

# **5 Year Financial Plan (2025-2029)**



## **Purpose**

- Section 165 of the *Community Charter* requires that Council adopt a 5 Year Financial Plan Bylaw each year prior to the adoption of the annual Property Tax Bylaw. Purpose of the 5 Year Financial Plan is to provide a budgetary framework for the City to plan the management of its resources, revenues and expenditures in order to best serve the community.
- The Consolidated 5 Year Financial Plan combines the Operating Budget, Capital Budget, Utility Budget and One-Time Expenditures for 2025. The plan is based on the City's current year budgets along with estimates developed from economic forecasts and other expected impacts on revenues and spending for the following four years. Each year, the rolling plan is reviewed and updated.
- It provides a 5 year summary of revenue and expenditures, planned capital projects, and projected tax increases.
- It presents a balanced budget for all 5 years of the plan, as required under the *Community Charter*.

## **Public Consultation**

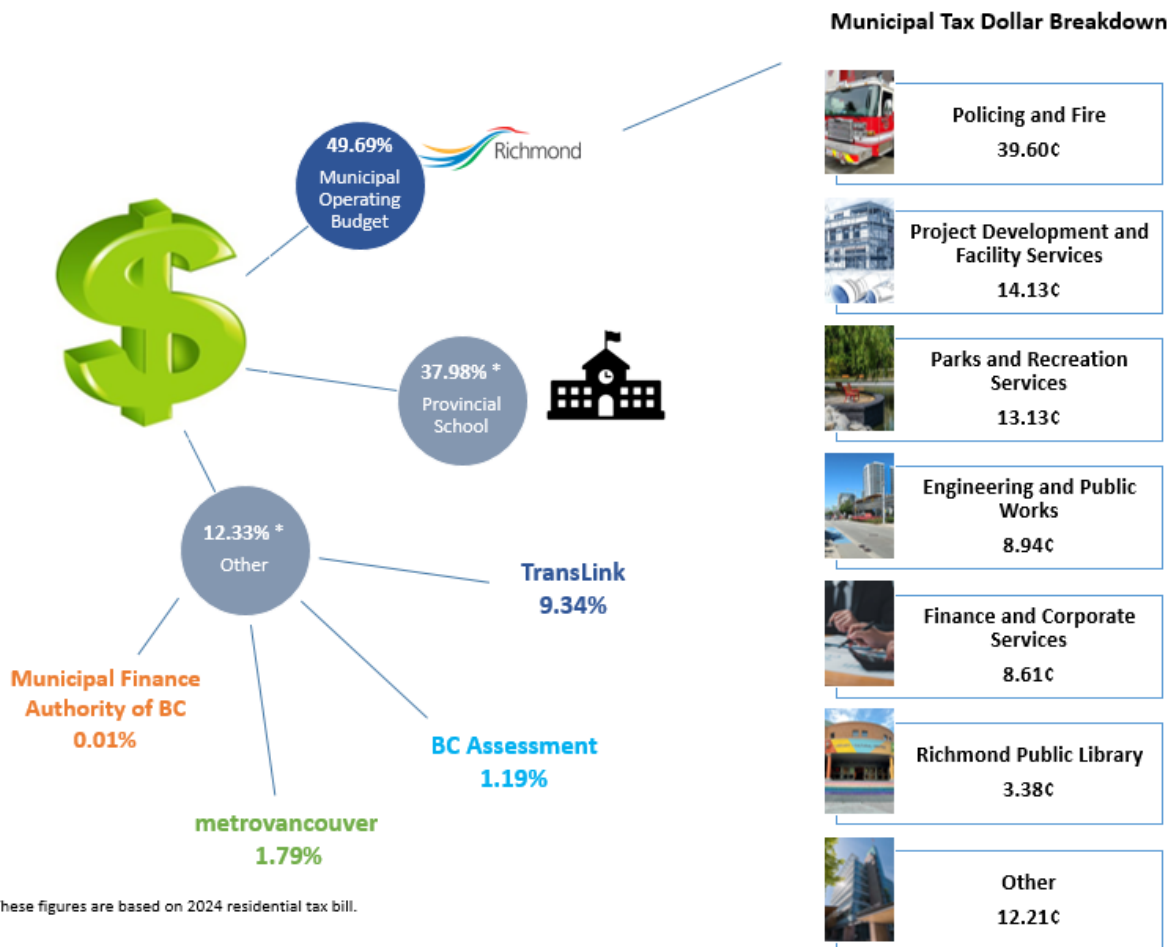
The public consultation period for the Consolidated 5 Year Financial Plan (2025-2029) is from Monday, January 6, 2025, until Sunday, January 19, 2025. Submit your comments through [www.LetsTalkRichmond.ca](http://www.LetsTalkRichmond.ca) or by email to [finance@richmond.ca](mailto:finance@richmond.ca). All comments will be provided to Richmond City Council for consideration in advance of the final bylaw reading, which is expected to be on the agenda at the Council Meeting on Monday, January 27, 2025.

# Consolidated 5 Year Financial Plan (2025-2029)

The 5.86% increase would result in an increase of \$128 in municipal taxes based on an average residential property with an assessment value of \$1.31M, which is about 35 cents per day (based on 2024 assessment values & tax rates).

2025 Overall Tax Increase  
**5.86%**

**35¢/day**

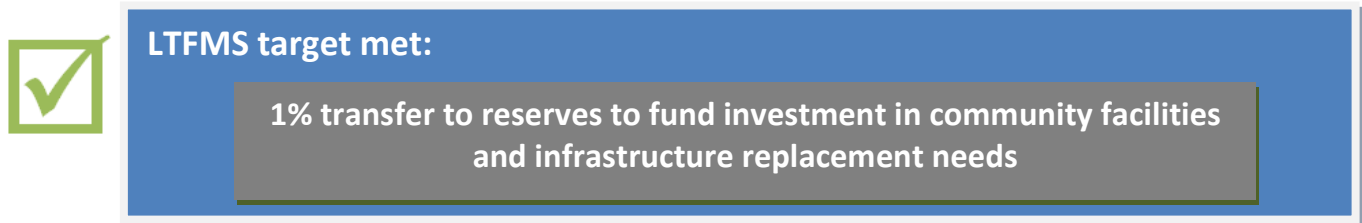
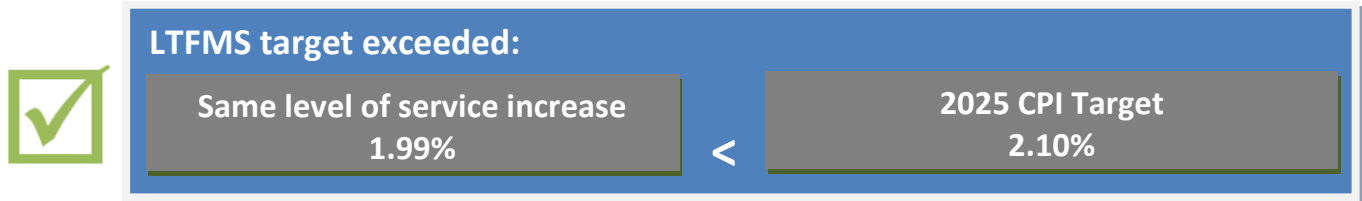


Council has no control over these levies. The City is obligated to collect on behalf of other agencies and remit these directly to TransLink, Provincial School, Metro Vancouver, BC Assessment and Municipal Finance Authority.

# Consolidated 5 Year Financial Plan (2025-2029)

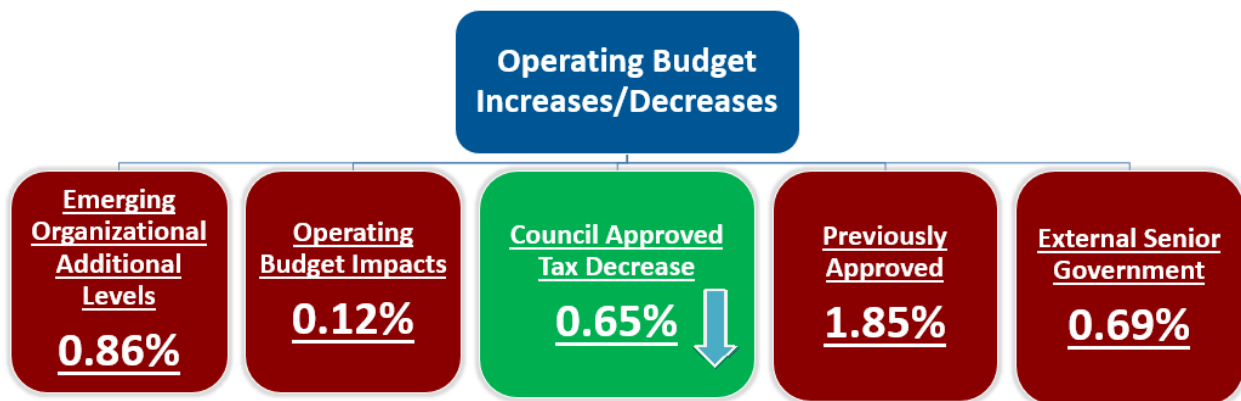
## Council’s Long Term Financial Management Strategy (LTFMS)

The Consolidated 5 Year Financial Plan is developed using the principles in Council’s Long Term Financial Management Strategy (LTFMS). Under the LTFMS the City’s goal is to maintain property tax increases at or below the annual increase in the cost of living for the Vancouver region for current and existing programs and services plus allowing for an additional 1.00% property tax increase annually to fund investment in community facilities infrastructure replacement needs.



Vancouver’s 2025 CPI Target is based on Conference Board of Canada Major City Insights Autumn 2024.

## Other operating budget increases/decreases



Operating Budget Increases includes funding for:

- 10 Community Safety positions
- Operating budget impacts associated with new capital infrastructure
- An overall tax decrease of 0.65% as Council has approved to use the Rate Stabilization Account.
- The new and expanded Steveston Community Centre and Library anticipated to be completed by 2026.
- Community Safety Cost Sharing Obligations (EComm, Integrated Teams etc.)

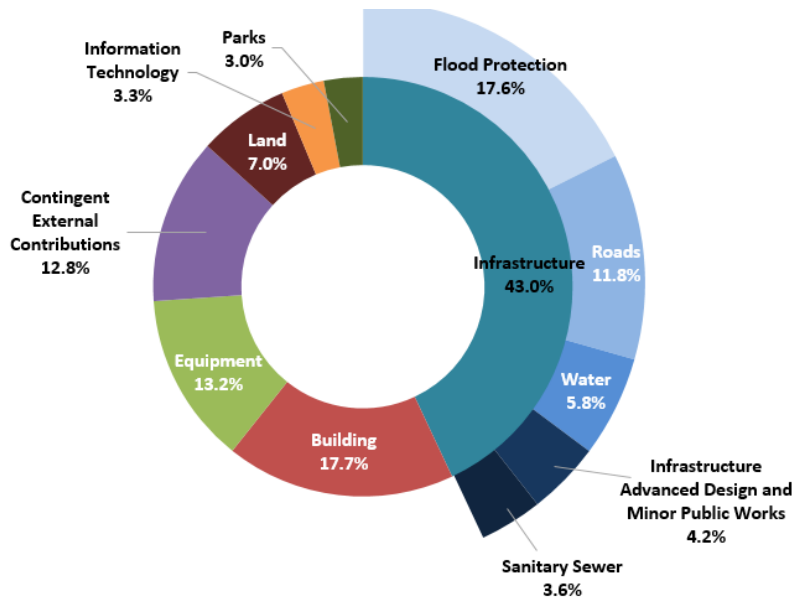
Please refer to the 2025 Proposed Operating Budget report for further details.

# Consolidated 5 Year Financial Plan (2025-2029)

## Capital Budget

Capital funds are directed towards infrastructure and asset management programs based on the highest priority projects to respond to Council direction and provide services to the citizens of Richmond.

### 2025 Recommended Projects by Program



**\$156.5M**  
Capital Budget

**\$27.5M**  
Flood Protection

### 2025 Capital Projects Highlights

Program	Capital Projects	Budget
Flood Protection	Flood Protection and Dike Improvements	\$10,790,000
Heritage	Britannia Shipyards - Seine Net Loft - Roof, Envelope and Structural Renewals	\$10,500,000
Water	Watermain Replacement and Upgrades Program	\$8,106,000
Equipment	Electric Vehicle DC Fast Charging Station Installations	\$7,000,000
Flood Protection	Dike Upgrade Designs	\$6,000,000
Building	Richmond Ice Centre Interior Renewals	\$4,500,000
Equipment	Public Safety Camera System – Phase 1	\$2,493,794
Roads	Arterial Roadway Improvement Program	\$ 1,850,000
Parks	Hugh Boyd Community Park Playground Renewal	\$1,500,000

Please refer to the 2025 Proposed Capital Budget report for further details.

# Consolidated 5 Year Financial Plan (2025-2029)

## Consolidated 5 Year Financial Plan (2025-2029) Overview (in \$000s)

	2024 Bylaw <sup>1</sup>	2025	2026	2027	2028	2029
<b>Revenue</b>	<b>\$702,207</b>	<b>\$780,461</b>	<b>\$795,325</b>	<b>\$822,279</b>	<b>\$830,882</b>	<b>\$855,620</b>
Less:						
<b>Expenses</b>	<b>620,634</b>	<b>664,354</b>	<b>651,356</b>	<b>675,446</b>	<b>689,244</b>	<b>713,378</b>
<b>Transfers/Amortization Offset (Annual Surplus)</b>	<b>81,573</b>	<b>116,107</b>	<b>143,969</b>	<b>146,833</b>	<b>141,638</b>	<b>142,242</b>
<b>Balanced Budget</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>
<b>Tax Increase</b>	<b>5.62%</b>	<b>5.86%</b>	<b>4.50%</b>	<b>4.32%</b>	<b>4.42%</b>	<b>4.17%</b>

<sup>1</sup>For comparative purposes, the 2024 Consolidated 5 Year Financial Plan is presented as approved by Council on January 29, 2024.

The Consolidated 5 Year Financial Plan is presented on the same basis as the City’s Consolidated Financial Statements, which follow Public Sector Accounting Standards (PSAS). Items which do not meet the PSAS definition of revenue or expenses are included under Transfers/Amortization Offset. The Annual Surplus is determined by taking the difference between revenue and expenses on the financial statements. The Consolidated 5 Year Financial Plan (2025-2029) Bylaw No. 10622 is included on pages 9-12.

## 2025 – 2029 Capital Budget

The Capital Budget funds investment in land, infrastructure, which includes roads, water and sewer works, dikes and buildings, vehicles, equipment, parks, trails and other physical property.

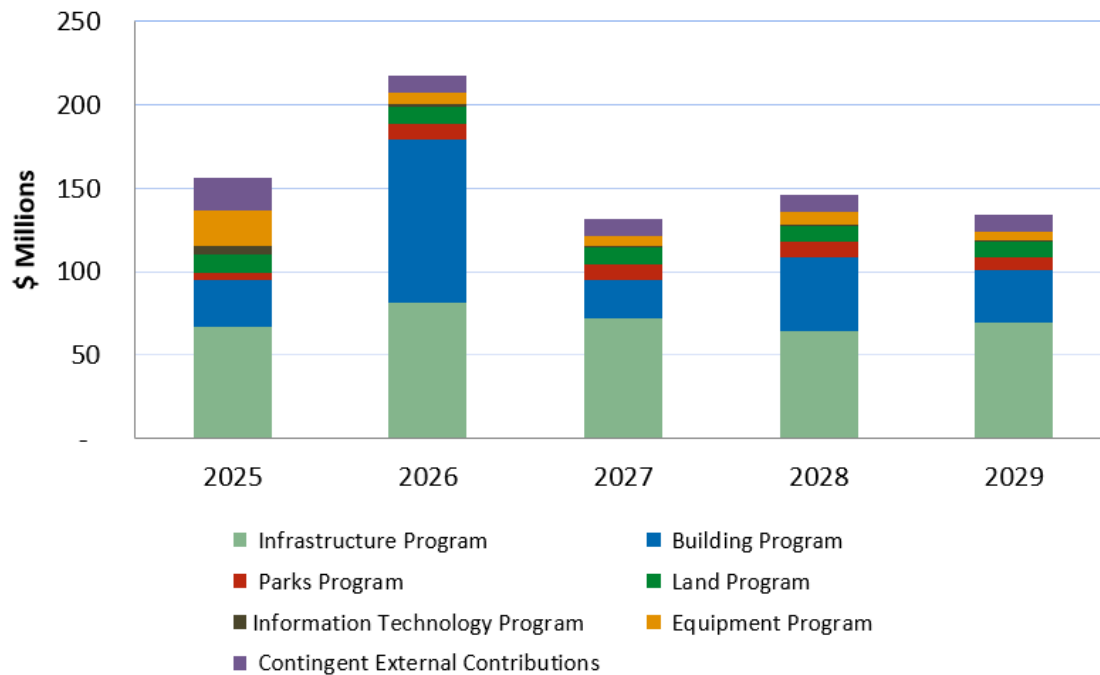
### Capital Program (in \$000s)

	2024 Bylaw <sup>2</sup>	2025	2026	2027	2028	2029
Infrastructure Program	\$ 63,959	\$67,154	\$81,215	\$71,845	\$64,244	\$69,281
Building Program	101,148	27,750	97,800	23,000	44,700	31,500
Parks Program	11,925	4,750	9,800	9,550	8,830	7,600
Land Program	11,186	11,000	10,000	10,000	10,000	10,000
Equipment Program	7,716	20,700	7,150	5,548	7,177	5,285
Information Technology	4,966	5,097	1,790	1,304	728	420
Contingent External Contributions	10,000	20,000	10,000	10,000	10,000	10,000
<b>Total Capital Program</b>	<b>\$210,900</b>	<b>\$156,451</b>	<b>\$217,755</b>	<b>\$131,247</b>	<b>\$145,679</b>	<b>\$134,086</b>

<sup>2</sup>For comparative purposes, the 2024 Budget is presented as approved by Council on January 29, 2024.

# Consolidated 5 Year Financial Plan (2025-2029)

## Capital Budget by Program (2025 – 2029)



## Consolidated 5 Year Financial Plan (2025-2029) Bylaw 10622 Summary

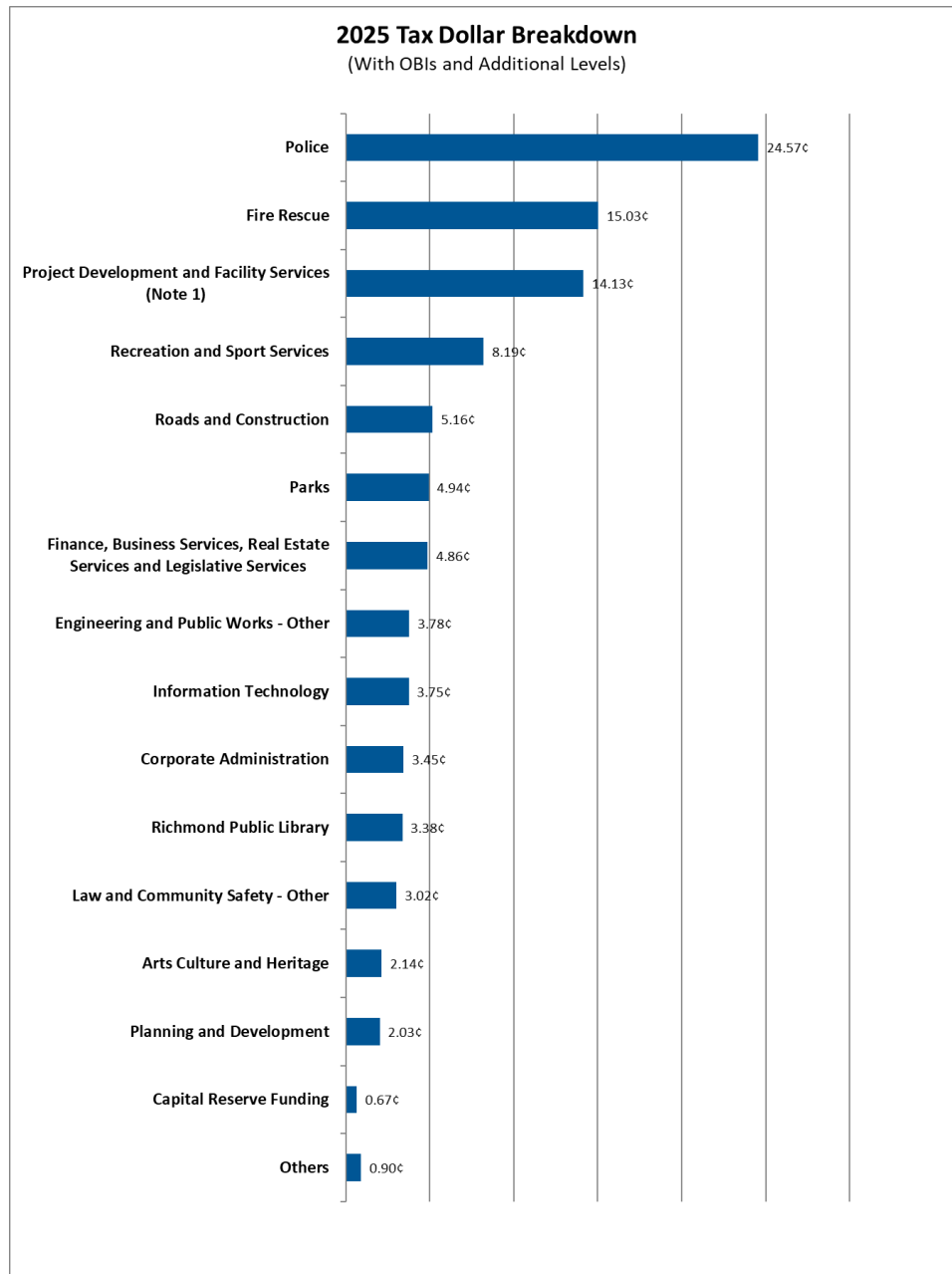
Proposed 5 Year Financial Plan	2025 Budget	2026 Plan	2027 Plan	2028 Plan	2029 Plan
Same Level of Service Before Transfer to Utility Budget	2.26%	2.00%	2.00%	2.10%	2.10%
Less: Transfer to Utility Budget <sup>3</sup>	(0.27%)	-	-	-	-
<b>Same Level of Service Increase</b>	<b>1.99%</b>	<b>2.00%</b>	<b>2.00%</b>	<b>2.10%</b>	<b>2.10%</b>
Investment in Community Infrastructure	1.00%	1.00%	1.00%	1.00%	1.00%
External Senior Government Related Increases	0.69%	0.55%	0.38%	0.40%	0.37%
Emerging Organizational Additional Levels	0.82%	0.51%	0.51%	0.50%	0.40%
Operating Budget Impact from Capital Budget	0.16%	0.20%	0.18%	0.18%	0.18%
Council Previously Approved Expenditures	1.85%	0.69%	0.55%	0.39%	0.12%
Less: Rate Stabilization	(0.65%)	(0.45%)	(0.30%)	(0.15%)	-
<b>Proposed Operating Budget Increase</b>	<b>5.86%</b>	<b>4.50%</b>	<b>4.32%</b>	<b>4.42%</b>	<b>4.17%</b>

<sup>3</sup>In 2024, the Dike Brushing and Repair program was included in Roads operations and maintenance expenditures. With program activities directly related to maintaining flood protection infrastructure, it is appropriate that this program is reorganized under the Flood Protection operations and maintenance utility budget.

# Consolidated 5 Year Financial Plan (2025-2029)

## Where does your tax money go? How does it benefit your community?

In 2024, 50.31% of the property taxes include collections on behalf of other tax agencies. The 49.69% portion of property tax dollars for City operations is allocated as shown in the following chart.



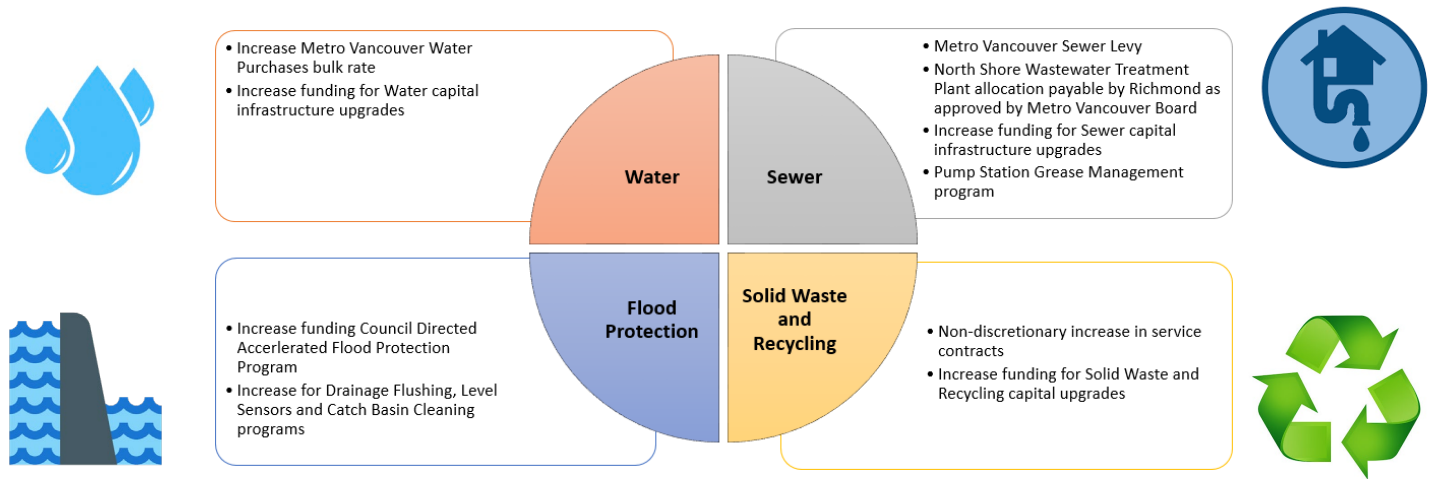
Note 1: Includes Investment in Community Facilities Infrastructure Replacement needs.

# Consolidated 5 Year Financial Plan (2025-2029)

## 2025 Utility Budget

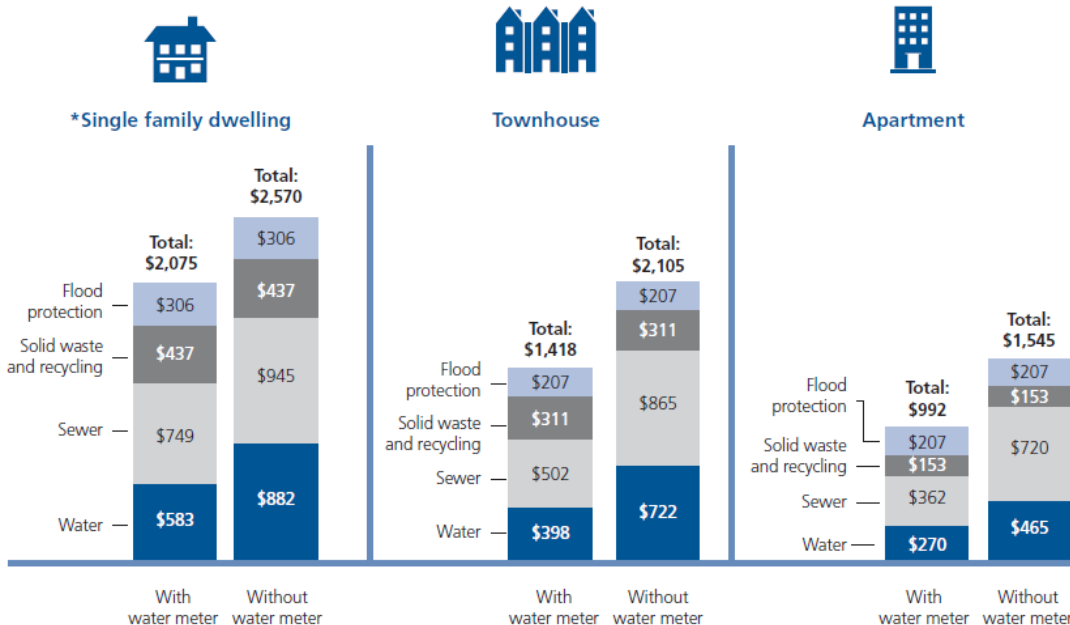
Richmond City Council approved the 2025 Utility Budget on November 12, 2024 netting to \$169.3M. A significant portion of the City's costs relate to impacts outside of the City's direct control, such as the regional costs approved by Metro Vancouver and contractual cost increases. Please refer to the 2025 Utility Budget and Rates report for further details

The primary cost drivers for the utility budget report are:



## Utility bill breakdown

The discounted cost per year for a typical residence with a standard garbage cart is:





# Consolidated 5 Year Financial Plan (2025-2029)

The City of Richmond annually approves a Consolidated 5 Year Financial Plan to project revenues and expenses for the current and future years. The plan consists of the City’s Operating, Capital and Utility Budgets for the current year and sets preliminary estimates for the following four years.

**City of Richmond  
Consolidated 5 Year Financial Plan (2025-2029)  
Revenue and Expenses (In \$000’s)**

	2024 Bylaw <sup>4</sup>	2025 Budget <sup>5</sup>	2026 Plan	2027 Plan	2028 Plan	2029 Plan
<b>Revenue:</b>						
Taxation and Levies	306,676	327,170	344,693	362,618	381,740	400,681
Utility Fees	148,459	172,472	180,055	187,852	196,058	204,573
Sales of Services	54,556	61,378	62,740	64,035	65,377	66,699
Provincial and Federal Grants	26,637	31,396	23,251	23,747	13,824	13,696
Investment Income	25,635	30,636	22,876	21,169	20,371	17,976
Other Revenue	15,537	16,528	16,600	16,805	16,945	17,089
Payments In Lieu of Taxes	14,650	15,001	15,451	15,914	16,407	16,916
Licenses and Permits	12,832	14,014	14,302	14,588	14,895	15,207
Gaming Revenue	12,500	11,500	11,500	11,500	11,500	11,500
Developer Contributed Assets	45,640	62,803	62,803	62,803	62,803	62,803
Development Cost Charges	16,607	16,747	24,410	26,062	20,862	18,380
Other Capital Funding Sources	22,478	20,816	16,644	15,186	10,100	10,100
	<b>\$702,207</b>	<b>\$780,461</b>	<b>\$795,325</b>	<b>\$822,279</b>	<b>\$830,882</b>	<b>\$855,620</b>
<b>Expenses:</b>						
Law and Community Safety	155,060	171,545	175,447	182,904	191,307	199,810
Parks, Recreation and Culture	79,733	86,660	81,442	84,481	86,777	89,155
Engineering and Public Works	73,430	78,284	77,707	79,708	81,168	82,760
Planning and Development Services	45,183	44,179	31,071	31,989	23,854	24,525
Finance and Corporate Services	31,917	34,493	33,735	35,380	35,972	37,219
Corporate Administration	11,306	12,924	12,479	12,927	13,335	13,759
Law and Legislative Services <sup>4</sup>	5,367	-	-	-	-	-
Fiscal	33,719	30,602	28,463	29,710	31,145	32,811
Debt Interest	4,769	3,931	3,931	3,931	3,931	3,931
<b>Utility Budget</b>						
Sanitary Sewer Utility	48,362	63,739	66,393	69,238	72,193	75,290
Water Utility	53,276	56,046	57,927	60,221	62,561	65,008
Sanitation and Recycling	25,517	26,685	26,740	27,394	28,343	29,329
Flood Protection	20,225	21,245	21,550	21,871	22,168	22,472
Richmond Olympic Oval Corporation	20,274	20,963	21,492	21,942	22,401	22,872
Richmond Public Library	12,496	13,058	12,979	13,750	14,089	14,437
	<b>\$620,634</b>	<b>\$664,354</b>	<b>\$651,356</b>	<b>\$675,446</b>	<b>\$689,244</b>	<b>\$713,378</b>
<b>Annual Surplus</b>	<b>\$81,573</b>	<b>\$116,107</b>	<b>\$143,969</b>	<b>\$146,833</b>	<b>\$141,638</b>	<b>\$142,242</b>

# Consolidated 5 Year Financial Plan (2025-2029)

**City of Richmond  
Consolidated 5 Year Financial Plan (2025-2029)  
Transfers (in \$000s)**

	2024 Bylaw <sup>4</sup>	2025 Budget <sup>5</sup>	2026 Plan	2027 Plan	2028 Plan	2029 Plan
<b>Transfers:</b>						
Debt Principal	9,612	3,710	3,835	3,967	4,103	4,244
Transfer To Reserves	97,079	109,720	108,455	112,307	116,979	120,691
Transfer from Reserves to fund Operating Reserve Programs:						
Bylaw 8206	(450)	(400)	(400)	(400)	(400)	(400)
Bylaw 8877	(210)	(110)	(10)	(10)	-	-
Bylaw 7812 S. 1.1.1 (a)	(2,735)	(525)	(525)	(525)	(525)	(525)
Bylaw 7812 S. 1.1.1 (d)	(50)	(50)	(50)	(50)	(50)	(50)
Bylaw 7812 S. 1.1.1 (j)	(396)	(357)	(170)	(170)	(170)	(170)
Operating Reserves - Prior Years	(4,093)	(7,125)	-	-	-	-
Transfer To (From) Surplus	(13,137)	(6,363)	11,110	9,798	10,078	9,314
Capital Expenditures - Current Year	210,900	156,451	217,755	131,247	145,679	134,086
Capital Expenditures - Prior Years	231,528	279,031	276,253	309,762	318,615	319,497
Capital Expenditures - Developer Contributed Assets	45,640	62,803	62,803	62,803	62,803	62,803
Capital Expenditures - Richmond Public Library	610	610	610	610	610	610
Capital Funding	(492,725)	(481,288)	(535,697)	(482,506)	(516,084)	(507,858)
<b>Transfers/Amortization offset:</b>	<b>\$81,573</b>	<b>\$116,107</b>	<b>\$143,969</b>	<b>\$146,833</b>	<b>\$141,638</b>	<b>\$142,242</b>
<b>Balanced Budget</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>
<b>Tax Increase</b>	<b>5.62%</b>	<b>5.86%</b>	<b>4.50%</b>	<b>4.32%</b>	<b>4.42%</b>	<b>4.17%</b>

<sup>4</sup>For comparative purposes, the 2024 Consolidated 5 Year Financial Plan is presented as approved by Council on January 29, 2024. Subsequently Law and Legislative Services was reorganized. Law was moved to Law and Community Safety and Legislative Services was moved to Finance and Corporate Services.

<sup>5</sup>2025 Budget includes approved one-time expenditures and prior year carryforwards. The projections for 2026 through 2029 are base budgets to deliver the same level of service and do not include estimates of carryforwards or one-time expenditures that may be approved in future years.

# Consolidated 5 Year Financial Plan (2025-2029)

City of Richmond  
5 Year Capital Plan Summary (2025-2029)  
(in \$000s)

	2024	2025	2026	2027	2028	2029
<b>Infrastructure Program</b>						
Roads	20,050	18,379	24,191	26,644	16,309	16,686
Flood Protection	20,561	27,506	36,020	24,156	26,885	27,304
Water	9,618	9,056	10,134	10,779	10,215	13,977
Sanitary Sewer	8,150	5,670	6,500	5,600	5,700	5,800
Infrastructure Advanced Design and Minor Public Works	5,580	6,543	4,370	4,666	5,135	5,514
<b>Total Infrastructure Program</b>	<b>\$63,959</b>	<b>\$67,154</b>	<b>\$81,215</b>	<b>\$71,845</b>	<b>\$64,244</b>	<b>\$69,281</b>
<b>Building Program</b>						
Building	87,648	17,250	76,000	22,500	44,700	31,500
Heritage	13,500	10,500	21,800	500	-	-
<b>Total Building Program</b>	<b>\$101,148</b>	<b>\$27,750</b>	<b>\$97,800</b>	<b>\$23,000</b>	<b>\$44,700</b>	<b>\$31,500</b>
<b>Parks Program</b>						
Parkland	4,000	-	5,000	5,000	5,000	4,000
Parks	7,925	4,750	4,800	4,550	3,830	3,600
<b>Total Parks Program</b>	<b>\$11,925</b>	<b>\$4,750</b>	<b>\$9,800</b>	<b>\$9,550</b>	<b>\$8,830</b>	<b>\$7,600</b>
<b>Land Program</b>	<b>\$11,186</b>	<b>\$11,000</b>	<b>\$10,000</b>	<b>\$10,000</b>	<b>\$10,000</b>	<b>\$10,000</b>
<b>Equipment Program</b>						
Vehicle	3,875	3,497	2,981	4,868	4,030	4,433
Community Safety Vehicle	1,815	-	-	-	-	-
Fire Vehicle	1,476	5,287	3,005	-	97	302
Equipment	550	11,916	1,164	680	3,050	550
<b>Total Equipment Program</b>	<b>\$7,716</b>	<b>\$20,700</b>	<b>\$7,150</b>	<b>\$5,548</b>	<b>\$7,177</b>	<b>\$5,285</b>
<b>Information Technology Program</b>	<b>\$4,966</b>	<b>\$5,097</b>	<b>\$1,790</b>	<b>\$1,304</b>	<b>\$728</b>	<b>\$420</b>
<b>Contingent External Contributions</b>	<b>\$10,000</b>	<b>\$20,000</b>	<b>\$10,000</b>	<b>\$10,000</b>	<b>\$10,000</b>	<b>\$10,000</b>
<b>Total Capital Program</b>	<b>\$210,900</b>	<b>\$156,451</b>	<b>\$217,755</b>	<b>\$131,247</b>	<b>\$145,679</b>	<b>\$134,086</b>

# Consolidated 5 Year Financial Plan (2025-2029)

## 2025–2029 Capital Funding Sources (in \$000s)

	2024 Bylaw <sup>6</sup>	2025	2026	2027	2028	2029
<b>DCC Reserves</b>						
Drainage DCC	1,139	3,597	3,422	4,677	6,309	4,927
Parks Acquisition DCC	4,703	-	4,703	4,703	4,703	3,762
Parks Development DCC	1,947	1,740	3,057	1,740	1,082	1,599
Roads DCC	7,277	9,701	11,145	14,437	8,417	6,631
Sanitary DCC	104	207	658	-	-	-
Water DCC	1,437	1,502	1,425	505	351	1,461
<b>Total DCC</b>	<b>\$16,607</b>	<b>\$16,747</b>	<b>\$24,410</b>	<b>\$26,062</b>	<b>\$20,862</b>	<b>\$18,380</b>
<b>Statutory Reserves</b>						
Capital Building and Infrastructure	56,734	24,050	69,800	19,226	25,150	27,500
Capital Reserve	30,881	15,774	23,010	14,895	19,228	14,959
Capstan Station	-	300	2,000	-	-	-
Drainage Improvement	12,746	4,508	-	-	-	-
Equipment Replacement	5,026	5,547	5,964	4,217	5,688	4,054
Flood Protection	3,238	20,341	28,430	20,715	22,261	24,441
Growing Communities Reserve Fund	3,354	-	-	-	-	-
Sanitary Sewer	8,464	5,948	5,987	5,830	5,126	-
Sanitary Sewer BL10401	8,443	1,893	7,675	1,000	6,413	7,050
Water Supply	11,807	1,100	10,225	900	10,078	12,130
Watermain Replacement	9,646	8,704	8,923	8,988	5,811	-
<b>Total Statutory Reserves</b>	<b>\$150,339</b>	<b>\$88,165</b>	<b>\$162,014</b>	<b>\$75,771</b>	<b>\$99,755</b>	<b>\$90,134</b>
<b>Other Sources</b>						
Enterprise Fund	490	4,325	490	490	490	490
Grant and Developer Contribution	22,478	20,816	16,644	15,186	10,100	10,100
Other Sources	13,960	22,748	11,888	11,372	11,947	12,715
Rate Stabilization Account	1,815	2,460	-	-	-	-
Sewer Levy Stabilization	350	360	268	300	311	381
Solid Waste and Recycling	600	400	300	300	300	300
Steveston Community Amenity Fund	2,600	-	-	-	-	-
Water Levy Stabilization	1,661	430	1,741	1,766	1,914	1,586
<b>Total Other Sources</b>	<b>\$43,954</b>	<b>\$51,539</b>	<b>\$31,331</b>	<b>\$29,414</b>	<b>\$25,062</b>	<b>\$25,572</b>
<b>Total Capital Program</b>	<b>\$210,900</b>	<b>\$156,451</b>	<b>\$217,755</b>	<b>\$131,247</b>	<b>\$145,679</b>	<b>\$134,086</b>

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