



# 2025 ANNUAL MUNICIPAL REPORT HIGHLIGHTS

For the fiscal year ended December 31, 2025

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**CITY OF BURNABY**

British Columbia, Canada



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Produced by the Finance Department at the City of Burnaby in cooperation with all civic departments.

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# Introduction

The 2025 Annual Municipal Report Highlights provides an executive summary of the City of Burnaby's 2025 Annual Municipal Report, which is located on the City's website at [Burnaby.ca/MunicipalReport](https://burnaby.ca/MunicipalReport). The highlights document contains an overview of statistics, achievements for 2025 in relation to Burnaby's Strategic Plan, financial charts and graphs, as well as the Consolidated Statement of Operations and Accumulated Surplus and Consolidated Statement of Financial Position, which are part of the City's consolidated financial statements. The consolidated financial statements were prepared in accordance with Canadian public sector standards and audited in accordance with Canadian generally accepted auditing standards.

For additional information on the contents within this document, please refer to the link above for the full Annual Municipal Report, which includes note disclosures to the financial statements.



# City Council

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Mayor Mike Hurley

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Councillor  
Pietro Calendino



Councillor  
Sav Dhaliwal



Councillor  
Alison Gu



Councillor  
Joe Keithley



Councillor  
Richard T. Lee



Councillor  
Maita Santiago



Councillor  
Daniel Tetrault



Councillor  
James Wang

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## Message from the Mayor



Burnaby is at a defining moment in its history. Across our city, we are making the largest civic investment in community infrastructure that Burnaby has ever undertaken—an unprecedented building campaign that reflects our confidence in the future and commitment to the people who call this city home.

We are investing in new and renewed arts, recreation and community safety facilities that will serve residents for generations to come. These projects deliver on our promise to provide outstanding public spaces as our population grows. At the same time, Council has remained focused on fiscal responsibility—carefully managing costs, protecting taxpayers and ensuring that today’s investments are both affordable and sustainable over the long term.

This moment of transformation is guided by a clear plan for Burnaby’s future. In 2025, following the largest public consultation process in our city’s history, Council approved the new Official Community Plan: Burnaby 2050. This plan reflects input from thousands of voices and sets out a shared vision for how Burnaby will grow and change over the next 25 years. It provides certainty and direction at a time when neighbourhood planning across British Columbia is being reshaped by significant changes to provincial housing legislation.

A strong and resilient local economy is central to that vision. Burnaby has long been an excellent place to start and grow a business, and we are committed to keeping it that way. While global economic uncertainty continues, our City is doing its part—supporting local jobs by buying and sourcing Canadian-made products and materials wherever possible for City projects.

We are also taking a proactive approach to economic leadership. The launch of the Mayor’s Task Force on Burnaby Economic Growth and Resilience brings together business and community leaders to help shape the next chapter of Burnaby’s economic success.

Together, these efforts reflect a simple but powerful goal: to build a Burnaby that is strong, inclusive and ready for the future—while remaining an exceptional place to live, work and do business.

A handwritten signature in black ink that reads "M Hurley". The signature is fluid and cursive, with a long, sweeping underline.

Mayor Mike Hurley

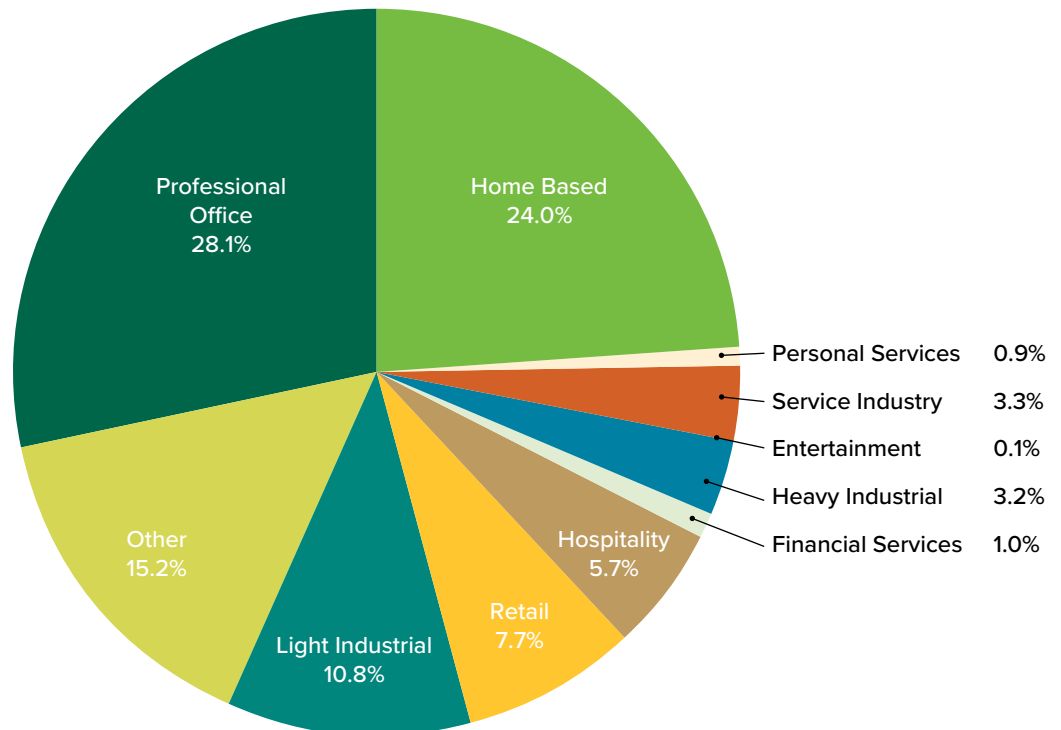
# Burnaby at a Glance

The City of Burnaby was incorporated in 1892 and grew quickly due to its central location adjoining the cities of Vancouver and New Westminster. Following development as an agricultural area, it quickly grew as a favoured suburban district of homes with diverse neighbourhoods served by interurban rail lines. After the Second World War, Burnaby boomed with many new residential subdivisions and diverse commercial and industrial developments. From the 1970s to the 1980s, Burnaby was further transformed by the introduction of a new vision and Official Community Plan that defined a sophisticated urban centre.

Today, Burnaby is the third-largest city in British Columbia, with four vibrant town centres and large districts for technology, business and education. Burnaby’s citizens live in a broad range of neighbourhoods served by an outstanding park system and innovative civic facilities. Together, these amenities help Burnaby continue to chart a path forward as an economic, social and environmentally sustainable city.



## 2025 Burnaby Business Distribution by Sector\*



\* Based on the 2025 Business Licence Listing

Source: City of Burnaby - Community Safety Department

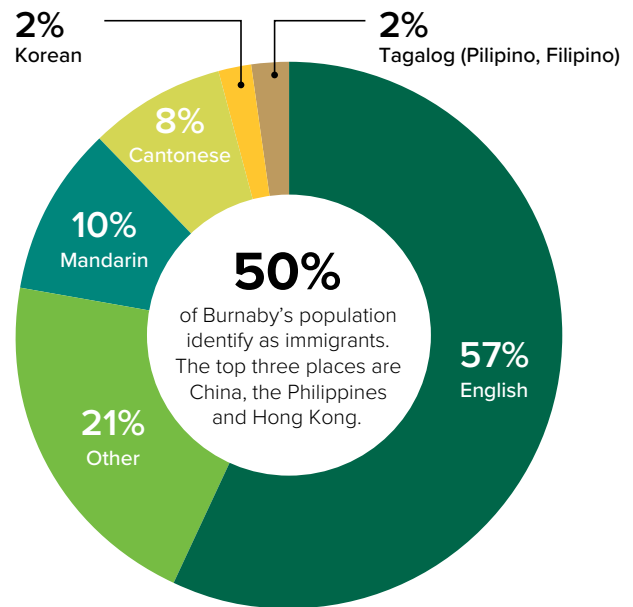
### Population (2021)



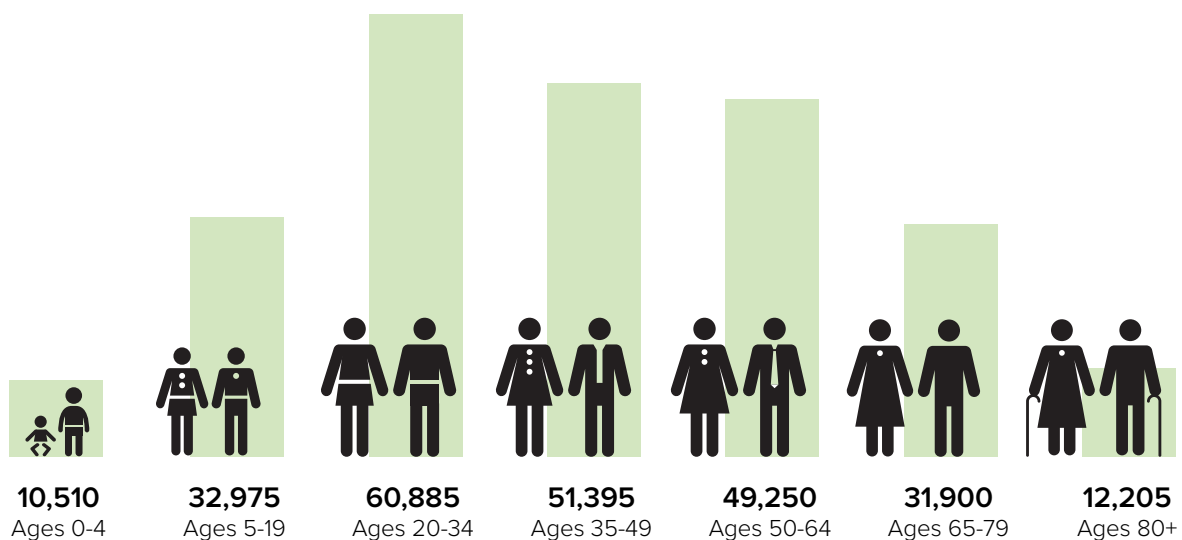
# 249,125

While Burnaby occupies just over 3% of the land area of Metro Vancouver, it accounts for approximately 10% of the region's population. It is the third most populated urban centre in British Columbia with a total population of 249,125 in 2021.

### Languages spoken at home (2021)



### Population by age (2021)

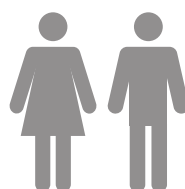


### Labour Force (2021)



# 137,320

People over 15 years of age in the labour force



# 6.9%

Unemployment (Greater Vancouver Regional District 2021 Average rate)

# 1/3

of Burnaby residents walk, cycle or take transit to work.

### Household statistics (2021)



**2.8**

Average persons per family



**42** years

The population is getting older. In 1996, the average age was 37.8, compared to 42 in 2021



**63%**

of the population aged 15 years and older has a post-secondary certificate, diploma or degree.



**\$83,000**

Median household income (2020)



**60%**

Owner households

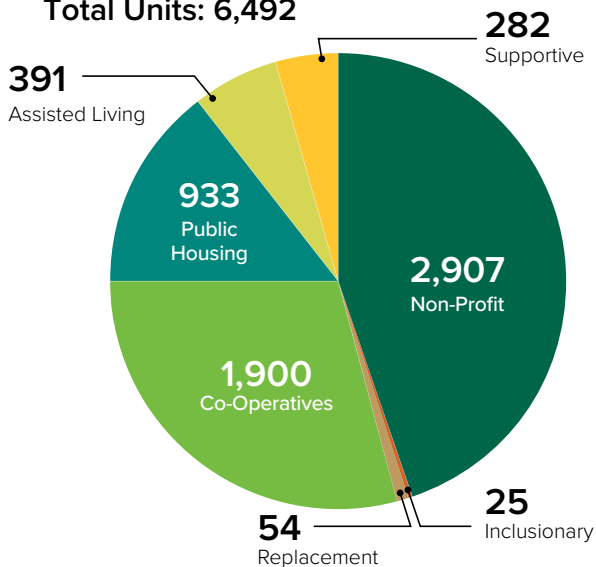


**40%**

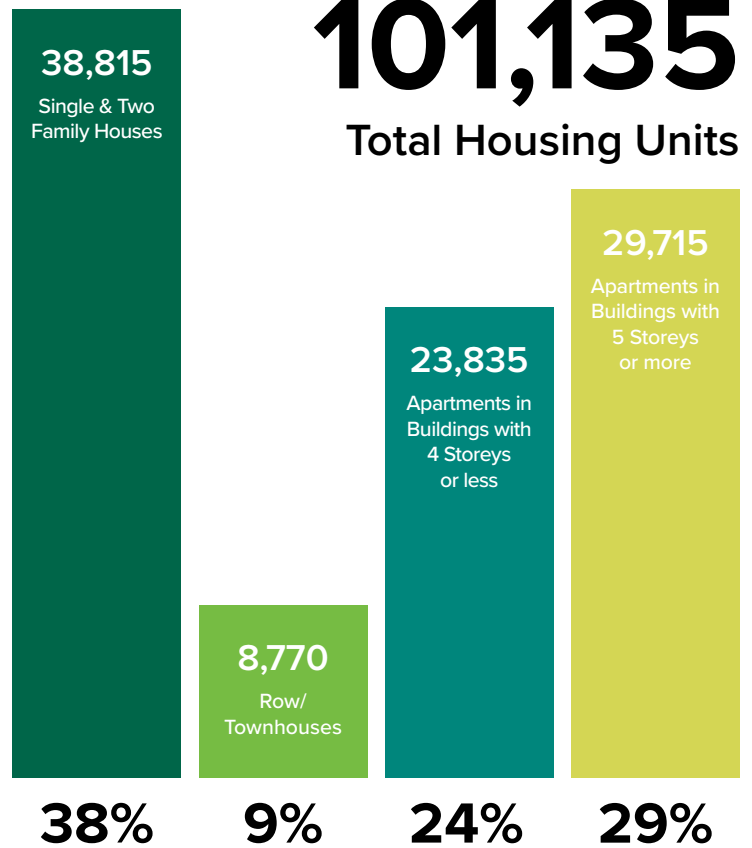
Tenant households

### Non-Market Housing (2025)

Total Units: 6,492



### Total Housing Unit (2021)



### Top 5 occupations (2021)



**25%**

Sales and service occupations



**13%**

Natural and applied sciences and related occupations



**20%**

Business, finance and administration occupations



**10%**

Education, law and social, community and government services



**14%**

Trades, transport and equipment operators and related occupations



**18%**

All other occupations

# 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 Burnaby City Council Strategic Plan, the Financial Plan and the Action Plan 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 City Council Strategic Plan

In early 2025, Burnaby City Council approved the Burnaby City Council Strategic Plan, setting a clear direction for the City's future. This plan is a guiding document that outlines the City's long-term priorities, ensuring resources and initiatives are aligned to meet the evolving needs of the community.

These priorities, which can be found on the following page, provide the framework for decision making and resource allocation, helping Burnaby build a resilient, inclusive and sustainable city for all.



**In alignment with the integrated planning framework, highlighted achievements from 2025 are listed by department in the next section, with icons showing which strategic priorities they support.**

## Burnaby City Council Strategic Priorities

The City’s work is guided by four main strategic priorities that shape how the City delivers core services and programs to Burnaby residents. These priorities are supported by the City’s governance values: **Respectful, Accountable, Evidence-informed, Thoughtful, Pragmatic, Transparent and Reliable.**

### Fostering resiliency for all residents

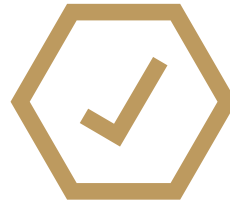


We will build systems and infrastructure that help all residents withstand challenges and navigate change with greater safety, stability and dignity.

#### Areas of Focus

- » Strengthen emergency preparedness and services.
- » Enhance climate resiliency.
- » Design and build safer multi-modal transportation infrastructure for all ages and abilities.
- » Facilitate services for vulnerable populations.

### Strengthening organizational excellence



We will deliver high-quality, reliable services by cultivating a culture of performance, inclusivity and financial sustainability that residents can count on.

#### Areas of Focus

- » Foster a healthy, inclusive, and high-performing workplace culture.
- » Ensure consistent service quality through clear standards and performance tracking.
- » Create community connection and pride.
- » Strengthen reconciliation through shared understanding.
- » Ensure long-term financial resiliency and sustainability.

### Shaping communities and connecting people



We will create complete, welcoming neighbourhoods where residents can live, work, and thrive, anchored in inclusion, livability and connection.

#### Areas of Focus

- » Create complete, inclusive, and welcoming communities.
- » Expand below market and diverse housing options to meet the needs of all residents.
- » Modernize and invest in infrastructure and services to support livability and sustainability.
- » Maintain a Burnaby lens while responding to legislative mandates.
- » Promote economic vitality.

### Acting on climate for a greener future



We will reduce long-term risks and enhance community well-being by embedding climate action into every aspect of city planning, protection and service delivery.

#### Areas of Focus

- » Operationalize the Climate Action Framework.
- » Protect and expand natural systems and ecosystems.
- » Develop and incentivize local food systems, circular economy practices and waste diversion.
- » Adapt infrastructure and service delivery to respond to long term climate risks.

## Office of the Chief Administrative Officer

### Advancing Truth and Reconciliation

The City hosted events and programming throughout the year to advance truth and reconciliation with Indigenous Peoples. For example, in recognition of the National Day for Truth and Reconciliation, 250 children and their families participated in the third annual Hope and Health Community Camp at the Burnaby Lake Sports Complex. The camp is an opportunity to engage children and youth on the path to reconciliation. The City also hosted events in recognition of National Indigenous Peoples Day, celebrating Indigenous Peoples' history, language, and culture. These events, held throughout June, were attended by thousands of community members. In support of building and maintaining meaningful relationships with Host Nations, the City also signed both an engagement agreement and an agreement to co-manage Barnet Marine Park with the Tsleil-Waututh Nation.

## People and Culture Department

### Speak Up Policy and Speak Up Office

Developed in 2024 and fully implemented in early 2025, the Speak Up Policy and independent Speak Up Office were introduced to strengthen the City's governance and accountability framework, ensuring staff concerns about serious wrongdoing can be raised confidentially. This initiative was created to close a critical gap in the City's internal controls by providing an independent mechanism for reporting serious wrongdoing such as fraud, misuse of public funds, or breaches of policy outside of traditional management channels.

By enabling early identification and resolution of potential issues, the Speak Up framework reduces organizational risk, legal exposure, and potential financial liabilities while reinforcing the City's reputation for ethical leadership and transparency.

### COR Certification and Experience Rating Assessment Reductions - Continued Excellence in Safety

The City of Burnaby's Occupational Health and Safety team earned the 2025 Safety Improvement Award from the BC Municipal Safety Association, recognizing significant reductions in workplace injuries and illnesses. Through proactive safety measures, training, and a strong culture of prevention, the City continues to demonstrate leadership in employee well-being and fiscal accountability.

Between 2022 and 2025, the City attained savings exceeding \$2 million through Experience Rating Assessment (ERA) rate reductions and maintained Certificate of Recognition (COR) certification. These accomplishments underscore the City's commitment to a strong safety culture, which directly supports financial sustainability and operational excellence.



Tsleil-Waututh Nation and City of Burnaby sign agreement at Barnet Marine Park

## Information Technology Department

### Next Generation 911 (NG911)

In 2025, the City of Burnaby launched a comprehensive upgrade to its emergency response system through the Next Generation 911 (NG911) initiative. The IT Department, in collaboration with the Burnaby Fire Department and Geographical Information Systems (GIS) team, worked towards Canadian Radio-television and Telecommunications Commission’s updated timeline to phase out legacy 911 systems by March 31, 2027.

This modernization replaces legacy voice-only infrastructure with internet-based technology that supports text, images, and video—dramatically improving communication, accuracy, and response times during emergencies.

Key advancements include: enhanced location services for faster, more precise dispatching; multimedia support from bystanders (photos/videos) and building sensors; real-time coordination across multiple agencies with improved interoperability; softphone and CAD integration, plus multi-agency conferencing, reliable IP-based infrastructure with automatic failover and disaster recovery.

Complementing this, Burnaby’s GIS Readiness Program standardized civic addressing and road data to meet national NG911 standards (TIF-95/TIF-92), ensuring accurate geospatial data for emergency call routing. These efforts position Burnaby as a national leader in public safety innovation and lay the foundation for future capabilities such as multimedia support, telematics data integration, and real-time location sharing from smartphones and wearable devices.

Other Responsible Department(s): Burnaby Fire, Corporate Services

### Streamlining Building Permit Approvals through Digital Innovation

The City has made significant strides in modernizing its building permit processes, making it easier and faster for residents and businesses to get approvals. Through the My Permits Portal, applicants can now submit requests for new commercial building permits (two streams: certified professional, others), residential alterations and additions, and even complex end-to-end pre-application inquiries—all online. This digital transformation streamlines communication, reduces paperwork, and improves transparency.

Notably, the City now supports automated issuance of residential permit document packages, saving time for homeowners and builders. These improvements reflect a commitment to customer service, efficiency, and innovation in development approvals. Whether customers are planning a new commercial space or update to their home, the process is now more accessible and user-friendly than ever before.



IT staff at the Laurel Street Works Yard Grand Opening event

## Corporate Services Department

### Mobile Technology Rollout for Bylaw Services

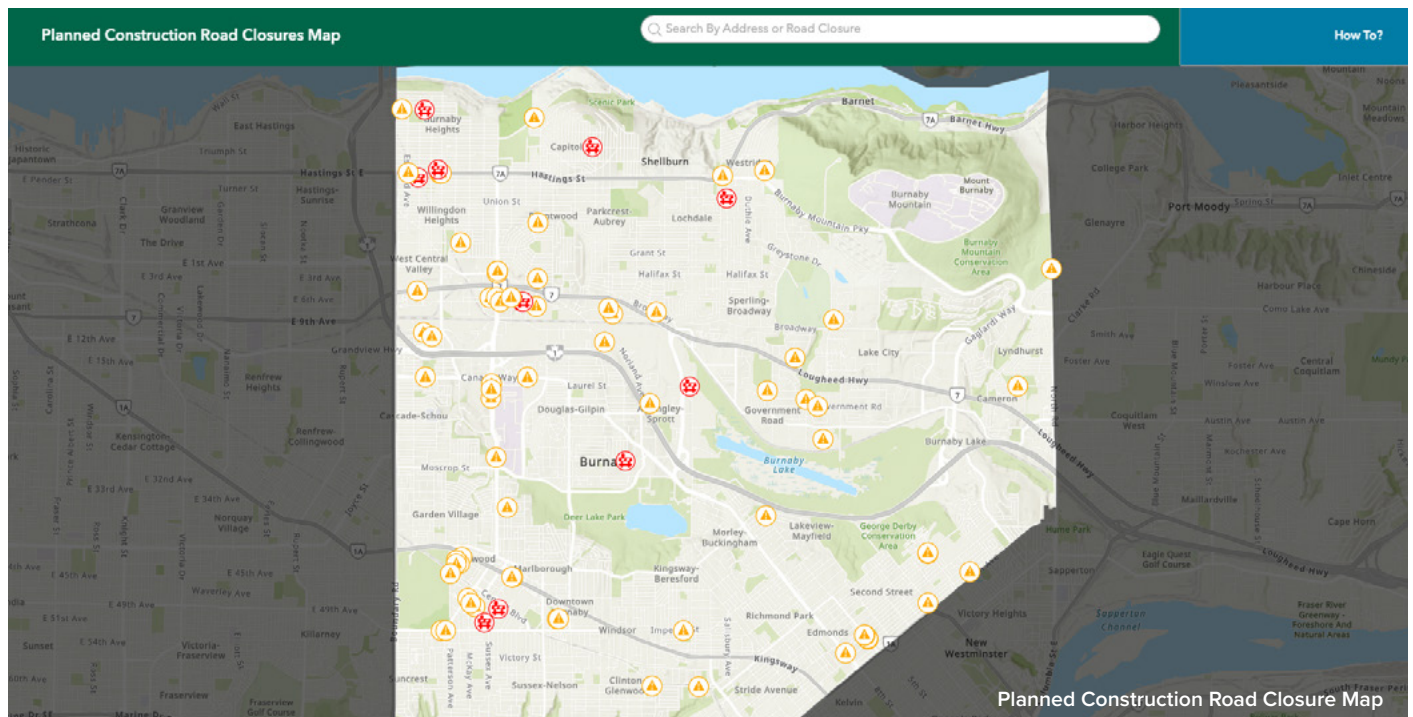
In 2025, the City modernized field operations through the rollout of mobile iPads for parking enforcement officers, transforming them into fully connected mobile workstations.

At the heart of this innovation is the Infor Field Inspector app, enabling officers to receive and respond to service requests, capture photos and notes, and complete inspection forms in real time. The solution supports both online and offline use, with GPS-enabled maps and instant syncing to the City’s systems.

Key benefits include: reduced administrative delays and duplicated efforts; faster issue resolution and improved customer satisfaction; accurate, audit-ready reporting with digital records; and real-time coordination between officers, supervisors, and departments.

### Public Road Closure Map

In 2025, the City of Burnaby launched its Public Road Closure Map, a web-based tool providing residents, commuters, and businesses with timely, accurate, and transparent information on construction-related road impacts. The initiative responds directly to Council’s call for improved accessibility of traffic management plans and bylaws, enhancing public safety and trust. By integrating with permitting and internal closure tracking systems, the interactive map enables the public to search by address or location to view approved closures. This ensures consistency and accuracy, while enabling faster updates and more efficient communication, empowering the public to better plan their travel and reducing frustration from unexpected disruptions.



## Finance Department

### Indigenous Vendor Business Directory

Procurement Services collaborated with the Indigenous Relations and Reconciliation department to engage with Indigenous businesses and co-develop a user-friendly business directory. This tool enables City staff to easily identify and connect with Indigenous vendors, supporting the City’s commitment to economic reconciliation and inclusive procurement.

Other Responsible Department(s): Indigenous Relations and Reconciliation

### 2026-2030 Budget Engagement

During the Fall of 2025, the City conducted a citywide budget engagement as part of the current and future development of the City’s 5-Year Financial Plan. Community members were invited to complete an online survey, take part in an interactive budget exercise to learn about the City’s budget planning process and share feedback on community priorities and funding preferences. The feedback received through these engagement activities provides insights from the community that will help form the current and future financial planning cycles. The budget engagement demonstrated the City’s commitment to robust public participation and transparency in the financial planning process. It also highlighted the importance of balancing the City’s budget and helped provide Council with valuable insights into community priorities, satisfaction levels and perspectives on budget trade-offs.

## Community Safety Department

### 2025 Community Safety and Well-Being Plan

The launch of Burnaby’s 2025 Community Safety and Well-Being Plan represents a significant collaborative effort between City staff, community partners, and over 1,600 residents who contributed through surveys, focus groups, workshops, and in-person pop-up engagement events. Building on the foundation of the 2020 Community Safety Plan, the refreshed plan, and new Youth and Family First Strategy advances 60 initiatives that focus on creating a safer, more inclusive city. Key priorities include enhancing public spaces, embedding anti-racism and equity into services, and supporting neighbourhoods to respond to emergencies. The plan aligns with broader city frameworks such as Burnaby 2050 and the Indigenous Relations and Reconciliation Framework, and its implementation is already shaping proactive, community-driven approaches to safety and well-being across the city.



Hope and Health Community Camp

## Engineering Department

### Advancing Community Sustainability and Engagement

In partnership with the Burnaby Crime Prevention Team and the Electronic Recycling Association, the City hosted Burnaby’s first fraud prevention event at the Eco Centre in March 2025, promoting fraud awareness and responsible electronics recycling to support the City’s waste diversion and public education goals. Building on this momentum, the City’s second annual Spring Clean-Up in June 2025 saw a strong community turnout, improved event operations, and record levels of recycling and charitable donations — reinforcing Burnaby’s commitment to environmental stewardship and community engagement.

Other Responsible Department(s): Community Safety

### Enhancing School Traffic Safety in Burnaby

In 2025, the City advanced Burnaby’s commitment to safer school zones through a coordinated program of infrastructure improvements and community collaboration. Building on citywide assessments and feedback from parents, school staff, and traffic safety partners, the City implemented a range of targeted measures to improve safety and mobility around elementary schools.

Key enhancements included upgraded crosswalks, raised intersections, curb extensions, refreshed pavement markings, improved lighting, and new school zone signage to calm traffic and increase visibility during busy pick-up and drop-off periods. These improvements have helped reduce congestion, improve pedestrian and cyclist safety, and create a more predictable travel environment for families.

By focusing on long-term, citywide implementation and aligning projects with Burnaby’s Vision Zero goals, the City is strengthening its commitment to ensuring every child can travel to and from school safely and confidently.



Community sustainability

## Lands and Facilities Department

### Fire Hall 8

Fire Station 8 was completed in December 2024, and the Burnaby Fire Department moved into the building in spring 2025 to start operations. Construction of the new fire station at Simon Fraser University was identified as a priority project to improve response coverage to Burnaby Mountain. This building has an energy-efficient envelope and a solar-ready roof. It is the City’s second Integrated Project Delivery project to be successfully completed.

### Rowan Avenue Child Care Centre

The City of Burnaby has completed the Rowan Avenue Child Care Centre in summer 2025, adding 74 new child care spaces to the community. The centre includes 50 spaces for children 36 months to school age, and 24 spaces for children under three years old, identified as the most underserved age group in Burnaby’s Child Care Action Plan. The City received \$7.4 million in funding from the ChildCareBC New Spaces Fund to offset the cost of designing and constructing the Rowan Avenue Child Care Centre.



Fire Hall 8

## Planning and Development Department

### New Non-Market Housing on City Lands

In 2025, two new non-market housing developments on City-owned lands opened its doors to residents. The two developments, created in partnership between the City, Catalyst Community Developments Society, and the federal government, delivered 337 new homes for households with low and moderate incomes. Some of the units will also be used to support Burnaby's Tenant Assistance Policy, with tenants displaced by redevelopment able to live there while their new building is under construction. A total of 645 units of non-market housing have been created through Burnaby's City Lands for Non-Market Housing program to date, with another 469 units currently under construction, 244 units approved by Council but not under construction yet, and 441 in the rezoning process.

### New Official Community Plan

The Burnaby 2050: Official Community Plan (OCP) has been inspired and shaped by the people of Burnaby with over 40 in-person engagement sessions, over 3,000 survey responses and thousands of telephone calls, emails, letters and meetings with residents, businesses, students and community partners. The OCP is a foundational achievement for the City in setting policies and expectations for growth over the next 25 years and beyond. In 2025, the fourth and final phase of this work was completed and final adoption of the OCP is anticipated in December 2025.



Non-market housing on City lands

## Parks, Recreation and Culture Department

### Burnaby Lake Pavilion Renovation and Event Hosting

The City completed a major renovation of the Burnaby Lake Pavilion, an event venue on the lake’s edge, modernizing its interior and facilities. The upgraded pavilion reopened to enthusiastic reception and went on to host over 50 events in 2025, including weddings, corporate functions, and community gatherings. This accomplishment revitalized an important civic venue, greatly increasing its usage and showcasing the pavilion’s scenic lakeside appeal for special events.

### Urban Forest Strategy

The PRC Department led a cross-departmental Urban Forest Strategy, approved by Council in May 2025. The Strategy was identified as a “Big Move” in Burnaby’s Climate Action Plan and builds on the City’s strong foundation for a stronger, greener future. The strategy aims to grow city-wide canopy cover to 40% by 2075 to secure benefits like neighbourhood cooling, community well-being, ecosystem health and climate resilience. To guide this effort, the Urban Forest Strategy provides a 15-year Action Plan with 60 actions under five key goals: plan, grow, protect, manage, and engage. It will help achieve best practices in tree protection, planting, urban design and risk management, as well as public engagement. Implementing this strategy will involve significant new tree planting and expanded resources and programs.

### Car Free Day

Burnaby’s first Car Free Day at Edmonds was a resounding success, drawing 25,000 residents and visitors to a vibrant afternoon of community connection, entertainment and food.

Hosted in partnership with TransLink, the event transformed Edmonds Street into a lively pedestrian zone, showcasing the City’s commitment to greener transportation and stronger community ties, with participation including 50 community booths, local businesses and artisan vendors.

The Car Free Day was a wonderful opportunity for our community to come together, celebrate our shared values, and explore sustainable ways of getting around. It was a day filled with fun, connection and a commitment to a greener future.

## Burnaby Public Library

### Mobile Self-Checkout

Burnaby Public Library (BPL) patrons can now check out materials on their mobile phone. Using the BPL app, patrons can scan the library item barcode to check the item out to their account. Patrons can also use the app to search for titles, place holds, renew items and manage their library account.

### Visitor Services Collection

The Visitor Services Collection has been designed to make visiting the library easier for patrons. Libraries now offer a variety of items for three-hour loan periods, including headphones, CD/DVD/Blu-ray Disc players, device chargers and bike locks for securing bikes and scooters outside the libraries.



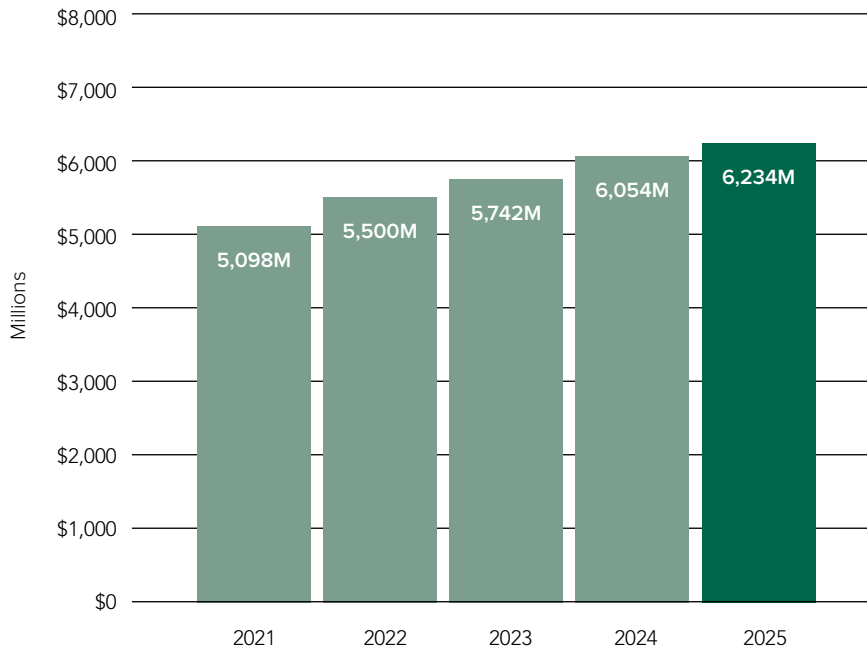
Car Free Day

# Financial Highlights

## Consolidated Accumulated Surplus

The City's financial position remained strong throughout 2025, with an annual surplus of \$180.3 million (2024 - \$311.3 million), increasing the Accumulated Surplus to \$6,233.8 million (2024 - \$6,053.5 million). Accumulated Surplus, as reported on the Consolidated Statement of Financial Position, is a key indicator of the City of Burnaby's financial strength and long-term sustainability, representing the excess of financial and non-financial assets over total liabilities. In other words, this can be view as the City's financial position that has been built up over time, representing the City's net investment in assets and reserves accumulated over time and does not represent excess funds, as these amounts are fully allocated to specific purposes or future obligations. Accumulated Surplus is comprised of net financial assets of \$1,917.2 million (2024 - \$2,101.8 million), consisting of reserve funds and reserves, and non-financial assets of \$4,316.6 million (2024 - \$3,951.7 million). Non-financial assets are primarily capital assets, including civic buildings, recreation centres, parks, roads, water and sewer infrastructure, and land, as well as inventories of supplies and prepaid expenses.

### Consolidated Accumulated Surplus (\$) 2021-2025



Source: Finance Department

## Consolidated Revenue by Source

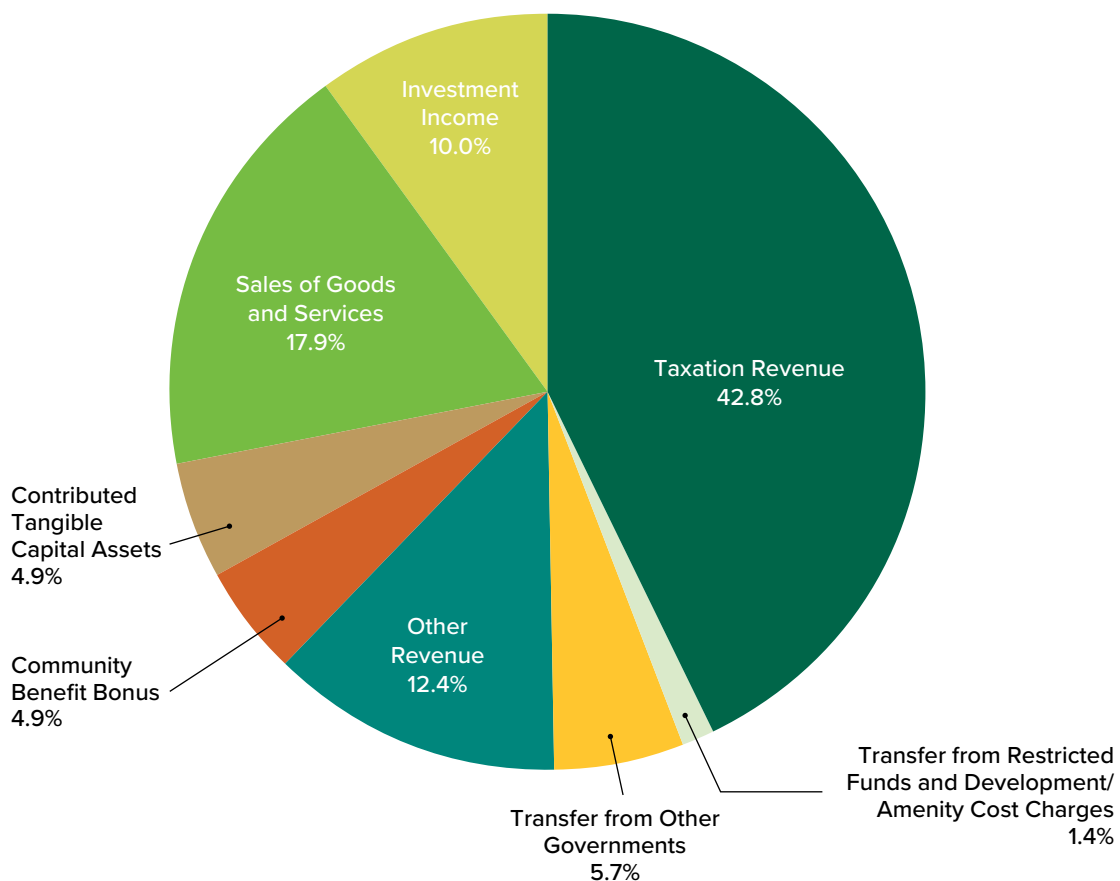
In 2025, consolidated revenues reached \$949.1 million (2024 - \$977.4 million). The decrease from the prior year is primarily due to lower Community Benefit Bonus revenue received in 2025 (one development project) compared to 2024 (five development projects). These revenue streams typically fluctuate year to year depending on development activity in the City as well as market conditions during the year. However, recent provincial legislation changes further contributed to the decrease from the prior year. In addition, the City received lower contributed asset revenue compared to 2024 due to the timing of when ownership is transferred to the City for applicable assets. These two revenue streams account for 9.9% of the overall 2025 revenues.

The majority of the City’s revenue comes from taxation, including property taxes and sewer parcel taxes. In 2025, total taxation revenue was \$406.2 million representing 42.8% of the City’s overall revenue. Additional revenue streams include sales of goods and services, other revenue, and investment income, representing 17.9%, 12.4% and 10.0% respectively. Sales of goods and services primarily consist of user fees for City programs and services, such as metered water and sewer use, as well as recreational and cultural program fees. Other revenue increases include continued growth in building and development permit revenue, infrastructure contributions and higher recognition of revenue from higher spending in public safety initiatives.

Investment income of \$95.0 million represents 10.0% of the City’s overall revenue. The City’s reserve funds and reserves are invested in short- and long-term investments based on the City’s projected cash flow needs. During 2025, the investment portfolio earned an average annual yield of 4.43% and generated a return of \$106.8 million. A portion of the investment earnings—\$11.8 million—was allocated to the Development/Amenity Cost Charges Reserve Funds, which is reflected as restricted revenue and included in the consolidated financial statements as a liability.

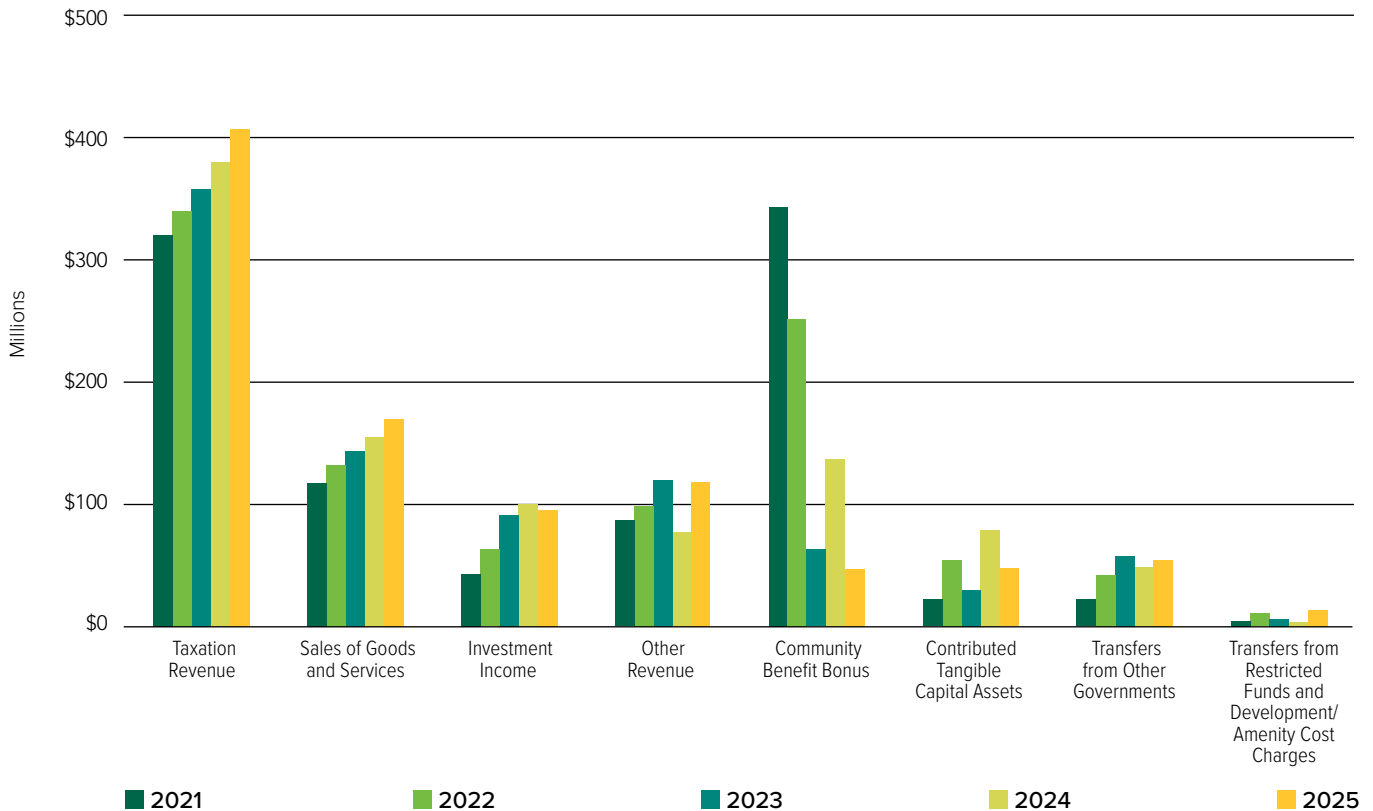
The remaining 7.1% of the City’s revenues in 2025 consists of various transfers from other governments and transfer from restricted funds and Development/Amenity Cost Charges.

## Consolidated Revenue by Source (%) 2025



Source: Finance Department

### Consolidated Revenue by Source (\$) 2021-2025



Source: Finance Department

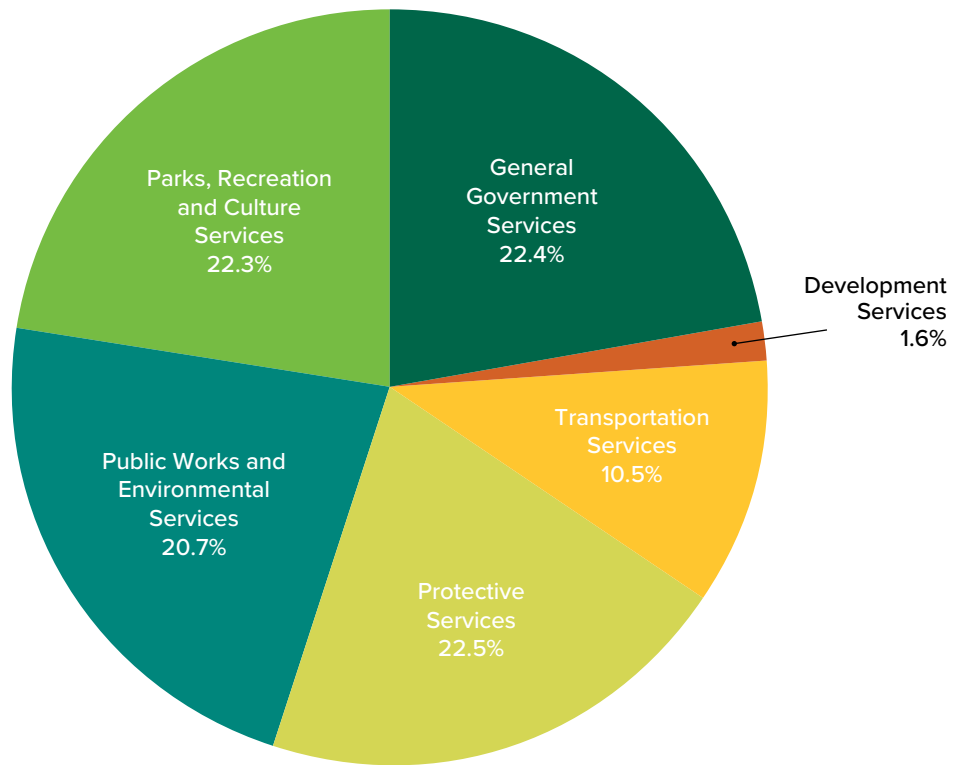
### Consolidated Expenses by Function

The City of Burnaby’s expenditure profile is relatively constant from year to year, comprising of six main functions: protective services; general government services; parks, recreation and culture services; public works and environmental services; transportation services; and development services.

Protective services accounts for 22.5% of the City’s overall expenditures in 2025 and consists of activities that provide community safety, including fire services, policing services and bylaw enforcement services. General government services accounts for 22.4% and includes administrative and strategic functions that support the City in its local government operations and capital acquisitions. Parks, recreation and culture services accounts for 22.3%, which includes functions related to maintaining the City’s 5,400 acres of parks and its golf courses, providing recreational and cultural programs at the City’s community centres, and offering library services at the City’s four library branches. Public works and environmental services accounts for 20.7%, which consists of activities related to collection services for refuse and recycling, provision of clean water and sewer utilities. Transportation services accounts for 10.5%, and includes the coordination and maintenance of various areas such as roads, sidewalks and traffic/pedestrian signals that enable residents to efficiently and safely travel throughout the City. Lastly, development services account for the remaining 1.6%, which consists of the City’s current and long-range planning functions.

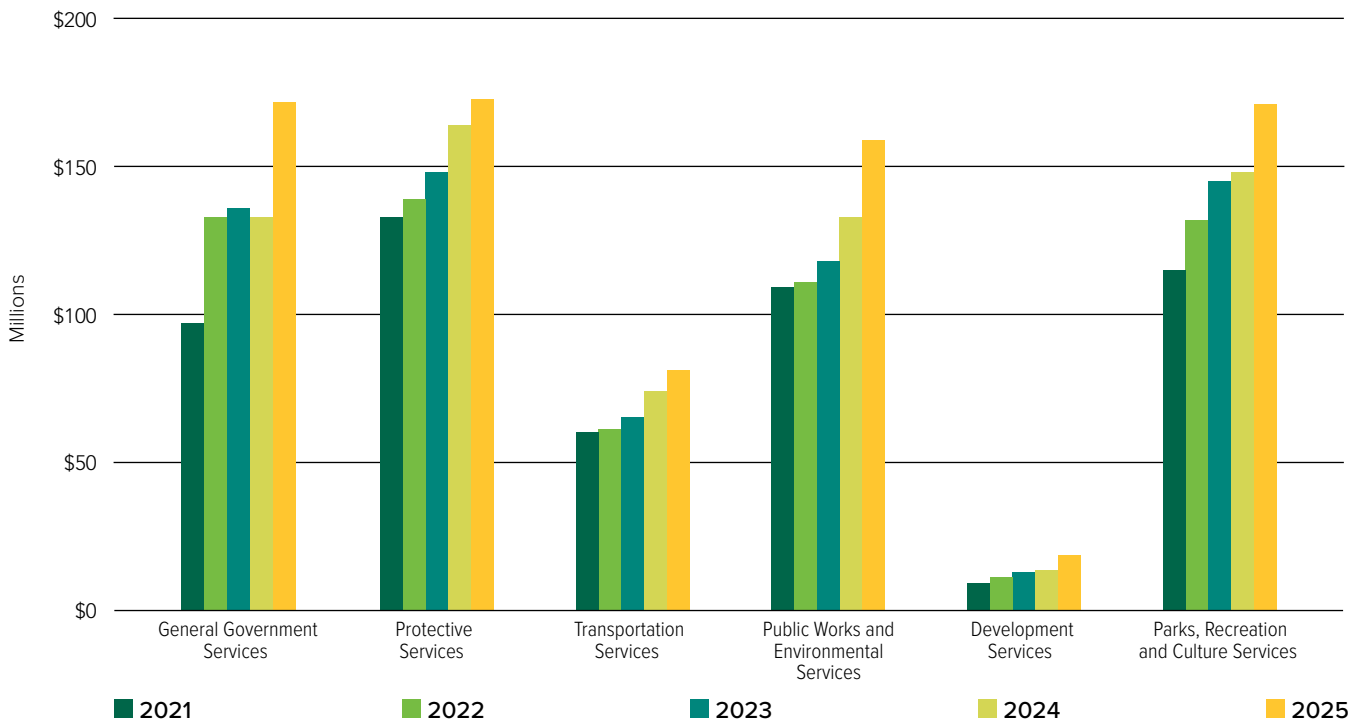
Consolidated expenses of \$768.8 million increased in 2025 from the prior year by \$102.7 million primarily due to increases in grants issued related to non-marketing housing initiatives; higher sanitary sewer levy and cost of water due to annual rate increase from Metro Vancouver; increase in collective and contractual wage agreements; higher loss from disposal of assets; higher amortization from facilities and infrastructure; higher expenditures related to RCMP contract; and other general contract and inflationary increases.

### Consolidated Expenses by Function (%) 2025



Source: Finance Department

### Consolidated Expenses by Function (%) 2021-2025

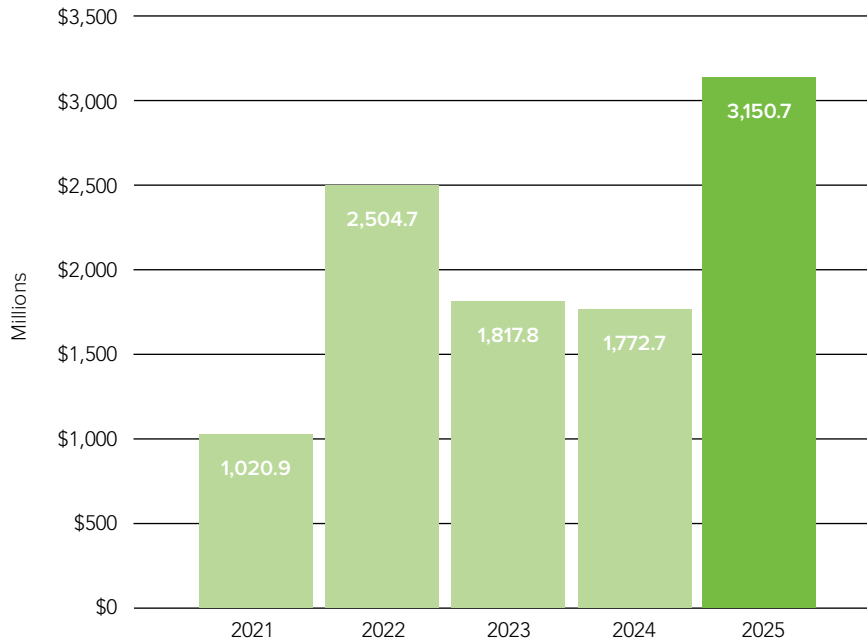


Source: Finance Department

## Value of Building Permits Issued

The number and construction value of building permits issued by the City over the past five years have fluctuated in response to the broader economic conditions while continuing to reflect ongoing development activities. Following elevated permit levels in 2022, activity moderated in 2023 and 2024 amid higher interest rates and construction cost pressures affecting the development market. In 2025, permit activity rebounded, with the City issuing 1,225 permits totaling approximately \$3.15 billion in construction value—the highest value in a single year recorded to date. This increase reflects continued investment and the advancement of development projects to support Burnaby’s ongoing growth. However, this increase is mainly due to the surge of development applications during the in-stream protection period following the legislative changes. Despite this strong performance in 2025, the development industry remains volatile with future economic activity that is difficult to predict.

### Value of Building Permits Issued (\$) 2021-2025



Source: Planning and Development Department

## Consolidated Statement of Financial Position

As at December 31, 2025 with comparative figures for 2024

	2025 Actual (\$)	2024 Actual (\$)
<b>Financial Assets</b>		
Cash and cash equivalents	257,281,415	102,100,802
Investments (Note 2)	1,871,113,267	2,113,182,269
Accounts receivables		
Accrued interest	137,800,826	188,496,195
Taxes	17,273,094	11,875,280
Local improvement frontage tax	719,925	902,618
Other receivables (Note 3)	279,802,505	257,856,546
	435,596,350	459,130,639
<b>Total Financial Assets</b>	<b>2,563,991,032</b>	<b>2,674,413,710</b>
<b>Liabilities</b>		
Accounts payables and accrued liabilities (Note 4)		
Accounts payable	105,562,625	95,311,719
Accrued liabilities	26,118,337	24,274,663
Due to other governments	59,621,608	63,920,046
	191,302,570	183,506,428
Employee future benefits (Note 13)	10,678,000	10,043,000
Deposits - damages, servicing and other	71,369,029	65,366,456
Deferred revenue (Note 5)	121,044,633	121,349,694
Development/Amenity Cost Charges and restricted funds (Note 6)	252,444,938	192,314,226
<b>Total Liabilities</b>	<b>646,839,170</b>	<b>572,579,804</b>
<b>Net Financial Assets</b>	<b>1,917,151,862</b>	<b>2,101,833,906</b>
<b>Non-Financial Assets</b>		
Tangible capital assets (Note 7 and Schedule 1)	4,300,304,708	3,942,289,557
Inventory of supplies	4,283,343	3,773,401
Prepaid expenses	12,012,025	5,596,975
<b>Total Non-Financial Assets</b>	<b>4,316,600,076</b>	<b>3,951,659,933</b>
<b>Accumulated Surplus (Note 8)</b>	<b>6,233,751,938</b>	<b>6,053,493,839</b>

## Consolidated Statement of Operations and Accumulated Surplus

For the year ended December 31, 2025 with comparative figures for 2024

	2025 Budget (\$) (Note 1(B), 15)	2025 Actual (\$)	2024 Actual (\$)
<b>Revenues</b>			
Taxation revenue (Note 10)	409,841,300	406,197,090	379,728,852
Sales of goods and services	158,617,800	169,512,828	154,049,669
Investment income	69,830,500	94,980,233	99,707,529
Other revenue	80,729,100	118,003,220	76,957,292
Community Benefit Bonus	100,000,000	46,611,943	136,362,748
Contributed tangible capital assets	10,000,000	46,860,449	78,603,881
Transfers from other governments (Note 9)	67,117,800	53,854,032	48,400,916
Transfer from restricted funds and Development/ Amenity Cost Charges (Note 6)	20,250,000	13,032,766	3,614,426
<b>Total Revenues</b>	<b>916,386,500</b>	<b>949,052,561</b>	<b>977,425,313</b>
<b>Expenses</b>			
General government services	174,612,800	171,909,051	132,989,433
Protective services	172,929,300	173,226,729	163,562,746
Transportation services	79,267,700	80,629,816	74,263,696
Public works and environmental services	158,173,500	158,787,367	132,927,510
Development services	16,812,200	13,095,409	14,686,293
Parks, recreation and cultural services	163,462,900	171,146,090	147,670,081
<b>Total Expenses</b>	<b>765,258,400</b>	<b>768,794,462</b>	<b>666,099,759</b>
<b>Annual Surplus</b>	<b>151,128,100</b>	<b>180,258,099</b>	<b>311,325,554</b>
<b>Accumulated Surplus, Beginning of Year</b>	<b>6,053,493,839</b>	<b>6,053,493,839</b>	<b>5,742,168,285</b>
<b>Accumulated Surplus, End of Year</b>	<b>6,204,621,939</b>	<b>6,233,751,938</b>	<b>6,053,493,839</b>

To see the full set of financial statements and notes, please refer to the 2025 Annual Municipal Report at [Burnaby.ca/MunicipalReport](https://burnaby.ca/MunicipalReport)

# Contact Information

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## City Hall

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604-294-7944

customerservice@burnaby.ca

## Hours of Operation

Monday-Wednesday | 8 am-4:45 pm

Thursday | 8 am-8 pm

Friday | 8 am-4:45 pm



Burnaby City Hall

