

DATE OF MEETING MAY 5, 2025

AUTHORED BY WENDY FULLA, DIRECTOR, FINANCE

SUBJECT 2025 – 2029 FINANCIAL PLAN AMENDMENT BYLAW

OVERVIEW

Purpose of Report

To introduce “Financial Plan Amendment Bylaw 2025 No. 7389.01” for first, second and third readings.

Recommendation

That:

1. “Financial Plan Amendment Bylaw 2025 No. 7389.01” (To amend the 2025 – 2029 Financial Plan) pass first reading;
2. “Financial Plan Amendment Bylaw 2025 No. 7389.01” pass second reading; and
3. “Financial Plan Amendment Bylaw 2025 No. 7389.01” pass third reading.

BACKGROUND

Council at the 2025-JAN-20 Council Meeting adopted the Provisional 2025 – 2029 Financial Plan Bylaw “Financial Plan Bylaw 2024 No. 7389”. The Financial Plan reflected decisions made by Council during the budget review process in 2024. A Final 2025 – 2029 Financial Plan Bylaw and a 2025 Property Tax Rates Bylaw must be adopted by 2025-MAY-15 to enable the calculation and collection of 2025 property taxes.

At the 2025-APR-16, Finance and Audit Committee meeting Council received an update on the proposed Final 2025 – 2029 Financial Plan and staff sought direction from Council for any additional changes to the budget. The update highlighted changes since the provisional budget was adopted including updates to estimates and directives from Council.

Council engaged in deliberations, which resulted in the following change:

- Increased resources for public space cleanliness – Superintendent, Sanitation, Recycling and Cemeteries effective September 1, 2025 and additional funding for contracted services in 2025 and 2026.

At the same meeting the Finance and Audit Committee, based on staff reports, recommended Council increase the 2025 and 2026 project budgets for the Japanese Canadian Memorial Garden and the Beban Park Outdoor Performance Space and added funding for the 2026 Pacific Contact Showcase & Festival. |

DISCUSSION

|The Final 2025 – 2029 Financial Plan (Financial Plan) invests in services and infrastructure to support a community that is now over 100,000 strong with more than \$4.8 billion (2021) worth of assets.

The Financial Plan incorporate actions from the Integrated Action Plan as the City continues to make progress towards achieving the five city goals identified in *City Plan: Nanaimo ReImagined*.

Support of the five goal areas includes:

A Green Nanaimo – Resilient and Regenerative Ecosystems

- Climate action projects including Building Benchmarking, Cool It! Program, Community Environmental Sustainability Project Grant Program, EV Charging Infrastructure Rebate Programs, Home Energy Assessment Rebates and Home Retrofit Support Program.

A Connected Nanaimo – Equitable Access & Mobility

- Investment in infrastructure to support a robust, multi-modal network including new transit shelters, secure bike parking, and pedestrian improvements such as pedestrian flashers, audible signals and new sidewalks.

A Healthy Nanaimo – Community Wellbeing & Livability

- 20 new firefighters in support of the Fire Master Plan Implementation.
- 12 new RCMP members over three years.
- Expansion of the Community Safety Officer program with 10 new team members over two years.
- Support for affordable housing including funding for supportive housing units at the former Travellers Lodge and annual contributions to the Housing Legacy Reserve Fund.
- Continued investment in the renewal and construction of new recreational amenities including new washroom facilities at Maffeo Sutton Park, Loudon Park Improvements, a new Beban Outdoor Learning Centre and continued investment in the Stadium District.

An Empowered Nanaimo – Reconciliation, Representation & Inclusion

- Investment in arts and culture including operating grants to support cultural venues such as the Port Theatre, the Nanaimo Museum, and the Nanaimo Art Gallery. Funding for culture operating grants, culture project grants and downtown event revitalization funding.
- Continued funding for events to recognize National Indigenous People Day and Truth and Reconciliation Day.

A Prosperous Nanaimo – Thriving & Resilient Economy

- Funding for the Nanaimo Prosperity Corporation as they work to promote Nanaimo's dynamic economy and investment prospects.
- Funding to support Tourism Nanaimo, the designated Destination Marketing Organization for the City as it shapes the City's tourism landscape.

FINANCIAL CONSIDERATIONS

The projected property taxes increases in the Financial Plan are:

	2025	2026	2027	2028	2029
General Asset Management Reserve	1.0%	1.0%	1.0%	1.0%	0.0%
General Property Tax Increase	6.8%	6.7%	2.5%	2.0%	2.6%
Total Municipal Taxes	7.8%	7.7%	3.5%	3.0%	2.6%

The projected impact to the typical home is \$222 for municipal taxes or approximately \$18.50/month (\$267 including user fee increases or approximately \$22.25/month).

	2024	2025	\$ Change	% Change
Assessment - Average Home	\$788,058	\$787,743	(\$315)	0.0%
Property Taxes	\$2,859	\$3,081	\$222	7.8%
Municipal User Fees				
Water Fees*	508	533	25	5.0%
Sewer Fees	165	172	7	4.0%
Sanitation Fees	228	241	13	5.7%
Total Municipal Taxes & User Fees	\$3,760	\$4,027	\$267	

Rounded to nearest dollar

Assumes a single family home with average Class 1 assessment change

*Based on average seasonal usage

OPTIONS

1. That "Financial Plan Amendment Bylaw 2025 No. 7389.01" (To amend the 2025 – 2029 Financial Plan) pass first reading;

That "Financial Plan Amendment Bylaw 2025 No. 7389.01" pass second reading; and

That "Financial Plan Amendment Bylaw 2025 No. 7389.01" pass third reading.
 - The advantages of this option: Adopting the 2025 – 2029 Financial Plan Amendment Bylaw authorizes the expenditures in the 2025 budget and calculation of the 2025 property taxes.
 - Financial Implications: Enables the calculation and collection of 2025 property taxes. Annual property taxes help fund City services and the project plan.
2. That Council table the report and request more information from Staff.

- The disadvantages of this option: Additional meeting(s) will be required to complete adoption of bylaws by 2025-MAY-15.
- Financial Implications: The Property Tax Bylaw for the calculation and collection of 2025 Property Taxes cannot be adopted until the 2025 – 2029 Financial Plan Amendment Bylaw is adopted.

SUMMARY POINTS

- The 2025 property tax increase will be 7.8%.
- The “Financial Plan Amendment Bylaw 2025 No. 7389.01” must be adopted by 2025-MAY-15.
- This bylaw will allow Staff to calculate and collect 2025 property taxes. Annual property taxes help fund City services and the project plan.

ATTACHMENTS:

“Financial Plan Amendment Bylaw 2025 No. 7389.01” |

Submitted by:

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Concurrence by:

Laura Mercer
General Manager, Corporate Services