



Consolidated 5 Year Financial Plan (2019-2023) Bylaw No. 9979  
Amendment Bylaw No. 10078

The Council of the City of Richmond enacts as follows:

- Schedule "A", Schedule "B", and Schedule "C" of the Consolidated 5 Year Financial Plan (2019-2023) Bylaw 9979, are deleted and replaced with Schedule "A", Schedule "B", and Schedule "C" attached to and forming part of this amendment bylaw.
- This Bylaw is cited as "Consolidated 5 Year Financial Plan (2019-2023) Bylaw No. 9979 Amendment Bylaw No. 10078".

FIRST READING

OCT 15 2019

SECOND READING

OCT 15 2019

THIRD READING

OCT 15 2019

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept. JC
APPROVED for legality by Solicitor AC

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

**SCHEDULE A:**  
**CITY OF RICHMOND**  
**CONSOLIDATED 5 YEAR FINANCIAL PLAN (2019-2023)**  
**AMENDED REVENUE AND EXPENSES**  
(In \$000's)

	2019 Amended Budget*	2020 Plan	2021 Plan	2022 Plan	2023 Plan
<b>Revenue:</b>					
Taxation and Levies	229,903	248,731	265,395	278,436	296,153
User Fees	106,174	109,809	115,048	120,448	126,549
Sales of Services	42,994	42,253	42,946	43,504	44,069
Gaming Revenue	16,500	16,500	16,500	16,500	16,500
Investment Income	16,062	16,634	17,148	17,923	18,622
Payments In Lieu Of Taxes	14,200	14,626	15,065	15,532	16,013
Other Revenue	11,244	11,577	11,970	12,380	12,804
Licenses and Permits	11,107	11,324	11,544	11,779	12,020
Provincial and Federal Grant	8,939	8,387	8,449	8,513	8,579
Developer Contributed Assets	50,350	50,350	50,350	50,350	50,350
Development Cost Charges	22,764	17,015	19,951	13,654	13,893
Other Capital Funding Sources	12,937	10,125	10,125	10,125	10,125
	543,174	557,331	584,491	599,144	625,677
<b>Expenses:</b>					
Community Safety	113,094	117,553	124,192	127,398	130,683
Engineering and Public Works	76,640	71,393	72,738	74,212	75,582
Community Services	71,589	67,127	69,395	71,847	73,815
Finance and Corporate Services	29,010	26,192	26,842	27,466	28,104
Fiscal	22,811	21,446	22,436	23,511	27,553
Debt Interest	1,677	1,677	1,677	1,677	1,677
Corporate Administration	11,308	10,866	11,114	11,380	11,651
Planning and Development Services	17,336	17,523	17,994	18,510	19,058
Utility Budget					
Water Utility	44,049	46,047	48,476	51,125	53,964
Sanitary Sewer Utility	33,627	34,730	37,254	39,705	42,659
Sanitation and Recycling	18,320	17,971	18,330	18,715	19,109
Richmond Public Library	11,079	11,244	11,455	11,681	11,911
Richmond Olympic Oval Corporation	16,595	16,905	17,223	17,562	17,909
	467,135	460,674	479,126	494,789	513,675
<b>Annual Surplus</b>	<b>76,039</b>	<b>96,657</b>	<b>105,365</b>	<b>104,355</b>	<b>112,002</b>
<b>Transfers:</b>					
Debt Principal	4,951	5,150	5,355	5,570	5,793
Transfer To (From) Reserves	69,403	71,725	74,246	76,915	79,699
Transfer To (From) Surplus	(30,765)	(2,428)	1,680	4,901	9,001
Capital Expenditures - Current Year	119,863	194,636	101,368	97,238	98,763
Capital Expenditures - Prior Years	280,620	189,309	195,870	140,008	83,601
Capital Expenditures - Developer Contributed Assets	50,350	50,350	50,350	50,350	50,350
Capital Expenditures - Richmond Public Library	892	892	892	892	892
Capital Expenditures - Richmond Olympic Oval Corporation	2,567	2,294	1,602	1,055	1,124
Capital Funding	(421,842)	(415,271)	(325,998)	(272,574)	(217,221)
<b>Transfers/Amortization offset:</b>	<b>76,039</b>	<b>96,657</b>	<b>105,365</b>	<b>104,355</b>	<b>112,002</b>
<b>Balanced Budget</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>
<b>Tax Increase</b>	<b>4.82%</b>	<b>6.69%</b>	<b>5.20%</b>	<b>3.91%</b>	<b>5.36%</b>

\* 2019 Budget includes recommended one-time expenditures and carryforwards funded by rate stabilization accounts. The projections for 2020 through 2023 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.

**SCHEDULE B:**  
**CITY OF RICHMOND**  
**CONSOLIDATED 5 YEAR FINANCIAL PLAN (2019-2023)**  
**AMENDED CAPITAL FUNDING SOURCES**  
(In \$000's)

	2019 Amended Budget	2020 Plan	2021 Plan	2022 Plan	2023 Plan
<b>DCC Reserves</b>					
Drainage DCC	466	464	-	-	1,057
Park Development DCC	3,903	2,869	1,740	2,822	2,774
Park Development DCC - West Cambie	724	-	969	-	188
Park Land Acquisition DCC	8,064	5,964	5,964	4,083	4,083
Roads DCC	8,898	6,405	8,052	5,788	5,791
Sanitary DCC	-	1,175	1,428	149	-
Water DCC	708	138	1,798	812	-
<b>Total DCC</b>	<b>22,763</b>	<b>17,015</b>	<b>19,951</b>	<b>13,654</b>	<b>13,893</b>
<b>Statutory Reserves</b>					
Affordable Housing	1,300	1,150	1,150	1,150	1,150
Capital Building and Infrastructure	14,821	60,369	10,450	20,131	11,600
Capital Reserve	15,383	57,951	16,399	9,312	7,778
Child Care	160	60	60	60	60
Drainage Improvement	11,428	13,904	14,383	17,314	22,380
Equipment Replacement	6,404	2,832	3,392	3,310	4,833
Leisure Facilities	7,611	5,400	2,000	-	3,400
Neighbourhood Improvement	184	-	-	-	-
Public Art Program	563	150	150	150	150
Sanitary Sewer	1,650	10,477	7,022	6,791	7,500
Watermain Replacement	7,388	7,556	7,689	8,234	8,655
<b>Total Statutory Reserves</b>	<b>66,892</b>	<b>159,849</b>	<b>62,695</b>	<b>66,452</b>	<b>67,506</b>
<b>Other Sources</b>					
Enterprise Fund	180	550	550	550	550
Grant and Developer Contribution	12,937	10,125	10,125	10,125	10,125
Other Sources	9,869	4,957	4,587	4,592	4,649
Rate Stabilization	4,746	-	1,320	-	-
Sewer Levy	300	50	100	-	50
Solid Waste and Recycling	1,526	300	300	300	300
Water Levy	650	1,790	1,740	1,565	1,690
<b>Total Other Sources</b>	<b>30,208</b>	<b>17,772</b>	<b>18,722</b>	<b>17,132</b>	<b>17,364</b>
<b>Total Capital Program</b>	<b>\$119,863</b>	<b>\$194,636</b>	<b>\$101,368</b>	<b>\$97,238</b>	<b>\$98,763</b>

**SCHEDULE C:**

**CITY OF RICHMOND  
CONSOLIDATED 5 YEAR FINANCIAL PLAN (2019-2023)  
AMENDED STATEMENT OF POLICIES AND OBJECTIVES**

**Revenue Proportions By Funding Source**

Property taxes are the largest portion of revenue for any municipality. Taxes provide a stable and consistent source of revenue for many services that are difficult or undesirable to fund on a user-pay basis. These include services such as community safety, general government, libraries and park maintenance.

**Objective:**

- Maintain revenue proportion from property taxes at current level or lower

**Policies:**

- Tax increases will be at CPI + 1% for transfers to reserves
- Annually, review and increase user fee levels by consumer price index (CPI).
- Any increase in alternative revenues and economic development beyond all financial strategy targets can be utilized for increased levels of service or to reduce the tax rate.

Table 1 shows the proportion of total revenue proposed to be raised from each funding source in 2019.

**Table 1:**

<b>Funding Source</b>	<b>% of Total Revenue</b>
Property Taxes	50.3%
User Fees	23.2%
Sales of Services	9.4%
Gaming Revenue	3.6%
Investment Income	3.5%
Payments in Lieu of Taxes	3.1%
Licenses and Permits	2.4%
Provincial and Federal Grants	2.0%
Other	2.5%
Total Operating and Utility Funding Sources	100.0%

**SCHEDULE C (CONT'D):**

**CITY OF RICHMOND  
CONSOLIDATED 5 YEAR FINANCIAL PLAN (2019-2023)  
AMENDED STATEMENT OF POLICIES AND OBJECTIVES**

**Distribution of Property Taxes**

Table 2 provides the 2019 distribution of property tax revenue among the property classes.

**Objective:**

- Maintain the City's business to residential tax ratio in the middle in comparison to other municipalities. This will ensure that the City will remain competitive with other municipalities in attracting and retaining businesses.

**Policies:**

- Regularly review and compare the City's tax ratio between residential property owners and business property owners relative to other municipalities in Metro Vancouver.

**Table 2:** (Based on the 2019 Revised Roll figures)

Property Class	% of Tax Burden
Residential (1)	56.58%
Business (6)	35.04%
Light Industry (5)	6.52%
Others (2,3,4,8 & 9)	1.86%
Total	100.00%

**Permissive Tax Exemptions****Objective:**

- Council passes the annual permissive exemption bylaw to exempt certain properties from property tax in accordance with guidelines set out by Council Policy and the Community Charter. There is no legal obligation to grant exemptions.
- Permissive exemptions are evaluated with consideration to minimizing the tax burden to be shifted to the general taxpayer.

**Policy:**

- Exemptions are reviewed on an annual basis and are granted to those organizations meeting the requirements as set out under Council Policy 3561 and Sections 220 and 224 of the *Community Charter*.