

NO: F003

COUNCIL DATE: April 14, 2025

FINANCE COMMITTEE

TO: **Mayor & Council** DATE: **March 27, 2025**
FROM: **General Manager, Finance** FILE: **1705-05**
SUBJECT: **2025 Five-Year (2025-2029) Financial Plan - Capital Program**

1.0 RECOMMENDATION

It is recommended that the Finance Committee recommend that Council:

1. Approve the Capital Program as outlined in Section 2.0 of this report; and
2. Direct staff to prepare the 2025 Five-Year (2025-2029) 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 existing infrastructure and amenities; and
- 2) *Major General Capital Program*, which includes investments in new amenities and infrastructure including arenas, parks, recreational facilities and arts & culture amenities to help serve the City's growing population and economy.

2.1 Available Funding for the General Capital Program

The proposed 2025-2029 General Capital Program represents the most significant financial commitment in the City's history; with \$701M 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: 2025-2029 Proposed Funding Sources - General Capital Program

PROPOSED FUNDING SOURCES GENERAL CAPITAL PROGRAM (in thousands of dollars)	2025	2026	2027	2028	2029	Total
Internal Borrowing	\$ 229,600	\$ -	\$ -	\$ -	\$ -	\$ 229,600
Contribution from General Operating	59,998	32,498	42,562	27,119	22,227	184,404
Parkland Acquisition & DCC Reserves	24,500	24,500	24,500	24,500	24,500	122,500
Other City Reserves	16,091	17,876	18,855	14,893	14,893	82,608
Capital Projects Reserve	12,000	12,000	12,000	11,000	11,000	58,000
Proceeds from Gaming Revenue	2,962	2,992	3,022	3,052	3,083	15,111
Green City Program	1,500	1,500	1,500	1,500	1,500	7,500
External Contributions (Grants)	1,000	-	-	-	-	1,000
TOTAL PROPOSED FUNDING SOURCES GENERAL CAPITAL PROGRAM	\$ 347,651	\$ 91,366	\$ 102,439	\$ 82,064	\$ 77,203	\$ 700,723

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, minor facility upgrades such as flooring and washroom improvements.

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, the Green City Program and Gaming Revenue.

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: 2025-2029 Proposed Funding Sources - On-going General Capital Program

PROPOSED FUNDING SOURCES - ON- GOING GENERAL CAPITAL (in thousands of dollars)	2025	2026	2027	2028	2029	Total
Parkland Acquisition & DCC Reserves	\$ 24,500	\$ 24,500	\$ 24,500	\$ 24,500	\$ 24,500	\$ 122,500
Other City Reserves	14,691	15,896	18,855	14,893	14,893	79,228
Contribution from General Operating	11,747	11,485	11,154	20,212	22,227	76,825
Green City Program	1,500	1,500	1,500	1,500	1,500	7,500
Capital Projects Reserve	-	-	-	-	11,000	11,000
Proceeds from Gaming Revenue	-	-	-	-	1,383	1,383
TOTAL PROPOSED FUNDING SOURCES - ON-GOING GENERAL CAPITAL	\$ 52,438	\$ 53,381	\$ 56,009	\$ 61,105	\$ 75,503	\$ 298,436

Table 3: 2025-2029 On-going Capital Requirements

ON-GOING GENERAL CAPITAL REQUIREMENTS (in thousands of dollars)	2025	2026	2027	2028	2029	Total
Parkland Acquisition Program	\$ 24,717	\$ 24,717	\$ 24,717	\$ 24,717	\$ 24,717	\$ 123,585
Information Technology Equipment & Projects	6,000	6,000	6,000	6,000	6,000	30,000
Fleet Vehicles & Equipment	4,960	5,210	5,210	5,210	5,210	25,800
Park Development Program	4,953	4,953	4,953	4,953	4,953	24,765
Facilities Maintenance & Renovations	4,000	4,000	4,000	4,000	4,000	20,000
Fire Equipment	2,986	3,941	6,900	2,938	2,938	19,703
Library Books	2,100	2,100	2,100	2,100	2,100	10,500
Sundry & Contingency	1,772	1,510	1,179	10,237	24,760	39,458
Parks, Recreation & Culture Equipment	600	600	600	600	475	2,875
Corporate Security	250	250	250	250	250	1,250
Corporate Equipment	100	100	100	100	100	500
TOTAL ON-GOING GENERAL CAPITAL REQUIREMENTS	\$ 52,438	\$ 53,381	\$ 56,009	\$ 61,105	\$ 75,503	\$ 298,436

Examples of On-going Facilities maintenance and renovations include Newton Wave Pool Exterior Wall Envelope repairs, Fire Hall #9 Building Envelope repairs, Roof replacements at Surrey Art Gallery and Clayton Hall, and Cloverdale Arena Chiller replacement. On-going Park Development Program includes Lionel Courchene Community Garden development, several playground renovations and accessibility initiatives, community shelters and pathways at various locations and the second phase of South Surrey Athletic Park Skatepark upgrades.

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 \$403M over five years, supporting 36 distinct projects.

The Major General Capital Program is funded by Internal Borrowing, contributions from General Operating, City Reserves, Gaming Revenue, and External Contributions (Grants).

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

Table 4: 2025-2029 Proposed Funding Sources – Major General Capital

PROPOSED FUNDING SOURCES - MAJOR GENERAL CAPITAL (in thousands of dollars)	2025	2026	2027	2028	2029	Total
Internal Borrowing	\$ 229,600	\$ -	\$ -	\$ -	\$ -	\$ 229,600
Contribution from General Operating	48,251	21,013	31,408	6,907	-	107,579
Capital Projects Reserve	12,000	12,000	12,000	11,000	-	47,000
Proceeds from Gaming Revenue	2,962	2,992	3,022	3,052	1,700	13,728
Other City Reserves	1,400	1,980	-	-	-	3,380
External Contributions (Grants)	1,000	-	-	-	-	1,000
TOTAL PROPOSED FUNDING SOURCES - MAJOR GENERAL CAPITAL	\$ 295,213	\$ 37,985	\$ 46,430	\$ 20,959	\$ 1,700	\$ 402,287

Table 5 presents Major General Capital Projects over the next five years. Items identified in red text indicate 10 newly added proposed projects in this Five-Year (2025-2029) Financial Plan - Capital Program, totaling \$27.5M.

Table 5: 2025-2029 Major General Capital Requirements

	PROPOSED MAJOR GENERAL CAPITAL PROJECTS (in thousands of dollars)	2025	2026	2027	2028	2029	Total
2.3.1	Newton Community Centre (Total \$310.6M)	229,600					\$ 229,600
2.3.2	Cloverdale Athletic Park -New Artificial Turf Field and Parking Lot (Total \$12.3M)	8,300					8,300
2.3.3	Chuck Bailey Recreation Centre Expansion (Total \$65.5M)	4,753	500				5,253
2.3.4	Unwin Community Park - Master Plan and Phase 1 (Total \$18.7M)	4,200	4,400	4,600	4,900		18,100
2.3.5	Nicomekl Riverfront Park (Total \$26.0M)	4,000	4,200	2,500	2,609	1,700	15,009
2.3.6	Centre Block	4,000					4,000
2.3.7	Pier for Scattering of Ashes	3,800					3,800
2.3.8	Sunnyside Park Ball Diamond Improvements (Total \$3.7M)	3,600					3,600
2.3.9	Fleetwood Firehall# 6 Relocation (Total \$30.0M)	3,500	10,500	15,750			29,750
2.3.10	North Surrey Track Resurfacing	3,150					3,150
2.3.11	Archives/1912 Hall Renovation (Total \$5.0M)	3,000					3,000
2.3.12	Tamanawis Park - Third Field Hockey Turf Field and Changeroom (Total \$8.2M)	2,500					2,500
2.3.13	Bear Creek Lights & Events Capital Upgrades	2,500					2,500
2.3.14	Disc Golf at Port Mann Park	2,300					2,300
2.3.15	City Centre Arena	2,000	2,000				4,000
2.3.16	Truck Bay Expansion Fire Hall # 11 and #15 (Total \$4.0M)	2,000	1,000				3,000
2.3.17	Woodward Hill Neighbourhood Park Development	1,980	790				2,770
2.3.18	Artificial Turf Field # 2 and # 6 Replacement at Newton Athletic Park	1,800					1,800
2.3.19	Water Park Replacement Bear Creek Park	1,600					1,600
2.3.20	Cloverdale Sport & Ice Complex (Total \$132.8M)	1,200					1,200
2.3.21	Large Covered Picnic Shelters - Various Parks	1,000	1,000				2,000
2.3.22	Robertson Drive Park - Sport Court and Pathway Improvements	1,000					1,000
2.3.23	Abbey Ridge Neighbourhood Park Development	790	1,810				2,600
2.3.24	New Park Washrooms (Total \$3.8M)	750	750	750	750		3,000
2.3.25	Covered Multi-Sport (Lacrosse Box) at South Surrey Athletic Park (Total \$4.2M)	700					700
2.3.26	South Newton Park Development	690	1,810				2,500
2.3.27	Park Improvements (Total \$2.5M)	500	500	500	500		2,000
2.3.28	Covered Multi-Sport (Lacrosse Box) in Newton		4,625				4,625
2.3.29	Grandview Heights Community Park - Phase 1		3,100				3,100
2.3.30	Sport Facility Site Development		1,000				1,000
2.3.31	Surrey Sports & Leisure Complex - Roof Replacement			7,500			7,500
2.3.32	North Surrey Community Park Improvements			5,330			5,330
2.3.33	Newton Youth Park			3,850			3,850
2.3.34	Interactive Art Museum - City Centre (Total \$100.0 M)			2,800	12,200		15,000
2.3.35	Cloverdale Athletic Park - Covered Multi-Sport Facility			2,100			2,100
2.3.36	Hadden House Upgrades			750			750
	TOTAL PROPOSED MAJOR GENERAL CAPITAL PROJECTS	\$ 295,213	\$ 37,985	\$ 46,430	\$ 20,959	\$ 1,700	\$ 402,287

The following descriptions provide details on the capital projects included in the proposed 2025-2029 Major General Capital Program.

2.3.1 Newton Community Centre (Total \$310.6M)

The 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 approximately 190,000 square feet (17,650 square metres).

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, a fitness centre, mat-room, multi-purpose rooms, child-care, and dedicated arts spaces to support a range of cultural programming. The NCC will also include a new 45,000 square foot (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. The library will also 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 NCC project is currently in the preliminary planning stage, and the project is scheduled to select a design-build team in the second quarter of 2025. Concurrent

with the preliminary planning stage, the project is preparing the site for construction. This work includes demolition of the existing structures, geotechnical testing, closing of the local roads, and the design and construction of improvements to 136B Street and 70 Avenue.

2.3.2 Cloverdale Athletic Park – New Artificial Turf Field and Parking Lot (Total \$12.3M)

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.

2.3.3 Chuck Bailey Recreation Centre Expansion (Total \$65.5M)

The Chuck Bailey Recreation Centre Expansion project, formerly known as City Centre Sports Complex, is currently in the procurement stage, and a contractor is scheduled to be selected by the second quarter of 2025, with construction scheduled to commence in the third quarter of 2025. The expansion will add a second gymnasium, a fitness centre, learning kitchen, arts and culture space and childcare spaces. This dynamic, innovative facility will be designed to be fully accessible and will also feature exterior amenities including a community garden, and a large lawn space for outdoor activities.

2.3.4 Unwin Community Park – Master Plan and Phase 1 (Total \$18.7M)

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. The 2024 Capital Plan approved \$4.8M of funding for this project, distributed across 2024 and 2025. The current additional request of \$13.9M would bring the total project budget to \$18.7M. Additional future new amenities in the park will require additional funding.

2.3.5 Nicomekl Riverfront Park (Total \$26.0M)

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 be complete in late 2025 with Phases 2 and 3 design and construction to follow.

2.3.6 Centre Block (\$4.0M)

This project is for the design of the first phase of the Centre Block office development which is to accommodate Simon Fraser University's School of Medicine as well as additional office space for future civic purposes.

2.3.7 Pier for Scattering of Ashes (\$3.8M)

This project is for the design and construction of new marine infrastructure and associated supporting amenities for spreading of ashes on the Fraser River. The project is expected to be completed 24 months after receiving approval from Council.

2.3.8 Sunnyside Park Ball Diamond Improvements (Total \$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 field lighting on one diamond to support evening play.

2.3.9 Fleetwood Firehall #6 Relocation (Total \$30.0M)

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.

2.3.10 North Surrey Track Resurfacing (\$3.15 M)

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 of Surrey through a joint-use operating agreement with Surrey School District #36 and requires life-cycle replacement.

2.3.11 Archives/1912 Hall Renovation (Total \$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.

2.3.12 Tamanawis Park – Third Field Hockey Turf Field and Changeroom (Total \$8.2M)

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.

2.3.13 Bear Creek Lights & Events Capital Upgrades (\$2.5M)

This project aims to upgrade Bear Creek Park's electrical capacity, which is currently limited by a 200-amp service. The upgrade would support additional speakers and power for events like the Bear Creek Light Festival, Indian Cultural Festival, CIBC Run for the Cure, Sounds of Summer, and future sport tournaments. It also includes adding a PA system for event organizers, installing fencing around the stadium for secure ticketed events, and levelling of the throwing fields that would allow for World Athletics Certification on the track facilities.

2.3.14 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.

2.3.15 City Centre Arena (\$4.0M)

This project is for the planning and preliminary design of a 10,000-seat sports and entertainment arena in the City Centre which will serve as the first component of the emerging City Centre Entertainment District. To inform the planning and design of the City Centre Arena, the project will be seeking to select both an operating partner and a development partner in 2025, followed by initiation of a preliminary design in 2026.

2.3.16 Truck Bay Expansions Fire Hall #11 and #15 (Total \$4.0M)

To facilitate the apparatus deployment associated with the Council approved Five-Year Fire personnel growth plan, four fire hall truck bays require expansion to accommodate the added equipment. 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 the age and condition of the chosen halls.

2.3.17 Woodward Hill Neighbourhood Park Development (\$2.8M)

This project is for the design and development of Woodward Hill Park in the South Newton area. Woodward Hill Park will provide amenities to the surrounding neighbourhood, including a playground with various play elements, gathering areas, small sport courts and connecting pathways and trails. Funds are also allocated for site improvement and habitat restoration to improve the long-term health of the forested area of the park. Phase 1 of the project will include community engagement and preliminary site preparation including earth work, and Phase 2 will include construction of the amenities.

2.3.18 Artificial Turf Field #2 and #6 Replacement at Newton Athletic Park (\$1.8M)

This project is for the lifecycle replacement of two artificial turf fields at Newton Athletic Park. Over time, and with heavy usage, artificial turf surfaces gradually degrade, becoming increasingly compacted and offering reduced playability for the sport users. The artificial turf surfaces at Newton Athletic Park Field #2 and #6

were installed in 2011 and 2012, respectively. Recent inspections and testing have revealed that surface hardness is above acceptable safety standards. Consequently, the replacement of the Artificial Turf Field #2 and #6 at Newton Athletic Park is considered a high priority at this time.

2.3.19 Water Park Replacement at Bear Creek Park (\$1.6M)

The water park at Bear Creek Park was constructed over two decades ago and needs lifecycle replacement. The project will include surface replacement, and installation of energy and resource-efficient equipment. The updated and engaging facilities will meet safety standards to achieve a high level of public usage and enjoyment at this very busy location

2.3.20 Cloverdale Sport & Ice Complex (Total \$132.8M)

The first two ice sheets within this project are under construction and are scheduled to be completed in summer 2025. Design of the third ice sheet is underway, with construction scheduled to start later in 2025, with completion in early 2027.

2.3.21 Large Covered Picnic Shelters – Various Parks (\$2.0M)

This project is for the design and construction of large, covered picnic shelters with improved weather protection and comfort features for park visitors while allowing air flow and light into the structures. Two new shelters are planned for installation in each of 2025 and 2026.

2.3.22 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.

2.3.23 Abbey Ridge Neighbourhood Park Development (Total \$2.6M)

This project is for the design and development of a new neighbourhood park in the Abbey Ridge area. Neighbourhood parks typically include amenities like passive grass and green areas, paths and trails, gathering areas, playgrounds, and small basketball/multisport courts, dog runs or kids pump tracks, depending on the available space and neighbourhood desires. Amenities for this Park would be determined through engagement with the surrounding residents to understand their needs, site analysis, and the budget. Phase 1 of the project will include community engagement and preliminary site preparation including earth work. Phase 2 will include construction of the amenities as well as shrubs and tree planting.

2.3.24 New Park Washrooms (Total \$3.8M)

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

2.3.25 Covered Multi-Sport (Lacrosse Box) at South Surrey Athletic Park (Total \$4.2M)

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.

2.3.26 South Newton Park Development (\$2.5M)

This project is for the design and development of a new neighbourhood park in the South Newton area located at 58A Avenue and 142 Street. The park design and naming of the new park will be informed through a community engagement process. The first phase includes public engagement, preliminary earth work, creating a passive play area, and trails. Phase 2 will include a multi-sport field, seating amenities, exercise equipment and additional earth work.

2.3.27 Park Improvements (Total\$2.5M)

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

2.3.28 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 the selected site.

2.3.29 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 Centre. Additional future new amenities in the park will require additional funding.

2.3.30 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.

2.3.31 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 and has reached the end of its service life.

2.3.32 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 a small washroom building. This project is for the design and development of amenities in a recently acquired area of parkland along 96th Avenue that will become integrated into North Surrey Community Park.

2.3.33 Newton Youth Park (\$3.9M)

This project includes the development of a range of youth focused recreational facilities at various parks throughout the Newton area. This may include amenities such as a skate park, sport courts, and sand volleyball courts.

2.3.34 Interactive Art Museum – City Centre (Total \$100.0M)

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 foot concept could be attractive for federal and provincial funding programs. It is estimated that this high-calibre facility would cost approximately \$100.0M in total. \$15.0M in initial funding is being allocated across 2027 and 2028 to begin work on this concept. The city-owned site immediately east of City Hall is being considered as the future location for the Interactive Art Museum.

2.3.35 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.

2.3.36 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 2025 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: 2025-2029 Proposed Engineering Utilities Capital Infrastructure Requirements

PROPOSED ENGINEERING CAPITAL INFRASTRUCTURE <i>(in thousands of dollars)</i>	2025	2026	2027	2028	2029	Total
Roads & Transportation	\$ 75,295	\$ 105,942	\$ 80,508	\$ 98,832	\$ 85,054	\$ 445,631
Drainage	50,963	60,207	26,544	30,842	23,728	192,284
Surrey City Energy	23,165	3,700	1,356	10,220	3,378	41,819
Sewer	20,051	24,729	29,041	29,054	22,629	125,504
Water	15,832	16,682	21,709	18,756	18,126	91,105
TOTAL PROPOSED ENGINEERING CAPITAL INFRASTRUCTURE	\$ 185,306	\$ 211,260	\$ 159,158	\$ 187,704	\$ 152,915	\$ 896,343

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 that Council:

1. Approve the Capital Program as outlined in Section 2.0 of this report; and
2. Direct staff to prepare the 2025 Five-Year (2025-2029) Capital Financial Plan as outlined in this report.

Kam Grewal, CPA, CMA
CFO/General Manager, Finance

Rob Costanzo
City Manager

Appendix “I”: 2025 Five-Year (2025-2029) Capital Financial Plan

**2025 - 2029 CAPITAL FINANCIAL PLAN
EXECUTIVE SUMMARY**

(in thousands)

CONTRIBUTION SUMMARY	2025	2026	2027	2028	2029	5 YEAR PROGRAM
Discretionary Contributions						
Capital Projects Reserve	\$ 12,000	\$ 12,000	\$ 12,000	\$ 11,000	\$ 11,000	\$ 58,000
Contribution from Operating	144,921	109,335	95,139	91,493	79,796	520,683
Other Appropriations - Green City	1,500	1,500	1,500	1,500	1,500	7,500
Other Reserve Funds	13,786	14,991	17,950	13,988	13,988	74,703
	<u>172,207</u>	<u>137,826</u>	<u>126,589</u>	<u>117,981</u>	<u>106,284</u>	<u>660,886</u>
Non-Discretionary Contributions						
DCC Reserve Funds	93,967	113,175	115,361	117,839	104,987	545,329
NCP Reserve Funds	1,600	2,180	200	200	200	4,380
Other Statutory Reserve Funds	3,000	3,000	3,000	3,000	3,000	15,000
	<u>98,567</u>	<u>118,355</u>	<u>118,561</u>	<u>121,039</u>	<u>108,187</u>	<u>564,709</u>
Other Contributions						
External Sources	32,584	46,445	16,447	30,748	15,647	141,871
Other Sources	229,600	-	-	-	-	229,600
	<u>262,184</u>	<u>46,445</u>	<u>16,447</u>	<u>30,748</u>	<u>15,647</u>	<u>371,471</u>
Unspecified - Budget Authority	50,000	50,000	50,000	50,000	50,000	250,000
Total Current Year's Contributions	<u>582,958</u>	<u>352,626</u>	<u>311,597</u>	<u>319,768</u>	<u>280,118</u>	<u>1,847,066</u>
	\$ 582,958	\$ 352,626	\$ 311,597	\$ 319,768	\$ 280,118	\$ 1,847,066
EXPENDITURE SUMMARY						
Capital Renewal & Maintenance						
Buildings	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 20,000
Equipment	16,996	18,201	21,160	17,198	17,073	90,628
Other Capital Improvements	190,260	216,213	164,111	192,657	157,868	921,109
Land Acquisition	24,717	24,717	24,717	24,717	24,717	123,585
Sundry & Contingency	1,772	1,510	1,179	10,237	24,760	39,458
	<u>237,745</u>	<u>264,641</u>	<u>215,167</u>	<u>248,809</u>	<u>228,418</u>	<u>1,194,779</u>
Ranked Projects						
Buildings	250,053	14,000	26,050	12,200	-	302,303
Other Capital Improvements	45,160	23,985	20,380	8,759	1,700	99,984
	<u>295,213</u>	<u>37,985</u>	<u>46,430</u>	<u>20,959</u>	<u>1,700</u>	<u>402,287</u>
Unspecified - Budget Authority	50,000	50,000	50,000	50,000	50,000	250,000
Total Current Year's Expenditures	<u>582,958</u>	<u>352,626</u>	<u>311,597</u>	<u>319,768</u>	<u>280,118</u>	<u>1,847,066</u>
	\$ 582,958	\$ 352,626	\$ 311,597	\$ 319,768	\$ 280,118	\$ 1,847,066

**2025 - 2029 CAPITAL FINANCIAL PLAN
CONTRIBUTION (FUNDING) SUMMARY**

(in thousands)

CONTRIBUTION SUMMARY	2025	2026	2027	2028	2029	5 YEAR PROGRAM
Discretionary Contributions						
Capital Projects Reserve	\$ 12,000	\$ 12,000	\$ 12,000	\$ 11,000	\$ 11,000	\$ 58,000
	12,000	12,000	12,000	11,000	11,000	58,000
Contributions from Operating						
Drainage	25,789	36,493	13,883	16,203	15,679	108,047
General	62,961	35,490	45,584	30,171	25,310	199,516
Roads & Transportation	15,115	15,523	15,908	16,330	16,734	79,610
Sewer	7,470	7,699	7,928	8,119	8,251	39,467
Surrey City Energy	23,165	3,700	1,356	10,220	3,378	41,819
Water	10,421	10,430	10,480	10,450	10,444	52,225
	144,921	109,335	95,139	91,493	79,796	520,683
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						
Environmental Stewardship	240	240	240	240	240	1,200
Vehicles & Equipment	13,546	14,751	17,710	13,748	13,748	73,503
	13,786	14,991	17,950	13,988	13,988	74,703
	172,207	137,826	126,589	117,981	106,284	660,886
Non-Discretionary Contributions						
<i>City-Wide DCC Reserve Funds</i>						
Arterial Roads	38,206	35,940	38,152	37,060	37,979	187,337
Drainage	9,587	15,626	7,890	9,937	3,347	46,387
Major Collector Roads	3,541	5,462	4,112	4,112	4,112	21,339
Parkland	21,500	21,500	21,500	21,500	21,500	107,500
Parkland Development	825	825	825	825	825	4,125
Sewer	11,559	14,142	18,225	18,047	11,490	73,463
Water	5,341	6,094	11,071	8,148	7,524	38,178
<i>Area Specific DCC Reserve Funds</i>						
Anniedale Tynehead	1,093	2,589	2,589	2,589	2,589	11,449
Campbell Heights	643	929	929	5,553	5,553	13,607
Darts Hill	61	1,450	1,450	1,450	1,450	5,861
City Centre	1,508	5,958	5,958	5,958	5,958	25,340
Hwy 99 Corridor	73	178	178	178	178	785
Redwood Heights	30	2,482	2,482	2,482	2,482	9,958
	93,967	113,175	115,361	117,839	104,987	545,329
NCP Reserve Funds						
Fire	100	100	100	100	100	500
Library	100	100	100	100	100	500
Parks	1,400	1,980	-	-	-	3,380
	1,600	2,180	200	200	200	4,380
Other Statutory Reserve Funds						
Parkland Acquisition	3,000	3,000	3,000	3,000	3,000	15,000
	3,000	3,000	3,000	3,000	3,000	15,000
	98,567	118,355	118,561	121,039	108,187	564,709
Other Contributions						
External Sources						
Federal/Provincial Contribution	18,405	14,643	810	1,205	330	35,393
TransLink	14,179	31,802	15,637	29,543	15,317	106,478
	32,584	46,445	16,447	30,748	15,647	141,871
Other Sources						
Internal Borrowing	229,600	-	-	-	-	229,600
	229,600	-	-	-	-	229,600
	262,184	46,445	16,447	30,748	15,647	371,471
Unspecified - Budget Authority	50,000	50,000	50,000	50,000	50,000	250,000
	\$ 582,958	\$ 352,626	\$ 311,597	\$ 319,768	\$ 280,118	\$ 1,847,066

**2025 - 2029 CAPITAL FINANCIAL PLAN
EXPENDITURE SUMMARY**

(in thousands)

EXPENDITURE SUMMARY	2025	2026	2027	2028	2029	5 YEAR PROGRAM
Capital Renewal & Maintenance						
Buildings						
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
Equipment						
General Corporate	13,410	13,660	13,660	13,660	13,660	68,050
Parks, Recreation & Culture	600	600	600	600	475	2,875
Protective Services	2,986	3,941	6,900	2,938	2,938	19,703
	16,996	18,201	21,160	17,198	17,073	90,628
Land Acquisition						
Parkland Acquisition	24,717	24,717	24,717	24,717	24,717	123,585
	24,717	24,717	24,717	24,717	24,717	123,585
Other Capital Improvements						
Drainage	50,963	60,207	26,544	30,842	23,728	192,284
Parks, Recreation & Culture	4,954	4,953	4,953	4,953	4,953	24,766
Roads & Transportation	75,295	105,942	80,508	98,832	85,054	445,631
Sewer	20,051	24,729	29,041	29,054	22,629	125,504
Surrey City Energy	23,165	3,700	1,356	10,220	3,378	41,819
Water	15,832	16,682	21,709	18,756	18,126	91,105
	190,260	216,213	164,111	192,657	157,868	921,109
Sundry & Contingency	1,772	1,510	1,179	10,237	24,760	39,458
	237,745	264,641	215,167	248,809	228,418	1,194,779
Ranked Projects						
Buildings						
Archives/1912 Hall Renovation	3,000	-	-	-	-	3,000
Centre Block	4,000	-	-	-	-	4,000
City Centre Arena	2,000	2,000	-	-	-	4,000
Chuck Bailey Recreation Centre Expansion	4,753	500	-	-	-	5,253
Cloverdale Sport & Ice Complex	1,200	-	-	-	-	1,200
Fleetwood Firehall #6 Relocation	3,500	10,500	15,750	-	-	29,750
Interactive Art Museum - City Centre	-	-	2,800	12,200	-	15,000
Newton Community Centre	229,600	-	-	-	-	229,600
Surrey Sports & Leisure Complex - Roof Replacement	-	-	7,500	-	-	7,500
Truck Bay Expansion Fire Hall #11 & #15	2,000	1,000	-	-	-	3,000
	250,053	14,000	26,050	12,200	-	302,303
Other Capital Improvements						
Abbey Ridge Neighbourhood Park Development	790	1,810	-	-	-	2,600
Artificial Turf Field # 2 and # 6 Replacement at Newton Athletic Park	1,800	-	-	-	-	1,800
Bear Creek Lights and Events Capital Upgrades	2,500	-	-	-	-	2,500
Cloverdale Athletic Park - Covered Multisport Facility	-	-	2,100	-	-	2,100
Cloverdale Athletic Park- New Artificial Turf Field and Parking Lot	8,300	-	-	-	-	8,300
Covered Multi-Sport (Lacrosse Box) at South Surrey Athletic Park	700	-	-	-	-	700
Covered Multi-Sport (Lacrosse Box) in Newton	-	4,625	-	-	-	4,625
Disc Golf at Port Mann Park	2,300	-	-	-	0	2,300
Grandview Heights Community Park - Phase 1	-	3,100	-	-	-	3,100
Hadden House Upgrades	-	-	750	-	-	750
Large Covered Picnic Shelters - Various Parks	1,000	1,000	-	-	-	2,000
New Park Washrooms	750	750	750	750	-	3,000
Newton Youth Park	-	-	3,850	-	-	3,850
Nicomekl Riverfront Park	4,000	4,200	2,500	2,609	1,700	15,009
North Surrey Community Park Improvements	-	-	5,330	-	-	5,330
North Surrey Track Resurfacing	3,150	-	-	-	-	3,150
Park Improvements	500	500	500	500	-	2,000
Pier for Scattering of Ashes	3,800	-	-	-	-	3,800
Robertson Drive - Sport Court Pathway Improvements	1,000	-	-	-	-	1,000
South Newton Park Development	690	1,810	-	-	-	2,500
Sunnyside Park Ball Diamond Improvements	3,600	-	-	-	-	3,600
Sport Facility Site Development	-	1,000	-	-	-	1,000
Tamanawis Park - Third Field Hockey Turf Field and Changeroom	2,500	-	-	-	-	2,500
Unwin Community Park	4,200	4,400	4,600	4,900	-	18,100
Water Park Replacement Bear Creek Park	1,600	-	-	-	-	1,600
Woodward Hill Park Development	1,980	790	-	-	-	2,770
	45,160	23,985	20,380	8,759	1,700	99,984
	295,213	37,985	46,430	20,959	1,700	402,287
Unspecified - Budget Authority						
	50,000	50,000	50,000	50,000	50,000	250,000
	\$582,958	\$352,626	\$311,597	\$319,768	\$280,118	\$1,847,066