City's ongoing commitment to delivering high-quality services and programs. The proposed 2.9% property tax increase reflects fixed cost requirements essential for maintaining core City services. Council remains focused on balancing affordability with long-term sustainability.

Of the proposed 2.9% property tax increase for 2026, 1.0% is allocated to increase annual contributions toward core capital maintenance, which is essential for supporting the City's delivery of core services. An additional 6.05% is required to fund non-discretionary fixed costs, including labour contract obligations and community safety requirements. These safety-related costs include contractual commitments under the federal RCMP agreement and E-Comm emergency communication services. To help offset these cost pressures, the draft financial plan incorporates revenue increases and operational efficiencies totaling 4.15%, resulting in the proposed net property tax increase of 2.9%.



Many City programs are facing cost escalations and increasing demands to align with growth in the City, making the proposed tax increase higher than the estimated general inflation rate of 2.4%.¹ While general inflation measures typical household expenses—such as food, shelter, and clothing—the City’s cost structure includes items like construction services and public safety services, which are rising at a much faster pace. Amid ongoing economic uncertainty and global geopolitical pressures, the City must prioritize efficient delivery of core programs and maintain the flexibility to adapt quickly to emerging challenges throughout the year.

Water and sewer user fee rate increases are heavily dictated by Metro Vancouver, which provides water and sewer services to the region. The 2026 cost increases that will be passed on to the City of Burnaby from Metro Vancouver is 6.4% for water services and 7.62% for sewer services. However, with prudent planning, the City is able to provide a 0.0% increase for water services and only a 3.5% increase for sewer services for 2026. The City has been able to manage the Metro Vancouver increase through utilization of reserves (the City’s savings). This approach has helped to ease the overall tax increase to Burnaby residents.

The capital funding allocated to transportation, major civic buildings, development, infrastructure, community safety and recreational facilities in the proposed draft 2026-2030 Financial Plan is \$503.5 million for the 2026 fiscal year, representing 37.1% 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 reserve.

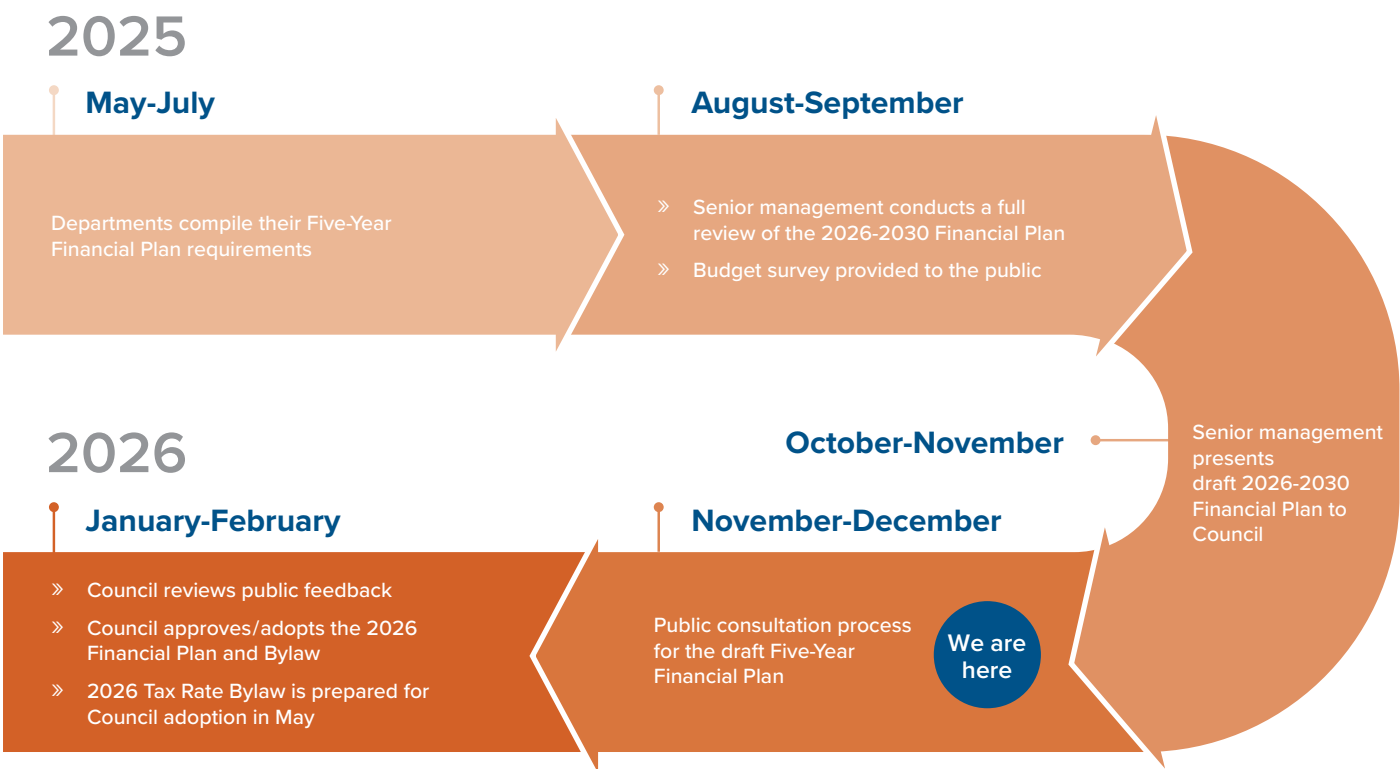
In accordance with the Community Charter, the City must present a balanced Five-Year Financial Plan. A proposed property tax increase of 7% for 2027 through 2030 have been included as an outlook into the future and will be reassessed annually as part of the budget planning cycle. The forecasted future year rate increases 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. Council and City staff remain committed to mitigating significant tax increases as these facilities come into service. In addition, the future year projections include assumptions on various economic factors and associated services, programming requirements, and continued community safety needs.

Following the provincial legislative changes from 2024, the City’s financial framework was redefined, resulting in the creation of the City’s new amenity cost charges (ACCs) and expanded development cost charges (DCCs) programs. The City’s ACC and DCC programs are now the primary financing tool for capital projects that support growth in the City moving forward into the future. In accordance with provincial legislation, the ACC and DCC fees are collected through development and are allocated to fund the growth-related components of the ACC and DCC capital programs. In addition, the City is required to contribute to the non-growth or replacement components of these projects within the program. As a result, in 2025, the Growth Infrastructure Investment Levy of 1.9% was introduced to cover the City’s share of these costs. For 2026, the proposed draft 2026-2030 Financial Plan also reflects a Growth Infrastructure Investment Levy of 1.9% (\$39 increase to an average residential property), which will result in a \$7.0 million contribution towards the City’s portion on the DCC and ACC programs.

Despite current economic pressures and challenges, Burnaby continues to distinguish itself by delivering high-quality services and programs while maintaining low property tax increases. As the City moves forward, it must remain strategic in balancing affordability for residents and business with long-term financial sustainability. This principle will continue to guide Burnaby’s financial planning approach.

¹ Bank of Canada: Monetary Policy Report October 2025 (September 2025 CPI inflation rate referenced)

Budget Timeline



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 for 2026 to align with Metro Vancouver's carbon price. The carbon price is used to aid in decision making.

Tax Rate Summary

A proposed property tax rate increase of 2.9% will generate \$12.0 million to fund municipal services in 2026, which includes an estimated \$3.0 million that the City anticipates receiving in new taxation in 2026 as a result of net new properties. However, due to a late BC Assessment revision in 2025, an adjustment of \$1.7 million is required to offset a shortfall in new growth. As a result, the net increase in growth-related property taxation reflected in the 2026 budget is \$1.3 million. The proposed increase in property taxes excluding the new growth-related taxation is \$10.7 million, which represents an operating budget increase of 2.9% in property tax rates for each property class.

Furthermore, the City is proposing a 1.9% increase to the Growth Infrastructure Investment Levy that was introduced in 2025 in response to the 2024 provincial legislative changes to development financing. This increase equates to approximately \$7.0 million and is necessary in order for the City to continue collecting the required funds to cover the City's share of costs under the City's ACC and DCC programs. Collection of this levy is important for the timely delivery of growth-related capital projects throughout the City. In addition, the City is proposing a 0.0% increase to water rates and 3.5% increase to sewer rates.

In 2026, it is important to note that the property tax bill sent to Burnaby homeowners will also include 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.

Tax and Utility Rate Summary

	2025 Financial Plan	2026 Financial Plan
Property Tax	3.90%	2.90%
Growth Infrastructure Investment	1.90%	1.90%
Waterworks Utility	0.0%	0.0%
Sanitary Sewer Fund	20.0%	3.5%

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 2024 Actual (\$)	Total Tax Levy 2025 Plan (\$)	2.9% General Property Tax Levy 2026 Plan (\$)	1.9% Growth Infrastructure Investment Levy 2026 Plan (\$)	Total Tax Levy 2026 Plan (\$)
Residential	1	179,613,474	194,438,300	201,035,515	7,213,318	208,248,832
Utilities	2	8,196,777	8,836,600	9,136,521	327,826	9,464,347
Supportive Housing	3	-	-	-	-	-
Major Industry	4	9,456,695	9,981,100	10,107,477	362,665	10,470,142
Light Industry	5	19,244,579	20,207,200	22,670,144	813,423	23,483,567
Business	6	133,207,958	141,191,800	136,986,665	4,915,193	141,901,858
Managed Forest Land	7	-	-	-	-	-
Recreation	8	59,641	116,600	172,467	6,188	178,656
Farm	9	7,748	8,000	8,011	287	8,298
Total		349,786,872	374,779,600	380,116,800	13,638,900	393,755,700

Note: Total Tax Levy excludes impact from assessment appeals.

Average Single Family Dwelling



How the \$5,080 is spent

The average cost of municipal property taxes and utilities for a single family home valued at \$2,167,832 in 2026 (estimated gross assessed value) is \$5,080 (excluding collections on behalf of other government agencies).

	2025 (\$)	2026 (\$)
AVERAGE SINGLE FAMILY DWELLING VALUE*	2,157,640	2,167,832
UTILITIES (DISCOUNTED RATES)		
Water Fees	620	620
Sewer Parcel Tax	739	765
Garbage Fees (180 litre)	139	159
Utility Bill Subtotal (billed in February)	1,498	1,544
PROPERTY TAX		
General Government & Other Services**	691	715
Community Safety Services	1,379	1,427
Engineering Services	454	470
Parks, Recreation & Culture Services	775	802
Property Tax Subtotal (billed in May)	3,299	3,414
Growth Infrastructure Investment	60	122
Total Collection for City Services	4,857	5,080

* Based on an estimated assessment roll for 2026. Data will 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 include Lands and Facilities as well as Planning and Development.



Average Strata/Multi-Family Dwelling



How the \$2,249 is spent

The gross average cost of municipal property taxes and utilities for a strata/multi-family unit valued at \$906,383 in 2026 (estimated gross assessed value) is \$2,249, (excluding collections on behalf of other government agencies).

	2025 (\$)	2026 (\$)
AVERAGE STRATA/MULTI-FAMILY DWELLING VALUE (EXCLUDING DUPLEX/TWIN FAMILY)*	824,880	906,383
UTILITIES (DISCOUNTED RATES)**		
Water Fees	356	356
Sewer Use Fees	400	414
Utility Bill Subtotal (billed in February)	756	770
PROPERTY TAX		
General Government & Other Services***	264	299
Community Safety Services	527	597
Engineering Services	173	196
Parks, Recreation & Culture Services	296	335
Property Tax Subtotal (billed in May)	1,261	1,427
Growth Infrastructure Investment	23	51
Total Collection for City Services	2,040	2,249

* Based on an estimated assessment roll for 2026. Data will 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 include Lands and Facilities as well as Planning and Development.

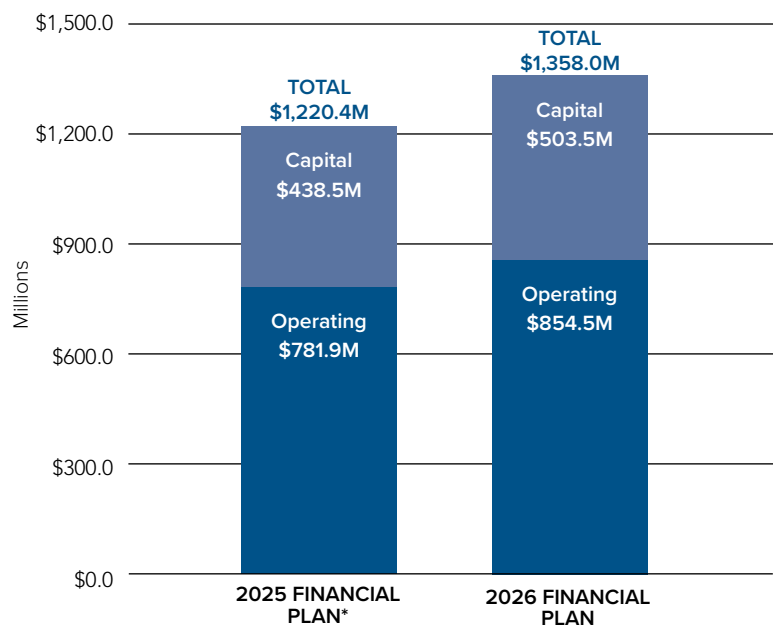


Financial Plan Summary

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.

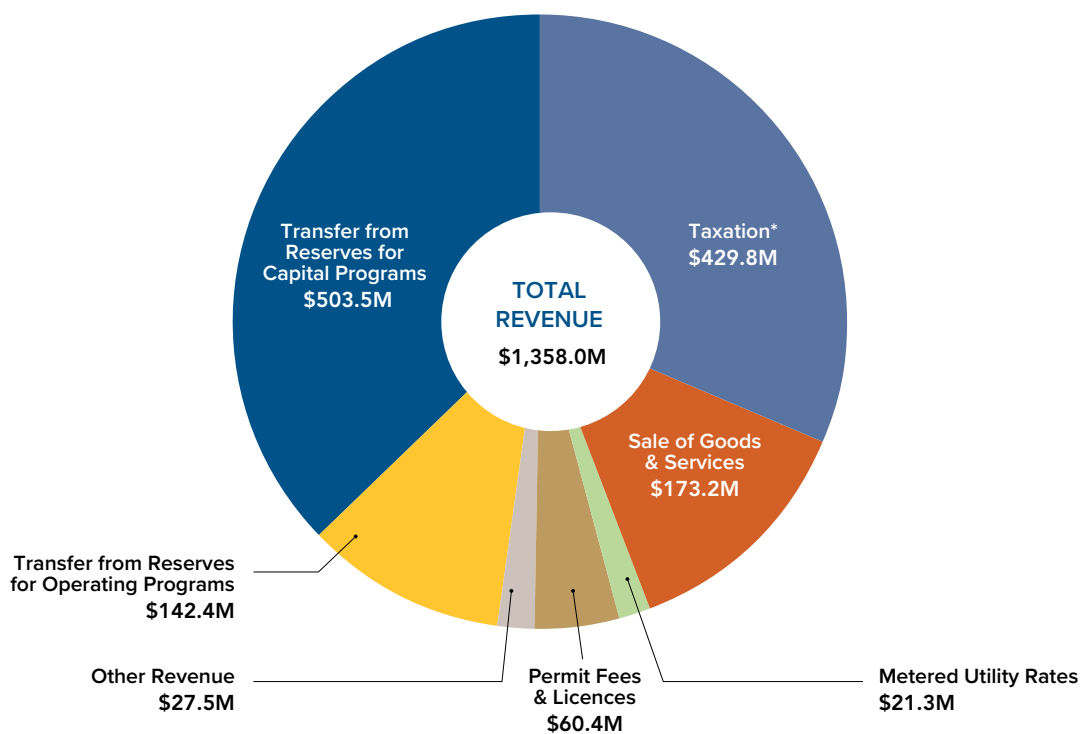
* 2025 operating budget has been adjusted to reflect the Financial Plan Bylaw Amendment as approved by the Council on October 28, 2025.

Financial Plan Expenditure Summary



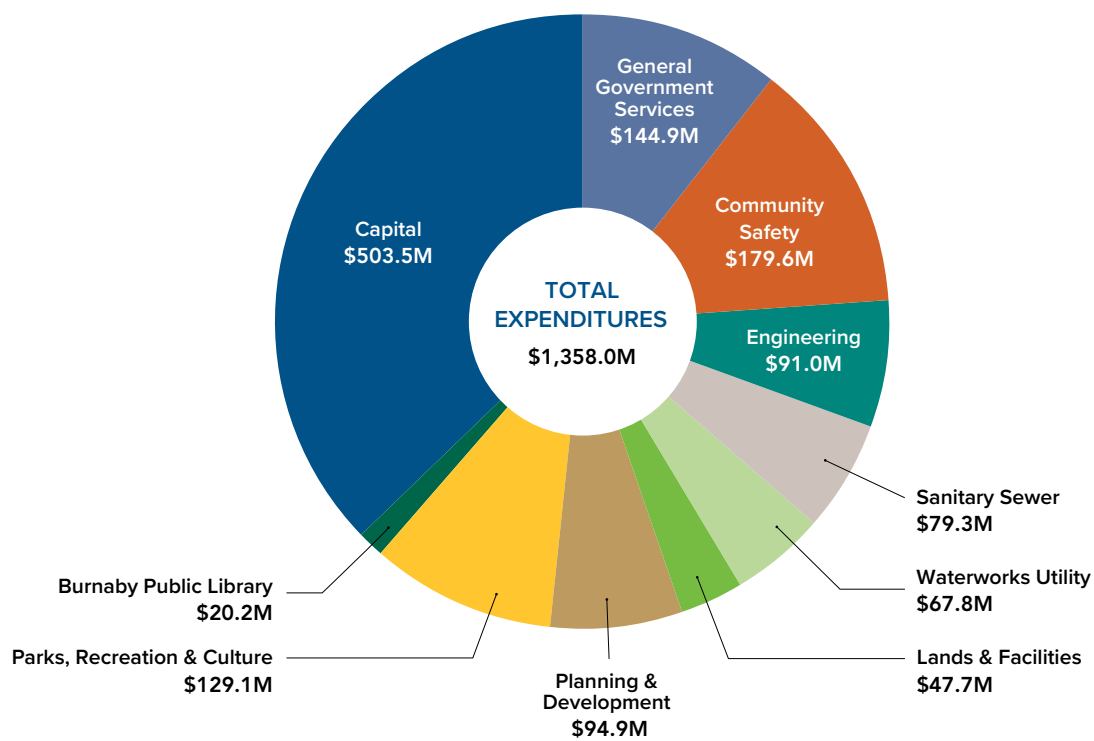
Car Free Day

Where the Money Comes From | Consolidated (in millions)



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

Where the Money Goes | Consolidated (in millions)



Operating Budget Summary

The City's draft 2026 operating budget of \$854.5 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 2.9% property tax increase for 2026, factoring in an estimated \$3.0 million from new property tax growth. However, a late BC Assessment revision for 2025 requires an adjustment of \$1.7 million to offset a shortfall in new growth. As a result, the net growth increase reflected in the 2026 budget is \$1.3 million.

The proposed property tax rate increase accounts for the federal RCMP contract, E-Comm services requirements, collective agreement¹ wage increases for Canadian Union of Public Employees (CUPE) and Burnaby Firefighters' Union (IAFF), and other inflationary increases associated with core services and programs.

In addition, in response to the provincial legislation changes related to development financing, the City expanded its Development Cost Charge (DCC) program, creating a new financing tool known as the Amenity Cost Charge (ACC) program. Following provincial legislation requirements, the City is required to cover its share of the cost within the City's approved ACC and DCC programs, specifically the non-growth portion of the project. As a result, the City introduced the new Growth Infrastructure Investment levy of 1.9% in 2025. To continue collecting the necessary funds to support the ACC and DCC programs, the 2026 operating budget also includes a Growth Infrastructure Investment levy of 1.9%, resulting in an approximate increase of \$7.0 million for 2026.

Both the Waterworks Utility and the Sanitary Sewer Fund are self-sustaining and debt-free; utility 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 systems. 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 and DD) for sanitary sewer treatment. Both GVWD and GVS and DD are managed by Metro Vancouver.

The 2026 proposed rate increases of 0.0% for the water services and 3.5% for the sewer services are primarily driven by Metro Vancouver. As mentioned in the introduction, the City can manage the increase from Metro Vancouver through the use of reserves (City's savings). The substantial rate increases by Metro Vancouver outlined in its five-year plan are primarily related to major water and sewer infrastructure projects. From 2027 to 2030, the City's utility rates will be heavily affected by the increases determined by Metro Vancouver. Similar to 2026, the City will continue to aim to utilize reserves in future years to help absorb some of the significant impacts on Burnaby residents where possible.

The following section will also include information on future years where estimates are based on current assumptions. The estimated future years' property tax rate increases provide an outlook and indication of City priorities, along with new and expanded facilities, community safety requirements and other inflationary impacts. As part of the future budget cycles, these figures will be reassessed annually as staff continually review the operational requirements. Furthermore, during each budget cycle, City Council and staff will look to review key financial and service level factors to maintain low and stable tax rates while ensuring Burnaby citizens are receiving high-quality services and programs.

¹ The collective agreement for Burnaby Firefighters' Union (IAFF) has been ratified for 2025 and 2026; however, the collective agreement for CUPE is still outstanding. As a result, included within the 2026 operating budget are estimated increases for CUPE.

Distribution of Property Tax Levy by Department

	2024 Actuals (\$)	2025 Plan (\$)	2026 Plan (\$)	2027 Plan (\$)	2028 Plan (\$)	2029 Plan (\$)	2030 Plan (\$)
General Government Services							
Administration	(12,148,200)	(12,483,800)	(11,760,700)	(11,617,000)	(10,099,500)	(5,340,900)	(2,139,100)
People & Culture	9,424,575	8,880,700	8,974,400	10,911,700	11,414,000	11,784,900	12,165,900
Information Technology	32,202,480	34,269,000	34,921,100	41,159,700	44,675,100	47,690,400	49,999,000
Corporate Services	11,413,377	13,534,500	14,359,700	15,096,200	16,118,800	16,788,400	17,383,900
Finance	14,433,121	16,174,100	16,767,800	17,400,000	18,060,400	18,735,000	19,344,700
Total General Government Services	55,325,353	60,374,500	63,262,300	72,950,600	80,168,800	89,657,800	96,754,400
Community Safety							
Administration, Business Licence & Bylaw Services	614,651	1,741,800	2,136,600	2,225,900	2,317,600	2,411,100	2,506,600
Burnaby Fire	61,640,341	61,188,600	65,179,700	68,164,300	70,538,200	72,836,700	75,208,100
RCMP Burnaby Detachment	81,661,086	90,939,400	96,952,300	104,903,600	113,372,900	122,174,700	131,429,200
Total Community Safety	143,916,078	153,869,800	164,268,600	175,293,800	186,228,700	197,422,500	209,143,900
Engineering	50,817,562	50,637,500	47,066,600	48,592,200	51,095,300	52,736,400	54,422,900
Lands & Facilities	29,260,130	27,397,100	28,349,300	30,451,800	34,849,200	39,079,700	48,103,500
Planning & Development	(15,632,035)	(10,667,800)	(13,240,900)	(14,523,800)	(14,750,600)	(16,081,300)	(17,454,300)
Parks, Recreation & Culture	68,355,691	68,370,100	71,263,900	76,114,700	82,215,100	90,143,300	97,462,000
Burnaby Public Library	17,744,093	18,159,500	19,147,000	20,845,700	21,599,300	22,345,800	23,143,100
Property Taxation for City Services	349,786,872	368,140,700	380,116,800	409,725,000	441,405,800	475,304,200	511,575,500
Property Taxation Impact (%)							
Property Taxation Impact (%)	4.50%	3.90%	2.90%	7.00%	7.00%	7.00%	7.00%

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

Operating Budget

Revenues

Total \$854.5 Million

44.2% Property Tax Levy (Net of Assessment Appeals), \$378.4M

Property taxation accounts for a majority of the revenues. This amount is net of assessment appeals (\$1.7M).

16.7% Transfer from Reserves, \$142.4M

Provision for one-time initiatives and Council priorities.

7.1% Permit Fees & Licences, \$60.4M

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

3.0% Sanitary Sewer Parcel Tax, \$25.3M

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

1.6% Growth Infrastructure Investment, \$13.6M

The City's contribution towards future growth related infrastructure/amenities.

20.3% Sale of Goods & Services, \$173.2M

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

3.1% Other Revenue, \$27.5M

Examples of other revenues consists of investment income, and external grants (provincial/federal).

2.5% Metered Utility Rates, \$21.3M

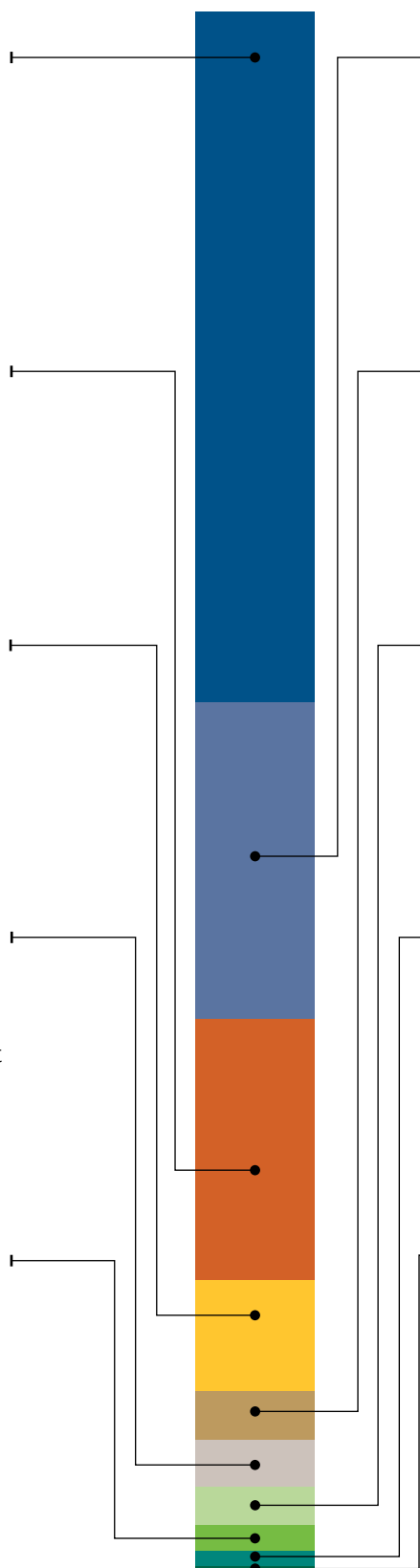
Collected by the City to largely cover Greater Vancouver Water District (GVWD) costs.

1.0% Grants In Lieu Of Taxes, \$8.5M

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

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 \$854.5 Million

16.9% General Government, \$144.9M

Provides for the overall administrative and strategic support of City operations.

11.7% RCMP Burnaby Detachment, \$100.2M

Delivers programs that provide for the safety of the lives and property of our citizens.

11.1% Planning & Development, \$94.9M

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.

10.7% Engineering, \$91.0M

Public Works accounts for 7.6% of expenses providing services which include the maintenance of City streets, lighting and signage, and environmental services. The remainder are made up of Solid Waste, the City's garbage collection and recycling program at 3.0%.

9.3% Sanitary Sewer, \$79.3M

Provides ongoing maintenance and enhancement activities for Burnaby's sanitary sewer system.

7.9% Waterworks Utility, \$67.8M

Provides ongoing maintenance and enhancement activities for Burnaby's water supply.

15.1% Parks, Recreation & Culture, \$129.1M

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

8.1% Burnaby Fire Department, \$69.3M

Delivers programs that provide for the safety of the lives and property of our citizens.

5.6% Lands & Facilities, \$47.7M

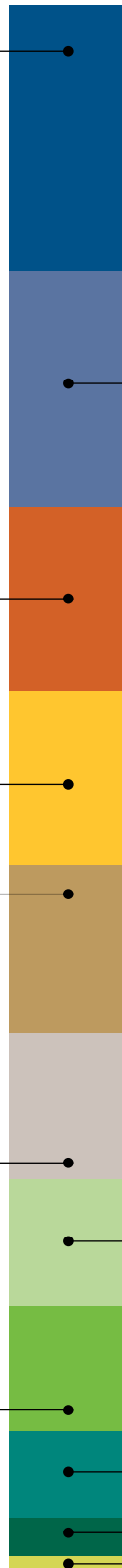
Provides property-related services to the City, including planning, acquiring, selling, leasing, building, maintaining and managing City's lands, properties, facilities and civic projects.

2.4% Burnaby Public Library, \$20.2M

Provides library services from four branches located throughout the City.

1.2% Community Safety Administration & Business Licence & Bylaw Services, \$10.1M

Provides overall administrative and strategic support for RCMP Burnaby Detachment. 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.¹ The City's draft Five-Year 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 \$1.7 billion in the 2026-2030 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 2025 are estimated to be approximately \$1.9 billion and will continue to receive ongoing contributions over the next five 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, Community Safety Building and more.

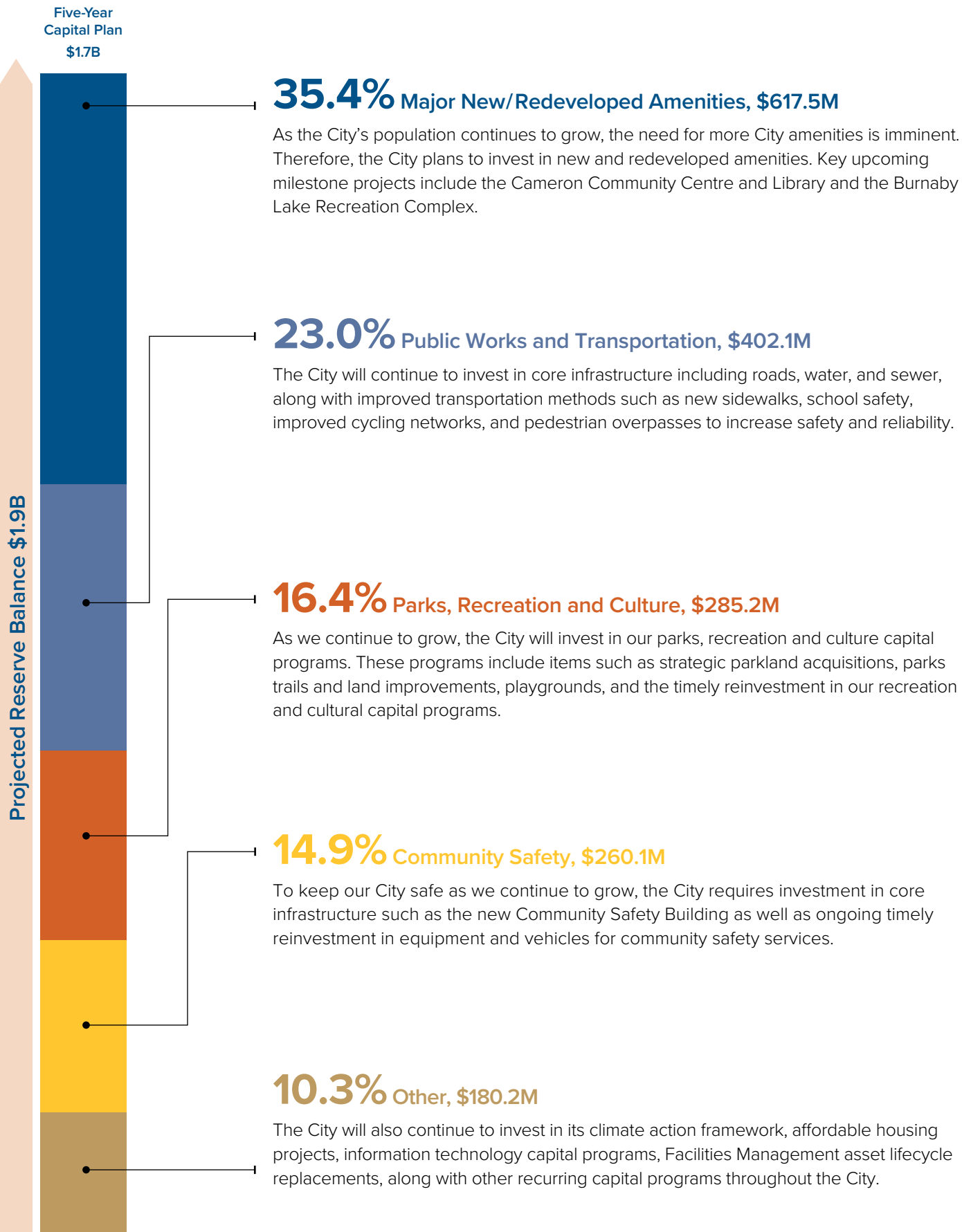
In 2024, the City of Burnaby introduced the expanded Development Cost Charge (DCC) and Amenity Cost Charge (ACC) programs in response to provincial legislation changes. DCCs are one-time fees applied to new developments to fund critical infrastructure projects, including transportation, water, drainage, and sewer systems. ACCs, also introduced under the new legislation, will finance future community amenities such as recreation centres, 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.

¹ Historic cost as at December 31, 2024



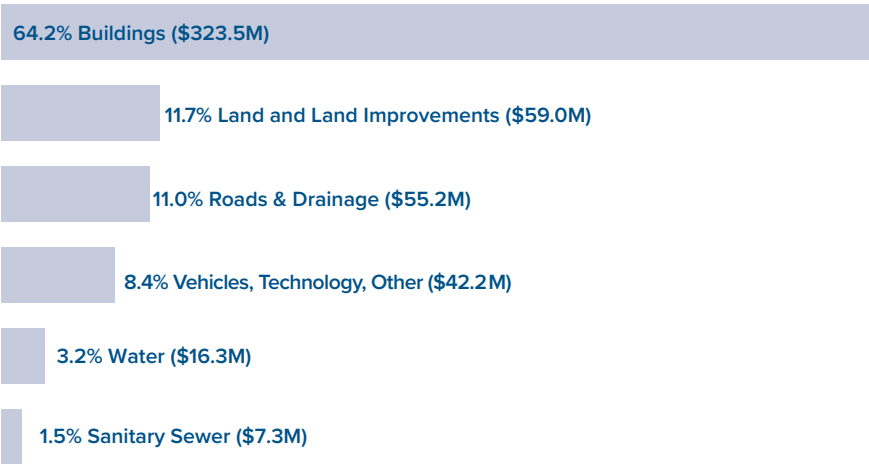
Community Safety Building

Below is a summary of the Five-Year Capital Plan categorized by service delivery/ initiatives.



Further details on key projects are highlighted in this document and the full 2026-2030 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.

2026 Capital Program Investment (by Asset Type)

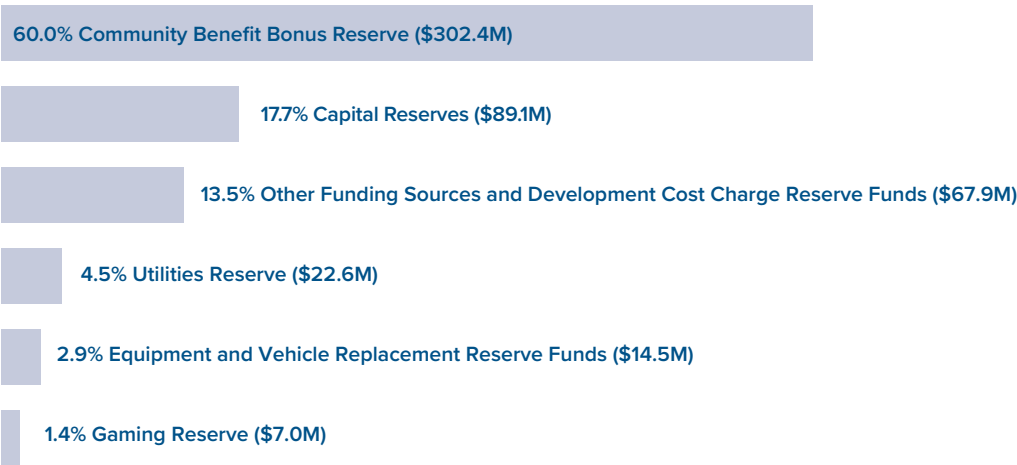


2026 Capital Program Investment by Asset Type Total \$503.5 Million

The Capital Plan represents the costs of purchasing, constructing, improving, and replacing City infrastructure. The City is planning to invest \$503.5 million in 2026. Of this, \$323.5 million (64.2%) will be spent on municipal buildings; \$78.8 million (15.7%) will be spent on infrastructure including roads, drainage, water, and sewer; \$59.0 million (11.7%) will be spent on acquiring land (including parkland) and land improvements; and \$42.2 million (8.4%) will be spent on vehicles, technology and equipment. The operating impact of this work has been incorporated where appropriate within the five-year operating budget.

2026 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.



2026 Capital Program Investment by Funding Source Total \$503.5 Million

The Capital Plan is funded by six main sources of funding. In 2026, the City is planning to fund \$503.5 million of capital expenditures as follows: \$302.4 million (60.0%) will be funded by the Community Benefit Bonus Reserve; \$89.1 million (17.7%) will be funded by capital reserves (Corporate and Tax Sale Land and Capital Works Financing Reserves); \$67.9 million (13.5%) will be funded from other sources (external federal and provincial funding) and Development Cost Charge Reserve Funds; \$22.6 million (4.5%) will be funded by Utility Reserves; \$14.5 million (2.9%) will be funded by the Equipment and Vehicle Replacement Reserve Funds; and \$7.0M (1.4%) will be funded by the Gaming Reserve.

Five-Year Capital Plan Expenditures

	2026 Plan (\$)	2027 Plan (\$)	2028 Plan (\$)	2029 Plan (\$)	2030 Plan (\$)	2026-2030 Total Plan (\$)
General Government Services						
Corporate Services	58,000	75,000	45,000	670,000	35,000	883,000
Information Technology	13,313,200	11,213,900	9,232,200	7,331,600	5,073,200	46,164,100
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	19,371,200	14,454,900	12,443,200	11,167,600	8,274,200	65,711,100
Community Safety						
Burnaby Fire Department	11,713,000	3,656,500	8,829,000	4,940,000	5,754,000	34,892,500
Licence	60,000	-	-	-	-	60,000
RCMP Burnaby Detachment	495,000	160,000	65,000	-	95,000	815,000
Risk Management & Emergency Planning	720,400	500,000	500,000	500,000	500,000	2,720,400
Community Safety Total	12,988,400	4,316,500	9,394,000	5,440,000	6,349,000	38,487,900
Engineering						
Infrastructure Projects	58,479,400	50,510,700	51,690,600	44,005,900	48,036,000	252,722,600
Transportation Projects	18,640,000	29,980,800	30,500,000	25,265,000	25,447,500	129,833,300
Vehicles & Equipment	4,360,000	7,634,000	7,201,000	6,190,000	6,690,000	32,075,000
Engineering Total	81,479,400	88,125,500	89,391,600	75,460,900	80,173,500	414,630,900
Lands & Facilities						
Civic Projects	308,900,300	312,600,000	145,450,000	36,150,000	39,000,000	842,100,300
Facilities Management	19,328,200	26,096,500	28,133,000	22,149,000	15,813,000	111,519,700
Realty & Lands	7,000,000	7,000,000	7,000,000	7,000,000	7,000,000	35,000,000
Lands & Facilities Total	335,228,500	345,696,500	180,583,000	65,299,000	61,813,000	988,620,000
Planning & Development						
General Civic Projects	125,000	-	-	-	-	125,000
Land Development	8,400,000	4,500,000	-	-	-	12,900,000
Planning & Development Total	8,525,000	4,500,000	-	-	-	13,025,000
Parks, Recreation & Culture						
Culture Facilities	2,410,000	230,000	200,000	200,000	255,000	3,295,000
Food Service Facilities	370,000	220,000	270,000	220,000	270,000	1,350,000
Golf Facilities	2,230,000	540,000	790,000	440,000	905,000	4,905,000
Park Facilities	9,790,000	4,230,000	4,230,000	4,230,000	4,230,000	26,710,000
Parks Recreation & Culture Planning	13,273,300	5,829,300	16,950,000	13,250,000	2,250,000	51,552,600
Parkland Acquisitions	15,000,000	15,000,000	15,000,000	15,000,000	15,000,000	75,000,000
Recreation Facilities	1,095,000	1,810,000	46,335,000	830,000	1,055,000	51,125,000
Parks, Recreation & Culture Total	44,168,300	27,859,300	83,775,000	34,170,000	23,965,000	213,937,600
Burnaby Public Library						
Burnaby Public Library	1,786,200	2,834,000	1,774,100	2,371,300	1,884,600	10,650,200
Burnaby Public Library Total	1,786,200	2,834,000	1,774,100	2,371,300	1,884,600	10,650,200
Capital Expenditures Total	503,547,000	487,786,700	377,360,900	193,908,800	182,459,300	1,745,062,700

Funding Sources

	2026 Plan (\$)	2027 Plan (\$)	2028 Plan (\$)	2029 Plan (\$)	2030 Plan (\$)	2026-2030 Total Plan (\$)
Corporate & Tax Sale Land Reserve Fund	12,000,000	7,000,000	7,000,000	7,000,000	7,750,000	40,750,000
Capital Asset Works Financing Reserve Fund	77,145,800	62,395,300	109,644,600	53,083,600	48,666,800	350,936,100
Development Cost Charge Reserve Funds	25,082,800	31,857,100	69,715,100	66,756,800	79,207,400	272,619,200
Amenity Cost Charge Reserve Funds	-	100,000	300,000	300,000	-	700,000
Sanitary Sewer Fund Capital Reserve	6,796,000	7,313,000	7,026,000	5,531,000	7,106,000	33,772,000
Waterworks Utility Capital Reserve	15,850,000	10,115,000	7,087,500	6,195,000	6,157,500	45,405,000
Equipment & Vehicle Replacement Reserve Funds	14,505,000	7,811,500	14,439,000	25,524,000	11,106,000	73,385,500
Gaming Reserve	7,005,000	-	-	-	-	7,005,000
Community Benefit Bonus Reserve	302,350,300	315,000,000	145,150,000	20,000,000	10,000,000	792,500,300
Private Funds	249,000	1,567,900	2,250,000	1,028,300	3,230,600	8,325,800
TransLink Grants	13,064,600	13,961,000	5,810,000	6,058,900	9,235,000	48,129,500
Provincial Grants	1,560,400	-	-	-	-	1,560,400
Federal Grants	2,500,000	3,230,000	-	-	-	5,730,000
Capital Contingency Reserve	4,834,000	2,000,000	2,000,000	795,000	-	9,629,000
Canada Community Building Fund (Federal Gas Tax) Reserve	1,350,000	938,900	470,700	1,636,200	-	4,395,800
Growing Communities Reserve Fund	10,459,900	11,137,000	1,968,000	-	-	23,564,900
Housing Accelerator Reserve	6,994,200	7,160,000	-	-	-	14,154,200
Burnaby Mountain Safety Reserve	-	1,700,000	-	-	-	1,700,000
Brentwood Pedestrian & Cycle Linkage Reserve	1,000,000	4,500,000	4,500,000	-	-	10,000,000
Active Transportation Infrastructure Reserve Fund	800,000	-	-	-	-	800,000
Total	503,547,000	487,786,700	377,360,900	193,908,800	182,459,300	1,745,062,700

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	2026 Plan (\$)	2027 Plan (\$)	2028 Plan (\$)	2029 Plan (\$)	2030 Plan (\$)	2026-2030 Total (\$)
General Government Services						
Modern Enterprise Resource Planning (ERP)	2,730,000	2,529,000	2,149,200	1,690,000	200,000	9,298,200
Lands & Facilities						
Cameron Community Centre & Library	85,000,000	90,000,000	31,000,000	-	-	206,000,000
Burnaby Lake Recreation Complex	80,000,000	60,000,000	48,000,000	-	-	188,000,000
Community Safety Building	80,000,000	90,000,000	12,000,000	-	-	182,000,000
Brentwood Community Centre	15,000,000	50,000,000	50,000,000	20,000,000	10,000,000	145,000,000
Engineering						
Cycling - Priority Network	2,500,000	4,600,000	6,750,000	11,450,000	10,600,000	35,900,000
Sidewalk Upgrades - Carleton, Madison & Triumph	6,500,000	5,000,000	6,300,000	-	-	17,800,000
Sidewalk Upgrades - Irmin Street, Nelson Elementary & Lyndhurst Elementary	1,750,000	1,500,000	3,750,000	3,000,000	1,450,000	11,450,000
Parks, Recreation & Culture						
Lewarne Park	2,800,000	-	-	-	-	2,800,000
Jim Lorimer Park	1,200,000	-	-	-	-	1,200,000



Lands and Facilities

2026-2028 Plan

Cameron Community Centre and Library **\$206,000,000**

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 construction is anticipated to be completed by Q4 2027.

2026-2028 Plan

Burnaby Lake Recreation Complex **\$188,000,000**

The Burnaby Lake Recreation Complex will be a thriving hub for recreational and competitive sports, meeting the community's diverse needs. The Burnaby Lake Recreation Complex project includes an NHL-sized rink (ice/dry floor), spectator seating, skaters lobby, a 50-metre pool with 10 lanes, moveable floor, diving tower, and boards, a combined leisure pool including a zero barrier entry, a 25-metre section, a lazy river with water toys, a hot tub, sauna and steam room, an observation deck, multi-purpose wet space, covered terrace, universal washrooms, a sports hall of fame area, administration offices, public art installations, combined surface and underground parking, and an at grade enhanced pedestrian crossing across Kensington Avenue to connect to the Christine Sinclair Community Centre. In addition, the complex offers various other amenities, including multi-use pathways that accommodate various modes of transportation such as walking, cycling and rolling. The project construction is anticipated to be completed by Q4 2027.

2026-2028 Plan

Community Safety Building **\$182,000,000**

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. Building a new Community Safety building is necessary to continue to make Burnaby a safe place for residents, businesses and visitors now and into the future. The project construction is anticipated to be completed by Q4 2027.

2026-2030 Plan

Brentwood Community Centre **\$145,000,000**

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, weightroom, 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 neighborhood and will enable many to visit on foot. With its close proximity to rapid transit, Highway 1 and Central Valley Greenway, the facility will be accessible to community in a variety of convenient ways. The new centre meets 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 construction is anticipated to be completed by Q4 2029.

Information Technology

2026-2030 Plan

Enhanced IT Services for Staff
Modern Enterprise Resource Planning (ERP)
\$9,298,200

This initiative modernizes the City’s ERP systems following the November 2025 upgrade to SAP’s cloud-based ERP (S4). A full assessment will guide the transition to SaaS solutions for Finance, Procurement, and People & Culture. Key projects include replacing the legacy budgeting tool; consolidating procurement functions into SAP S4; implementing digital/automated HR processes; automating Accounts Payable; and leveraging new ERP features like Fiori apps and online time entry. These efforts aim to improve productivity, streamline operations, and support modern, integrated business processes. Discovery is underway, with major implementations planned through 2028. The program also supports long-term transformation goals by reducing manual work, improving data accuracy, and enabling better decision-making through integrated digital tools.



Rendering of Jim Lorimer Park

Parks, Recreation and Culture

2026 Plan

Lewarne Park
\$2,800,000

Lewarne Park is a community park located in the Royal Oak neighborhood of South Burnaby. The project introduces four distinct play areas connected by an accessible pathway system, flanked shade tree planting and seating areas. The new play zones include a toddler area (under 5 years) with swings, climbing areas, spinners, and spring toys; a junior area (ages 5-12) with climbing towers, trampolines, and new rubberized play surfaces; a renewed basketball area and ball hockey court zone; and a fitness zone for youth and adults. The new outdoor play areas will diversify play opportunities with inclusive and accessible features for all ages and abilities.

2026 Plan

Jim Lorimer Park
\$1,200,000

Jim Lorimer Neighbourhood Park serves northwest Burnaby and is located along the banks of Chubb Creek. Special provisions have been made to replace the playground and elevate the play area by one metre using lightweight, free-draining fill. Rubber surfacing will be installed to reduce water displacement and enhance accessibility. The replacement project focuses on a play provision for young children aged 2-5 and a separate zone for children aged 5-12. The playground features two play structures, accessible swings sets, trampolines, a net climber, spring toys, spinners, and a trike circuit. Broader park improvements include new shaded seating areas, a misting post, a drinking fountain, accessible pathways, additional shade trees, and reinstatement of the commemorative park dedication plaque. A unique crow motif will be incorporated into the rubber play surface area to mark the known flight path of crows through the area.

Engineering

2026-2030 Plan

Cycling - Priority Network

\$35,900,000

This program includes three locations for cycling upgrades. The Vancouver-SFU Active Transportation Connection Project aims to connect the Union-Adanac Bikeway in Vancouver with Simon Fraser University (SFU) via the Union-Francis Bikeway and the Burnaby Mountain Parkway. The 8.9-kilometre bikeway consists primarily of local street bikeways, with some off-street multi-use pathway segments. This route plays an important role as a local connection and serves as a link between Metro Vancouver's urban centres and regionally significant destinations, including SFU.

The Central Valley Greenway (CVG) is part of TransLink's Major Bikeway Network and Metro Vancouver's Regional Greenway Network. Additionally, the City's recently adopted transportation plan, Connecting Burnaby, includes the CVG as part of the Phase 1 Cycling Network to be completed by 2031. As such, this greenway is an important local and regional active transportation facility. As the CVG was originally built in 2000, many segments do not meet current standards and best practices for all ages and abilities (AAA) active transportation infrastructure and require upgrades.

The Southeast Bikeway is a key east-west connection between south Burnaby's Central Boulevard and Cariboo Road, serving as a commuter route between Burnaby, New Westminster, and Surrey via the Pattullo and Queensborough bridges. The Southeast Bikeway provides key cycling connections to the City of New Westminster's recently upgraded cycling network, as well as the BC Parkway, a regional greenway that runs adjacent to the SkyTrain alignment.

2026-2028 Plan

Sidewalk Upgrades - Carleton, Madison and Triumph

\$17,800,000

The Sidewalk Expansion Program is an annual program that will complete the City's network of "critical link" sidewalks across the City. Priority projects are selected based on proximity to schools, community centres, parks, and transit facilities, and whether streets are missing gaps in the network. Three project locations across the City have been chosen and the public consultation process will solicit homeowner and area resident feedback. With the input from residents, the City will prioritize the implementation of these projects based on public support received and make modifications to the design based on addressing any location-specific concerns.

2026-2030 Plan

Sidewalk Upgrades - Irmin Street, Nelson Elementary and Lyndhurst Elementary

\$11,450,000

The City of Burnaby is committed to building accessible, safe and comfortable sidewalks on both sides of the street with at-grade crossings, wherever possible. Through the ongoing annual New Sidewalks Program, potential sidewalk locations are prioritized along key pedestrian corridors, in town centres, and around transit, schools, senior homes, recreational centres, and other key destinations where there is the greatest opportunity to increase and improve walkability. Public engagement is integrated as part of this planning process.

This project involves the detailed design and construction for each street proposed for a new sidewalk. Wherever possible, sidewalk projects will typically provide separated sidewalks with boulevard space for trees and streetlights between the sidewalk and curb. Sidewalks are planned for both sides of the streets. Designs will be modified to accommodate special site constraints, and all construction will take place on City land.

Areas identified based on priority:

- » Nelson Elementary and Lyndhurst Elementary - Gray Avenue, Waverley Avenue, Jubilee Avenue, Irmin Street, Watling Street, and Victory Street.



Shared bikeway and curb extensions

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 2026-2030 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 2026 operating expenses budget of \$854.5 million and capital plan of \$503.5 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 2026-2030 Financial Plan, which is anticipated to be brought forward in January/February 2026. The Five-Year Financial Plan incorporates a property tax rate increase of 2.9%, a 0.0% increase in Waterworks Utility, and a 3.5% increase in Sanitary Sewer Fund. The Financial Plan also includes a 1.9% Growth Infrastructure Investment Levy, introduced in 2025 in response to changes in provincial legislation. This levy is in addition to the regular property tax and is intended to support strategic infrastructure investments aligned with Burnaby's long-term growth. 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

