

From: ["van Dyk, Donny"](#)

To: ["Direct to Mayor and Council - DL"](#)

Date: 11/25/2025 6:12:53 PM

Subject: Upcoming information bulletin: Vancouver City Council approves 2026 Budget with 0% property tax increase

Dear Mayor and Council,

Following your approval of the 2026 Budget at today's Council meeting, the City will be issuing the below information bulletin that captures details about the approved budget and amendments.

Maria will share the Vancouver.ca and social links for the budget IB when these are live.

Thanks, DvD

Donny van Dyk (he/him)
City Manager
City of Vancouver



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the x m k y m (Musqueam), S wxwú7mesh (Squamish), and s lilw ta (Tsleil-Nwotsh)

City of Vancouver

Information bulletin

November 25, 2025

Vancouver City Council approves 2026 Budget with 0% property tax increase

Today, Vancouver City Council approved the City's 2026 Budget, which includes a 0% property tax increase while prioritizing frontline services and continuing planned investments in critical City infrastructure.

The approved 2026 Operating Budget is \$2.39 billion. The budget delivers a balanced plan with a 0% property tax increase while prioritizing frontline services such as public safety, road maintenance, arts and community grants, and library hours. Recreation costs at community centres — including admission, passes, programs and permits — will also stay the same in 2026 with no fee increases. The approved budget includes \$120 million in savings through efficiencies and new revenue opportunities and continues to invest in infrastructure renewal and long-term priorities that support a livable city.

The approved 2026 Capital Budget supports the delivery of initiatives as outlined in the \$3.96 billion 2023-2026 Capital Plan. In 2026, City will be advancing \$698 million funding in new investments, with the corresponding 2026 Capital Expenditure Budget to be \$894 million. Notable capital projects include the renewal and expansion of the PNE Amphitheatre, seismic upgrades to the Cambie Bridge, construction of the new Marpole Community Centre and ongoing programs such as sewer main renewal, fleet replacement and capital grants.

The proposed [2026 Budget](#) can be viewed online and draft amendments are included below for your reference.

Projected average annual increases

About half of the total amount of charges on a property tax notice goes to the City of Vancouver, with the remainder going to Provincial school taxes and levies from other authorities such as TransLink, Metro Vancouver, BC Assessment and the Municipal Finance Authority.

In 2026 Utility fees, including solid waste, water, and sewer, will increase by an average of 4.2% to fund the replacement of aging infrastructure and address rising Metro Vancouver water and sewer levies.

Utility fees will also see no increases for City-operated system costs. The overall 4.2% increase in utility charges is driven by the City's continued investment in replacement of aging infrastructure and rising Metro Vancouver water and sewer levies. The 4.2% increase in utility fees results in the following average annual increases in the City utility bill for 2026:

- \$107 increase for a single-family home
- \$104 increase for a business property

The actual utility bill for each property owner will differ from the above average amounts and will depend on the services and usage at each property.

Background

On November 12, 2025, the Proposed 2026 Budget was presented to Council for information as a starting point for discussion with Council to help align the multi-year planning with Council's priorities.

On November 25, 2025, Council approved the 2026 Operating and Capital budgets.

The updated final budget documents will be made available in early 2026 at vancouver.ca/2026-budget.

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Note to editors:

Please see amended budget motion. This is provided for your understanding. The published minutes are the official record of the meeting.

1g. Proposed 2026 Operating and Capital Budget October 29, 2025

- A. THAT Council approve the Vancouver Police Board 2026 Operating Budget of \$525,277,245 in expenditures and transfers and \$28,165,572 in revenues as outlined in the operating budget section of Appendix 1 of this report.
- B. THAT Council approve the Vancouver Board of Parks and Recreation 2026 Operating Budget of \$191,957,410 in expenditures and transfers and \$96,998,508 in fee and program revenues as outlined in the operating budget section of Appendix 1 of this report and;

FURTHER THAT Staff reallocate an additional \$800,000 from within the City's overall existing budget, representing the revenue associated solely with the proposed 2026 recreation fee increases, in order to hold Community Centre recreation Admission & Passes, Lessons, Programs and Permits fees at a 0% increase for 2026, consistent with the Mayor's "Zero Means Zero" commitment to protect community centres and their programming.
- C. THAT Council approve the Vancouver Public Library Board 2026 Operating Budget of \$69,826,815 in expenditures and transfers and \$3,798,200 in fee and program revenues as outlined in the operating budget section of the operating budget section of Appendix 1 of this report.
- D. THAT Council approve the 2026 Property Endowment Fund (PEF) Operating Budget of \$63,665,418 in revenues and \$63,665,418 in expenses (including transfers) as outlined in Appendix 1 of this report.
- E. THAT Council approve the 2026 Vancouver Affordable Housing Endowment Fund (VAHEF) Operating Budget of \$18,969,783 in revenues and \$18,969,783 in expenses (including transfers) as outlined in Appendix 1 of this report.
- F. THAT, subject to approval of recommendations A to E, Council approve the Proposed 2026 Operating Budget of \$2,392,516,009 outlined in Appendix 1, resulting in an overall

- property tax increase of 0%.
- G. THAT, Council approve increase to 2023-2026 Capital Plan by \$4 million as outlined in the 2026 Capital Budget section of Appendix 1 of this report with details in Appendix A and B.
- H. THAT, subject to approval of recommendations F and G, Council approve new 2026 Multi-year Capital Budget requests of \$698 million, as outlined in the 2026 Capital Budget section of Appendix 1 of this report with details in Appendices A and B. Funding sources for the new 2026 budget requests are as follows:
- a. Operating revenue that funds capital projects (Property Tax)
\$84.9 million
 - b. Operating revenue that funds capital projects (Utility Fees) \$104 million
 - c. Plebiscite and Utilities Debenture borrowing
\$168.1 million
 - d. Special purpose reserves
\$46.7 million:
 - i. Capital Facilities Reserve
\$17 million
 - ii. Solid Waste Capital Reserve
\$9.5 million
 - iii. Fleet Reserve
\$8.1 million
 - iv. Capital Financing Fund
\$8.0 million
 - v. Meter Reserve
\$4.0 million
 - e. Developer contributions
\$197.7 million:
 - i. Development Cost Levies
\$123 million
 - ii. Community Amenity Contributions (Cash)
\$74.8 million
 - f. Other/External
\$84.5 million
 - g. User fees and levies
\$11.7 million
- I. THAT, subject to approval of recommendations G and H, Council approve the 2026 Capital Expenditure Budget in the amount of \$894 million as outlined in the 2026 Capital Budget section of Appendix 1 of this report with details in Appendix B.
- J. THAT Council direct staff to prioritize the prompt replacement of vandalized baby-change tables in areas where there are high levels of family use in the 30 locations experiencing repeated vandalism, and continue to search for:
(a) more resilient materials and designs that are harder to damage and easier to maintain;
(b) alternative installation locations within facilities to reduce exposure to vandalism; and
(c) design improvements for future installations, such as tamper-resistant fixtures and improved sightlines.
- K. THAT unallocated capital funds in the amount of \$8.279 million originally allocated to the capital project budget line items, "Energy Retrofits for non-city buildings," and intended for initiatives such as residential cooling grants and owner support be reallocated in the 2026 capital budget to other capital project priorities aligned with core services such as filling potholes, repairing and replacing sidewalks, and improving LED street lamps and repainting poles, and other necessary public realm upgrades.

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