

FOR: COUNCIL

MEETING DATE: May 4, 2026

DEPARTMENT: CORPORATE SERVICES

SUBJECT: **2026 – 2030 FINANCIAL PLAN AMENDMENT BYLAW**

OVERVIEW

Purpose of Report

To introduce “Financial Plan Amendment Bylaw 2026 No. 7436.01 for first, second and third readings.

Recommendation

That:

1. “Financial Plan Amendment Bylaw 2026 No. 7436.01” (To amend the 2026 – 2030 Financial Plan) pass first reading;
2. “Financial Plan Amendment Bylaw 2026 No. 7436.01” pass second reading; and
3. “Financial Plan Amendment Bylaw 2026 No. 7436.01” pass third reading.

BACKGROUND

Council at the 2026-JAN-19 Council meeting adopted the Provisional 2026 – 2030 Financial Plan Bylaw “Financial Plan Bylaw 2025 No. 7436”. The Financial Plan reflected decisions made by Council during the budget review process in 2025. A Final 2026 – 2030 Financial Plan Bylaw and a 2026 Property Tax Rates Bylaw must be adopted by 2026-MAY-15 to enable the calculation and collection of 2026 property taxes.

At the 2026-APR-15, Finance and Audit Committee meeting Council received an update on the proposed Final 2026 – 2030 Financial Plan and staff sought direction from Council for any additional changes to the budget. The update highlight changes since the provisional budget was adopted including updates to estimates and directives from Council.

At the meeting the Finance and Audit Committee, based on a staff reports, recommended that Council provide an operating grant for 2026 of \$60,000 to the Vancouver Island Military Museum funded from property taxation and provide a \$100,000 grant for the Beyond Van Gogh: The Immersive Experience funded from the Special Initiatives Reserve.

DISCUSSION

The Final 2026 -2030 Financial Plan (Financial Plan) outlines strategic investment in services and infrastructure to support a growing community of over 100,000 residents and the stewardship of more than \$4.8 billion in assets (as of 2021). Departmental business plans and project initiatives are aligned

with the City's Integrated Action Plan, reinforcing the City's commitment to achieving the five key goals identified in City Plan: Nanaimo ReImagined.

Supporting the Five Goal Areas:

A Green Nanaimo – Resilient and Regenerative Ecosystems

- **NAC Dehumidification Improvement project**

This project will renew end-of-life assets at the Nanaimo Aquatic Centre (NAC) while incorporating components that significantly reduce the facility's greenhouse gas (GHG) emissions. The upgrades align with the City's climate action goals and support long-term sustainability by improving energy efficiency and reducing environmental impact.

- **Sustainability Initiatives**

Continued investment in programs that promote energy efficiency, climate awareness, and community-led environmental stewardship, including:

- Building Benchmarking
- Cool It! Program
- Community Environmental Sustainability Project Grant Program.

A Connected Nanaimo – Equitable Access & Mobility

- **Multi-Modal Infrastructure**

- Investment to strengthen an inclusive and accessible transportation network, including increased funding for active transportation projects.
- Secure bike parking facilities.
- Pedestrian improvements such as flashers, audible signals and new sidewalks.

A Healthy Nanaimo – Community Wellbeing & Livability

- **RCMP Staffing Expansion**

Addition of 12 new RCMP members, phased in at four per year starting in 2025, to address community growth and increased demand for public safety services.

- **Community Safety Officers Program**

The program's expansion will conclude with the onboarding of four final team members, completing the addition of ten new staff over the past two years to strengthen service delivery.

- **Affordable Housing Support**

Ongoing contributions to the Housing Legacy Reserve Fund to fund initiatives and projects that increase access to safe, stable housing for vulnerable populations.

- **Leisure Economic Access Pass (LEAP)**

Continued funding to ensure equitable access to recreation programs and facilities for children, youth and families.

- **Recreational Infrastructure Investments**

Ongoing renewal and development of amenities, including:

- New washroom facilities at Maffeo Sutton Park.
- Loudon Park improvements, including a new amenity building, dock and park amenities.
- Phase 3 improvements at Westwood Lake, including accessibility upgrades.
- Amenity buildings in the Stadium District.

- **Public Works Yard Updates**

This project will replace two of the most significant buildings at the Public Works Yard and relocate Parks Operations and Facilities crews. These changes will consolidate the majority of the City's operational staff into modern facilities that support the continued delivery of essential services—from clean water and garbage and recycling collection to well-maintained park spaces for the community to enjoy.

An Empowered Nanaimo – Reconciliation, Representation & Inclusion

- **Arts and Culture Investment**

Operating grants for key cultural venues such as the Port Theatre, Nanaimo Museum, and Nanaimo Art Gallery. Increased funding for culture operating grants and culture project grants and continued funding for downtown event revitalization.

- **Public Art Initiatives**

Continued funding for the Temporary Public Art Program and specific installations or renewals in the Stadium District, Colliery Dam Park, Mansfield Park and Harewood Park.

- **Reconciliation Events**

Ongoing support for events to recognize National Indigenous People Day and Truth and Reconciliation Day.

A Prosperous Nanaimo – Thriving & Resilient Economy

- **Nanaimo Prosperity Corporation**

Funding to support efforts in promoting Nanaimo's economic vitality and investment opportunities.

- **Tourism Nanaimo**

Continued support for the City's designated Destination Marketing Organization as it shapes Nanaimo's tourism landscape.

- **Technology and Innovation**

Investment in the development of a multi-year technology roadmap and digital strategy to guide secure, transparent, and cost-effective adoption of new technologies. Funding will also support the implementation of tech-based services to streamline City processes.

FINANCIAL CONSIDERATIONS

The projected property taxes increases in the Financial Plan are:

	2026	2027	2028	2029	2030
General Asset Management Reserve	1.0%	1.0%	1.0%	0.0%	0.0%
General Property Tax Increase	5.4%	6.8%	3.9%	4.3%	2.8%
Total Municipal Taxes	6.4%	7.8%	4.9%	4.3%	2.8%

The projected impact to the typical home is \$196 for municipal taxes or approximately \$16/month (\$240 including user fee increases or approximately \$20/month).

	2025	2026	\$ Change	% Change
Assessment - Average Home	\$790,349	\$797,225	\$6,876	0.9%
Property Taxes	\$3,091	\$3,287	\$196	6.4%
Municipal User Fees				
Water Fees ¹	532	558	26	5.0%
Sewer Fees	172	178	6	4.0%
Sanitation Fees	241	253	12	5.0%
Total Municipal Taxes & User Fees	\$4,036	\$4,276	\$240	

¹Based on 3 year average seasonal usage

Assumes a single family home with average Class 1 assessment change

Numbers are rounded

COMMUNICATION AND COMMUNITY ENGAGEMENT

Budget sessions and an E-Town Hall were held in the fall of 2025 and advertised on the City’s website, in a newspaper ad and on the City’s social media channels. The presentation of the Financial Plan update was advertised on the City’s website and on the City’s social media channels.

ALIGNMENT WITH CITY PLAN

The report is aligned with the following City goals:

- A Green Nanaimo: Resilient and Regenerative Ecosystems
- A Connected Nanaimo: Equitable Access and Mobility
- A Healthy Nanaimo: Community Wellbeing and Livability
- An Empowered Nanaimo: Reconciliation, Representation and Inclusion
- A Prosperous Nanaimo: Thriving and Resilient Economy

ALIGNMENT WITH COUNCIL’S STRATEGIC PRIORITIES

The report is aligned with the following Council Strategic Framework priorities:

- Implementing City Plan Action Plans and Key City Management Plans
- Social, Health and Public Safety Challenges
- Maintaining and Growing Current Services
- Capital Projects
- Communicating with the Community
- Governance and Corporate Excellence

NEXT STEPS

Both bylaws will be presented for adoption at a Special Council Meeting scheduled for 2026-MAY-11.

OPTIONS

1. That “Financial Plan Amendment Bylaw 2026 No. 7436.01” (To amend the 2026 – 2030 Financial Plan) pass first reading;

That “Financial Plan Amendment Bylaw 2026 No. 7436.01” pass second reading; and

That “Financial Plan Amendment Bylaw 2026 No. 7436.01” pass third reading.
 - The advantages of this option: Adopting the 2026 – 2030 Financial Plan Amendment Bylaw authorizes the expenditures in the 2026 budget and calculation of the 2026 property taxes.
 - The disadvantages of this option: None
 - Financial Implications: Enables the calculation and collection of 2026 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 the bylaws by 2026-MAY-15.
 - Financial Implications: The 2026 Property Tax Rates Bylaw for the calculation and collection of 2026 property taxes cannot be adopted until the 2026 – 2030 Financial Plan Amendment Bylaw is adopted.

KEY MESSAGES

- The 2026 property tax increase will be 6.4%.
- The “Financial Plan Amendment Bylaw 2026 No. 7436.01” must be adopted by 2026-MAY-15.
- This bylaw will allow Staff to calculate and collect 2026 property taxes, annual property taxes help fund City services and the project plan.

ATTACHMENTS

ATTACHMENT A: “Financial Plan Amendment Bylaw 2026 No. 7436.01”

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