

CITY OF REVELSTOKE.

OVERVIEW OF 2026
DRAFT BUDGET AND FINANCIAL PLANS



Contents

Introduction 3

Key Budget Objectives 4

Property Tax & Utilities 5

2026 Budget Changes 6

Financial Plan - Operating

- Consolidated Expenditures and Revenues 7
- Consolidated Operating Revenue and Cost Recoveries 7

Operating Spending Initiatives 8

New Capital/Project Spending Initiatives 9

General Capital and Major Project Plan 10

Debt & Reserves 11

5-Year Outlook 13

How Revelstoke Compares 14

Council is considering 3.75%, 4.75%, and 5.75% property tax increase scenarios for the 2026 Budget.

The impact of these scenarios and other important budget information is outlined in this Budget Overview.

Council needs your feedback on which option you think is best for our community and on the City's overall 2026 Budget.



Left to Right: Councillor Tim Palmer, Councillor Tim Stapenhurst, Councillor Austin Luciow, Councillor Aaron Orlando, Mayor Gary Sulz, Councillor Lee Devlin, Councillor Matt Cherry

Introduction

Budget Overview

This Budget Overview summarizes the City's 2026 Budget and Financial Plans.

Your Feedback is Important to us!

We feel that our City is stronger when citizens are fully informed and engaged.

More information is available at:

revelstoke.ca

talkrevelstoke.ca

Public Consultation

Council will be considering public feedback and comments over the next few weeks before moving forward with the City's 2026 Budget and related 5-Year Financial Plan bylaw.

In-Person Public Consultation

Thursday, November 27, 2025 Community Centre
(Macpherson Room)

12pm - 1.30pm / 5pm - 6.30pm

Public Input Deadline

The deadline for public input on the budget is Sunday, December 7, 2025.
This will allow Council time to consider and discuss all comments before moving forward.

Submit Feedback or Comments



Email:

budget@revelstoke.ca

Subject line: "2026 Budget"



Visit:

www.talkrevelstoke.ca

Project: Budget Guide 2026



Write to / Drop off:

City Hall

216 Mackenzie Ave, Box 170
Revelstoke, BC, V0E 2S0

Attn: Director of Finance

Key budget objectives

A detailed review was undertaken of the City's budget with the goal of creating efficiencies and putting the City on a sustainable financial path which strikes a balance between the present and the future.

To achieve this goal, the below key budget objectives were outlined:

General Operating and Capital

- Provide for the maintenance and future replacement of the City's fleet including vehicles, equipment, and fire engines.
- Set aside more money in reserves to fund major projects in the future to avoid or minimize external borrowing.
- Pay for key major capital projects in the current plan from reserves to avoid interest costs
- Build-up operating reserves to offset the risk of missing budgeted revenue targets from cyclical revenues like building permit and rezoning revenues, and from the risk of being over budget on unpredictable expenditures like excess snow clearing costs.
- Provide for reasonable inflationary increases for certain costs such as fuel, utilities, and wages/benefits.
- Take advantage of grant funding for major projects to reduce the City's share of project funding.

Utilities:

Water, Big Eddy Water, Sewer

- Increase utility reserves to provide for the major costs associated with the renewal of aging water and sewer infrastructure.
- The Development Cost Charge (DCC) bylaw, adopted in 2025, is now being integrated into the City's long-term capital plans to ensure that new development pays its fair share of the utility infrastructure required to support growth.
- Fund Phase 1 of major Wastewater Treatment Plant upgrades with available reserves, DCCs, and internal borrowing to minimize external debt and related interest costs.
- Increase utility user rates in 2026 to maintain sustainable funding for ongoing operational and capital costs.



Impact of Proposed Property Tax and Utility Fee Increases

Council is considering 3.75%, 4.75%, and 5.75%, property tax increase scenarios, as shown below, and would like your feedback. The proposed increases for Utility Fees are also noted below.

The following calculations are based on the average 2025 assessed home value in Revelstoke at \$860,000.

Property Tax Scenarios

	Draft 2026 Budget		
	Scenario 1	Scenario 2	Scenario 3
2025 Actual	\$2,265	\$2,265	\$2,265
Increase	3.75% or \$85	4.75% or \$108	5.75% or \$130
2026 Total	\$2,350	\$2,373	\$2,395

Why Consider a Higher Tax Increase?

The additional taxation revenue generated beyond the 3.75% tax increase will be set aside in the Arena Re-Development Reserve [page 10](#).

Utility Fee Changes

Fees	2025 Actual	2026 Increase	2026 Total
Garbage	\$156	6% or \$9	\$165
Water*	\$624	4% or \$25	\$649
Big Eddy Water	\$601	4% or \$24	\$625
Sewer*	\$594	4% or \$24	\$618
Sewer Frontage**	\$347	4% or \$14	\$361

* Doesn't apply to Big Eddy

** Sewer frontage based on 100' frontage

Why an Increase in Utility Fees?

Utility Fee increases are needed to provide for increased operating costs and future infrastructure replacement.

Total Property Tax and User Fee Scenarios

	Draft 2026 Budget					
	Scenario 1		Scenario 2		Scenario 3	
	City	Big Eddy	City	Big Eddy	City	Big Eddy
2025 Actual	\$3,989	\$3,025	\$3,989	\$3,025	\$3,989	\$3,025
Increase	3.9% or \$157	3.9% or \$118	4.5% or \$180	4.7% or \$141	5.1% or \$202	5.4% or \$164
2026 Total	\$4,143	\$3,140	\$4,166	\$3,163	\$4,188	\$3,186

Not including parcel taxes applicable to the Big Eddy, Clearview Heights, and Thomas Brook Local Area Services; 2025 Municipal Taxes Only

Impact of Proposed Property Tax and Utility Fee Increases



Residential taxes per \$100,000 of 2025 assessed value:
\$263



Commercial taxes per \$100,000 of 2025 assessed value:
\$1,309

Tax increase breakdown

Draft 2026 Budget

	Scenario 1	Scenario 2	Scenario 3
Core Budget Changes	2.20%	2.20%	2.20%
Operating Spending Initiatives	1.55%	1.55%	1.55%
Increased Transfers to Arena Re-development Reserve	0.00%	1.00%	2.00%
Total Tax Increase	3.75%	4.75%	5.75%

Calculation Reference

1% Increase is Equivalent to:	
Property Taxes	\$174,000
Garbage Rates	\$5,400
Water Utility	\$36,000
Big Eddy Water Utility	\$2,300
Sewer Utility	\$36,000

Based on Final 2025 Budget

Arena Project Description:

The arena project focuses on addressing the aging infrastructure of the Revelstoke Forum and Curling Club, which were originally built in the 1960s. Redevelopment of the existing facility is needed as the existing roof structure of the Forum is showing signs of deterioration and the facility no longer meets the needs of the current and future user groups. In 2023, the City launched a public engagement process to gather input on future options. There was a strong interest from the community in supporting the redevelopment of the arena in a new multiplex facility. Community feedback highlighted the three most important considerations for future planning:

- More year-round recreation amenities
- Expanding existing programs
- Capital Cost

In 2024, the City hired HCMA Architecture & Design to conduct a Feasibility Study. The study will assess a mix of amenities, construction and operating costs and cost recovery potential. To help guide the process, Council formed a Multipurpose Facility Advisory Committee in June 2024.

The past year, the consultants have reviewed program amenities and high level costs, evaluated potential sites, conducted benchmarking exercise reviewing recent comparable projects across BC and Alberta, validated initial cost estimate with two independent sources, and studied multiple variations of designs and scopes to test out sizes and different alternatives.

In 2026, the City will be launching a community wide survey to help better understand community priorities and financial thresholds for a new facility to replace the Forum.

Arena Re-Development Reserve

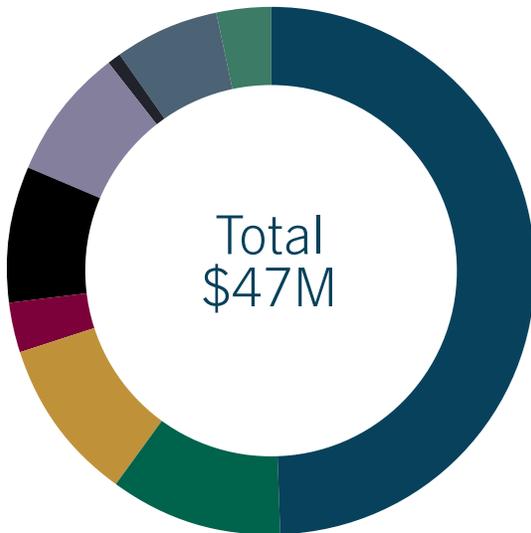


Arena Re-Development Annual Savings



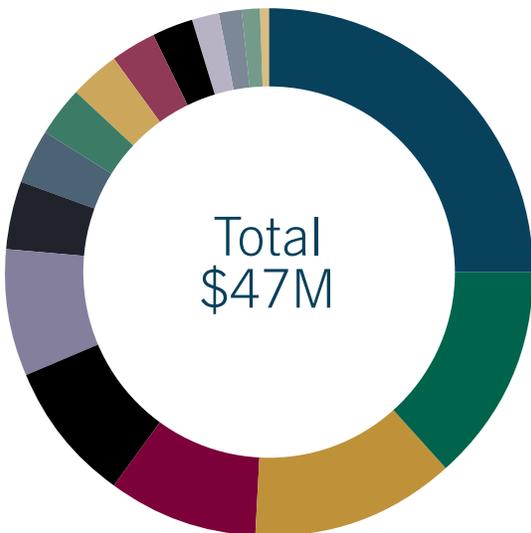
Financial Plan- Operating

2026 General Operating Fund Revenue and Cost Recoveries



Taxation including 1% utility taxes & grants-in-lieu	\$23,178,700	50%
General fees for services	\$4,949,500	11%
Grant transfers	\$4,711,200	10%
Water user fees	\$3,935,000	8%
Sewer user fees & frontage charges	\$3,829,800	8%
Vehicle & equipment charges	\$3,064,771	7%
Administrative cost recoveries	\$1,464,300	3%
Interest income & other	\$1,358,500	3%
Recovery of debt servicing costs	\$283,477	1%

2026 General Fund Operating Expenses and Reserve Transfers



Transfers to reserves (general, water & sewer)	\$11,793,616	25%
Protective services	\$6,211,700	13%
Engineering & public works	\$5,855,300	13%
Parks, recreation, & culture	\$4,293,000	9%
General government	\$4,062,800	9%
Community economic development	\$3,643,800	8%
Water operations (City & Big Eddy)	\$1,825,483	4%
Transfers to reserves (vehicles & equipment)	\$1,572,173	3%
Vehicles & equipment operations	\$1,437,122	3%
Sewer operations	\$1,435,790	3%
Development services	\$1,286,700	3%
Debt servicing costs (general, water & sewer)	\$1,258,964	3%
Transit	\$699,600	1%
Social & community development	\$663,500	1%
Solid waste	\$574,000	1%
Cemetery	\$161,700	0%

Operating Spending Initiatives

	Budget Impact	Tax Impact	Whether Recommended or Deferred
General Operating Spending Initiatives			
Corporate Services staff member (1.0 FTE - July 2026 Start)	\$36,600	0.21%	
IT Helpdesk Technician (1.0 FTE)	\$81,500	0.47%	To be deferred and reconsidered in 2027
Capital Project - CCTV System at Farewell Park	\$200	0.00%	To be deferred and reconsidered in 2027
Capital Project - IT Fleet Vehicle	\$12,000	0.07%	
Full Time Flex Firefighter (9 th Firefighter) (1.0 FTE)	\$146,900	0.84%	
4 IAFF Captain's Positions (two year implication with a total of \$56K)	\$28,000	0.16%	
Maintenance Service Technician - Electrician (1.0 FTE) (50% in PW)	\$34,200	0.20%	To be deferred and reconsidered in 2027
Golf Course Grant In Aid	\$40,000	0.23%	
Revelstoke Museum Grant In Aid	\$2,500	0.01%	
Special Presentations / Events	\$5,000	0.03%	
Total Impact on Taxation (excl. Deferred)	\$271,000	1.55%	
Water Utility Operating Spending Initiative			
Capital Project - SCADA Site Upgrades	\$2,900	0.08%	
Maintenance Service Technician - Electrician (1.0 FTE) (22.5% in Water)	\$18,700	0.55%	To be deferred and reconsidered in 2027
BEWW Utility Operating Spending Initiative			
Capital Project - SCADA Site Upgrades	\$4,400	0.16%	
Maintenance Service Technician - Electrician (1.0 FTE) (22.5% in Sewer)	\$18,700	0.55%	To be deferred and reconsidered in 2027
Sewer Utility Operating Spending Initiative			
Capital Project - SCADA Site Upgrades	\$700	0.31%	
Maintenance Service Technician - Electrician (1.0 FTE) (5% in BEWW)	\$4,150	0.12%	To be deferred and reconsidered in 2027



New Capital/Project Spending Initiatives

The following new capital/project initiatives are not currently in the City’s 2026 Budget, but are being considered to take advantage of external funding or due to their critical nature.

The total cost of all of these initiatives is **\$2,586,000**.

Engineering & Public Works	Fire & Emergency Services	Information Technology & GIS	Recreation, Parks & Culture	Utility
PW Safety Program: \$110,000	South Revelstoke Fire Station - Class D Estimate: \$20,000	IT-GIS Fleet Vehicle: \$40,000	Accessible Playground surface: \$150,000	Utility SCADA Site Upgrades: \$166,000
Pearson Crossing Controller Upgrade: \$140,000	Fire Training Centre Development - Class D Estimate: \$20,000		Pickleball Court Facility: \$400,000	Fire Hydrant Maintenance: \$80,000
Victoria Road Traffic Calming & Pedestrian Safety: \$100,000			Ball Field Improvements (Rotary & Kokanee): \$80,000	Water PLC upgrades: \$360,000
Mackenzie Ave Intersection Improvements: \$400,000				Sewer PLC upgrades: \$150,000
Community Speed Limit Reduction Study & Implementation: \$100,000				Reservoir Site Security Upgrades: \$90,000
Roads Alleyways Remediation: \$180,000				

FUTURE MAJOR PROJECTS

The following major projects are for future consideration and still require additional information before budgeting can be fully determined.

Description of Project	Preliminary Dollar Value
Arena Re-development	\$26,000,000 - \$83,000,000
Boiler system for Aquatic & Community Centre	\$675,000 - \$1,450,000
Replacement of 4th Street Bridge	\$27,000,000
4th St Bridge Rehabilitation/Extend Sidewalk	\$2,775,000
Public Works Yard Upgrades	To be determined
Waste Water Treatment Plant Phase 2 and 3	To be determined
Revelstoke Community Energy Corporation (RCEC)	To be determined
South Revelstoke Fire Station - Capital	\$15,000,000
South Revelstoke Fire Station - Operating	\$1,786,500

A lower property tax increase, as proposed for consideration in Scenario 1, 2 and 3 on page 5, would contribute less funding towards the Arena/Multi-Plex Facility.

General Capital and Major Project Plan

The City's long-term general capital plan totals approximately \$239 million over the next 15 years.

The table shows some of the major general capital projects planned for over the next 5 years.

The General Capital and Major Project Plan focuses on the renewal and upkeep of existing infrastructure.

This includes full funding for the long-term road rehabilitation/ pavement management plan.

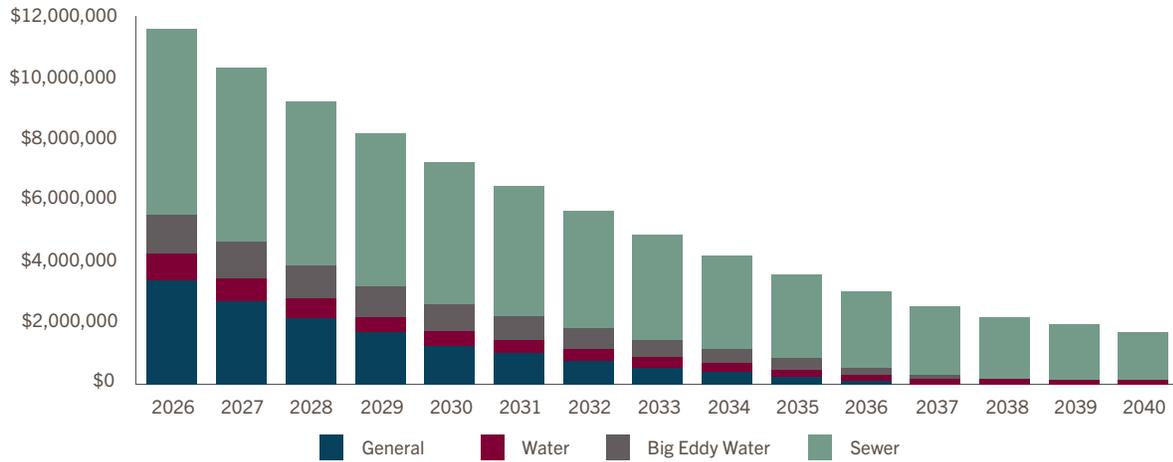
- **Wayfinding project**
\$900,000 (2029 - 2031+)
- **Heritage and design guideline**
\$310,000 (2026 - 2031+)
- **Official Community Plan update (5-year cycle)**
\$495,000 (2026 - 2031+)
- **Zoning bylaw update (5-year cycle)**
\$255,000 (2029 - 2031+)
- **Climate Action Plan**
\$80,000 (2028)
- **DCC bylaw update (5-year cycle)**
\$225,000 (2030 - 2031+)
- **Bill 16 implementation**
\$65,000 (2026)
- **Housing Action Plan (5-year cycle)**
\$205,000 (2026 - 2031+)
- **Needs assessment - PW yard phase 1 (covered storage)**
\$500,000 (2026)
- **Roads - Pavement patching and repairs**
\$10,789,270 (2026 - 2031+)
- **Roads - Pavement management program**
\$33,937,740 (2026 - 2031+)
- **Sidewalk and curb**
\$750,000 (2030 - 2031+)
- **Illecillewaet second crossing (DCC)**
\$7,710,210 (2031+)
- **Roads - Multiuse path**
\$6,592,940 (2026 - 2031+)
- **Stormwater - Rehabilitation**
\$3,000,000 (2029 - 2031+)
- **PW canvas building - Jordan Pit (2024 Spending Initiative)**
\$200,000 (2027)
- **PW main shop parking lot - Paved surfaces (BCA)**
\$260,000 (2028)
- **Century Vallen - Roof replacement (roof report)**
\$250,510 (2028)
- **Community Centre - Retractable partitions (BCA)**
\$260,000 (2028 - 2029)
- **Community Centre - Front parking lot - Paved surfaces (BCA)** \$325,000 (2029)
- **RCMP - Package units (BCA)**
\$225,000 (2028)
- **Fire Hall - Roof replacement (roof report)**
\$665,000 (2030)
- **Courthouse - Roof replacement (roof report)**
\$330,000 (2030)
- **Arena - Condenser project**
\$385,000 (2028 - 2029)
- **Arena - Curling rink roof**
\$400,000 (2030)
- **Arena - HVAC and electrical upgrades**
\$370,000 (2028)
- **Arena - Rink slab replacement**
\$480,000 (2029 - 2030)
- **Golf Course - Clubhouse parking lots - Paved surfaces (BCA)** \$215,000 (2029)
- **Aquatic Centre - Repaint metal trusses and columns**
\$400,000 (2027)
- **Aquatic Centre - Resilient floor finishes (BCA)**
\$211,200 (2030)



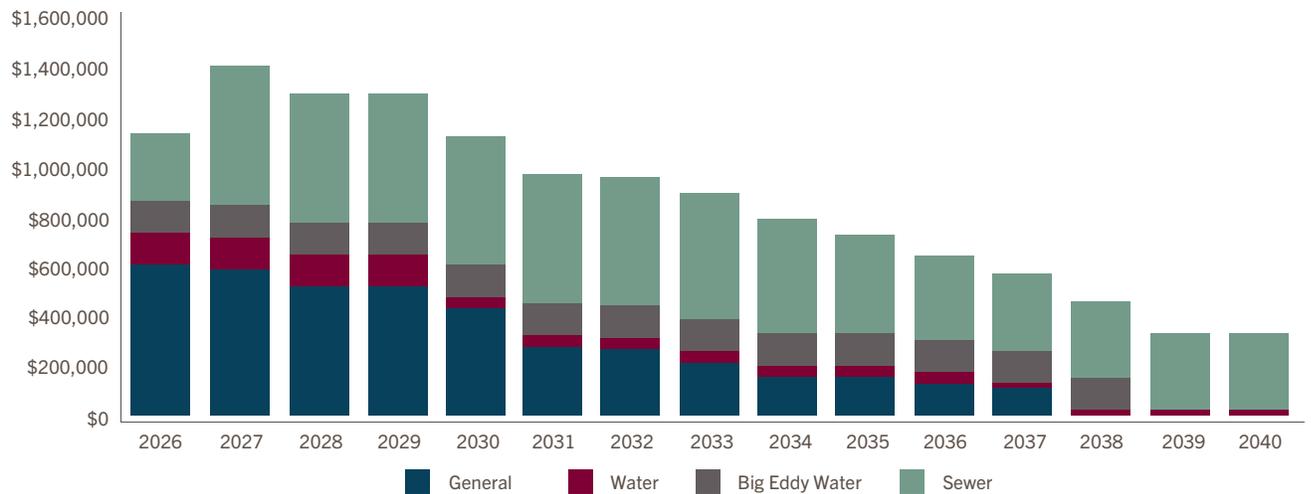
Debt and Reserves

The City's Financial plan includes new external debt (in 2026) to fund the Wastewater Treatment Plant (WWTP) upgrade. The majority of this project is being funded through grants, DCCs collected, and external debt. Debt servicing costs (principal & interest payments) are being covered by previous increases to sewer fees.

City of Revelstoke's Debt



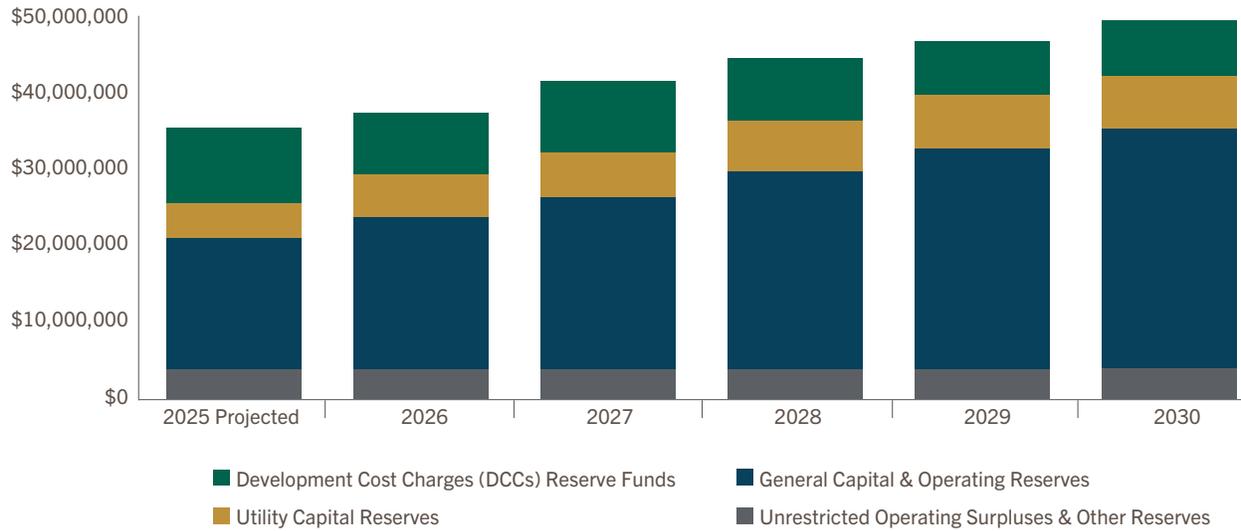
Annual Debt Servicing Costs on Existing Debt (Principal and Interest Payments)



Projected Reserve & Surplus Balances

The City’s ability to minimize external debt and to provide internal funding for its capital/projects is directly related to the health of the City’s reserves. The steady build-up of reserve levels will increase the City’s financial stability and prosperity.

The projected reserve transfers over the next 5 years, based on the property tax and utility rate increases built into the financial plans, are shown in the provided table. These balances are subject to change as the full picture of the City’s master plans are incorporated into the financial projections.

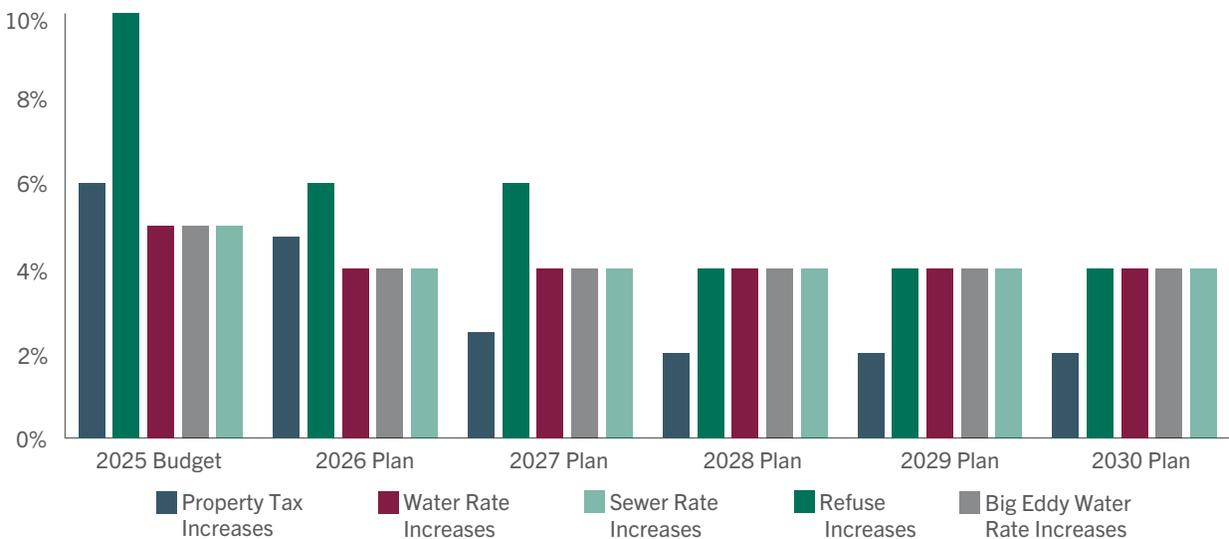


5-Year Outlook

The City’s 5-year outlook calls for steady and stable property tax and user rate increases, which will allow the City to transfer more funds to reserves or savings, with the funds ultimately being used to pay for key projects including water and sewer infrastructure renewals.

Property Tax & Utility Fee Increases

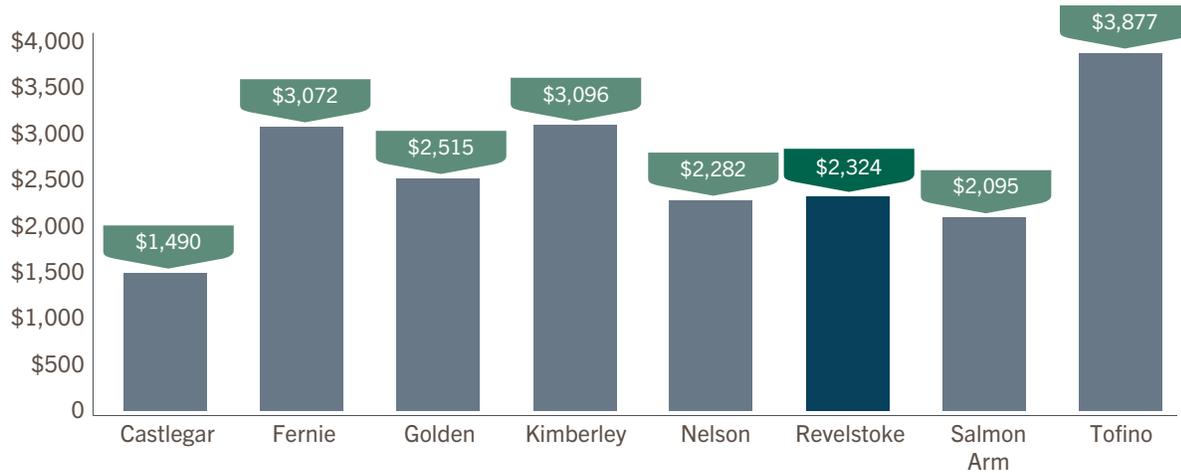
Planned increases with 2025 Comparison



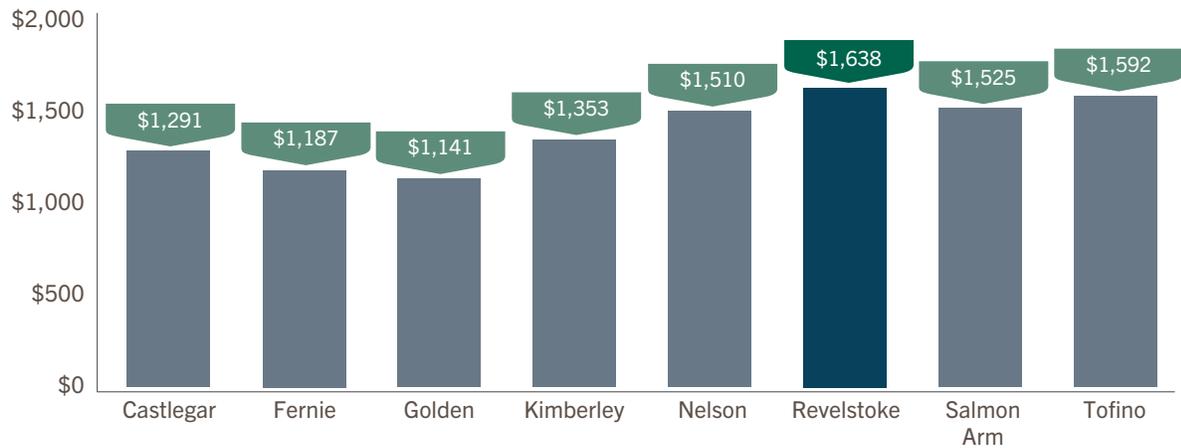
How Revelstoke Compares

The following community statistics are presented for comparative purposes. When viewing the information, it is important to remember that each community is unique in terms of its assessment base, its geography, its budgetary demands, etc. In other words, no two (2) communities are exactly alike.

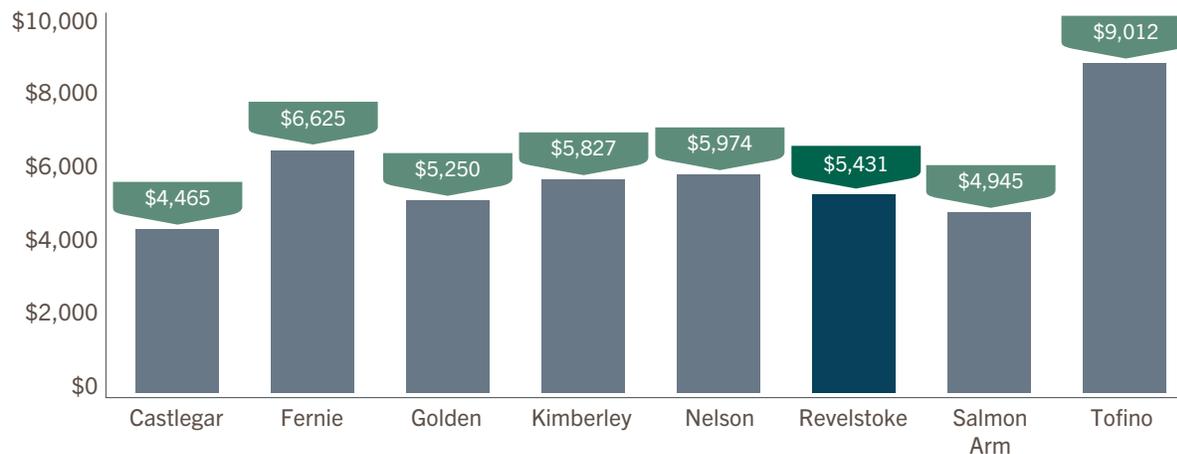
2025 Municipal Taxes Only (on representative house)



2025 User Fees and Parcel Taxes (on representative house)



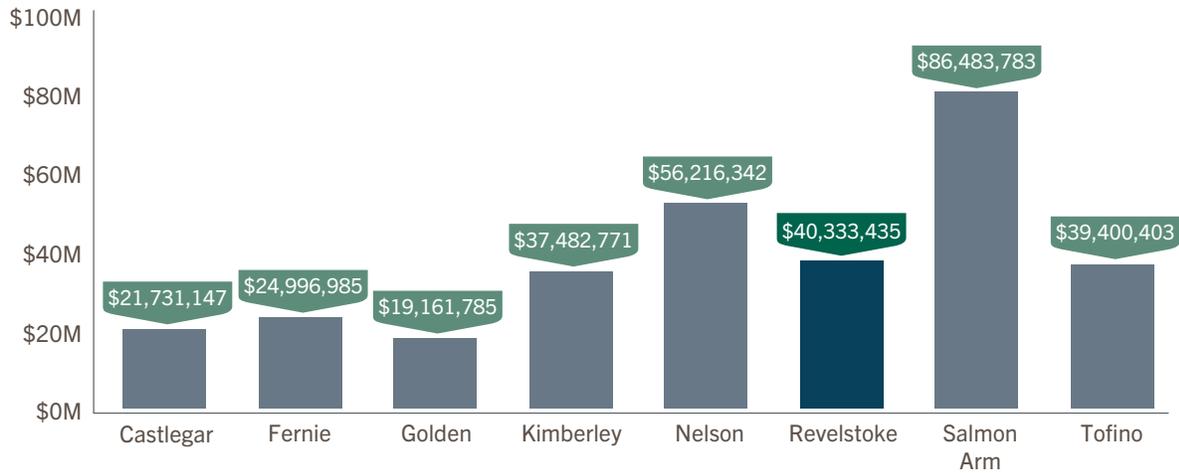
2025 Total Taxes and Charges (all taxing authorities - on representative house)



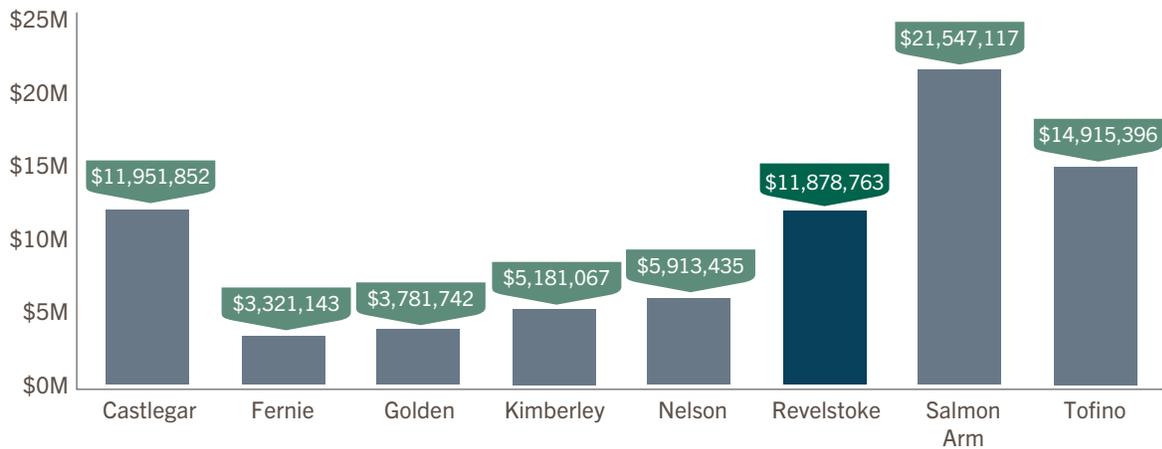
How Revelstoke Compares

The following community statistics are presented for comparative purposes. When viewing the information, it is important to remember that each community is unique in terms of its assessment base, its geography, its budgetary demands, etc. In other words, no two (2) communities are exactly alike.

2023 Cash and Investments On-Hand



2023 Total Debt Outstanding



2026 BUDGET

WE WANT YOUR OPINION

Find the Draft 2026-2040 Long Term Financial Plan at:

Online
www.revelstoke.ca

In Print:
City Hall: 216 Mackenzie Ave,
Revelstoke



Deadline for
public input

DECEMBER 7, 2025

PROVIDE YOUR FEEDBACK

Email:
budget@revelstoke.ca
Subject line: "2026 Budget"

Visit:
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Attn: Director of Finance