

THE CORPORATION OF THE
CITY OF WHITE ROCK

15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6

MEETING NOTICE

Pursuant to the *Community Charter* a Special Council meeting has been called to begin at **4:30 p.m. on Thursday, December 16, 2021.**

DATE: December 16, 2021

MEETING TIME: 4:30 p.m.

LOCATION: WHITE ROCK CITY HALL COUNCIL CHAMBER –
15322 BUENA VISTA AVENUE, WHITE ROCK BC

PURPOSE:

This Special Council meeting has been called for Council to consider first, second and third reading for the following City bylaws:

- **Bylaw 2413 – White Rock Financial Plan (2021 – 2025) Bylaw, No. 2377, Amendment No. 5, 2021, No. 2413; and**
- **Bylaw 2414 – White Rock Financial Plan (2021-2025) Bylaw, No. 2377, Amendment No. 6, 2021, No. 2414.**

Date: December 15, 2021



Tracey Arthur, Director of Corporate Administration

WHITE ROCK
My City by the Sea!

www.whiterockcity.ca

The Corporation of the
CITY OF WHITE ROCK



Special Meeting of Council
AGENDA

Thursday, December 16, 2021, 4:30 p.m.

City Hall Council Chambers

15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6

***Live Streaming/Telecast:** Please note that all Committees, Task Forces, Council Meetings, and Public Hearings held in the Council Chamber are being recorded and broadcasted as well included on the City's website at: www.whiterockcity.ca
T. Arthur, Director of Corporate Administration

Pages

1. CALL MEETING TO ORDER

1.1. FIRST NATIONS LAND ACKNOWLEDGEMENT

We would like to recognize that we are standing/working/meeting on the traditional unceded territory of the Semiahmoo First Nation, and also wish to acknowledge the broader territory of the Coast Salish Peoples.

2. ADOPTION OF AGENDA

RECOMMENDATION

THAT the Corporation of the City of White Rock Council adopt the agenda for its special meeting scheduled for **December 16, 2021** as circulated.

3. White Rock Financial Plan (2021-2025) Bylaw, No. 2377, Amendment No. 5, 2021, No. 2413

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Corporate report dated December 16, 2021 from the Acting Director of Financial Services titled "White Rock Financial Plan (2021-2025) Bylaw, No. 2377, Amendment No. 5, 2021, No. 2413

RECOMMENDATION

THAT Council:

1. Receive for information the corporate report dated December 16, 2021 from the Acting Director of Financial Services, titled "White Rock Financial Plan (2021-2025) Bylaw, No. 2377, Amendment No. 5, 2021, No. 2413".
2. Give first, second and third reading to *White Rock Financial Plan (2021-2025) Bylaw, No. 2377, Amendment No. 5, 2021, No. 2413*

4. White Rock Financial Plan (2021-2025) Bylaw, No. 2377, Amendment No. 6, 2021, No. 2414

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Corporate report dated December 16, 2021 from the Acting Director of Financial Services titled "White Rock Financial Plan (2021-2025) Bylaw, No. 2377, Amendment No. 6, 2021, No. 2414".

RECOMMENDATION

THAT Council:

1. Receive for information the corporate report dated December 16, 2021 from the Acting Director of Financial Services, titled "White Rock Financial Plan (2021-2025) Bylaw, No. 2377, Amendment No. 6, 2021, No. 2414"
2. Give first, second and third reading to *White Rock Financial Plan (2021-2025) Bylaw, No. 2377, Amendment No. 6, 2021, No. 2414.*

5. CONCLUSION OF THE DECEMBER 16, 2021 SPECIAL COUNCIL MEETING

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: December 16, 2021

TO: Mayor and Council

FROM: Shannon Johnston, Acting Director of Financial Services

SUBJECT: White Rock Financial Plan (2021-2025) Bylaw, No. 2377, Amendment No. 5, 2021, No. 2413

RECOMMENDATION(S)

THAT Council:

1. Receive for information the corporate report dated December 16, 2021 from the Acting Director of Financial Services, titled "White Rock Financial Plan (2021-2025) Bylaw, No. 2377, Amendment No. 5, 2021, No. 2413".
2. Give first, second and third reading to *White Rock Financial Plan (2021-2025) Bylaw, No. 2377, Amendment No. 5, 2021, No. 2413*

EXECUTIVE SUMMARY

The purpose of this corporate report is to introduce White Rock Financial Plan (2021-2025) Bylaw, 2021, No. 2377, Amendment No. 5, 2021, No. 2413. The one amendment that is included in this Bylaw is to:

- Adjust the funding for the Arena Building Exterior Replacement and the Arena Roof Replacement projects and add funding for the Arena Shop Roof Replacement project. This requires a reduction in the overall budget in 2021 of (\$325)K, an increase in the budget in 2022 of \$607K and removing funding of (\$448)K from 2023.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
2021- December 13, 2021	THAT Council: <ol style="list-style-type: none">1. Approve the award of the Centennial Arena Roofing and Cladding Renewals project to Transwest Roofing Ltd. in the amount of \$1,138,145 (excluding GST) subject to Council approval of a Financial Plan Amendment reallocating funding from 2021 and 2023 to bring the 2022 project budget to \$1,285,000.2. Approve the Mayor and the Director of Corporate Administration to sign the Contract with Transwest Roofing Ltd. to initiate the project.

INTRODUCTION/BACKGROUND

Section 165 of the *Community Charter* (Charter) requires that a municipality adopt annually, by bylaw, a five-year financial plan. This section also allows a municipality to amend the financial plan, by bylaw, at any time to provide for greater certainty.

Section 173 of the *Charter* states that:

“A municipality must not make an expenditure other than an expenditure that is included for that year in its financial plan.”

The current budget in the 2021 financial plan for the Arena Building Exterior Replacement and the Arena Roof Replacement projects is \$1.491M spread over three years from 2021 to 2023, \$365K in 2021, \$678K in 2022 and \$448K in 2023. Funding totaling \$1.325M for these projects, as well as the Arena Shop Roof Replacement, is now required, \$40K in 2021 and \$1.285M in 2022. The financial plan amendment reallocates funding from 2021 and 2023 to bring the 2022 project budgets to \$1.285M and reduces the overall budget for these projects by \$166K. This will permit staff to proceed with awarding the contract for these projects as outlined in the corporate report from the Director of Engineering and Municipal Operations on December 13, 2021 for the Contract Award – Centennial Arena Roofing and Cladding Renewals.

FINANCIAL IMPLICATIONS

The Financial Plan Amendment adjusts the funding for the Arena Building Exterior Replacement, the Arena Roof Replacement and the Arena Shop Roof Replacement projects by adding funding of \$607K in 2022 and reducing funding in 2021 by (\$325)K and 2023 by (\$448)K funded from Reserves.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

Public consultation for White Rock Financial Plan (2021-2025) Bylaw, 2021, No. 2377, Amendment No. 5, 2021, No. 2413 will be conducted through opportunity for written submission. Communications staff will assist with advertisements being placed in the Peace Arch News for one week prior to Council consideration of adoption of the bylaw amending the Financial Plan (2021-2025).

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

Engineering and Municipal Operations will award a contract for the Centennial Roofing and Cladding Renewals project following the 2021-2025 Financial Plan Amendment No. 5 approval by Council.

OPTIONS / RISKS / ALTERNATIVES

Section 173 of the *Charter* states that:

“A municipality must not make an expenditure other than an expenditure that is included for that year in its financial plan.

To comply with the *Charter*, it is advisable to adopt a bylaw amending the 2021 – 2025 Financial Plan that includes the required budget for the Arena Building Exterior, Roof and Shop Roof Replacement project expenses prior to the awarding of a contract to complete the upgrades.

CONCLUSION

It is recommended that Financial Plan (2021-2025) Bylaw, 2021, No. 2377, Amendment No. 5, 2021, No. 2413 be given first, second and third readings.

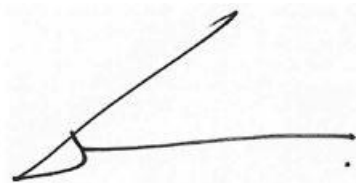
Respectfully submitted,

A handwritten signature in dark ink, appearing to read 'Shannon Johnston', with a stylized, cursive script.

Shannon Johnston
Acting Director of Financial Services

Comments from the Chief Administrative Officer

I concur with the recommendation of this corporate report.

A handwritten signature in dark ink, appearing to read 'Guillermo Ferrero', with a stylized, cursive script.

Guillermo Ferrero
Chief Administrative Officer

Appendix A: White Rock Financial Plan (2021-2025) Bylaw, 2021, No. 2377, Amendment No. 5, 2021, No. 2413

**THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW 2413**



A Bylaw to adopt a Financial Plan for 2021 to 2025

WHEREAS the City Council of the Corporation of the City of White Rock is empowered by the provisions of Section 165 of the “Community Charter” to adopt a Financial Plan for the five-year period ending the thirty-first day of December 2025.

AND WHEREAS it is necessary for such Financial Plan to be amended

The CITY COUNCIL of The Corporation of the City of White Rock in open meeting assembled, ENACTS as follows:-

1. Schedules “A”, “B”, and “C” attached hereto and forming part of the “White Rock Financial Plan (2021-2025) Bylaw, 2021, No. 2377”, are hereby repealed and replaced by the Schedules “A”, “B” and “C” attached hereto and forming part of this bylaw.
2. This Bylaw may be cited for all purposes as the “White Rock Financial Plan (2021-2025) Bylaw, 2021, No. 2377, Amendment No. 5, 2021, No. 2413”.

RECEIVED FIRST READING on the	day of	, 2021
RECEIVED SECOND READING on the	day of	, 2021
RECEIVED THIRD READING on the	day of	, 2021
ADOPTED on the	day of	, 2021

MAYOR

DIRECTOR OF
CORPORATE ADMINISTRATION

CORPORATION OF THE CITY OF WHITE ROCK

CONSOLIDATED FINANCIAL PLAN

Schedule 'A' to Bylaw No. 2413, 2021

	2021	Budget Projections			
	Budget	2022	2023	2024	2025
REVENUE					
Municipal Taxation (see below)	\$ 26,493,400	\$ 28,487,200	\$ 29,597,700	\$ 30,613,300	\$ 31,535,700
Utility Rates	13,326,800	13,978,600	14,663,300	15,458,600	16,296,400
Sale of Services	1,413,400	2,432,300	2,481,000	2,530,700	2,581,600
Grants from Other Governments (1)	16,620,900	558,100	526,200	859,500	865,500
Contributions (2)	4,447,200	442,300	1,321,900	1,657,200	1,364,300
Other Revenue	8,710,500	11,627,900	8,308,100	7,398,300	10,220,600
Interest and Penalties	1,239,552	1,652,996	1,661,485	1,655,116	1,711,064
Total Revenues	72,251,752	59,179,396	58,559,685	60,172,716	64,575,164
EXPENSES					
Operating Expenses	40,772,962	40,112,657	40,025,677	40,823,900	42,192,600
Interest and Bank Charges	694,700	694,700	687,000	681,300	681,300
Utility Purchases and Levies	1,832,400	2,033,700	2,273,400	2,557,300	2,966,100
Amortization	7,305,000	8,524,000	8,965,000	9,178,000	9,420,000
Total Expenses	50,605,062	51,365,057	51,951,077	53,240,500	55,260,000
EXPENSES					
General Services					
Protective Services	12,667,600	13,072,500	13,391,600	13,731,500	14,078,600
Parks, Recreation and Culture	8,525,100	9,300,900	9,495,900	9,579,500	9,775,500
Transportation, Engineering and Operations	10,128,800	8,970,300	9,161,500	9,259,300	9,438,400
General Government	8,677,600	8,998,400	9,106,500	9,352,900	9,570,600
	39,999,100	40,342,100	41,155,500	41,923,200	42,863,100
Utilities Services					
Sanitary Sewer Utility	3,432,162	3,282,157	3,540,777	3,864,800	4,322,400
Drainage Utility	1,159,400	1,303,800	1,319,400	1,351,100	1,396,100
Solid Waste Utility	1,406,700	1,408,400	1,327,600	1,348,500	1,368,800
Water Utility	3,913,000	4,333,900	3,920,800	4,071,600	4,628,300
	9,911,262	10,328,257	10,108,577	10,636,000	11,715,600
Fiscal Expenses					
Interest on Debt	694,700	694,700	687,000	681,300	681,300
Total Expenses	50,605,062	51,365,057	51,951,077	53,240,500	55,260,000
INCREASE IN TOTAL EQUITY	21,646,690	7,814,339	6,608,608	6,932,216	9,315,164
Reconciliation to Financial Equity					
Amortization of Tangible Capital Assets	7,305,000	8,524,000	8,965,000	9,178,000	9,420,000
Capital Expenses (Schedule B)	(57,439,000)	(13,727,000)	(14,579,000)	(12,475,000)	(19,964,000)
Debt Retirement	(725,400)	(749,000)	(773,400)	(780,600)	(805,800)
Internal Charges	(2,044,600)	(2,086,300)	(2,128,200)	(2,169,900)	(2,212,700)
Internal Recoveries	2,044,600	2,086,300	2,128,200	2,169,900	2,212,700
CHANGE IN FINANCIAL EQUITY (Reserves)	(29,212,710)	1,862,339	221,208	2,854,616	(2,034,636)
Financial Equity, beginning of year	83,921,157	54,708,447	56,570,786	56,791,994	59,646,610
FINANCIAL EQUITY (Reserves), end of year	\$ 54,708,447	\$ 56,570,786	\$ 56,791,994	\$ 59,646,610	\$ 57,611,974

Notes:

(1) Includes capital grants noted on Schedule B.

(2) Includes capital contributions and DCCs noted on Schedule B.

Municipal Taxation					
Property Taxes	\$ 26,202,400	\$ 28,190,500	\$ 29,300,400	\$ 30,310,100	\$ 31,226,400
Parcel Taxes	5,200	5,200	-	-	-
Grant-in-Lieu of Taxes	263,000	268,200	273,500	278,900	284,500
Utilities 1%-in-Lieu of Taxes	22,800	23,300	23,800	24,300	24,800
	\$ 26,493,400	\$ 28,487,200	\$ 29,597,700	\$ 30,613,300	\$ 31,535,700

CORPORATION OF THE CITY OF WHITE ROCK

CONSOLIDATED FINANCIAL PLAN

Schedule 'A' to Bylaw No. 2413, 2021

(continued)

Proportion of Revenues By Funding Source:

The following table shows the proportion of total revenue purposed to be raised from each funding source. Property taxes form the largest portion of revenues. They provide a stable and consistent source of revenues to pay for many services, such as police and fire protection that are difficult or undesirable to fund on a user-pay basis.

Utilities' rates are the City's second largest reliable component of planned revenues. These revenues pay for services including water, sewer, drainage and solid waste and are charged on a user-pay basis. This basis attempts to fairly apportion utility service costs to those that make use of these services.

Other revenue sources, including sale of services, interest and penalties, government grants and contributions make up the remainder of total revenues. These revenues fluctuate due to economic conditions and City initiatives and in the case of government grants, require approval by senior governments.

Revenue Source	% Total Revenue
Taxation	37%
Utility Rates	18%
Sale of Services	2%
Gov't Grants	23%
Contributions	6%
Other Revenue	12%
Interest & Penalties	2%
	100%

Distribution of Property Taxes Between Property Classes:

The following table provides the distribution of property tax revenue between property classes. The City's primary goal is to set tax rates that are sufficient, after maximizing non-tax revenues, to provide for service delivery; city assets; and maintain tax stability. This is accomplished by maintaining the historical relationship between the property classes and applying the same annual tax rate increase across all Classes. A secondary goal is to set tax rates that are competitive within the region.

Class No	Property Class	o/o Tax Burden
1	Residential	91%
2	Utilities	<1%
5	Light Industry	<1%
6	Business	8%
8	Recreation/Non-Profit	<1%
		100%

Use of Permissive Exemptions:

The City's Annual Municipal Report contains a list of permissive exemptions granted for the year and the amount of tax revenue foregone. Permissive tax exemption is granted to not-for-profit institutions as per City policy and includes exemptions for religious institutions, service organizations and cultural institutions that form a valuable part of our community. Each year organizations can make an application for permissive exemption which are reviewed on a case-by-case basis.

**CORPORATION OF THE CITY OF WHITE ROCK
CONSOLIDATED CAPITAL PROGRAM**

Schedule 'B' to Bylaw No. 2413, 2021

Note: This Schedule has been provided as an addendum to Schedule A. The figures in this Schedule are included in the consolidated figures in Schedule A.

	2021 Budget	Budget Projections			
		2022	2023	2024	2025
CAPITAL EXPENSES					
Municipal Engineering and Operations	\$ 8,594,400	\$ 2,411,000	\$ 3,387,000	\$ 2,955,000	\$ 6,332,000
Facilities	1,105,000	3,046,000	2,638,000	702,000	4,839,000
Vehicles	2,824,000	337,000	45,000	153,000	584,000
Parks	19,552,000	435,000	211,000	185,000	185,000
Protective Services	566,000	35,000	45,000	-	-
Information Technology	804,000	1,480,000	230,000	205,000	205,000
Parking	236,000	205,000	1,075,000	80,000	80,000
Capital Contingencies	1,100,000	1,200,000	1,300,000	1,400,000	1,400,000
Drainage Infrastructure	16,002,000	1,028,000	1,562,000	1,800,000	1,886,000
Sewer Infrastructure	2,960,000	675,000	2,223,000	2,070,000	2,023,000
Water Infrastructure	3,696,000	2,875,000	1,863,000	2,925,000	2,430,000
Total Capital Expenses	\$ 57,439,400	\$ 13,727,000	\$ 14,579,000	\$ 12,475,000	\$ 19,964,000
FUNDING SOURCES					
Reserve Funds	37,186,200	13,322,100	13,312,100	10,539,500	18,341,400
Development Cost Charges	897,100	129,800	1,055,900	1,302,200	1,089,300
Grants from Other Governments	16,070,400	37,600	-	333,300	333,300
Contributions	3,285,300	237,500	211,000	300,000	200,000
Total Funding Sources	\$ 57,439,000	\$ 13,727,000	\$ 14,579,000	\$ 12,475,000	\$ 19,964,000

CORPORATION OF THE CITY OF WHITE ROCK
CONSOLIDATED STATEMENT OF RESERVES AND DEVELOPMENT COST CHARGES
Schedule 'C' to Bylaw No. 2413, 2021

Note: This Schedule has been provided as an addendum to Schedule A. The reserve figures in this Schedule are included in the consolidated figures in Schedule A.
Development Cost Charges are provided for information, but are deferred charges rather than reserves.
Statutory reserves were established by bylaw in accordance with BC Municipal Legislation.

FINANCIAL EQUITY (RESERVES)

	2021 Budget	Budget Projections			
		2022	2023	2024	2025
Transfers (to) from:					
Operating Program	7,973,490	15,184,439	13,533,308	13,394,116	16,306,764
Capital Program	(37,186,200)	(13,322,100)	(13,312,100)	(10,539,500)	(18,341,400)
Change in Financial Equity (Reserves)	(29,212,710)	1,862,339	221,208	2,854,616	(2,034,636)
Change in Financial Equity (Reserves)	(29,212,710)	1,862,339	221,208	2,854,616	(2,034,636)
Financial Equity, Beginning of Year	83,921,157	54,708,447	56,570,786	56,791,994	59,646,610
Financial Equity, End of Year	54,708,447	56,570,786	56,791,994	59,646,610	57,611,974

CHANGE IN FINANCIAL EQUITY (RESERVES)

Accumulated Surplus Funds	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000
Non-Statutory Reserves	(21,066,388)	262,659	959,094	1,514,643	(7,021,453)
Statutory Reserves					
Land Sale Reserve	4,349	4,435	4,524	4,614	4,707
Equipment Replacement Reserve	(1,492,678)	354,446	752,802	699,777	602,363
Capital Works Reserve	(793,004)	(1,551,113)	(958,763)	1,183,461	1,151,783
Local Improvement Reserve	673	687	701	714	729
Community Amenity Reserve	(5,900,662)	2,756,225	(572,150)	(583,593)	3,192,235
Change in Financial Equity (Reserves)	\$ (29,212,710)	\$ 1,862,339	\$ 221,208	\$ 2,854,616	\$ (2,034,636)

FINANCIAL EQUITY (RESERVES) BALANCES

Accumulated Surplus	\$ 8,806,060	\$ 8,841,060	\$ 8,876,060	\$ 8,911,060	\$ 8,946,060
Non-Statutory Reserves	27,867,525	27,227,346	27,285,545	27,901,276	24,982,932
Statutory Reserves					
Land Sale Reserve	221,762	226,197	230,721	235,335	240,042
Equipment Replacement Reserve	3,846,401	4,200,847	4,953,649	5,653,426	6,255,789
Capital Works Reserve	5,754,189	4,203,076	3,244,313	4,427,774	5,579,557
Local Improvement Reserve	34,338	35,025	35,726	36,440	37,169
Community Amenity Reserve	4,178,172	6,837,235	6,165,980	5,481,299	8,570,425
Affordable Housing Reserve	4,000,000	5,000,000	6,000,000	7,000,000	3,000,000
Total Statutory Reserves	18,034,862	20,502,380	20,630,389	22,834,274	23,682,982
Total Financial Equity (Reserves)	\$ 54,708,447	\$ 56,570,786	\$ 56,791,994	\$ 59,646,610	\$ 57,611,974

DEVELOPMENT COST CHARGES (DCC RESERVES)

Change in Statutory DCC Reserves					
Highways DCC	\$ (112,922)	\$ 157,115	\$ (282,526)	\$ (357,766)	\$ (418,552)
Drainage DCC	(340,204)	145,568	(104,222)	(141,556)	(154,487)
Parkland DCC	468,202	487,666	507,520	517,669	517,924
Sanitary DCC	29,647	40,340	(198,729)	(252,698)	(72,922)
Water DCC	80,639	92,351	104,299	12,454	96,534
Change in Statutory DCC Reserves	\$ 125,362	\$ 923,040	\$ 26,342	\$ (221,897)	\$ (31,503)
Statutory DCC Reserves					
Highways DCC	\$ 3,392,530	\$ 3,549,645	\$ 3,267,119	\$ 2,909,353	\$ 2,490,800
Drainage DCC	2,745,545	2,891,113	2,786,890	2,645,334	2,490,847
Parkland DCC	6,653,108	7,140,774	7,648,294	8,165,963	8,683,887
Sanitary DCC	911,488	951,828	753,100	500,402	427,481
Water DCC	1,370,451	1,462,802	1,567,101	1,579,555	1,676,089
Total Statutory DCC Reserves	\$ 15,073,122	\$ 15,996,162	\$ 16,022,504	\$ 15,800,607	\$ 15,769,104

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: December 16, 2021

TO: Mayor and Council

FROM: Shannon Johnston, Acting Director of Financial Services

SUBJECT: White Rock Financial Plan (2021-2025) Bylaw, No. 2377, Amendment No. 6, 2021, No. 2414

RECOMMENDATION(S)

THAT Council:

1. Receive for information the corporate report dated December 16, 2021 from the Acting Director of Financial Services, titled "White Rock Financial Plan (2021-2025) Bylaw, No. 2377, Amendment No. 6, 2021, No. 2414"
 2. Give first, second and third reading to *White Rock Financial Plan (2021-2025) Bylaw, No. 2377, Amendment No. 6, 2021, No. 2414*.
-

EXECUTIVE SUMMARY

The purpose of this corporate report is to introduce White Rock Financial Plan (2021-2025) Bylaw, 2021, No. 2377, Amendment No. 6, 2021, No. 2414. The one amendment that is included in this Bylaw is to:

- Add \$4M for an Affordable Housing Property Acquisition in 2021 funded from the Affordable Housing Reserve and remove the \$4M in funding that was included in 2025.

INTRODUCTION/BACKGROUND

Section 165 of the *Community Charter* (Charter) requires that a municipality adopt annually, by bylaw, a five-year financial plan. This section also allows a municipality to amend the financial plan, by bylaw, at any time to provide for greater certainty.

Section 173 of the *Charter* states that:

"A municipality must not make an expenditure other than an expenditure that is included for that year in its financial plan."

In order to have funding available to purchase property for affordable housing if a suitable property becomes available, it is necessary to have an asset improvement project in the financial plan for this purpose. The current financial plan has funding for an affordable housing project in 2025 but does not have funding in 2021. Funding of \$4M for an affordable housing property purchase has been added to 2021 funded from the Affordable Housing Reserve, and the funding in 2025 has been removed.

FINANCIAL IMPLICATIONS

The Financial Plan Amendment adds \$4M in funding for an Affordable Housing Property Acquisition in 2021 and removes \$4M in funding for an Affordable Housing Project in 2025 funded from the Affordable Housing Reserve.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

Public consultation for White Rock Financial Plan (2021-2025) Bylaw, 2021, No. 2377, Amendment No. 6, 2021, No. 2414 will be conducted through opportunity for written submission. Communications staff will assist with advertisements being placed in the Peace Arch News for one week prior to Council consideration of adoption of the bylaw amending the Financial Plan (2021-2025).

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES

Housing needs and affordable housing is one of five top priorities for Council and aligns with New Strategic Priorities. As well, maintaining infrastructure to provide safe, reliable and sustainable infrastructure for the community while minimizing impacts on the environment and managing delivery of services efficient and effectively are also priorities of council.

OPTIONS / RISKS / ALTERNATIVES

Section 173 of the *Charter* states that:

“A municipality must not make an expenditure other than an expenditure that is included for that year in its financial plan.

To comply with the *Charter*, it is advisable to adopt a bylaw amending the 2021 – 2025 Financial Plan that adds funding for an Affordable Housing Property Acquisition if Council decides to proceed with a property purchase.

CONCLUSION

It is recommended that Financial Plan (2021-2025) Bylaw, 2021, No. 2377, Amendment No. 6, 2021, No. 2414 be given first, second and third readings.

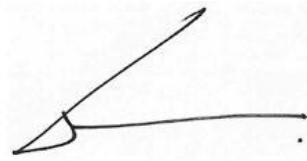
Respectfully submitted,



Shannon Johnston
Acting Director of Financial Services

Comments from the Chief Administrative Officer

I concur with the recommendation of this corporate report.

A handwritten signature in black ink, consisting of a stylized 'G' followed by a horizontal line and a small dot at the end.

Guillermo Ferrero
Chief Administrative Officer

Appendix A: White Rock Financial Plan (2021-2025) Bylaw, 2021, No. 2377, Amendment No.
6, 2021, No. 2414

**THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW 2414**



A Bylaw to adopt a Financial Plan for 2021 to 2025

WHEREAS the City Council of the Corporation of the City of White Rock is empowered by the provisions of Section 165 of the “Community Charter” to adopt a Financial Plan for the five-year period ending the thirty-first day of December 2025.

AND WHEREAS it is necessary for such Financial Plan to be amended

The CITY COUNCIL of The Corporation of the City of White Rock in open meeting assembled, ENACTS as follows:-

1. Schedules “A”, “B”, and “C” attached hereto and forming part of the “White Rock Financial Plan (2021-2025) Bylaw, 2021, No. 2377”, are hereby repealed and replaced by the Schedules “A”, “B” and “C” attached hereto and forming part of this bylaw.
2. This Bylaw may be cited for all purposes as the “White Rock Financial Plan (2021-2025) Bylaw, 2021, No. 2377, Amendment No. 6, 2021, No. 2414”.

RECEIVED FIRST READING on the	day of	, 2021
RECEIVED SECOND READING on the	day of	, 2021
RECEIVED THIRD READING on the	day of	, 2021
ADOPTED on the	day of	, 2021

MAYOR

DIRECTOR OF
CORPORATE ADMINISTRATION

CORPORATION OF THE CITY OF WHITE ROCK

CONSOLIDATED FINANCIAL PLAN

Schedule 'A' to Bylaw No. 2414, 2021

	2021	Budget Projections			
	Budget	2022	2023	2024	2025
REVENUE					
Municipal Taxation (see below)	\$ 26,493,400	\$ 28,487,200	\$ 29,597,700	\$ 30,613,300	\$ 31,535,700
Utility Rates	13,326,800	13,978,600	14,663,300	15,458,600	16,296,400
Sale of Services	1,413,400	2,432,300	2,481,000	2,530,700	2,581,600
Grants from Other Governments (1)	16,620,900	558,100	526,200	859,500	865,500
Contributions (2)	4,447,200	442,300	1,321,900	1,657,200	1,364,300
Other Revenue	8,710,500	11,627,900	8,308,100	7,398,300	10,220,600
Interest and Penalties	1,239,552	1,652,996	1,661,485	1,655,116	1,711,064
Total Revenues	72,251,752	59,179,396	58,559,685	60,172,716	64,575,164
EXPENSES					
Operating Expenses	40,772,962	40,112,657	40,025,677	40,823,900	42,192,600
Interest and Bank Charges	694,700	694,700	687,000	681,300	681,300
Utility Purchases and Levies	1,832,400	2,033,700	2,273,400	2,557,300	2,966,100
Amortization	7,305,000	8,524,000	8,965,000	9,178,000	9,420,000
Total Expenses	50,605,062	51,365,057	51,951,077	53,240,500	55,260,000
EXPENSES					
General Services					
Protective Services	12,667,600	13,072,500	13,391,600	13,731,500	14,078,600
Parks, Recreation and Culture	8,525,100	9,300,900	9,495,900	9,579,500	9,775,500
Transportation, Engineering and Operations	10,128,800	8,970,300	9,161,500	9,259,300	9,438,400
General Government	8,677,600	8,998,400	9,106,500	9,352,900	9,570,600
	39,999,100	40,342,100	41,155,500	41,923,200	42,863,100
Utilities Services					
Sanitary Sewer Utility	3,432,162	3,282,157	3,540,777	3,864,800	4,322,400
Drainage Utility	1,159,400	1,303,800	1,319,400	1,351,100	1,396,100
Solid Waste Utility	1,406,700	1,408,400	1,327,600	1,348,500	1,368,800
Water Utility	3,913,000	4,333,900	3,920,800	4,071,600	4,628,300
	9,911,262	10,328,257	10,108,577	10,636,000	11,715,600
Fiscal Expenses					
Interest on Debt	694,700	694,700	687,000	681,300	681,300
Total Expenses	50,605,062	51,365,057	51,951,077	53,240,500	55,260,000
INCREASE IN TOTAL EQUITY	21,646,690	7,814,339	6,608,608	6,932,216	9,315,164
Reconciliation to Financial Equity					
Amortization of Tangible Capital Assets	7,305,000	8,524,000	8,965,000	9,178,000	9,420,000
Capital Expenses (Schedule B)	(61,439,000)	(13,727,000)	(14,579,000)	(12,475,000)	(15,964,000)
Debt Retirement	(725,400)	(749,000)	(773,400)	(780,600)	(805,800)
Internal Charges	(2,044,600)	(2,086,300)	(2,128,200)	(2,169,900)	(2,212,700)
Internal Recoveries	2,044,600	2,086,300	2,128,200	2,169,900	2,212,700
CHANGE IN FINANCIAL EQUITY (Reserves)	(33,212,710)	1,862,339	221,208	2,854,616	1,965,364
Financial Equity, beginning of year	83,921,157	50,708,447	52,570,786	52,791,994	55,646,610
FINANCIAL EQUITY (Reserves), end of year	\$ 50,708,447	\$ 52,570,786	\$ 52,791,994	\$ 55,646,610	\$ 57,611,974

Notes:

(1) Includes capital grants noted on Schedule B.

(2) Includes capital contributions and DCCs noted on Schedule B.

Municipal Taxation					
Property Taxes	\$ 26,202,400	\$ 28,190,500	\$ 29,300,400	\$ 30,310,100	\$ 31,226,400
Parcel Taxes	5,200	5,200	-	-	-
Grant-in-Lieu of Taxes	263,000	268,200	273,500	278,900	284,500
Utilities 1%-in-Lieu of Taxes	22,800	23,300	23,800	24,300	24,800
	\$ 26,493,400	\$ 28,487,200	\$ 29,597,700	\$ 30,613,300	\$ 31,535,700

**CORPORATION OF THE CITY OF WHITE ROCK
CONSOLIDATED FINANCIAL PLAN**

Schedule 'A' to Bylaw No. 2414, 2021

(continued)

Proportion of Revenues By Funding Source:

The following table shows the proportion of total revenue purposed to be raised from each funding source. Property taxes form the largest portion of revenues. They provide a stable and consistent source of revenues to pay for many services, such as police and fire protection that are difficult or undesirable to fund on a user-pay basis.

Utilities' rates are the City's second largest reliable component of planned revenues. These revenues pay for services including water, sewer, drainage and solid waste and are charged on a user-pay basis. This basis attempts to fairly apportion utility service costs to those that make use of these services.

Other revenue sources, including sale of services, interest and penalties, government grants and contributions make up the remainder of total revenues. These revenues fluctuate due to economic conditions and City initiatives and in the case of government grants, require approval by senior governments.

Revenue Source	% Total Revenue
Taxation	37%
Utility Rates	18%
Sale of Services	2%
Gov't Grants	23%
Contributions	6%
Other Revenue	12%
Interest & Penalties	2%
	100%

Distribution of Property Taxes Between Property Classes:

The following table provides the distribution of property tax revenue between property classes. The City's primary goal is to set tax rates that are sufficient, after maximizing non-tax revenues, to provide for service delivery; city assets; and maintain tax stability. This is accomplished by maintaining the historical relationship between the property classes and applying the same annual tax rate increase across all Classes. A secondary goal is to set tax rates that are competitive within the region.

Class No	Property Class	o/o Tax Burden
1	Residential	91%
2	Utilities	<1%
5	Light Industry	<1%
6	Business	8%
8	Recreation/Non-Profit	<1%
		100%

Use of Permissive Exemptions:

The City's Annual Municipal Report contains a list of permissive exemptions granted for the year and the amount of tax revenue foregone. Permissive tax exemption is granted to not-for-profit institutions as per City policy and includes exemptions for religious institutions, service organizations and cultural institutions that form a valuable part of our community. Each year organizations can make an application for permissive exemption which are reviewed on a case-by-case basis.

**CORPORATION OF THE CITY OF WHITE ROCK
CONSOLIDATED CAPITAL PROGRAM**

Schedule 'B' to Bylaw No. 2414, 2021

Note: This Schedule has been provided as an addendum to Schedule A. The figures in this Schedule are included in the consolidated figures in Schedule A.

	2021 Budget	Budget Projections			
		2022	2023	2024	2025
CAPITAL EXPENSES					
Municipal Engineering and Operations	\$ 8,594,400	\$ 2,411,000	\$ 3,387,000	\$ 2,955,000	\$ 6,332,000
Facilities	5,105,000	3,046,000	2,638,000	702,000	839,000
Vehicles	2,824,000	337,000	45,000	153,000	584,000
Parks	19,552,000	435,000	211,000	185,000	185,000
Protective Services	566,000	35,000	45,000	-	-
Information Technology	804,000	1,480,000	230,000	205,000	205,000
Parking	236,000	205,000	1,075,000	80,000	80,000
Capital Contingencies	1,100,000	1,200,000	1,300,000	1,400,000	1,400,000
Drainage Infrastructure	16,002,000	1,028,000	1,562,000	1,800,000	1,886,000
Sewer Infrastructure	2,960,000	675,000	2,223,000	2,070,000	2,023,000
Water Infrastructure	3,696,000	2,875,000	1,863,000	2,925,000	2,430,000
Total Capital Expenses	\$ 61,439,400	\$ 13,727,000	\$ 14,579,000	\$ 12,475,000	\$ 15,964,000
FUNDING SOURCES					
Reserve Funds	41,186,200	13,322,100	13,312,100	10,539,500	14,341,400
Development Cost Charges	897,100	129,800	1,055,900	1,302,200	1,089,300
Grants from Other Governments	16,070,400	37,600	-	333,300	333,300
Contributions	3,285,300	237,500	211,000	300,000	200,000
Total Funding Sources	\$ 61,439,000	\$ 13,727,000	\$ 14,579,000	\$ 12,475,000	\$ 15,964,000

CORPORATION OF THE CITY OF WHITE ROCK
CONSOLIDATED STATEMENT OF RESERVES AND DEVELOPMENT COST CHARGES
Schedule 'C' to Bylaw No. 2414, 2021

Note: This Schedule has been provided as an addendum to Schedule A. The reserve figures in this Schedule are included in the consolidated figures in Schedule A.
Development Cost Charges are provided for information, but are deferred charges rather than reserves.
Statutory reserves were established by bylaw in accordance with BC Municipal Legislation.

FINANCIAL EQUITY (RESERVES)	2021	Budget Projections			
	Budget	2022	2023	2024	2025
Transfers (to) from:					
Operating Program	7,973,490	15,184,439	13,533,308	13,394,116	16,306,764
Capital Program	(41,186,200)	(13,322,100)	(13,312,100)	(10,539,500)	(14,341,400)
Change in Financial Equity (Reserves)	(33,212,710)	1,862,339	221,208	2,854,616	1,965,364
Change in Financial Equity (Reserves)	(33,212,710)	1,862,339	221,208	2,854,616	1,965,364
Financial Equity, Beginning of Year	83,921,157	50,708,447	52,570,786	52,791,994	55,646,610
Financial Equity, End of Year	50,708,447	52,570,786	52,791,994	55,646,610	57,611,974
CHANGE IN FINANCIAL EQUITY (RESERVES)					
Accumulated Surplus Funds	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000
Non-Statutory Reserves	(21,066,388)	262,659	959,094	1,514,643	(3,021,453)
Statutory Reserves					
Land Sale Reserve	4,349	4,435	4,524	4,614	4,707
Equipment Replacement Reserve	(1,492,678)	354,446	752,802	699,777	602,363
Capital Works Reserve	(793,004)	(1,551,113)	(958,763)	1,183,461	1,151,783
Local Improvement Reserve	673	687	701	714	729
Community Amenity Reserve	(5,900,662)	2,756,225	(572,150)	(583,593)	3,192,235
Affordable Housing Reserve	(4,000,000)	-	-	-	-
Change in Financial Equity (Reserves)	\$ (33,212,710)	\$ 1,862,339	\$ 221,208	\$ 2,854,616	\$ 1,965,364
FINANCIAL EQUITY (RESERVES) BALANCES					
Accumulated Surplus	\$ 8,806,060	\$ 8,841,060	\$ 8,876,060	\$ 8,911,060	\$ 8,946,060
Non-Statutory Reserves	27,867,525	27,227,346	27,285,545	27,901,276	24,982,932
Statutory Reserves					
Land Sale Reserve	221,762	226,197	230,721	235,335	240,042
Equipment Replacement Reserve	3,846,401	4,200,847	4,953,649	5,653,426	6,255,789
Capital Works Reserve	5,754,189	4,203,076	3,244,313	4,427,774	5,579,557
Local Improvement Reserve	34,338	35,025	35,726	36,440	37,169
Community Amenity Reserve	4,178,172	6,837,235	6,165,980	5,481,299	8,570,425
Affordable Housing Reserve	-	1,000,000	2,000,000	3,000,000	3,000,000
Total Statutory Reserves	14,034,862	16,502,380	16,630,389	18,834,274	23,682,982
Total Financial Equity (Reserves)	\$ 50,708,447	\$ 52,570,786	\$ 52,791,994	\$ 55,646,610	\$ 57,611,974
DEVELOPMENT COST CHARGES (DCC RESERVES)					
Change in Statutory DCC Reserves					
Highways DCC	\$ (112,922)	\$ 157,115	\$ (282,526)	\$ (357,766)	\$ (418,552)
Drainage DCC	(340,204)	145,568	(104,222)	(141,556)	(154,487)
Parkland DCC	468,202	487,666	507,520	517,669	517,924
Sanitary DCC	29,647	40,340	(198,729)	(252,698)	(72,922)
Water DCC	80,639	92,351	104,299	12,454	96,534
Change in Statutory DCC Reserves	\$ 125,362	\$ 923,040	\$ 26,342	\$ (221,897)	\$ (31,503)
Statutory DCC Reserves					
Highways DCC	\$ 3,392,530	\$ 3,549,645	\$ 3,267,119	\$ 2,909,353	\$ 2,490,800
Drainage DCC	2,745,545	2,891,113	2,786,890	2,645,334	2,490,847
Parkland DCC	6,653,108	7,140,774	7,648,294	8,165,963	8,683,887
Sanitary DCC	911,488	951,828	753,100	500,402	427,481
Water DCC	1,370,451	1,462,802	1,567,101	1,579,555	1,676,089
Total Statutory DCC Reserves	\$ 15,073,122	\$ 15,996,162	\$ 16,022,504	\$ 15,800,607	\$ 15,769,104