



# THE DISTRICT OF NORTH VANCOUVER

## 2024-2028 FINANCIAL PLAN BYLAW

### BYLAW 8669

Effective Date – February 26, 2024

#### CONSOLIDATED FOR CONVENIENCE ONLY

This is a consolidation of the bylaws below. The amending bylaws have been combined with the original bylaw for convenience only. This consolidation is not a legal document. Certified copies of the original bylaws should be consulted for all interpretations and applications of the bylaw on this subject.

Original Bylaw	Date of Adoption
Bylaw 8669	February 26, 2024
Amending Bylaw	Date of Adoption
Bylaw 8723	December 2, 2024

The bylaw numbers in the margin of this consolidation refer to the bylaws that amended the principal bylaw (2024-2028 Financial Plan Bylaw – Bylaw 8669). The number of any amending bylaw that has been repealed is not referred to in this consolidation.

# **The Corporation of the District of North Vancouver**

## **Bylaw 8669**

A bylaw to approve the 2024 Financial Plan for the five years ending December 31, 2028 pursuant to section 165 of the *Community Charter*

---

The Council for The Corporation of the District of North Vancouver enacts as follows:

### **Citation**

1. This bylaw may be cited as “2024–2028 Financial Plan Approval Bylaw 8669, 2024”.

### **Approval of Financial Plan**

2. The 2024-2028 Financial Plan, as set out in Schedule A, for the five years ending December 31, 2028 is approved.

### **Reserve Fund Appropriations**

3. The 2024-2028 Financial Plan Reserve Fund Appropriations, as set out in Schedule C, are approved.

**READ** a first time February 5, 2024

**READ** a second time February 5, 2024

**READ** a third time February 5, 2024

**ADOPTED** February 26, 2024

---

Mayor

---

Municipal Clerk

Certified a true copy

---

Municipal Clerk

**Schedule A to Bylaw 8669  
District of North Vancouver  
2024 - 2028 Financial Plan**

	2023	2024	2025	2026	2027	2028
<b>Revenue</b>						
Taxation	128,964	139,641	147,830	157,011	167,137	179,222
Sales, Fees, and Other User Charges	112,538	126,987	129,682	137,926	148,318	225,891
Developer Contributions	14,938	14,812	24,556	31,927	17,881	5,014
Grants and Other Contributions	13,758	14,290	17,336	12,187	13,135	5,171
Investment Income	10,529	8,469	7,012	5,577	5,619	5,573
Penalties & Interest on Taxes	1,075	1,128	1,164	1,188	1,211	1,236
	281,802	305,329	327,580	345,815	353,301	422,107
<b>Allocation of District Land to Housing</b>	0	0	0	0	0	0
<b>Proceeds from Borrowing</b>	21,460	4,721	17,390	8,356	2,065	1,839
<b>Appropriations from:</b>						
Operating Reserves	10,844	5,561	1,237	595	1,013	2,275
Capital and New Initiatives Reserves	65,639	93,510	91,469	90,097	94,226	81,553
	76,483	99,071	92,706	90,692	95,239	83,828
<b>Source of Funds</b>	<b>379,745</b>	<b>409,121</b>	<b>437,676</b>	<b>444,863</b>	<b>450,605</b>	<b>507,774</b>
<b>Operating Expenditures</b>						
Community Services	47,339	53,913	54,048	54,421	55,534	56,656
Planning and Development	18,235	19,942	18,454	18,197	18,571	18,847
Protective Services	50,783	54,410	53,995	55,718	57,766	59,898
Transportation and Engineering	11,351	13,112	13,032	12,934	12,818	12,971
Utilities	55,860	61,782	71,810	79,974	85,360	87,622
Governance and Admin	24,640	23,337	20,871	21,163	20,917	22,167
	208,208	226,496	232,210	242,408	250,965	258,161
<b>Capital Expenditures</b>	96,227	85,831	116,476	99,739	103,999	154,334
<b>Debt Service</b>	2,762	3,061	8,038	9,130	9,571	8,465
<b>Contributions to:</b>						
Operating Reserves	1,145	622	562	3,303	646	662
Capital and New Initiatives Reserves	71,403	93,112	80,390	90,284	85,425	86,153
	72,548	93,734	80,952	93,587	86,071	86,814
<b>Use of Funds</b>	<b>379,745</b>	<b>409,121</b>	<b>437,676</b>	<b>444,864</b>	<b>450,605</b>	<b>507,774</b>

(8723)

**Schedule B to Bylaw 8669  
District of North Vancouver  
2024 Revenue Disclosure Statement**

***Revenue from each Funding Source***

The proportion of total revenue to be raised from each funding source in 2024 is shown in the table to the right. Property tax is an indirect tax on wealth and accounts for the greatest proportion of municipal revenues. The system of property taxation is relatively easy to administer and understand. It provides a stable and consistent source of revenue for services that provide general community benefits that can be often difficult to fund on a user-pay basis.

Funding Source	% Revenues	
	2023	2024
Taxation	42.5%	45.5%
Sales, Fees and User Charges	37.1%	39.2%
Other Sources	13.3%	13.7%
Proceeds From Borrowing	7.1%	1.7%
<b>TOTAL</b>	<b>100%</b>	<b>100%</b>

Sales, fees and user charges form the second largest portion of planned revenue. Many municipal services, such as water and sewer usage, can be measured and charged on a user-pay basis. This methodology strives to fairly distribute the costs of a municipal service to those who make use of it. Other services (e.g. recreation) which have both private and community benefits are funded through both user fees and municipal taxes.

Other sources of revenue include developer contributions, government grants and other external contributions. These sources of revenue are difficult to predict and can fluctuate significantly from year to year. In 2024, government grants are expected to decrease slightly, while developer contributions in the form of community amenity contributions and development cost charges are expected to increase.

Proceeds from borrowing make up the last source of funding and is used for asset replacement or acquisition of new assets.

Property Class	% Property Tax	
	2023	2024
Residential	72.1%	72.2%
Utilities	0.2%	0.2%
Major Industry	10.1%	10.0%
Light Industry	0.9%	0.9%
Business	16.4%	16.4%
Recreation	0.3%	0.3%
<b>TOTAL</b>	<b>100.0%</b>	<b>100.0%</b>

***Property Tax Burden***

The property tax burden for each property class is shown in the table on the left. The tax distribution detailed for 2024 is consistent with the current tax strategy approved by Council in 2009 that aligns the District tax rates with the average for Metro Vancouver,

or the capped rate (if applicable) and relevant Ports Property Tax Act impacts. This strategy considers some shifting of the tax burden between classes if the tax base for a property class is not sufficient to be corrected by investment alone. It is expected that the competitiveness of the municipality as a place to do business will benefit from this policy. Ensuring policy objectives continue to support the taxpayers, the District continues to work with the Province to achieve solutions to inequalities presented in Provincial Port regulations as well as attaining workable solutions to assessment valuation issues affecting the success of select small businesses. Council's tax strategy is based on the principles of equity, fairness, and

responsiveness to community goals. Proportionate relationships between property classes can be affected by Council's economic policies, provincially legislated tax incentive programs and new permissive and statutory exemptions.

***Permissive Tax Exemptions***

Permissive tax exemptions represent approximately \$510,066 in foregone tax revenues. Council grants permissive tax exemptions based on Section 224 of the Community Charter on "use of property" not based upon the charitable status of the organization as a whole. Organizations that contribute to the well-being of citizens within the municipality by improving their quality of life and effectively enhancing community services are eligible.

**(8723)**

**Schedule C to Bylaw 8669  
District of North Vancouver  
2025 Capital Plan Reserve Fund Appropriations**

Program	Cost	DISTRICT RESERVES								DEVELOPER / PRIVATE			OTHERS		
		EXISTING CAPITAL		LAND AND HOUSING			NEW CAPITAL			Develop. Cost Charges	Community Amenity Contrib.	Offsite/ Private	Borrowing	Grants	General Surplus
		Infrast. Reserve	Fleet & Equipment	Utilities	Land	Housing	Transp. & Mobility	Community Health & Safety	Climate and Innovation						
<b>NEW CAPITAL AND INITIATIVES</b>	<b>45,082</b>	<b>9,014</b>	<b>220</b>	<b>2,227</b>	<b>2,400</b>	<b>-</b>	<b>3,132</b>	<b>2,575</b>	<b>171</b>	<b>5,714</b>	<b>1,392</b>	<b>5,344</b>	<b>4,172</b>	<b>8,721</b>	<b>-</b>
<b>Climate Action</b>															
Adaptation															
Biodiversity	200	-	-	-	-	-	-	-	200	-	-	-	-	-	-
Channel Upgrade	881	-	-	604	-	-	-	-	-	87	-	190	-	-	-
Culvert & Debris Upgrades	850	-	-	616	-	-	-	-	-	84	-	150	-	-	-
Forest Resiliency	325	-	-	-	-	-	-	504	(329)	-	-	-	-	150	-
Wildfire Mitigation Fire Fleet	62	-	-	-	-	-	-	62	-	-	-	-	-	-	-
Mitigation															
Public EV Charging Stations	1,100	-	-	-	-	-	-	-	300	-	-	-	-	800	-
<b>Civic Facilities and Equipment</b>															
Operations Facilities & Equipment															
Fire Truck Replace / Upgrade	220	-	220	-	-	-	-	-	-	-	-	-	-	-	-
Store Improvement	40	40	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Community Facilities, Arts &amp; Culture</b>															
Community Facilities															
Lynn Creek Community Centre	353	318	-	-	-	-	-	-	-	-	35	-	-	-	-
Recreation Strategies	398	-	-	-	-	-	-	398	-	-	-	-	-	-	-
Library, Archives & Exhibits															
Capilano Library Upgrade	300	225	-	-	-	-	-	-	-	-	75	-	-	-	-
Library Technology Upgrade	(320)	(100)	-	-	-	-	-	(220)	-	-	-	-	-	-	-
Lynn Valley Library Upgrade	115	81	-	-	-	-	-	-	-	-	35	-	-	-	-
Parkgate Library	3,204	2,392	-	-	-	-	-	-	-	-	812	-	-	-	-
Special Project: NVDPL Wide	320	100	-	-	-	-	-	220	-	-	-	-	-	-	-
Public Art & Heritage															
Lower Capilano Public Art	(75)	-	-	-	-	-	-	(50)	-	-	(25)	-	-	-	-
Public Art Provided Outside TCs	100	-	-	-	-	-	-	-	-	-	100	-	-	-	-
<b>Development</b>															
Contingency															
Development Infrastructure	234	-	-	-	-	-	-	-	-	-	-	234	-	-	-
<b>Lands and Real Estate</b>															
Public Lands & Properties															
Residential Properties	79	-	-	-	-	-	-	-	-	-	79	-	-	-	-
Strategic Land Acquisition	2,400				2,400					-		-	-	-	-

		DISTRICT RESERVES								DEVELOPER / PRIVATE			OTHERS		
		EXISTING CAPITAL		LAND AND HOUSING			NEW CAPITAL								
Program	Cost	Infrast. Reserve	Fleet & Equipment	Utilities	Land	Housing	Transp. & Mobility	Community Health & Safety	Climate and Innovation	Develop. Cost Charges	Community Amenity Contrib.	Offsite/ Private	Borrowing	Grants	General Surplus
NEW CAPITAL AND INITIATIVES	45,082	9,014	220	2,227	2,400	-	3,132	2,575	171	5,714	1,392	5,344	4,172	8,721	-
Parks and Open Spaces															
Community Parks															
Community Parks - District wide	80	-	-	-	-	-	-	59	-	8	13	-	-	-	-
Community Parks - Lions Gate	2,695	-	-	-	-	-	-	27	-	2,668	-	-	-	-	-
Sports Court Upgrade	100	-	-	-	-	-	-	100	-	-	-	-	-	-	-
Urban Park Structures	132	-	-	-	-	-	-	-	-	-	-	132	-	-	-
District Level Parks															
Cates Park Facility Expansion	250	110	-	-	-	-	-	110	-	30	-	-	-	-	-
Cates Park Shoreline Restoration	1,310	-	-	-	-	-	-	310	-	-	-	-	-	1,000	-
Paid Parking In Parks	250	-	-	-	-	-	-	-	-	-	-	-	250	-	-
Neighbourhood Parks															
Neighbourhood Parks Delbrook Land	1,080	902	-	-	-	-	-	136	-	43	-	-	-	-	-
Natural Parkland & Alpine Trails															
Alpine Trail Facilities - Fromme	200	100	-	-	-	-	-	100	-	-	-	-	-	-	-
Sport Fields															
Convert Gravel Fields to ATF(provision for two fields)	600	-	-	-	-	-	-	-	-	60	-	100	440	-	-
Handsworth ATF	100	-	-	-	-	-	-	-	-	-	-	10	40	50	-
Inter River Park ATF	4,555	4,095	-	-	-	-	-	-	-	256	-	139	-	66	-
Public Safety															
Emergency Response Facilities															
Emergency Preemption Signal	50	-	-	-	-	-	-	50	-	-	-	-	-	-	-
Fire & Rescue															
Fire Hall #4	2,180	-	-	-	-	-	-	-	-	-	218	-	1,962	-	-
Fire Hall #5	500	-	-	-	-	-	-	-	-	-	50	-	450	-	-
Maplewood Fire & Rescue Centre	30	-	-	-	-	-	-	-	-	-	-	-	30	-	-
Minor Fire Facility Equipment	95	-	-	-	-	-	-	95	-	-	-	-	-	-	-
Technology															
Applications & Hardware															
Cyber Security	180	180	-	-	-	-	-	-	-	-	-	-	-	-	-
Library IT Integration	35	35	-	-	-	-	-	-	-	-	-	-	-	-	-
Fibre Optic Network															
Fiber Optics Addition	675	-	-	-	-	-	-	675	-	-	-	-	-	-	-
Transportation															
Active Transportation															
Cycling - Edgemont- Lions Gate	50	-	-	-	-	-	38	-	-	12	-	-	-	-	-
Cycling - LVTC - LCTC (East)	100	-	-	-	-	-	91	-	-	9	-	-	-	-	-
Cycling - Lynn Creek to CNV	1,375	-	-	-	-	-	(99)	-	-	72	-	-	-	1,402	-
Cycling - Marine Dr (EB)	77	-	-	-	-	-	46	-	-	-	-	-	-	30	-
LVTC - LCTC Bike Route West	1,935	-	-	-	-	-	1,193	-	-	-	-	-	-	743	-
LVTC to Lynn Headwaters Park	140	-	-	-	-	-	140	-	-	-	-	-	-	-	-
Mtn. Highway: Arborlynn - Highway 1	1,300	-	-	-	-	-	-	-	-	-	-	-	-	1,300	-
Sidewalks Capilano	75	-	-	-	-	-	68	-	-	8	-	-	-	-	-
Sidewalks Seymour	300	-	-	-	-	-	270	-	-	30	-	-	-	-	-
Spirit Trail (Eastern Segment)	2,859	-	-	-	-	-	-	-	-	-	-	-	1,001	1,858	-
Traffic Safety	400	-	-	-	-	-	360	-	-	40	-	-	-	-	-
Urban Trails - Inside Town Centres	500	-	-	-	-	-	-	-	-	-	-	500	-	-	-
Sidewalks Lynn Valley	175	-	-	-	-	-	159	-	-	16	-	-	-	-	-

		DISTRICT RESERVES								DEVELOPER / PRIVATE			OTHERS		
		EXISTING CAPITAL		LAND AND HOUSING			NEW CAPITAL								
Program	Cost	Infrast. Reserve	Fleet & Equipment	Utilities	Land	Housing	Transp. & Mobility	Community Health & Safety	Climate and Innovation	Develop. Cost Charges	Community Amenity Contrib.	Offsite/ Private	Borrowing	Grants	General Surplus
NEW CAPITAL AND INITIATIVES	45,082	9,014	220	2,227	2,400	-	3,132	2,575	171	5,714	1,392	5,344	4,172	8,721	-
Transportation															
Partnerships with Other Agencies															
Dollarton Highway Tseil-Waututh Nation	131	-	-	-	-	-	-	-	-	-	-	131	-	-	-
Roads & Bridges															
Local Improvement Program	675	125	-	-	-	-	-	-	-	-	-	550	-	-	-
Road Safety and Monitoring	550	-	-	-	-	-	498	-	-	52	-	-	-	-	-
Road Upgrades - Maplewood	3,000	-	-	-	-	-	-	-	-	-	-	3,000	-	-	-
Vehicle Bridges Edgemont Over	375	237	-	-	-	-	101	-	-	37	-	-	-	-	-
Vehicle Bridges Over Mackay Creek	280	175	-	-	-	-	77	-	-	28	-	-	-	-	-
Transit															
Phibbs Exchange Upgrade	100	-	-	-	-	-	100	-	-	-	-	-	-	-	-
Transit Stops	300	-	-	-	-	-	90	-	-	10	-	-	-	200	-
Utilities															
Storm Water Utility															
Drainage Upgrades	150	-	-	135	-	-	-	-	-	15	-	-	-	-	-
Utility Mains															
Culvert & Debris Upgrades	75	-	-	68	-	-	-	-	-	7	-	-	-	-	-
Sewer Inflow & Infiltration	1,537	-	-	415	-	-	-	-	-	-	-	-	-	1,122	-
Sewer Main Upgrade & Expansion	85	-	-	1	-	-	-	-	-	84	-	-	-	-	-
Storm Main Upgrade & Expansion	1,779	-	-	159	-	-	-	-	-	1,515	-	105	-	-	-
UT - PRV Stations Upgrade & Expansion															
Water Main Upgrade & Expansion	629	-	-	5	-	-	-	-	-	519	-	105	-	-	-
Capital Contingency	(1,398)	1,550	(138)	(748)	-	-	(107)	(1,772)	-	(147)	(151)	307	(191)	-	-
EXISTING CAPITAL	42,147	21,418	4,766	12,860	-	-	-	65	-	1,471	190	-	740	639	-
Child and Seniors Care															
Child Care															
Lynnmour Jaycee House Renewal	16	16	-	-	-	-	-	-	-	-	-	-	-	-	-
Civic Facilities and Equipment															
General Provision - All Facilities															
General Buildings Renewal	20	(30)	-	-	-	-	-	-	-	50	-	-	-	-	-
Operations Facilities & Equipment															
Corporate Equipment Renewal	19	-	19	-	-	-	-	-	-	-	-	-	-	-	-
DNV Hall	583	583	-	-	-	-	-	-	-	-	-	-	-	-	-
Fleet Services Renewal	2,240	-	2,123	53	-	-	-	65	-	-	-	-	-	-	-
Operations Centre Renewal	1,240	500	-	-	-	-	1,240	-	-	-	-	-	740	-	-
Overhead	542	542	-	-	-	-	-	-	-	-	-	-	-	-	-
Community Facilities, Arts & Culture															
Community Facilities															
Mollie Nye House Renewal	125	125	-	-	-	-	-	-	-	-	-	-	-	-	-
Parkgate CRC Mech Upgrade	3,555	3,555	-	-	-	-	-	-	-	-	-	-	-	-	-
Recreation Equipment Renewal	575	575	-	-	-	-	-	-	-	-	-	-	-	-	-
Recreation Facilities Renewal	3,050	3,050	-	-	-	-	-	-	-	-	-	-	-	-	-
Recreation Technology Renewal	250	250	-	-	-	-	-	-	-	-	-	-	-	-	-



[illegible]

		DISTRICT RESERVES								DEVELOPER / PRIVATE			OTHERS		
Program	Cost	EXISTING CAPITAL		LAND AND HOUSING			NEW CAPITAL			Develop. Cost Charges	Community Amenity Contrib.	Offsite/ Private	Borrowing	Grants	General Surplus
		Infrastr. Reserve	Fleet & Equipment	Utilities	Land	Housing	Transp. & Mobility	Community Health & Safety	Climate and Innovation						
EXISTING CAPITAL	42,147	21,418	4,766	12,860	-	-	-	65	-	1,471	190	-	740	639	-
Transportation															
Roads & Bridges															
Overhead	617	617	-	-	-	-	-	-	-	-	-	-	-	-	-
Road Paving - Renewal	4,330	3,675	-	-	-	-	-	-	-	-	-	-	-	655	-
Street Lighting Renewal	190	190	-	-	-	-	-	-	-	-	-	-	-	-	-
Street Retaining Wall Renewal	300	300	-	-	-	-	-	-	-	-	-	-	-	-	-
Traffic Operations Renewal	820	848	-	-	-	-	-	-	-	-	-	-	-	(28)	-
Utilities															
Storm Water Utility															
Major Culvert Replacement	1,730	-	-	1,545	-	-	-	-	-	185	-	-	-	-	-
Overhead	139	-	-	125	-	-	-	-	-	14	-	-	-	-	-
Utility Mains															
Equipment - Utilities Renewal	250	-	-	225	-	-	-	-	-	25	-	-	-	-	-
Overhead	1,470	-	-	1,324	-	-	-	-	-	146	-	-	-	-	-
Sewer Mains	800	-	-	721	-	-	-	-	-	79	-	-	-	-	-
Storm Mains	839	-	-	757	-	-	-	-	-	82	-	-	-	-	-
UT - Lift Stations Renewal	1,400	-	-	1,261	-	-	-	-	-	139	-	-	-	-	-
UT - PRV Stations Renewal	1,000	-	-	901	-	-	-	-	-	99	-	-	-	-	-
UT - Pump Stations Renewal	200	-	-	180	-	-	-	-	-	20	-	-	-	-	-
UT - Water Reservoirs Renewal	100	-	-	90	-	-	-	-	-	10	-	-	-	-	-
Water Mains	6,300	-	-	5,676	-	-	-	-	-	624	-	-	-	-	-
Grand Total	85,831	31,981	4,848	14,338	2,400	-	3,025	868	171	7,037	1,431	5,651	4,721	9,359	-

(8723)