

2025-2029 Financial Plan Bylaw 8019-2025

Recommendation:

THAT the 2025-2029 Financial Plan Bylaw 8019-2025 be given first, second and third reading.

Report Purpose and Summary Statement:

This report provides Council with a detailed overview of community engagement efforts that informed the proposed 2025–2029 Financial Plan. It also summarizes changes to the proposed tax increase made since the presentation in January 2025.

The Financial Plan Bylaw incorporates the 2025–2029 Capital Program, one-time decision packages approved in December 2024, previously approved capital projects currently underway, and ongoing decision packages from the December business planning session.

Previous Council Action:

In January 2025, Council received a tax increase update and directed staff to undertake community engagement on the proposed 2025-2029 Financial Plan.

Financial Impact:

The report identifies a property tax increase equivalent to \$137 for an average home valued at \$1,100,000, equating to a 4.9% property tax increase for 2025.

Funding Source:

The City's Financial Plan accounts for all funding sources, including general revenue and reserves.

Strategic Alignment:

Liveable Community; Climate Leadership & Environmental Stewardship; Engaged, Healthy Community; Diversified, Thriving Economy; Governance & Corporate Excellence.

Climate Impact:

There are no direct climate impacts associated with this report.

Communications:

City staff engaged the public prior to presenting the Financial Plan to Council for adoption.

Applicable Legislation/ Bylaw/Policy:

Provincial legislation requires adoption of the Financial Plan Bylaw by May 15.

To: Mayor and Council

File number: [4276888]

2025-2029 Financial Plan Bylaw 8019-2025

BACKGROUND:

Arriving at the 2025-2029 Financial Plan Bylaw reflects a months-long effort shaped by staff contributions across the organization, guided by Council direction, and informed by community input.

In July 2024, Council approved financial planning guidelines targeting a 6.3% municipal tax increase for the 2025 budget to balance service delivery, infrastructure investment, and fiscal responsibility. This increase supports four key priorities: maintaining existing services, funding additional fire and police staffing, replacing aging infrastructure, and advancing parks and recreation projects.

In the December Financial Plan Update, Council heard that significant cost pressures had emerged during the budget process, raising the General Purpose tax allocation and increasing the projected municipal tax rate to 8.30%. These pressures were driven by inflation, recent collective bargaining agreements, and rising costs related to employee benefits, contracted services, parks maintenance, and software security.

Additional service enhancements aligned with Council's strategic priorities added 2.18%, bringing the preliminary tax increase to 10.48%. To reduce this, staff identified offsets totaling 3.61%, including energy savings, increased revenues, budget reallocations, and reserve funding, lowering the proposed tax increase to 6.87%.

In the January 2025 Financial Plan Update, Council reviewed a revised property tax increase of 5.5%. The reduction was driven by stronger-than-expected assessment growth, continued efforts to identify offsets, removal of curbside recycling pickup costs, and the reallocation of the recycling depot parcel charge to general taxation. Council also reviewed the expected impact on 2027 tax rates from RCMP staffing adjustments and directed staff to undertake additional community engagement on the draft 2025–2029 Financial Plan.

This report provides a summary of that engagement, outlines the updated proposed tax increase of 4.9%, and details the components included in the Financial Plan Bylaw.

ANALYSIS:

Discussion:

As noted in the January 2025 update, assessment growth exceeded the budget target (1.7% versus 1.5%) and further offsets were identified. Among these was the removal of curbside recycling costs and the reallocation of the recycling depot parcel charge to property taxation. These adjustments further reduced the tax increase to 5.5%.

Since then, we have received the Revised Roll from BC Assessment and gained greater clarity on 2024 year-end financial results. Staff also continued refining offsets and cost reductions. As a result, the proposed tax increase has been further reduced from 5.5% to 4.9%.

A 4.9% property tax increase results in an estimated impact of \$137 for the average residential property valued at \$1.1M. (An “average home” includes both single-family and multi-family units).

PROPERTY TAX INCREASES	2025	2026	2027	2028	2029
General Purpose	2.45%	3.35%	2.90%	2.90%	2.90%
Police / Fire Protective Services	1.35%	1.35%	1.80%	-	-
Infrastructure	0.80%	1.00%	1.00%	1.00%	1.00%
Parks, Recreation & Culture Levy	0.30%	0.60%	0.60%	-	-
STARTING POINT TAX INCREASES	4.90%	6.30%	6.30%	3.90%	3.90%

Property Taxes on Residence Assessed at \$1.1M

Municipal Property Taxes	2024	2025	Increase
General Purpose	\$2,794	\$2,931	\$137 (4.9%)

Water and Sewer Rates

Regional cost increases for water and sewer services remain unchanged from those shown at the January 2025 meeting. Water rates will increase by 4.5%, and sewer rates by 23.5%, reflecting ongoing infrastructure needs and regional costs for a sewage treatment plant.

Municipal Utility Rates	2024	2025	Increase
Water	\$786.85	\$822.25	\$35.40 (4.5%)
Sewer	\$579.72	\$715.90	\$136.18 (23.5%)

Recycling Levy

Maple Ridge residents were originally set to pay a \$43 charge for curbside recycling on their 2025 property tax notice. However, with Recycle BC now providing the service at no cost, the charge has been removed.

Total Impact

Including general property taxes, water, and sewer rates, the total impact to the average residence in 2025 is approximately \$308. This does not include external agency levies like Translink or the provincial school tax, which BC municipalities are required to collect but do not control.

The 2025–2029 Financial Plan Bylaw includes capital projects approved in prior years that are currently underway. Given their size and complexity, many of these projects span multiple years to complete.

The bylaw presents a consolidated financial plan encompassing the General Revenue Fund, Sewer and Water Utility Funds, and the Capital Program, and is structured to meet legislative requirements.

The full capital project listing and other Financial Planning & Reporting documents will be available at: <https://www.mapleridge.ca/your-government/plans-strategies/financial-planning-reporting>.

Housing Accelerator Fund (HAF)

As Council is aware, the City has received \$4.2 million from the Housing Accelerator Fund (HAF), with additional payments expected as outlined in the funding agreement. These funds have not yet been allocated to specific projects or initiatives in the Financial Plan. Staff will report back to Council in June with details on projects and initiatives that will be supported by HAF funding, including update reports on the Certified Professional and Concierge programs.

Risk:

No specific contingencies have been allocated in the Financial Plan to address uncertainties arising from global political tensions. Staff will continue to closely monitor the situation. Council retains the authority to amend the Financial Plan at any time in response to emerging risks or unforeseen developments.

Public Engagement:

To support development of the 2025–2029 Financial Plan, City staff conducted three phases of community engagement between October 2024 and February 2025, reaching over 1,400 residents.

Phase 1: Citizen Survey

The first phase was anchored by the Citizen Survey, which focused on satisfaction with municipal services—44% of respondents rated services as good or very good. Recreation emerged as a key theme, with residents highlighting the quality of parks, trails, the leisure centre, and the library.

Phase 2: Service Priorities

Building on the Citizen Survey, the second phase highlighted key service themes and community priorities. Residents identified parks, playgrounds, sports fields, and trails as top-rated services, with 78% indicating strong support. Attracting new businesses and employees also emerged as a priority, with 75% emphasizing this area for future investment. Recurring comments included:

- Increasing efforts to attract and retain shopping amenities
- Improving transportation and mobility throughout Maple Ridge
- Maintaining a strong focus on community safety

Phase 3: Budget and Tax Considerations

In the final phase, residents were presented with sample tax impact scenarios associated with proposed investments in the 2025–2029 Financial Plan. Materials also showcased major upcoming capital projects and invited further feedback.

Engagement activities included three pop-up events and feedback collected through the Engage Maple Ridge platform. Feedback remained consistent with earlier phases:

- Strong support for recreation services, with residents calling for “more sports fields for lacrosse and baseball” and “more pools”
- Concerns about rising taxes, with nearly one-third of respondents acknowledging the City’s cost pressures while expressing hardship over rising household costs
- Several residents with mobility or visual impairments raised accessibility as a concern, citing insufficient lighting, lack of walkable sidewalks, and the need for improved mobility support
- General support for the City’s capital program, with comments such as “Lots of exciting plans” and “I think the budget looks great”

This multi-phase engagement process ensured that the 2025–2029 Financial Plan reflects the community’s priorities and concerns. The feedback gathered—ranging from strong support for recreation and accessibility improvements to caution around rising taxes—has directly informed the City’s approach to budgeting and investment. Ongoing dialogue with residents remains a critical part of responsible financial planning and strengthens the connection between City services and the community they serve.

Strategic Alignment:

The 2025–2029 Financial Plan Bylaw, along with the 2025 Tax Rate and Utility Rate Bylaws, is the result of business and financial planning processes guided by Council’s Strategic Plan and Financial Sustainability Plan Policies.

Applicable Legislation/Bylaw/Policy:

The business planning process culminates in the adoption of the five-year Financial Plan, along with the tax and utility rate bylaws, which must be adopted by May 15 as required by provincial legislation.

Financial Overview Report:

In addition to the required content, the City will produce a 2025–2029 Financial Overview Report to provide added context, highlight key information, and support public and stakeholder understanding of the City's business planning process.

CONCLUSION:

The Financial Plan is a multi-year planning and reporting tool that reflects Council's priorities and commitment to quality service delivery. With a 4.9% property tax increase—among the lowest of comparator municipalities—the Plan balances fiscal responsibility with community needs.

Council retains the authority to amend the Financial Plan at any time, ensuring the City remains responsive to emerging challenges and opportunities.

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Manager of Financial Planning

Attachments:

- (A) Ongoing Decision Packages
- (B) 2025-2029 Financial Plan Summary of 2025 Consolidated Plan
- (C) 2025-2029 Financial Plan Bylaw 8019-2025
- (D) 2025-2029 Financial Plan Bylaw 8019-2025 Schedules 1, 2, 3

Report Approval Details

Document Title:	2025-2029 Financial Plan Bylaw 8019-2025 Report.docx
Attachments:	<ul style="list-style-type: none">- Ongoing Decision Packages.pdf- 2025-2029 Financial Plan Bylaw 8019-2025.docx- 2025-2029 Financial Plan Bylaw 8019-2025 Schedules 1, 2, 3.docx- 2025-2029 Financial Plan Summary of 2025 Consolidated Plan.docx
Final Approval Date:	Mar 28, 2025

This report and all of its attachments were approved and signed as outlined below:

Trevor Thompson, Chief Financial Officer

Carolyn Mushata, Director of Legislative Services and Corporate Officer

Scott Hartman, Chief Administrative Officer