

NO: Foo3

COUNCIL DATE: April 22, 2024

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## FINANCE COMMITTEE

TO: **Mayor & Council**

DATE: **April 08, 2024**

FROM: **City Manager and  
General Manager, Finance**

FILE: **1705-05**

SUBJECT: **2024 Five-Year (2024-2028) Financial Plan – Capital Program**

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### 1.0 RECOMMENDATION

It is recommended that the Finance Committee recommend Council:

1. Approve the Capital Program as outlined in Section 2.0 of this report; and
2. Direct staff to prepare the 2024 Five-Year (2024-2028) Capital Financial Plan incorporating the Capital Program as outlined in this report.

### 2.0 DISCUSSION

The General Capital Program is composed of the following two elements:

- 1) *On-going General Capital Program* to maintain and/or enhance the City's current inventory of infrastructure; and
- 2) *Major General Capital Program*, which includes a series of new capital projects that will be constructed over the next few years to support our residents and businesses into the future.

#### 2.1 Available Funding for the General Capital Program

The proposed 2024-2028 General Capital Program represents the most significant financial commitment in the City's history; with over \$715.9M allocated over the next five years.

Table 1 indicates the funding sources that are expected to be available in each of the next five years to support the General Capital Program.

*Table 1: 2024–2028 Proposed Funding Sources General Capital Program*

<b>PROPOSED FUNDING SOURCES GENERAL CAPITAL PROGRAM (in thousands of dollars)</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>Total</b>
Contribution from General Operating	\$ 40,052	\$ 33,065	\$ 20,688	\$ 22,212	\$ 22,219	\$ 138,236
Growing Communities Fund Reserve	32,647	-	-	-	-	32,647
Parkland Acquisition & DCC Reserves	31,500	32,250	32,500	32,500	32,500	161,250
Other City Reserves	13,304	13,570	18,688	12,205	12,205	69,972
Community Amenity Contribution Reserve	11,000	12,000	12,000	12,000	11,000	58,000
Proceeds from Gaming Revenue	3,273	3,306	3,339	3,372	3,406	16,696
Green City Program	1,500	1,500	1,500	1,500	1,500	7,500
External Contributions (Grants)	1,000	1,000	-	-	-	2,000
Internal Borrowing	-	229,600	-	-	-	229,600
<b>TOTAL PROPOSED FUNDING SOURCES GENERAL CAPITAL PROGRAM</b>	<b>\$ 134,276</b>	<b>\$ 326,291</b>	<b>\$ 88,715</b>	<b>\$ 83,789</b>	<b>\$ 82,830</b>	<b>\$ 715,901</b>

## 2.2 On-going General Capital Program Funding Sources and Requirements

The On-going General Capital Program is required to sustain existing assets through major maintenance initiatives such as building envelope upgrades, roof repairs, and minor facility upgrades such as flooring and washroom improvements. Small park enhancements are undertaken as well.

The On-Going General Capital Program also provides funding for various new equipment requirements across City departments; new inventory of digital and traditional books for our City Libraries and significant funding for our City’s future Information Technology requirements in relation to hardware and software additions and enhancements.

The City’s Parkland Acquisition Program, funded primarily through the Parkland Development Cost Charge (“DCC”) and Parkland Acquisition Reserves, is another key component of the On-Going General Capital Program.

Overall, the On-Going General Capital Program is funded by City Reserves, contributions from General Operating, Green City Program, and Community Amenity Contributions.

Table 2 and Table 3 present the On-going General Capital Program’s funding sources and the On-Going General Capital requirements over the next five years, respectively.

*Table 2: 2024–2028 Proposed Funding Sources - On-Going General Capital Program*

<b>PROPOSED FUNDING SOURCES - ON-GOING GENERAL CAPITAL (in thousands of dollars)</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>Total</b>
Parkland Acquisition & DCC Reserves	\$ 31,500	\$ 32,250	\$ 32,500	\$ 32,500	\$ 32,500	\$ 161,250
Contribution from General Operating	12,358	9,089	11,832	11,504	20,566	65,349
Other City Reserves	12,164	12,170	16,708	12,205	12,205	65,452
Green City Program	1,500	1,500	1,500	1,500	1,500	7,500
Community Amenity Contribution Reserve	-	2,979	-	-	-	2,979
<b>TOTAL PROPOSED FUNDING SOURCES - ON-GOING GENERAL CAPITAL</b>	<b>\$ 57,522</b>	<b>\$ 57,988</b>	<b>\$ 62,540</b>	<b>\$ 57,709</b>	<b>\$ 66,771</b>	<b>\$ 302,530</b>

Table 3: 2024–2028 On-Going General Capital Requirements

ON-GOING GENERAL CAPITAL REQUIREMENTS (in thousands of dollars)	2024	2025	2026	2027	2028	Total
Parkland Acquisition Program	\$ 31,712	\$ 32,467	\$ 32,717	\$ 32,717	\$ 32,717	\$ 162,330
Information Technology Equipment & Projects	5,750	6,000	6,000	6,000	6,000	29,750
Park Development Program	4,928	4,953	4,953	4,953	4,953	24,740
Fleet Vehicles & Equipment	4,710	4,960	5,210	5,210	5,210	25,300
Facilities Maintenance & Renovations	4,000	4,000	4,000	4,000	4,000	20,000
Sundry & Contingency	2,178	2,093	1,857	1,529	10,591	18,248
Library Books	2,100	2,100	2,100	2,100	2,100	10,500
Fire Equipment	944	465	4,753	250	250	6,662
Parks, Recreation & Culture Equipment	600	600	600	600	600	3,000
Corporate Security	500	250	250	250	250	1,500
Corporate Equipment	100	100	100	100	100	500
<b>TOTAL ON-GOING GENERAL CAPITAL REQUIREMENTS</b>	<b>\$ 57,522</b>	<b>\$ 57,988</b>	<b>\$ 62,540</b>	<b>\$ 57,709</b>	<b>\$ 66,771</b>	<b>\$ 302,530</b>

Examples of the initiatives that will be addressed over the next five years include Guildford Recreation Centre Flat Roof replacement, Surrey Sport & Leisure Complex HVAC upgrade, Fleetwood Recreation and Library glazing replacement, Parking Lot repairs, Bear Creek Skatepark upgrades, Bridgeview Tennis Courts resurfacing, South Surrey Athletic Park Skatepark upgrades, playground expansion at McIntyre Park and William Beagle Park and access control system upgrades at various civic facilities.

### 2.3 Major General Capital Funding Sources and Requirements

The Major General Capital Program includes various significant capital projects such as recreational facilities, lacrosse boxes, arenas, sport fields, parks construction and upgrades, and arts & cultural amenities. The proposed Major General Capital Program represents a total funding allocation of \$413.4M over five years, supporting 37 distinct projects.

The Major General Capital Program is funded by Community Amenity Contributions, contributions from General Operating, City and Growing Communities Fund Reserves, Gaming Revenues, Internal Borrowing and External Contributions (Grants).

Table 4 presents the Major General Capital Program's funding sources.

Table 4: 2024–2028 Proposed Funding Sources–Major General Capital

PROPOSED FUNDING SOURCES - MAJOR GENERAL CAPITAL (in thousands of dollars)	2024	2025	2026	2027	2028	Total
Growing Communities Fund Reserve	\$ 32,647	\$ -	\$ -	\$ -	\$ -	\$ 32,647
Contribution from General Operating	27,694	23,976	8,856	10,708	1,653	72,887
Community Amenity Contribution Reserve	11,000	9,021	12,000	12,000	11,000	55,021
Proceeds from Gaming Revenue	3,273	3,306	3,339	3,372	3,406	16,696
Other City Reserves	1,140	1,400	1,980	-	-	4,520
External Contributions (Grants)	1,000	1,000	-	-	-	2,000
Internal Borrowing	-	229,600	-	-	-	229,600
<b>TOTAL PROPOSED FUNDING SOURCES - MAJOR GENERAL CAPITAL</b>	<b>\$ 76,754</b>	<b>\$ 268,303</b>	<b>\$ 26,175</b>	<b>\$ 26,080</b>	<b>\$ 16,059</b>	<b>\$ 413,371</b>

Table 5 presents Major General Capital Projects over the next five years. Items identified in red text indicate 13 newly added proposed projects, totalling \$32.4M.

Table 5: 2024 – 2028 Major General Capital Requirements

PROPOSED MAJOR GENERAL CAPITAL PROJECTS (in thousands of dollars)	2024	2025	2026	2027	2028	Total
2.3.1 Cloverdale Sport & Ice Complex (Total \$131.6M)	37,000					\$ 37,000
2.3.2 City Centre Sports Complex -Phase 1 (Total \$65M) & Phase 2 Design 2026	5,647	4,753	500			10,900
2.3.3 Tamanawis Park - Third Field Hockey Turf Field and Changerooms (Total \$5.7M)	4,700					4,700
2.3.4 Cloverdale Athletic Park -New Artificial Turf Field and Parking Lot	4,000	7,300				11,300
2.3.5 Covered Multi-Sport (Lacrosse Box) at South Surrey Athletic Park	3,500					3,500
2.3.6 North Surrey Recreation Centre Demolition	3,500					3,500
2.3.7 Softball City Parking Lot and Sportfield Light Improvements	3,100					3,100
2.3.8 Truck Parking Improvements	2,000					2,000
2.3.9 Archives/1912 Hall Renovation	2,000	3,000				5,000
2.3.10 Nicomekl Riverfront Park (Total \$25.5M)	1,600	3,500	4,200	2,500	2,600	14,400
2.3.11 Focus Newton	1,400					1,400
2.3.12 Sunnyside Cemetery Development - Phase 1	1,000					1,000
2.3.13 Surrey Sport and Leisure Complex - Chiller Replacement	1,000					1,000
2.3.14 Truck Bay Expansions Fire Hall # 11 & # 15	1,000	2,000	1,000			4,000
2.3.15 Artificial Turf Replacement Hjorth Road Park West Field	900					900
2.3.16 1000 Steps Renovation	807					807
2.3.17 New Park Washrooms	750	750	750	750	750	3,750
2.3.18 Surrey Sports Hall of Fame	700					700
2.3.19 Unwin Community Park - Master Plan and Phase 1	600	4,200				4,800
2.3.20 Sullivan Heights Park Conversion of Cricket Pitch to Natural Grass	550					550
2.3.21 Park Improvements	500	500	500	500	500	2,500
2.3.22 Indoor Video Display at South Surrey Arena	400					400
2.3.23 Sunnyside Park Ball Diamond Improvements	100	3,600				3,700
2.3.24 Newton Community Centre (Total \$310.6M)		229,600				229,600
2.3.25 Fleetwood Firehall # 6 Relocation (\$14.3M)		3,500	10,500			14,000
2.3.26 Disc Golf at Port Mann Park		2,300				2,300
2.3.27 North Surrey Track Resurfacing		2,300				2,300
2.3.28 Robertson Drive Park - Sport Court and Pathway Improvements		1,000				1,000
2.3.29 Covered Multi-Sport (Lacrosse Box) in Newton			4,625			4,625
2.3.30 Grandview Heights Community Park - Phase 1			3,100			3,100
2.3.31 Sport Facility Site Development			1,000			1,000
2.3.32 Surrey Sports & Leisure Complex - Roof Replacement				7,500		7,500
2.3.33 North Surrey Community Park Improvements				5,330		5,330
2.3.34 Newton Youth Park				3,850		3,850
2.3.35 Interactive Art Museum - City Centre (Total \$60.0M)				2,800	12,200	15,000
2.3.36 Cloverdale Athletic Park - Covered Multi-Sport Facility				2,100		2,100
2.3.37 Hadden House Upgrades				750		750
<b>TOTAL PROPOSED MAJOR GENERAL CAPITAL PROJECTS</b>	<b>\$ 76,754</b>	<b>\$ 268,303</b>	<b>\$ 26,175</b>	<b>\$ 26,080</b>	<b>\$ 16,059</b>	<b>\$ 413,371</b>

The following descriptions provide details on the capital projects included in the proposed 2024-2028 Major General Capital Program.

### 2.3.1 Cloverdale Sport & Ice Complex (\$131.6M)

The original design of the facility included a new twin sheet arena in the Cloverdale area. Due to additional demand for ice sports, this facility will now have an additional third sheet of ice to meet the community's needs for ice hockey, figure skating, public lessons, skating sessions and dry-floor summer use for sports such as lacrosse and ball hockey. The new facility will include landscaping with outdoor amenities and a parking lot to serve the new arena.

### 2.3.2 City Centre Sports Complex – Phase 1 (Total \$65.0M) & Phase 2 (\$0.50M)

To meet the current and future needs of the growing neighbourhood and surrounding Whalley town centre, this state-of-the-art facility expansion will include an expanded range of recreation, sports, arts and culture programming, new indoor and outdoor amenities, and enhanced learning and social opportunities. To help design a welcoming recreation, culture and sports hub that responds to the needs of all ages, abilities, and backgrounds, the City sought feedback from residents and stakeholders, including current users and community groups, on which programs, features and amenities are important to them.

### 2.3.3 Tamanawis Park – Third Field Hockey Turf Field and Changerooms (\$5.7M)

This project is for the design and construction of a third artificial turf field, with changerooms and spectator seating, at Tamanawis Park. These investments will further enhance Tamanawis Park as a destination facility for field hockey tournaments.

### 2.3.4 Cloverdale Athletic Park – New Artificial Turf Field and Parking Lot (\$11.3M)

This project is for the development of new artificial turf field space and related amenities in Cloverdale Athletic Park. The project also includes new parking amenities to serve the needs of this busy community park.

### 2.3.5 Covered Multi-Sport (Lacrosse Box) at South Surrey Athletic Park (\$3.5M)

This project is for the design and construction of a covered multi-sport facility that will serve numerous outdoor sport groups (such as lacrosse and ball hockey) and drop-in park visitors. The facility will provide weather protection and lighting to support year-round use and bleachers for spectator viewing.

### 2.3.6 North Surrey Recreation Centre Demolition (\$3.5M)

The North Surrey Recreation Centre has been decommissioned and the site is to be redeveloped by the Surrey City Development Corporation (“SCDC”) with an office development in the future. To prepare the site for future development by SCDC, the existing North Surrey Recreation Centre is to be demolished. Demolition is scheduled to commence by Fall 2024 and completed by the end of the year.

### 2.3.7 Softball City Parking Lot and Sportfield Light Improvements (\$3.1M)

This project is for the paving of the existing gravel parking area to the north of Softball City, including parking lot lighting to improve visitor safety, and tree planting to enhance canopy cover over the pavement. The project also includes upgrading the sports field lighting system throughout Softball City to energy efficient LED fixtures.

### 2.3.8 Truck Parking Improvements (\$2.0M)

This project is to support the development of truck parking facilities at four locations within the City. It is estimated that this investment will create an additional 150 truck parking stalls within these properties which will be run by an independent truck parking operator.

### 2.3.9 Archives/1912 Hall Renovation (\$5.0M)

This funding will support structural upgrades and enhancements to this important civic heritage building, extending its use as a cultural venue. Funding will also support the growth of the City’s archival and heritage collections and services.

### 2.3.10 Nicomekl Riverfront Park (Total \$25.5M)

The City is planning a complete park system along the south bank of the Nicomekl River to create a conservation-oriented riverfront park that integrates ecological improvements, public access, new amenities, public art, First Nations culture, heritage, and infrastructure with natural spaces and habitat corridors. The project is significant for its connection to the City's Coastal Flood Adaptation Strategy and securing of grant funding through the Government of Canada's Disaster Mitigation Adaptation Fund. Phase 1 construction is anticipated to start in 2024 and complete in late 2025 with Phases 2 and 3 design and construction to follow.

### 2.3.11 Focus Newton (\$1.4M)

The projects, identified through Focus Newton, include increasing garbage cans on roads and around libraries, implementing walking and cycling safety enhancements, improving major facilities and features in libraries (such as updating public seating and study areas, updating early years toys and youth games), and security supplies for the Surrey Mobilization and Resiliency Table ("SMART") program. The program will also focus on expanding horticulture and beautification projects throughout Newton.

### 2.3.12 Sunnyside Cemetery Development – Phase 1 (\$1.0M)

This project will expand interment capacity at Sunnyside Lawn Cemetery and includes detailed design, site clearing, earthworks, drainage, and site servicing.

### 2.3.13 Surrey Sport & Leisure Complex – Chiller Replacement (\$1.0M)

This project is for replacing aging equipment to maintain the safe and efficient operation of the refrigeration plant. The current chiller was installed in 2010 and services both Arena 1 and 2. The current chiller has reached the end of its lifespan. The recommended lifespan of the new chiller is 40 years.

### 2.3.14 Truck Bay Expansion Fire Hall #11 & #15 (\$4.0M)

To facilitate the apparatus deployment associated with the approved five-year growth plan, four fire hall truck bays need to be expanded to fit the added apparatus. The \$4.0M of funding represents upgrades to two of the four identified fire halls as an immediate more cost-effective solution that takes into consideration age and condition of the chosen halls.

### 2.3.15 Artificial Turf Replacement Hjorth Road Park West Field (\$0.90M)

This project is for the lifecycle replacement of the artificial turf surface on the west field at Hjorth Road Park.

### 2.3.16 1001 Steps Renovation (\$0.81M)

The 1001 Steps is an extensive and heavily used wooden stairway system located in the 12600 block of 15A Avenue in South Surrey that provides access to the beach.

This project will replace the stair system with new concrete footings and upgraded, longer-lasting galvanized steel components.

2.3.17 New Park Washrooms (\$3.8M)

This project will provide new washrooms in large-scale neighbourhood parks as a continued investment in improving facilities where there is clear evidence of long-term, increased park usage.

2.3.18 Surrey Sports Hall of Fame (\$0.70M)

Funding to support the establishment of a virtual Sports Hall of Fame featuring a dynamic online experience, augmented with select in-person opportunities at some civic facilities. The Sports Hall of Fame will share experiences and achievements of sport in Surrey.

2.3.19 Unwin Community Park – Master Plan and Phase 1 (\$4.8M)

The City has acquired the last property to expand this community park within the rapidly growing community of Newton. A range of new amenities will be required to meet that growth and changing demographics, including accessible washrooms to meet the requirements of the Jumpstart playground and walking amenities such as trails and paths. Additional future new amenities in the park will require additional funding.

2.3.20 Sullivan Heights Park Conversion of Cricket Pitch to Natural Grass (\$0.55M)

This project is for the conversion of the existing artificial turf pitch into a natural grass pitch of sufficient size to contain six turfgrass pitches. Work includes installation of specialized montmorillonite clay that provides the firm surface necessary for high level play and additional work to upgrade the sprinkler system to create separate watering zones for the new clay pitch surface and surrounding turfgrass areas.

2.3.21 Park Improvements (\$2.5M)

This project supports the ongoing repair and renovation of existing amenities in parks and the development of new smaller amenities in parks.

2.3.22 Indoor Video Display at South Surrey Arena (\$0.40M)

This funding will provide a new digital LED display at the South Surrey Arena. The new system will enhance fan engagement and create new advertising opportunities for the City and user groups including the Surrey Eagles Junior Hockey Team.

2.3.23 Sunnyside Park Ball Diamond Improvements (\$3.7M)

This project is for the renovation and upgrade of the four ball diamonds in the western portion of the park. The project includes replacing the existing diamonds

with new irrigated turfgrass and includes field lighting on one diamond to support evening play.

#### 2.3.24 Newton Community Centre (Total \$310.6M)

The new Newton Community Centre (“NCC”) will be a vibrant, inclusive, and accessible facility that will enhance recreation, culture, and library services to the growing Newton community. With a budget of \$310.6M, this state-of-the-art facility will be the largest community centre in the City at approximately 190,000 square feet (17,650 square metres). The NCC will be located on the east side of King George Boulevard, south of the existing Newton Arena and next to the Newton Seniors Centre, and near local transit services. Construction is scheduled to start in 2025 and be completed in 2028.

The NCC will include a 50-metre swimming pool, leisure pool, hot tub, and sauna amenities comparable to those available at the Grandview Heights Aquatic Centre. The NCC will also include two full sized gymnasiums, fitness centre, mat-room, multi-purpose rooms, child-care, and dedicated arts spaces to support a range of cultural programming.

The NCC includes a new 45,000 square feet (4,180 square metres) library, which is approximately three times the size of the existing Newton Branch. The library will feature the latest resources, technology, and flexible spaces for the community to gather, connect and learn. It will include an early learning play area, dedicated youth spaces, quiet and collaborative study areas, and a large collection to meet the needs of the City’s diverse community.

The new total funding envelope for NCC is \$310.6M and is inclusive and contingent on \$229.6M of new required internal borrowing.

#### 2.3.25 Fleetwood Fire Hall #6 Relocation (Total \$14.3M)

This funding will go towards the construction of a relocated Fire Hall #6 to accommodate the anticipated growth in Fleetwood, along the Surrey-Langley Skytrain line.

#### 2.3.26 Disc Golf at Port Mann Park (\$2.3M)

This project is for the design and construction of a disc golf course and supporting amenities at Port Mann Park. This project is Phase 1 of the long-term development of this park site.

#### 2.3.27 North Surrey Track Resurfacing (\$2.3M)

The rubberized track oval at North Surrey Secondary School is used daily by track and field user groups, the adjacent high school, and the community for walking and other fitness pursuits. The track facility is operated and maintained by the City through a joint-use operating agreement with Surrey School District #36 and requires life-cycle replacement.

### 2.3.28 Robertson Drive Park – Sport Court and Pathway Improvements (\$1.0M)

This project envisions a new sport court built to current standards, with the ability to house basketball, ball hockey and other court sports. A new serviced washroom is also included in the project. Additional pathway improvements will also enhance the walkability within the park.

### 2.3.29 Covered Multi-Sport (Lacrosse Box) in Newton (\$4.6M)

This project is for the design and construction of a covered multi-sport facility that will serve numerous outdoor sport groups (such as basketball, lacrosse, and ball hockey) and drop in park visitors. The facility will provide weather protection and lighting to support year-round use and bleachers for spectator viewing. The project also includes washroom upgrades to support increased use at Unwin Park.

### 2.3.30 Grandview Heights Community Park – Phase 1 (\$3.1M)

This project will initiate the design and Phase 1 development of a community park for the rapidly growing population of Grandview Heights. The park will be located directly adjacent to the new Grandview Heights Secondary School and Grandview Heights Aquatic Facility. Additional future new amenities in the park will require additional funding.

### 2.3.31 Sport Facility Site Development (\$1.0M)

This project is for the construction of supporting infrastructure to align with the development of future sports facilities in the City.

### 2.3.32 Surrey Sport & Leisure Complex – Roof Replacement (\$7.5M)

This project consists of installation of a new roof at Surrey Sport & Leisure Complex. The existing roof is approximately 28 years old, is in poor condition and has reached the end of its service life.

### 2.3.33 North Surrey Community Park Improvements (\$5.3M)

North Surrey Community Park is a significant Community Park in the Guildford town centre. Adjacent to North Surrey Secondary School, it currently houses three softball fields, two soccer fields, a parking lot, and small washroom building. This project is for the design and development of amenities in a recently acquired area of parkland along 96 Avenue that will become integrated into North Surrey Community Park.

### 2.3.34 Newton Youth Park (\$3.9M)

This project envisions a new skate park at a park site in the central area of Newton to serve the youth population in this area.

### 2.3.35 Interactive Art Museum – City Centre (Total \$60.0M)

This project will create a destination cultural facility in Surrey and a major attraction in City Centre. The Interactive Art Museum (“iAM”) will feature creative spaces for contemporary art learning, such as art exhibition halls, TechLab and maker spaces, open studios for artists in residence, events rooms, a performance hall, and outdoor space for creative temporary projects. This 60,000 square feet concept is aligned with federal funding program priorities. Partnership in a mixed development project could accelerate the iAM. It is estimated that this high-calibre facility would cost \$60.0M in total. \$15.0M in initial funding is being allocated across 2027 and 2028 to begin work on this concept.

### 2.3.36 Cloverdale Athletic Park – Covered Multi-Sport Facility (\$2.1M)

This project is for the design and construction of a covered multi-sport facility that will serve numerous outdoor sport groups (such as basketball, lacrosse, and ball hockey) and drop in park visitors. The facility will provide weather protection and lighting to support year-round use and bleachers for spectator viewing.

### 2.3.37 Hadden House Upgrades (\$0.75M)

The Billy Hadden House is a City-owned heritage home located within the boundaries of the future Nicomekl Riverfront Park. This funding will support upgrades required to enable broader community use of the facility within the park.

## 2.4 Proposed 2024 Capital Program for Engineering Capital Infrastructure

Capital funding is available from DCCs, contributions from Utilities Operating, the Greater Vancouver Transit Authority (“TransLink”), contributions from the federal and provincial governments, and developer contributions. Table 6 outlines the Engineering Utilities Capital Infrastructure Requirements in each of the next five years.

*Table 6: 2024–2028 Proposed Engineering Utilities Capital Infrastructure Requirements*

<b>PROPOSED ENGINEERING UTILITIES CAPITAL INFRASTRUCTURE REQUIREMENTS (in thousands of dollars)</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>Total</b>
Roads & Transportation	\$ 85,245	\$ 80,919	\$ 84,426	\$ 73,005	\$ 89,324	\$ 412,919
Drainage	45,885	57,392	70,649	47,290	50,444	271,660
Surrey City Energy	34,625	23,165	3,700	1,356	10,220	73,066
Sewer	13,332	19,123	29,482	32,132	30,744	124,813
Water	12,646	17,875	14,519	14,291	15,702	75,033
Parking	173	173	173	173	173	865
<b>TOTAL PROPOSED ENGINEERING CAPITAL INFRASTRUCTURE</b>	<b>\$ 191,906</b>	<b>\$ 198,647</b>	<b>\$ 202,949</b>	<b>\$ 168,247</b>	<b>\$ 196,607</b>	<b>\$ 958,356</b>

An overview of the entire Capital Program is attached as Appendix “I” to this report.

## CONCLUSION

Based on the discussion and information provided in this report, it is recommended that the Finance Committee recommend Council:

1. Approve the Capital Program as outlined in Section 2.0 of this report; and
2. Direct Staff to prepare the 2024 Five-Year (2024-2028) Capital Financial Plan as outlined in this report.

Kam Grewal, CPA, CMA  
General Manager, Finance

Rob Costanzo  
City Manager

Attachments:

Appendix "I": 2024 Five-Year (2024-2028) Capital Financial Plan

**2024 - 2028 CAPITAL FINANCIAL PLAN  
EXECUTIVE SUMMARY**

*(in thousands)*

<b>CONTRIBUTION SUMMARY</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>5 YEAR PROGRAM</b>
<b>Discretionary Contributions</b>						
Community Amenity Contribution Reserve	\$ 11,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 11,000	\$ 58,000
Contribution from Operating	130,287	125,591	110,043	81,843	97,182	544,946
Other Appropriations - Green City	1,500	1,500	1,500	1,500	1,500	7,500
Other Reserve Funds	11,824	11,265	15,803	11,300	11,300	61,492
	<u>154,611</u>	<u>150,356</u>	<u>139,346</u>	<u>106,643</u>	<u>120,982</u>	<u>671,938</u>
<b>Non-Discretionary Contributions</b>						
DCC Reserve Funds	83,009	90,719	106,926	109,913	111,049	501,616
NCP Reserve Funds	800	1,600	2,180	200	200	4,980
Other Statutory Reserve Funds	10,500	10,750	11,000	11,000	11,000	54,250
	<u>94,309</u>	<u>103,069</u>	<u>120,106</u>	<u>121,113</u>	<u>122,249</u>	<u>560,846</u>
<b>Other Contributions</b>						
External Sources	77,262	41,914	32,212	24,280	36,206	211,874
Other Sources	-	229,600	-	-	-	229,600
	<u>77,262</u>	<u>271,514</u>	<u>32,212</u>	<u>24,280</u>	<u>36,206</u>	<u>441,474</u>
<b>Unidentified - Budget Authority (not funded)</b>	50,000	50,000	50,000	50,000	50,000	250,000
<b>Total Current Year's Contributions</b>	<u>376,182</u>	<u>574,939</u>	<u>341,664</u>	<u>302,036</u>	<u>329,437</u>	<u>1,924,258</u>
	<b>\$ 376,182</b>	<b>\$ 574,939</b>	<b>\$ 341,664</b>	<b>\$ 302,036</b>	<b>\$ 329,437</b>	<b>\$ 1,924,258</b>

**EXPENDITURE SUMMARY**

<b>Capital Renewal &amp; Maintenance</b>						
Buildings	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 20,000
Equipment	14,704	14,475	19,013	14,510	14,510	77,212
Other Capital Improvements	196,834	203,601	207,902	173,200	201,560	983,097
Land Acquisition	31,712	32,467	32,717	32,717	32,717	162,330
Sundry & Contingency	2,178	2,093	1,857	1,529	10,591	18,248
	<u>249,428</u>	<u>256,636</u>	<u>265,489</u>	<u>225,956</u>	<u>263,378</u>	<u>1,260,887</u>
<b>Ranked Projects</b>						
Buildings	52,147	242,853	12,000	10,300	12,200	329,500
Other Capital Improvements	24,607	25,450	14,175	15,780	3,859	83,871
	<u>76,754</u>	<u>268,303</u>	<u>26,175</u>	<u>26,080</u>	<u>16,059</u>	<u>413,371</u>
<b>Unidentified - Budget Authority (not funded)</b>	50,000	50,000	50,000	50,000	50,000	250,000
<b>Total Current Year's Expenditures</b>	<u>376,182</u>	<u>574,939</u>	<u>341,664</u>	<u>302,036</u>	<u>329,437</u>	<u>1,924,258</u>
	<b>\$ 376,182</b>	<b>\$ 574,939</b>	<b>\$ 341,664</b>	<b>\$ 302,036</b>	<b>\$ 329,437</b>	<b>\$ 1,924,258</b>

## 2024 - 2028 CAPITAL FINANCIAL PLAN CONTRIBUTION (FUNDING) SUMMARY

(in thousands)

CONTRIBUTION SUMMARY	2024	2025	2026	2027	2028	5 YEAR PROGRAM
<b>Discretionary Contributions</b>						
Community Amenity Contribution Reserve						
CAC & Bonus Density Contributions	\$ 11,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 11,000	\$ 58,000
	11,000	12,000	12,000	12,000	11,000	58,000
Contributions from Operating						
Drainage	21,349	25,935	42,998	23,362	24,593	138,237
General	43,325	36,372	24,027	25,584	25,625	154,933
Parking	173	173	173	173	173	865
Roads & Transportation	13,887	16,709	18,274	15,124	17,533	81,527
Sewer	9,129	9,267	10,206	10,557	11,175	50,334
Surrey City Energy	34,625	23,165	3,700	1,356	10,220	73,066
Water	7,799	13,970	10,665	5,687	7,863	45,984
	130,287	125,591	110,043	81,843	97,182	544,946
Operating Appropriated Surplus						
Other Appropriations - Green City	1,500	1,500	1,500	1,500	1,500	7,500
	1,500	1,500	1,500	1,500	1,500	7,500
Other Reserve Funds						
Artificial Turf Replacement	540	-	-	-	-	540
Environmental Stewardship	240	240	240	240	240	1,200
Vehicles & Equipment	11,044	11,025	15,563	11,060	11,060	59,752
	11,824	11,265	15,803	11,300	11,300	61,492
	154,611	150,356	139,346	106,643	120,982	671,938
<b>Non-Discretionary Contributions</b>						
<i>City-Wide DCC Reserve Funds</i>						
Arterial Roads	37,725	32,936	30,873	32,539	34,328	168,401
Drainage	5,750	7,354	12,435	11,186	13,304	50,029
Major Collector Roads	6,120	4,771	8,591	4,112	4,112	27,706
Parkland	21,000	21,500	21,500	21,500	21,500	107,000
Parkland Development	800	825	825	825	825	4,100
Sewer	3,497	6,106	15,526	17,825	15,819	58,773
Water	4,847	3,905	3,854	8,451	7,413	28,470
<i>Area Specific DCC Reserve Funds</i>						
Anniedale Tynehead	112	2,519	2,519	2,519	2,519	10,188
Campbell Heights	402	1,306	1,306	1,306	1,306	5,626
Darts Hill	124	1,390	1,390	1,390	1,390	5,684
City Centre	1,909	4,545	4,545	4,545	4,545	20,089
Hwy 99 Corridor	17	17	17	170	443	664
Redwood Heights	6	2,452	2,452	2,452	2,452	9,814
West Clayton	700	1,093	1,093	1,093	1,093	5,072
	83,009	90,719	106,926	109,913	111,049	501,616
NCP Reserve Funds						
Fire	100	100	100	100	100	500
Library	100	100	100	100	100	500
Parks	600	1,400	1,980	-	-	3,980
	800	1,600	2,180	200	200	4,980
Other Statutory Reserve Funds						
Parkland Acquisition	10,500	10,750	11,000	11,000	11,000	54,250
	10,500	10,750	11,000	11,000	11,000	54,250
	94,309	103,069	120,106	121,113	122,249	560,846
<b>Other Contributions</b>						
External Sources						
Federal/Provincial Contribution	24,207	23,052	12,821	9,561	7,955	77,596
Growing Communities Fund	32,647	-	-	-	-	32,647
TransLink	20,408	18,862	19,391	14,719	28,251	101,631
	77,262	41,914	32,212	24,280	36,206	211,874
Other Sources						
Internal Borrowing	-	229,600	-	-	-	229,600
	-	229,600	-	-	-	229,600
	77,262	271,514	32,212	24,280	36,206	441,474
<b>Unidentified - Budget Authority (not funded)</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>250,000</b>
	<b>\$ 376,182</b>	<b>\$ 574,939</b>	<b>\$ 341,664</b>	<b>\$ 302,036</b>	<b>\$ 329,437</b>	<b>\$ 1,924,258</b>

**2024 - 2028 CAPITAL FINANCIAL PLAN  
EXPENDITURE SUMMARY**

*(in thousands)*

<b>EXPENDITURE SUMMARY</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>5 YEAR PROGRAM</b>
<b>Capital Renewal &amp; Maintenance</b>						
<b>Buildings</b>						
Facilities Maintenance & Renovations	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 20,000
	4,000	4,000	4,000	4,000	4,000	20,000
<b>Equipment</b>						
General Corporate	13,160	13,410	13,660	13,660	13,660	67,550
Parks, Recreation & Culture	600	600	600	600	600	3,000
Protective Services	944	465	4,753	250	250	6,662
	14,704	14,475	19,013	14,510	14,510	77,212
<b>Land Acquisition</b>						
Parkland Acquisition	31,712	32,467	32,717	32,717	32,717	162,330
	31,712	32,467	32,717	32,717	32,717	162,330
<b>Other Capital Improvements</b>						
Drainage	45,885	57,392	70,649	47,290	50,444	271,660
Parking	173	173	173	173	173	865
Parks, Recreation & Culture	4,928	4,954	4,953	4,953	4,953	24,741
Roads & Transportation	85,245	80,919	84,426	73,005	89,324	412,919
Sewer	13,332	19,123	29,482	32,132	30,744	124,813
Surrey City Energy	34,625	23,165	3,700	1,356	10,220	73,066
Water	12,646	17,875	14,519	14,291	15,702	75,033
	196,834	203,601	207,902	173,200	201,560	983,097
<b>Sundry &amp; Contingency</b>						
	2,178	2,093	1,857	1,529	10,591	18,248
	2,178	2,093	1,857	1,529	10,591	18,248
	249,428	256,636	265,489	225,956	263,378	1,260,887
<b>Ranked Projects</b>						
<b>Buildings</b>						
Archives/1912 Hall Renovation	2,000	3,000	-	-	-	5,000
City Centre Sports Complex - Phase 1 (Phase 2 Design 2026)	5,647	4,753	500	-	-	10,900
Cloverdale Sport & Ice Complex	37,000	-	-	-	-	37,000
Fleetwood Firehall #6 Relocation	-	3,500	10,500	-	-	14,000
Interactive Art Museum - City Centre	-	-	-	2,800	12,200	15,000
Newton Community Centre	-	229,600	-	-	-	229,600
North Surrey Recreation Centre Demolition	3,500	-	-	-	-	3,500
Surrey Sport and Leisure Complex - Chiller Replacement	1,000	-	-	-	-	1,000
Surrey Sport and Leisure Complex - Roof Replacement	-	-	-	7,500	-	7,500
Truck Bay Expansion Fire Hall #11 & #15	1,000	2,000	1,000	-	-	4,000
Truck Parking Improvements	2,000	-	-	-	-	2,000
	52,147	242,853	12,000	10,300	12,200	329,500
<b>Other Capital Improvements</b>						
1001 Steps Renovation	807	-	-	-	-	807
Artificial Turf Replacement Hjorth Road Park West Field	900	-	-	-	-	900
Cloverdale Athletic Park - Covered Multisport Facility	-	-	-	2,100	-	2,100
Cloverdale Athletic Park- New Artificial Turf Field and Parking Lot	4,000	7,300	-	-	-	11,300
Covered Multi-Sport (Lacrosse Box) at South Surrey Athletic Park	3,500	-	-	-	-	3,500
Covered Multi-Sport (Lacrosse Box) in Newton	-	-	4,625	-	-	4,625
Disc Golf at Port Mann Park	-	2,300	-	-	-	2,300
Focus Newton	1,400	-	-	-	-	1,400
Grandview Heights Community Park - Phase 1	-	-	3,100	-	-	3,100
Hadden House Upgrades	-	-	-	750	-	750
Indoor Video Display at South Surrey Arena	400	-	-	-	-	400
New Park Washrooms	750	750	750	750	750	3,750
Newton Youth Park	-	-	-	3,850	-	3,850
Nicomekl Riverfront Park	1,600	3,500	4,200	2,500	2,609	14,409
North Surrey Community Park Improvements	-	-	-	5,330	-	5,330
North Surrey Track Resurfacing	-	2,300	-	-	-	2,300
Park Improvements	500	500	500	500	500	2,500
Robertson Drive - Sports Court Pathway Improvements	-	1,000	-	-	-	1,000
Sullivan Heights Park - Conversion of Cricket Pitch to Natural Grass	550	-	-	-	-	550
Sunnyside Cemetery Development- Phase 1	1,000	-	-	-	-	1,000
Sunnyside Park Ball Diamond Improvements	100	3,600	-	-	-	3,700
Surrey Sports Hall of Fame	700	-	-	-	-	700
Softball City Parking Lot and Sportfield Light Improvements	3,100	-	-	-	-	3,100
Sport Facility Site Development	-	-	1,000	-	-	1,000
Tamanawis Park - Third Field Hockey Turf Field and Changeroom	4,700	-	-	-	-	4,700
Unwin Community Park	600	4,200	-	-	-	4,800
	24,607	25,450	14,175	15,780	3,859	83,871
	76,754	268,303	26,175	26,080	16,059	413,371
<b>Unidentified - Budget Authority (not funded)</b>						
	50,000	50,000	50,000	50,000	50,000	250,000
	\$ 376,182	\$ 574,939	\$ 341,664	\$ 302,036	\$ 329,437	\$ 1,924,258