

# City of Whitehorse, Yukon

## 2020 Annual Report



for the fiscal year ending  
December 31, 2020





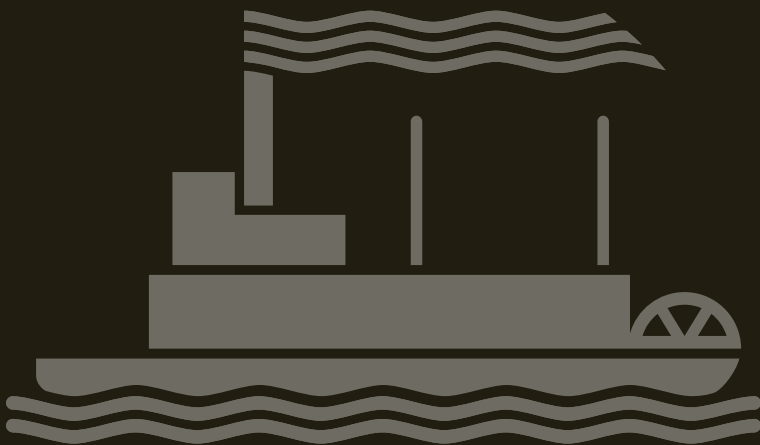
Prepared by Financial Services and  
Strategic Communications

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## MAYOR'S MESSAGE

On behalf of the City of Whitehorse, I am pleased to present the 2020 Annual Report, which highlights some of our accomplishments and financial reports over the last year.

2020 was a year unlike any other for our community. We were not immune to the effects of COVID-19, as cases appeared and restrictions hampered our community.

To alleviate some of the financial strain residents may have felt, we suspended parking meter fees, transit fares and extended the deadline for utilities and property taxes.

2020 also saw the grand opening of our Operations Building on Range Road. I was so proud to officially unveil this beautiful new facility in September, alongside City Council, staff, dignitaries and members of the construction team. It features 1,050 solar panels on the roof, two electric vehicle charging stations and is built to 84% above the National Energy Code of Canada requirements, which is quite impressive.

The end result is a modern and spacious building that houses the Operations, Water and Waste Services, Engineering Services, Human Resources and Transit Services departments, as well as Occupational Health and Safety.

Construction on the new Fire Hall #1 also wrapped up last year. Not only is this new building more energy efficient and modern than the old Fire Hall #1, it will also house more equipment and vehicles to allow our firefighters to better serve residents and businesses in the Downtown and Riverdale areas.

These infrastructure projects are part of the City's Building Consolidation Project to optimize service delivery to the community, improve operating costs and reduce our emissions.



It was a record year for housing starts as there was a reported 478 housing starts – double that of 2019 – and 348 housing completes. Council continued to pass zoning amendments and approve development incentives in support of new housing throughout the community.

In August, we celebrated the milestone 20th anniversary of the Whitehorse-Lancieux Sister City connection. It would have been a treat to see each other in person, but that will have to wait until it is once again safe to travel. We look forward to it.

The pandemic reminded us of the importance of shopping local, especially during times of uncertainty and financial hardship. Businesses took a huge hit because of the pandemic, from the cancellation of the 2020 Arctic Winter Games to limited shoppers, and we need to keep thinking local if we want Whitehorse to remain an entrepreneurial community.

I have been fortunate to have toured local businesses as part of the City's Business Visit initiative. I have seen first-hand the resourcefulness and innovation of this community's local businesses, and how they have adapted during the pandemic.

In addition to supporting local businesses, many of you supported each other during the holidays. Our annual Food for Fines initiative returned for another year, and it did not disappoint. We were able to raise \$6,360



Left to right: Mayor Dan Curtis, the new Operations Building, the Progress Flag and the Food For Fines campaign

in cash donations and \$2,635 in food for a total of \$8,995. This was a significant increase over last year's total of \$6,535.

I was also happy to support a public art project that consisted of painting the crosswalks on Front and Main Street with the flags of Black, Indigenous and People of Colour, and Queer, Trans, Black, Indigenous People of Colour. Whitehorse will always be a welcoming community with a diverse population that contributes to the vibrancy of culture we enjoy so much.

We continued strengthening our partnerships with all levels of government, from the unveiling of the new F.H. Collins track and turf field, to the announcement of funding for the creation of an important fireguard along the southwest corner of the city.

The Kwanlin Dün First Nation became one of the largest private land owners in the city with 24 square kilometres of land after signing its new *Lands Act*. This is a very exciting moment in history and I cannot wait to see what new developments will come as a result.

We also received \$46,000 from the Federation of Canadian Municipalities to address homelessness in the city. This funding will go towards the 100 Homes campaign, which will assist landlords to accept more people at risk of homelessness or to prevent evictions.

I would like to express my upmost gratitude for the amazing City of Whitehorse staff, who worked through the challenging times to continue delivering the valuable services and programs that our community relies on everyday.

I also want to thank the wonderful residents of the community, who exercised patience, understanding, kindness and compassion as we learned how to safely operate under these new and unusual conditions.

Whitehorse is a community that is continuously on the rise as we see tremendous growth year after year; growth that even a world pandemic couldn't stop. I am excited for what the future has in store.

This truly is a remarkable place to live, work and play.

**Dan Curtis**  
Mayor

## CITY MANAGER'S MESSAGE



Heading into 2020, we were on the final stretch towards the 2020 Arctic Winter Games, to be held in our community and co-hosted with the Government of Yukon. Hundreds of volunteers invested thousands of hours into preparing for this event. Little did we know what was in store for the world.

As events were cancelled and businesses disrupted, the City of Whitehorse focused its priorities on keeping residents and staff safe, so we could continue delivering services. We developed work safety procedures and a business continuity plan while following the recommendations made by the Yukon's Chief Medical Officer of Health to reduce the spread of COVID-19.

Staff from every department adjusted how they delivered services to the community. In-person customer service was minimized, online and phone transactions increased, and cleaning was intensified within City facilities. The Canada Games Centre posted fitness videos and fun at-home activities on social media, our Financial Services team added more online payment options and Council extended the deadline for property taxes, utilities and other City invoices.

We built and unveiled the new Mount McIntyre stairs, which will provide much quicker access between Mount McIntyre and the Canada Games Centre. The Black Street stairs underwent rehabilitation and lighting was installed. I think these projects have been appreciated by our active community.

This was also a year filled with public engagement. In August, we shared conceptual designs for the intersection of Range Road and Two Mile Hill Road. We're planning to make the intersection safer for all modes of transportation, so we invited residents to participate in a survey and a webinar, which resulted in 279 survey submissions and dozens of webinar attendees.

Council adopted new plans and policies, and made bylaw amendments throughout the year.

In February, Council adopted the new Housing Development Incentives Policy, which is intended to address gaps in the housing continuum and increase development in targeted locations.

In June, we released our Public Safety Protection Plan, which provides guidance to Mayor and Council, and City staff when action may be required to protect the health and well-being of residents and visitors.

In August, Council approved our new Procurement Policy, which modernized procurement processes and gave greater preference to local businesses. We are very proud to support the Whitehorse business community, especially during the pandemic.

It's no secret that the biggest threat to our community is wildfire, which is why we developed the Wildfire Risk Reduction Strategy. It was adopted in November and identifies tasks for the City to undertake in order to create a wildfire-resilient community.

In December, Council adopted the highly anticipated 2020 Trail Plan, which replaced the 2007 plan. The plan identifies priorities to direct the City in future trails-related initiatives, policies and actions over the next ten years. Our network of trails is an important part of our community's identity and is highly valued by residents.

We continue to work closely with our partners in government on shared initiatives and opportunities to take strategic advantage of infrastructure and gas tax funding. We value our non-profit organizations and support them where we can. Collectively, we will celebrate and improve the quality of the life that exists in Whitehorse.

Please accept this annual report as a demonstration of our efforts in delivering quality service to the citizens of Whitehorse and always striving for improvements even through the most difficult of times.

A handwritten signature in black ink that reads "L. Rapp". The signature is stylized and cursive.

**Linda Rapp**  
City Manager

## MAYOR AND COUNCIL



*Left to right: Steve Roddick, Jocelyn Curteanu, Dan Curtis, Samson Hartland, Jan Stick, Dan Boyd and Laura Cabott*

### Dan Boyd

In the 1990s, Dan was elected as Councillor and served two terms. His retirement recently provided him with the opportunity to once again become involved in municipal politics. He was again elected to Council in 2015 and then re-elected in 2018.

In the late 1980s Dan joined the Yukon Housing Corporation where he served in numerous positions, including Vice President for a number of years. After 15 years with Yukon Housing, he served as Assistant Deputy Minister in the Yukon Department of Community Services, and was responsible for Protective Services, Building Safety, Consumer and Corporate Affairs and Infrastructure Development.

### Laura Cabott

Although a first time City Councillor, her interest in politics and government began at an early age supporting family members and friends being elected to all levels of government.

Laura has been actively volunteering in numerous organizations and is a big supporter of local businesses. Laura's focus is to ensure that living in Whitehorse is affordable for our residents, and that we spend our money on the projects and services that matters to Whitehorse residents the most. She strongly believes that it takes all of our voices to build a city that works for everyone.

### Jocelyn Curteanu

Jocelyn Curteanu has proudly served on Whitehorse City Council since being first elected in October 2012. She was re-elected in 2018 and is now serving her third term.

In her past two terms on Council, Jocelyn has been an energetic advocate for fostering a vibrant, inclusive and sustainable community. She looks forward to building on the work that has been done, and together with Whitehorse citizens, establishing a shared vision on which to shape our future.

### Samson Hartland

Councillor Samson Hartland moved with his parents to the Yukon when he was 11. He spent much of his youth as an advocate for his parents, who are both deaf. He prides himself on continuing to be an advocate and volunteer for the disABILITY community today.

Samson was first elected to Whitehorse City Council in 2000 at the age of 21. He is now serving his third term on Council since being re-elected in both 2015 and 2018.

Samson has worked with the Whitehorse Chamber of Commerce, was a Ministerial Aide to the Deputy Premier and is currently the Executive Director of the Yukon Chamber of Mines.

### Steve Roddick

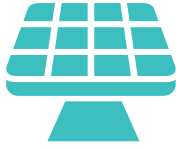
Born and raised in Whitehorse, Steve Roddick was elected as a City Councillor in 2018. His work in public policy and governance has included stints with federal, territorial and First Nations governments, but helping Yukoners understand and respond to climate change has been his main professional focus.

Over the years he has personally lobbied and volunteered with local, national and international organizations to advocate for environmental sustainability, youth empowerment, refugee resettlement, and affordable housing.

### Jan Stick

Jan was first elected to Whitehorse City Council in a by-election in 2005, then re-elected in 2006. She stepped down in 2009. In 2011, she was elected the MLA for Riverdale South, and served for five years in the Yukon Legislative Assembly. Jan was once again elected to City Council in October 2018.

Jan is the recipient of the Commissioner's Award for Public Volunteer Service (2003) and the Governor General's Sovereign's Medal for Volunteers (2003). She has volunteered throughout the community and owns a small, local business that has been operating for over 20 years.



**362 kW of solar energy**

produced by the Whitehorse Operations Building



of new paved paths installed – now totalling 33 km throughout the city



**2,760 tonnes of organics**

diverted from the landfill. This is the most on record!



**84%**

The Whitehorse Operations Building was built to achieve energy efficiency 84% above the Model National Energy Code of Canada

**\$1.8 M**

spent on infrastructure to support active mobility



**32% of waste**

was diverted from the landfill through local recyclers, composting, and other waste diversion programs



**74%**

of bus ridership safely maintained in 2020 during the COVID-19 pandemic



new buses added to the City's fleet – both outfitted with bike racks



**400 km**

were driven in the City's new electric vehicle in two months



\$9,500 in Environmental Grants awarded for community projects that support the Sustainability Plan



**3.4 km**

of new trails added to the City's estimated 150 km of trails





## GREEN BUILDINGS

In 2020, the City completed the design and awarded the construction contract for the Canada Games Centre Waste Heat Recovery Upgrade project.

This project expands the existing waste heat recovery system to heat two new areas of the building. It is designed to save about 95,000 litres of heating oil per year and reduce the City's corporate greenhouse gas emissions by 3.6%! Construction to be completed in 2021.

## ENHANCED ACTIVE MOBILITY

Access to sustainable and active mobility reduces greenhouse gas emissions and air pollution, and improves overall quality of urban life. Recent upgrades to the Black Street Stairs allow residents to continue safely using the widely popular area for exercise, transportation and connectivity to the Downtown core. Infrastructure enhancements, such as the new stairs linking the Canada Games Centre and Mount McIntyre Recreation Centre, the escarpment trail extension along Black Street and Ogilvie Street, and the Two Mile Hill intersection multi-modal design, all enhance active mobility within the community.

## WASTE DIVERSION

Compost Facility upgrades are underway! This work includes the construction of a new aerated concrete pad for processing organic material, expansion of the organics intake area and upgrades to the irrigation system. Once completed, this facility will increase the City's organics processing capacity from 2,200 tonnes per year to 3,600 tonnes per year.



## IN FOCUS: OPERATIONS BUILDING

Sitting atop 20 acres at 187 Range Road and sporting a rooftop with 1,050 solar panels, the Operations Building has become the City's most impressive facility to date.

The new building is part of the City's Building Consolidation Project, which aims to consolidate aging and inefficient City facilities into a centralized, innovative, cost-effective and sustainable building.

The new building is now home to Operations, Water and Waste, Engineering, Transit, Human Resources, and Occupational Health and Safety. It is also the fifth biggest building in the Yukon, behind the Canada Games Centre, Erik Nielsen Whitehorse International Airport, Whistle Bend Place, and Yukon University.

On top of being operationally efficient, the building is energy efficient. It has the capacity to generate 300 kilowatt hours, which is like running an air conditioner for 100 hours (or 100 air conditioners for an hour).

The facility has been built to 84% above the National Energy Code of Canada requirements. Building to and above code results in a cost-effective and energy efficient building, and improves the quality and comfort of the building's indoor environment.

The washrooms and change rooms are equipped with automatic flushing fixtures, and hands-free faucets and soap dispensers. This will help reduce water consumption, prevent maintenance issues and reduce the spread of germs and viruses.

One incredible feature that can be found in the equipment bay is a crane capable of lifting 10,000 kilograms. It can literally lift a City bus!

It has a transit bay with enough space to park 20 City buses, which means they will all be parked indoors for the first time ever. In the past when a bus was stored outside on a cold winter night, it was often left running to prevent the diesel from gelling.

When considering all of these amazing features, it's no wonder the project took a little longer than expected. Ground first broke in August 2017 and completion was expected in 2019.

The building cost approximately \$53.5 million with 40% of the budget covered through the Federal Gas Tax Fund.



Government Finance Officers Association

**Canadian Award  
for  
Financial Reporting**

Presented to

**City of Whitehorse  
Yukon Territory**

For its Annual  
Financial Report  
for the Year Ended

**December 31, 2019**

*Christopher P. Morill*

Executive Director/CEO

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Canadian Award for Financial Reporting to the City of Whitehorse for its annual financial report for the fiscal year, ended December 31, 2019.

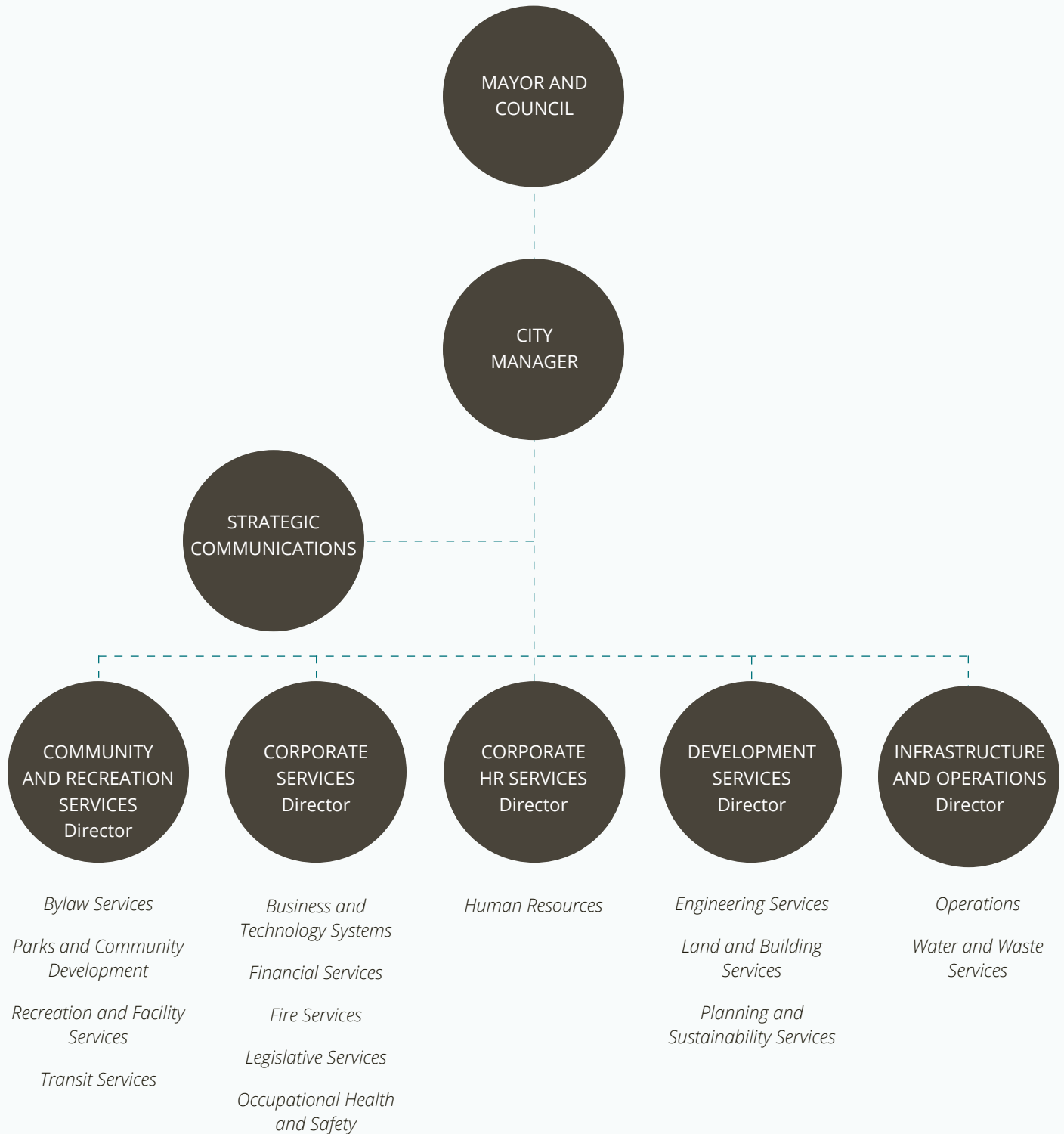
The Canadian Award for Financial Reporting program was established to encourage municipal governments throughout Canada to publish high-quality financial reports, and to provide peer recognition and technical guidance for officials preparing these reports.

In order to be awarded a Canadian Award for Financial Reporting, a government unit must publish an easily readable and efficiently organized annual financial report, whose contents conform to program standards. Such reports should go beyond the minimum requirements of generally accepted accounting principles and demonstrate an effort to clearly communicate the municipal government's financial picture, enhance an understanding of financial reporting by municipal governments, and address user needs.

A Canadian Award for Financial Reporting is valid for a period of one year only. We believe our current report continues to conform to the Canadian Award for Financial Reporting program requirements, and we are submitting it to GFOA.



# ORGANIZATIONAL STRUCTURE





## COMMUNITY AND RECREATION SERVICES DIVISION

The **Community and Recreation Services Division** provides programs and services that help create a healthy, active community. It manages recreation activities, facilities, parks and trails, enforces Bylaws and public transportation. There are four departments: Bylaw Services, Parks and Community Development, Recreation and Facility Services, and Transit Services.

**Bylaw Services** supports a safe and healthy environment for the citizens of Whitehorse by ensuring compliance with City bylaws, from parking to the protection of animals. It uses an educational approach to resolve infractions whenever possible with a focus on quality customer service.

**Parks and Community Development** operates and maintains two feature public parks (Rotary Peace Park and Shipyards Park), approximately 40 neighbourhood parks, 35,800 hectares of green space and around 150 kilometres of trails. The department also oversees and coordinates many community initiatives and local events with community partners.

**Recreation and Facility Services** operates and maintains the Canada Games Centre, Takhini Arena and

Mt. McIntyre Recreation Centre. Through a wide range of programs, events, activities, rentals and services, the department promotes active, healthy living to encourage strong community connections and enhance the quality of life for residents of Whitehorse.

**Transit Services** provides safe, reliable, cost-effective, and environmentally responsible public transportation supporting the social and economic well-being of our residents.

## CORPORATE HR DIVISION

The **Corporate HR Division** supports all City departments by working with strategic partners and leaders, teams, unions and employees to ensure a healthy and productive work environment. The division oversees the collective bargaining process, establishes employment contracts and develops employee benefits. It consists of the Human Resources department.

**Human Resources** is responsible for developing strategic solutions to employment-related matters that affect the organization's ability to meet its productivity and performance goals. It works to create a culture of employee empowerment and recognition while strengthening the employer-employee relationship.

## CORPORATE SERVICES DIVISION

The **Corporate Services Division** is responsible for reporting the City's financial position, supporting the legislative function of the City, administering its information and communication technology, ensuring employee safety and providing fire services. The division consists of four departments: Business and Technology Systems, Financial Services, Fire Services, Legislative Services plus the Safety Services function.

**Business and Technology Systems** builds, enhances and maintains the City's information and communication technology (ICT) infrastructure and systems. By deploying ICT systems and services, BTS supports all other City departments, helps them achieve their business and corporate objectives, and enables them to provide services to our community.

**Financial Services** provides financial reporting and control services, records City assets and offers guidance for maintaining the overall financial stability of the municipality. Some of its functions include, but are not limited to, preparing the operating and capital budgets, levying and collecting property tax and utility billing, and overseeing procurement processes.

**Fire Services** provides fire suppression services, technical rescue services, dangerous goods support operations, air quality response, vehicle extrication and EMS assist support. Fire prevention is a key initiative, which includes Fire and Life Safety building inspections, education and investigations.

**Legislative Services** manages the processes that support and expedite decision-making by City Council. The department also prepares and preserves records of the official business of the corporation, including bylaws, minutes of Council and Committee meetings and Council policies.

**Safety Services** is a function that works with all departments to ensure a safe and healthy workplace for City employees.



### IN FOCUS: HOLIDAY LIGHTS TOUR

The holidays are a cheerful time to get together with friends and family to celebrate the season, and to participate in festive community events.

In 2019, the City held several events such as cookie decorating, snow painting, skating, photos with Santa, a movie day at the Canada Games Centre and many more fun activities.

In 2020, most holiday events had to be cancelled because they simply could not occur safely, especially as Whitehorse experienced its second wave of COVID-19. Our events team stepped up to the challenge to inject some festive joy into the community with a self-guided, holiday lights tour.

Neighbourhood maps were created with routes outlining where to see some of the community's best holiday displays. This turned out to be a popular activity as the Holiday Lights Tour webpage logged over 1,700 visits during December. On social media, residents commented just how fun it was with one person stating they had toured multiple neighbourhoods.

Of course, we all miss the days of past where we could celebrate the holidays with such grandiosity and the City certainly looks forward to hosting all of its beloved in-person events once again.



## DEVELOPMENT SERVICES DIVISION

The **Development Services Division** provides land planning and management, private development inspection and regulation, and design and construction project management for most of the capital infrastructure projects for the municipality. This division consist of three departments: Engineering Services, Land and Building Services, and Planning and Sustainability Services.

**Engineering Services** is responsible for the planning, design and construction project management of many of the City's capital projects, which includes transportation infrastructure, traffic control, water and waste infrastructure, and commuter paths, and bridges.

**Land and Building Services** is responsible for issuing business licences, development permits and building/plumbing permits. It ensures a consistent application of City policies and legislation relating to land development that reflects the community's vision for the City.

**Planning and Sustainability Services** carries out long-range planning and encourages community economic development, and corporate and community sustainability. The department administers the City's Sustainability Plan, Community Economic Development Strategy, Official Community Plan, Zoning Bylaw and heritage registry.

## INFRASTRUCTURE AND OPERATIONS DIVISION

The **Infrastructure and Operations Division** supports the City's wide-range of infrastructure. The division is responsible for maintaining roadways including snow and ice control, providing waste management, producing and distributing drinking water, and overseeing the Building Consolidation Project. It consists of two departments: Operations, and Water and Waste Services.

**Operations** is responsible for the repair and maintenance of City-owned assets, which includes over 600 kilometres of roadways and 130 buildings. The department carries out snow removal as per the Snow and Ice Control policy.

**Water and Waste Services** operates and maintains the City's potable water supply, waste collection, the Waste Management Facility, and manages the mosquito control program. The department also leads the City's waste diversion initiatives, including advocacy and service for recycling, organics and compost, metals, and household hazardous waste.





## IN FOCUS: FIRESMART

Are you FireSmart? That's the burning question both the City of Whitehorse and the Government of Yukon ask residents every year in anticipation of wildfire season.

Living in the Yukon means living in a boreal ecosystem where wildfires are a naturally occurring process. This process helps stimulate the regeneration of plants and recycles important nutrients. Being FireSmart means managing wildfires to protect lives and property, which often involves making homes and properties more fire-resistant through strategic landscaping.

Traditionally, we hold in-person events to help raise awareness of the wildfire season and to educate residents on FireSmarting principles, but, as we all know too well, most in-person events were a nonstarter in 2020.

Rather than postponing public awareness events or outright cancelling them, the City and Government of Yukon partnered together for a virtual event.

In support of Wildfire Community Preparedness Day, we held a Facebook Live Q&A session with the Whitehorse Fire Department's Deputy Chief Chris Green and the Government of Yukon's FireSmart and Fuels Management Specialist Luc Bibeau. The pair answered viewer questions and offered helpful information to protect homes in the event of a wildfire.

The virtual event proved successful with over 100 viewers tuning in to the live event and since then, the video has amassed over 4,000 views.

With everything that happened in 2020, thankfully the wildfire season was very tame. Yukon had a record amount of precipitation and Whitehorse recorded its ninth wettest summer, which kept our forests damp and prevented the usual burn from occurring.



Throughout the year, monthly internal reports are prepared for management review to measure progress against budget and, after both second and third quarters, quarterly variance reports are presented to Council. In accordance with the Yukon *Municipal Act*, the City of Whitehorse prepares annual financial statements to show the state of the City's finances at the end of each year.

The City's management is responsible for the preparation and presentation of these financial statements. They must be done in accordance with Canadian public sector accounting standards, be a fair presentation, and have such internal controls as management determines is necessary so that they are free from material misstatement, whether due to fraud or error. To ensure that the statements are in compliance, they undergo an external audit by an independent auditor.

The *Municipal Act* requires that these statements be forwarded to Council and then on to the Government of Yukon before June 30 each year.

The Financial Statements encompass the following individual statements and schedules:

- **Statement of Financial Position** – provides a summary of the City's financial and physical assets and liabilities.
- **Statement of Operations** – provides a summary of funds raised by the City and the use of such funds during the year.
- **Statement of Change in Net Financial Assets** – shows how the changes in physical assets occurred through the purchase and disposition of physical assets.
- **Statement of Cash Flows** – summarizes how the City's cash position changed during the year by highlighting the sources and uses of cash.
- **Schedule of Financial Activities – by Segment** – provides more specific information on the municipality's key segments (activities). Note: there is a separate schedule for each of 2019 and 2020.
- **Schedule of Water and Sewer Utility** – as this area is operated as a separate utility this schedule provides a summary of the City's water and sewer operation.

Also included are Notes to the Financial Statements which are an integral part of the statements and provide further context and detail about the City's financial results.

The City's Auditors have completed their review of the statements, schedules, and notes. They confirm that these statements fairly present the financial position of the City of Whitehorse as at December 31, 2020.

## 2020 ANALYSIS

Council adopted an operating and capital budget for 2020 totalling \$143.06 million. This includes the initially adopted budget plus Council-approved amendments made during the course of the year.

### Statement 1 – Statement of Financial Position

The Public Sector Accounting Board puts a greater emphasis on the Statement of Financial Position, which shows the long-term fiscal health of the municipality, as opposed to a traditional operating statement or, in the case of public sector organizations, the Statement of Operations, which reflects a more short-term perspective.

The City's 2020 Statement of Financial Position shows the overall financial position has improved over 2019's. Financial assets have increased by \$5.70 million and liabilities have decreased by \$1.19 million, resulting in a net increase in net financial assets of approximately \$6.89 million. Non-financial assets, which are primarily composed of tangible capital assets, have also increased by \$3.26 million as capital improvements are being completed or under construction. Overall, the City's accumulated surplus has increased by \$10.15 million.

	2020		2019		Net Change
Financial assets	\$	89,877,492	\$	84,173,732	\$ 5,703,760
Liabilities		33,224,354		34,419,147	(1,194,793)
Net financial assets	\$	56,653,138	\$	49,754,585	\$ 6,898,553
Non-financial assets		455,598,424		452,342,548	3,255,876
Accumulated surplus	\$	512,251,562	\$	502,097,133	\$ 10,154,429

The accumulated surplus of \$512.25 million is further explained in Note 11, with the following breakdown of reserves, tangible capital asset investment and general surplus:

Total Reserves	\$	55,354,385
Surplus		
Invested in tangible capital assets		453,941,502
Long-term liabilities		(7,063,810)
Net investment in tangible capital assets	\$	446,877,692
General surplus		10,019,485
Accumulated surplus	\$	512,251,562

This clearly shows that while the City's reserves hold over \$55.35 million, the bulk of the City of Whitehorse's accumulated surplus is already spent and has been invested in tangible capital assets. The City's reserve and general surplus levels are within acceptable ranges given the extent of the City's overall financial framework.

One of the financial benchmarks used to evaluate the financial health is a measure of the City's liquidity or ability to pay its obligations. Using data from the Statement of Financial Position, the 2020 result is 2.151 with an acceptable range of 1.00 – 2.50.

The 2020 cash balance is 15% higher than 2019's due to a combination of fewer accounts receivable, a deliberate reduction in self-funded capital investments and unintentional project delays which have been the result of economic volatility and scarce resources during the Covid-19 pandemic. Total financial liabilities have decreased by 3.5% due to a decrease in holdbacks payable as the Whitehorse Operations Building was substantially completed in 2020 and reduced long term debt as administration has deliberately been paying down high interest debt at an accelerated rate. The result over the past year has led to an increase in the ratio while still remaining within the benchmark range.

	Benchmark	2020	2019	2018	2017	2016
Cash + Investment / Total Financial Liabilities	<b>1.00 - 2.50</b>	2.151	1.810	1.819	2.330	2.246

A second benchmark evaluated using data from both this statement and the Statement of Operations considers the ability of the organization to meet short-term obligations with the normal flow of revenues. The results of this test shows general liabilities as a ratio of operating revenue is outside the acceptable range. This ratio was expected to return to benchmark levels after the completion of the Whitehorse Operations Building however as a large portion of the holdback on this project was still payable at year end this result has not yet been achieved. Additionally, due to reduced interest rates, landfill liability calculations result in the City recognizing a larger than anticipated present value for this future retirement obligation. On the revenue side, the City's sales of goods and serviced was below prior year levels by \$1.73 million and below budgeted levels by \$2.1 million which resulted from closures and service adjustments caused by the Covid-19 pandemic. Overall the ratio has favourably decreased since 2019 and further reductions are anticipated in the coming years.

	Benchmark	2020	2019	2018	2017	2016
General (Current) Liabilities / Operations Revenue	<b>0.125 - 0.250</b>	0.330	0.348	0.302	0.256	0.240

The next benchmark utilizing the data on this statement is the per capita debt calculation. These results show that per capita debt remains well within the maximum stipulated in the City's Debt Management Policy. The *Municipal Act* establishes a maximum debt level for the City at approximately \$3,098 per capita (based on December 31, 2020 assessments and population) while the City's policy further restricts the amount of per capita debt unless expressly approved by Council. The 2020 result is \$210 with a maximum allowable under the policy of \$500 per capita. In 2021, the per capita debt level will increase to approximately \$450 as planned borrowing for the Whitehorse operations building occurred early in the year.

	Benchmark	2020	2019	2018	2017	2016
Long Term Debt / Population	<b>\$ 0 - 500</b>	\$ 210	\$ 249	\$ 240	\$ 326	\$ 362

## Statement 2 - Statement of Operations

This statement compares the year's actual expenses to the final approved 2020 budget and provides a summary of the sources, allocation and use of the financial resources administered during the year. The budget numbers combine both Capital and Operating approved amounts and restate them in accordance with PSAB standards as shown in Note 13 of the statements.

Total 2020 revenue was 17.6% below budget. The deviation from the budget occurred as Government Transfers did not meeting planned levels as some externally funded capital projects were delayed due to effects of the Covid-19 Pandemic.

On the expense side, costs came in 3.8% below budget with all areas operating within their established budgetary limitations.

Overall, these results show that the annual surplus was planned to be \$27.08 million compared to an actual surplus of \$10.15 million. Surplus in the sense of these statements does not equate to profit for the year. It instead refers to the excess of revenues over expenses, not including investments in tangible capital assets.

One of the benchmarks used to evaluate the data in this statement measures operating revenue as a ratio of total revenue. Total revenue is calculated without capital grants and donated capital assets in order to better reflect day-to-day operations. Results within the benchmarked range reflect that the City is relying less on funding from senior government than in prior years and is now in a position more comparable with other jurisdictions. The 2020 result is 0.877, within an acceptable range of 0.798 – 0.972.

	Benchmark	2020	2019	2018	2017	2016
Own Source Revenue / Total Revenue	<b>0.795 – 0.972</b>	0.877	0.904	0.917	0.882	0.897

Data from this statement and Note 11 of the financial statements are used to measure the City's ability to overcome a temporary shortfall of revenue. The 2020 result is 0.309 with an acceptable range being 0.101 – 0.358. Uncommitted reserves are our Capital, Contingency and General Fund reserve. The strategy approved by Council to build reserves for the Building Consolidation Projects has resulted in these reserves increasing in the past several years as well as the City's increased usage of external funding sources for large capital projects.

	Benchmark	2020	2019	2018	2017	2016
Uncommitted Reserves / Operations Revenue	<b>0.101 – 0.358</b>	0.309	0.272	0.235	0.175	0.134





## Statement 3 – Statement of Changes in Net Financial Assets

This statement reflects the changes in physical assets which occurred via the purchase, amortization and disposition of assets throughout the year. \$20.88 million was invested in the acquisition of new tangible capital assets in 2020 and \$18.41 million was amortized over the same period. In 2020, there were no donated assets in use as at year end. An investment level in assets that exceed the cost of using existing assets is generally a healthy sign for a municipality.

## Statement 4 – Statement of Cash Flows

This statement shows how the City financed its activities and met its cash requirements during the year. These activities resulted in an increase in cash of \$9.17 million resulting from increased use of outside funding sources and decreased use of own source funding.

### Water and Sewer Utility

As the Water and Sewer Services of the City are operated as a separate utility, it is necessary to break out the operating costs as shown in Schedule 2 of Appendix A. The schedule shows a surplus of \$237.62 thousand which, in order to maintain the separation between taxpayer funded activities and the operations of the utility, must be returned to rate payers. The surplus is the result of administrative expenses falling below budgeted levels. The balance in this reserve as of December 31, 2020 is \$12.86 million.

It should be noted that at this time the surplus allocated to rate payers is the surplus arising before depreciation and gain/loss on disposal which, when added in, create a utility's deficit of \$4.66 million. Depreciation is not included as part of the deficit funding calculation at this time, as the City does not currently raise revenues to fund the City's overall depreciation amount of \$18.41 million.

### Management Letter

As part of their engagement, the City's Auditors annually provide suggestions for improvements to the City's financial control systems. The Auditors recognized ongoing process improvements and encouraged this to continue, specifically in the following areas:

- Recreation Software (PerfectMind) Reconciliation and Integration
- Landfill Liability Report Update
- Employee Offboarding Procedures
- Continued Cybersecurity Enhancements

The City's Auditors were pleased to note continued improvements in prior year recommendations, particularly financial statement preparation and closing process for capital transactions.

## Significant Trends

Revenues	Average Annual Change	2020	2019	2018	2017	2016
Property Taxes	4.35%	\$ 43,929,493	\$ 41,490,641	\$ 39,455,282	\$ 37,891,151	\$ 36,512,499
Government transfers	29.34%	24,907,126	25,404,496	31,272,348	15,309,492	10,993,213
Sales of goods & services	2.03%	17,439,588	19,166,342	18,717,446	17,581,303	16,715,422
Licenses, permits, penalties & fines	0.74%	2,387,059	2,966,591	2,820,775	2,861,753	3,132,733
Developers contributions	24.61%	982,554	672,300	845,315	519,151	719,866
Investment income	19.63%	804,598	1,400,516	1,125,916	724,267	512,154
Other revenues	(1.91)%	3,951,391	3,326,498	4,613,305	2,944,593	3,361,008
Donated assets		-	106,655	12,873,993	274,787	-
<b>Total</b>		<b>\$ 94,401,809</b>	<b>\$ 94,534,039</b>	<b>\$ 111,724,380</b>	<b>\$ 78,106,498</b>	<b>\$ 71,946,895</b>

The above revenue numbers have been pulled from the Statement of Operations. In 2020, despite pandemic impacts, government transfers remain high as the City completed multiple downtown reconstruction and water main improvement projects as well as completed the construction of the new Operations Building. Included in the government transfers is \$1.2 million for the Safe Restart Funding from the federal government which has helped offset some of the losses incurred due to the pandemic. Developers contributions have increased substantially due to the increase in the number of multi-family residential properties that were developed in 2020 (~400) compared to 2019 (~150). Revenue fluctuations in the remaining items between 2020 and 2019 are as follows: an additional \$2.44 million in property taxes caused primarily by assessment growth; reduced sales of goods & services of \$1.73 million due primarily to the closure and restricted use of the Canada Games Centre with the pandemic, waived transit fares and reduced ridership and waived parking fees, all resulting from the Covid-19 pandemic; decreased investment income of \$600 thousand due to lower interest rates on cash balances; and an increase in other income of \$620 thousand. Donated assets in 2019 consisted of park equipment infrastructure in the Porter Creek area. There were no donated assets in use as at year end 2020.

Expenses	Average Annual Change	2020	2019	2018	2017	2016
General Government	6.47%	\$ 15,907,566	\$ 15,669,736	\$ 14,268,096	\$ 11,795,400	\$ 12,389,554
Protective Services	5.19%	9,975,956	9,708,853	9,540,886	8,802,916	8,137,277
Transportation Services	2.63%	22,920,269	21,393,876	20,838,678	20,094,043	20,120,952
Environmental Services	2.85%	17,472,166	15,980,961	16,399,478	14,862,239	14,462,236
Public Health Services	7.51%	252,637	225,361	445,636	263,903	248,449
Community Development Services	16.34%	3,206,306	2,556,285	2,126,925	1,821,424	1,823,490
Recreation & Cultural Services	-1.57%	14,512,480	15,578,226	15,531,949	14,354,984	13,904,718
<b>Total</b>		<b>\$ 84,247,380</b>	<b>\$ 81,113,298</b>	<b>\$ 79,151,648</b>	<b>\$ 71,994,909</b>	<b>\$ 71,086,676</b>



Using expense numbers from the Statement of Operations, increases can be seen in all areas, excluding Recreation & Cultural Services. Increases, primarily in general government, public health services, and community development services are representative of growth in the community which led to enhanced service costs over the past few years. Recreation & Cultural Services declined due to the closure of the Canada Games Centre and associated cost reductions. As noted earlier, in 2020 overall expenses came in 3.78% below the planned expenditures.

Financial Position	Average Annual Change	2020	2019	2018	2017	2016
Financial Assets	9.54%	\$ 89,877,492	\$ 84,173,732	\$ 76,571,201	\$ 75,882,681	\$ 67,214,815
Liabilities	6.84%	33,224,354	34,419,147	29,963,899	26,984,404	25,843,075
Net Financial Assets		\$ 56,653,138	\$ 49,754,585	\$ 46,607,302	\$ 48,898,277	\$ 41,371,740

The City's overall financial position has again improved over the prior years'. Cash has increased due to increased use of external funding sources but also delays in capital spending due to constraints resulting from the pandemic. Liabilities overall have decreased marginally as some areas like accounts payable, deferred revenue, and debt have decreased, while other liabilities such as the employee future benefits, landfill closure liability and deposits have increased. The increase of \$6.89 million in net financial assets was complemented by the \$3.26 million increase in non-financial assets as previously explained which increased the City's overall financial position by \$10.15 million.

Additional information on the City's obligations can be found in the notes to the financial statements. The City has a Debt Management policy which establishes conditions for the use of debt, creates procedures that define the level of debt to be included in rates and minimizes the City's debt servicing costs.

Reserves	Average Annual Change	2020	2019	2018	2017	2016
	11.19%	\$ 55,354,385	\$ 45,827,447	\$ 40,456,685	\$ 41,119,880	\$ 37,468,479

The City's reserves are used to fund a portion of the City's capital program and occasionally stabilize minor expenditure and revenue variances from one year to the next. 2020 reserve levels have unintentionally increased as a result of delayed spending on capital projects which were postponed due to a scarcity of various types of resources resulting from the economic volatility throughout the pandemic.

## Summary

The statements reflect the financial position of the City at the end of the year including the total accumulated surplus of \$512.25 million. Most of this surplus is invested in the fixed assets of the City, meaning land, land improvement, buildings, equipment, linear assets (mainly made up of roads and underground pipes), and assets under construction.

The City's vision speaks to acting in a fair and fiscally responsible manner. The City submits that the City's budget and financial results have combined to keep taxes and utilities among the lowest across Canada; however, community growth and, to a lesser extent, inflation pressures continue to make balancing service levels with costs more challenging.



**Valerie Braga, MPA, CPA, CGA**  
Director, Corporate Services

## MANAGEMENT'S REPORT

City of Whitehorse management is responsible for the integrity, relevance and comparability of the data in the accompanying financial statements.

The financial statements are prepared in accordance with Canadian public sector accounting standards established by the Public Sector Accounting Board (PSAB) of the Chartered Professional Accountants of Canada. Preparing the statements necessarily includes some amounts based on the best estimates and judgments of management. Financial data elsewhere in the Annual Report is consistent with that of the financial statements.

To assist in meeting its responsibility, management maintains accounting, budget and other internal controls. These controls provide reasonable assurance that transactions are appropriately authorized and accurately recorded, that assets are properly accounted for and safeguarded, and that the integrity of financial records is maintained. As well, it is the practice of the City to maintain the highest standard of ethics in all its activities.

BDO Canada LLP has audited the financial statements. Their report to the Mayor and City Council, stating the scope of their examination and opinion of the consolidated financial statements, follows.



**Valerie Braga, MPA, CPA, CGA**

Director, Corporate Services

June 30, 2021

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## Independent Auditor's Report

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To the Mayor and Council of the City of Whitehorse

### Opinion

We have audited the financial statements of the City of Whitehorse (the "City") which comprise the Statement of Financial Position as at December 31, 2020 and the Statements of Operations, Changes in Net Financial Assets, and Cash Flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the financial statements present fairly, in all material respects, the financial position of the City as at December 31, 2020 and its results of operations, changes in net financial assets and cash flows for the year then ended in accordance with Canadian public sector accounting standards.

### Basis for Opinion

We conducted our audit in accordance with Canadian generally-accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of this report. We are independent of the City in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the City's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the City, or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the City's financial reporting process.

### Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally-accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.



As part of an audit in accordance with Canadian generally-accepted auditing standards we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. But not for the purpose of expressing an opinion on the effectiveness of the City's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the City's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However future events or conditions may cause the City to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

*BDO Canada LLP*

Chartered Professional Accountants

Whitehorse, Yukon  
July 5, 2021

**CITY OF WHITEHORSE**  
**Statement of Financial Position**  
**for the year ended December 31, 2020**



	2020	2019
<b>Financial assets</b>		
Cash	\$ 71,455,021	\$ 62,282,267
Accounts receivable (Note 2)	18,349,823	21,805,956
Land held for sale	-	10,553
Other financial assets	72,648	74,956
<b>Total financial assets</b>	<b>\$ 89,877,492</b>	<b>\$ 84,173,732</b>
<b>Liabilities</b>		
Accounts payable	\$ 13,541,082	\$ 16,354,638
Employee future benefits (Note 3)	3,543,100	3,439,700
Landfill closure & post closure liability (Note 4)	4,228,514	2,549,363
Deferred revenue (Note 5)	1,623,663	1,683,095
Debt (Note 6)	7,063,810	8,165,315
Deposits	3,224,185	2,227,036
<b>Total liabilities</b>	<b>\$ 33,224,354</b>	<b>\$ 34,419,147</b>
<b>Net financial assets</b>	<b>\$ 56,653,138</b>	<b>\$ 49,754,585</b>
<b>Non-financial assets</b>		
Tangible capital assets (Note 10)	\$ 453,941,502	\$ 451,475,588
Inventory	586,452	753,052
Prepaid expenses	1,070,470	113,908
<b>Total non-financial assets</b>	<b>\$ 455,598,424</b>	<b>\$ 452,342,548</b>
<b>Accumulated surplus (Note 11)</b>	<b>\$ 512,251,562</b>	<b>\$ 502,097,133</b>

The accompanying notes are an integral part of these financial statements

Approved by:

Valerie Braga, MPA, CPA, CGA  
 Director, Corporate Services

**CITY OF WHITEHORSE**  
**Statement of Operations**  
**for the year ended December 31, 2020**



	2020 Budget (Note 13)	2020 Actual	2019 Actual
<b>Revenues (Schedule 1)</b>			
Taxes and payments in lieu of taxes	\$ 43,092,026	\$ 43,929,493	\$ 41,490,641
Government transfers	43,816,815	24,907,126	25,404,496
Sales of goods and services	19,536,796	17,439,588	19,166,342
Licenses, permits, penalties and fines	2,878,200	2,387,059	2,966,591
Developers' contributions	600,000	982,554	672,300
Investment income	770,000	804,598	1,400,516
Other revenues	3,941,523	3,951,391	3,326,498
Donated assets (Note 10)	-	-	106,655
<b>Total revenue</b>	<b>\$ 114,635,360</b>	<b>\$ 94,401,809</b>	<b>\$ 94,534,039</b>
<b>Expenses (Schedule 1)</b>			
General government services	\$ 17,704,411	\$ 15,907,566	\$ 15,669,736
Protective services	10,339,463	9,975,956	9,708,853
Transportation services	23,259,103	22,920,269	21,393,876
Environmental services	16,698,257	17,472,166	15,980,961
Public health services	260,233	252,637	225,361
Community development services	3,573,760	3,206,306	2,556,285
Recreation and cultural services	15,718,206	14,512,480	15,578,226
<b>Total expenses</b>	<b>\$ 87,553,433</b>	<b>\$ 84,247,380</b>	<b>\$ 81,113,298</b>
<b>Annual surplus</b>	<b>\$ 27,081,927</b>	<b>\$ 10,154,429</b>	<b>\$ 13,420,741</b>
Accumulated surplus at beginning of year	\$ 502,097,133	\$ 502,097,133	\$ 488,676,392
<b>Accumulated surplus at end of year</b>	<b>\$ 529,179,060</b>	<b>\$ 512,251,562</b>	<b>\$ 502,097,133</b>

**CITY OF WHITEHORSE**  
**Statement of Change in Net Financial Assets**  
**for the year ended December 31, 2020**



	2020 Budget (Note 13)	2020 Actual	2019 Actual
<b>Annual surplus</b>	\$ 27,081,927	\$ 10,154,429	\$ 13,420,741
Net acquisition of tangible capital assets	\$ (55,011,041)	\$ (20,882,944)	\$ (27,667,997)
Depreciation of tangible capital assets	18,414,789	18,414,789	17,223,751
Loss (gain) on disposal of tangible capital assets	-	(44,459)	(25,053)
Proceeds on disposal of tangible capital assets	-	46,701	132,948
	<u>\$ (36,596,252)</u>	<u>\$ (2,465,913)</u>	<u>\$ (10,336,351)</u>
Acquisition of inventories of supplies	\$ -	\$ (586,452)	\$ (753,052)
Consumption of supplies inventories	-	753,052	779,266
Acquisition of prepaid expense	-	(1,070,470)	(113,908)
Use of prepaid expense	-	113,908	150,588
	<u>\$ -</u>	<u>\$ (789,962)</u>	<u>\$ 62,894</u>
Change in net financial assets	\$ (9,514,325)	\$ 6,898,554	\$ 3,147,284
Net financial assets at beginning of year	\$ 49,754,585	\$ 49,754,585	\$ 46,607,301
<b>Net financial assets at end of year</b>	<b>\$ 40,240,260</b>	<b>\$ 56,653,139</b>	<b>\$ 49,754,585</b>

**CITY OF WHITEHORSE**  
**Statement of Cash Flows**  
**for the year ended December 31, 2020**



	2020 Actual	2019 Actual
<b>Operating transactions</b>		
Annual surplus	\$ 10,154,429	\$ 13,420,741
Items not utilizing cash		
Depreciation	\$ 18,414,789	\$ 17,223,750
Loss on disposal of tangible capital assets	(44,459)	(25,053)
Donated assets	-	(106,655)
Change in non-cash operating balances		
Accounts receivable	3,456,133	30,358
Other assets	2,308	(45,843)
Accounts payable	(2,813,556)	3,079,448
Employee future benefits	103,400	239,000
Landfill closure liability	1,679,151	213,993
Deposits	997,149	308,784
Deferred revenue	(59,432)	81,426
Inventory	166,600	26,214
Land for resale	10,553	190,548
Prepaid expenses	(956,562)	36,680
<b>Cash provided by operating transactions</b>	<u>\$ 31,110,503</u>	<u>\$ 34,673,391</u>
<b>Capital transactions</b>		
Cash used to acquire tangible capital assets	\$ (20,882,944)	\$ (27,561,342)
Proceeds on disposal of tangible capital assets	46,701	132,948
<b>Cash applied to capital transactions</b>	<u>\$ (20,836,243)</u>	<u>\$ (27,428,394)</u>
<b>Financing transactions</b>		
Issue of long term debt	\$ -	\$ 1,110,656
Debt repayment	(1,101,505)	(578,058)
<b>Cash applied to financing transactions</b>	<u>\$ (1,101,505)</u>	<u>\$ 532,598</u>
<b>Increase in cash</b>	<b>\$ 9,172,755</b>	<b>\$ 7,777,595</b>
Cash at beginning of year	\$ 62,282,267	\$ 54,504,672
<b>Cash at end of year</b>	<b>\$ 71,455,022</b>	<b>\$ 62,282,267</b>





**CITY OF WHITEHORSE**  
**Schedule 1 - Statement of Financial Activities - by Segment**  
**for the year ended December 31, 2020**

	Total All Funds								Consolidated
	General Gov't Services	Protective Services	Transportation Services	Environmental Services	Public Health Services	Community Development	Recreation & Cultural Services		
<b>Revenues</b>	segments detailed in Note 12								
Taxes & Payments in Lieu of Taxes	\$ 43,470,936	\$ -	\$ 371,924	\$ 86,633	\$ -	\$ -	\$ -	\$ -	\$ 43,929,493
Government Transfers	21,062,518	20,784	73,769	3,417,375	-	1,650	331,030	-	24,907,126
Sales of Goods & Services	71,911	169,625	1,056,612	13,792,552	85,901	53,803	2,209,184	-	17,439,588
Licenses, Permits, Penalties & Fines	136,641	2,028,306	5,200	82,600	-	134,312	-	-	2,387,059
Developers Contributions	-	-	-	-	-	982,554	-	-	982,554
Investment Income	804,598	-	-	-	-	-	-	-	804,598
Other Revenue	3,007,148	26,467	327,668	511,640	-	-	78,468	-	3,951,391
Donated Assets	-	-	-	-	-	-	-	-	-
<b>Total:</b>	<b>\$ 68,553,752</b>	<b>\$ 2,245,182</b>	<b>\$ 1,835,173</b>	<b>\$ 17,890,800</b>	<b>\$ 85,901</b>	<b>\$ 1,172,319</b>	<b>\$ 2,618,682</b>	<b>\$ -</b>	<b>\$ 94,401,809</b>
<b>Expenses</b>									
Salaries & Benefits	\$ 8,591,940	\$ 8,124,052	\$ 9,457,587	\$ 4,686,802	\$ 169,010	\$ 1,750,779	\$ 7,913,823	\$ -	\$ 40,693,993
Materials & Supplies	2,213,727	739,166	4,907,224	4,398,621	31,065	80,585	3,041,250	-	15,411,638
Professional Services	2,497,872	57,041	157,720	1,566,882	-	1,047,315	701,220	-	6,028,050
Public Relations	106,417	16,033	1,389	23,049	-	13,765	74,247	-	234,900
Community Grants	625,247	-	-	180,656	-	299,587	205,358	-	1,310,848
Interest	-	283,199	94,957	23,520	-	-	-	-	401,676
Depreciation	1,686,203	684,465	8,345,851	5,069,126	52,562	-	2,576,582	-	18,414,789
Other	186,160	72,000	(44,459)	1,523,510	-	14,275	-	-	1,751,486
<b>Total:</b>	<b>\$ 15,907,566</b>	<b>\$ 9,975,956</b>	<b>\$ 22,920,269</b>	<b>\$ 17,472,166</b>	<b>\$ 252,637</b>	<b>\$ 3,206,306</b>	<b>\$ 14,512,480</b>	<b>\$ -</b>	<b>\$ 84,247,380</b>
<b>Annual Surplus (Deficit)</b>	<b>\$ 52,646,186</b>	<b>\$ (7,730,774)</b>	<b>\$ (21,085,096)</b>	<b>\$ 418,634</b>	<b>\$ (166,736)</b>	<b>\$ (2,033,987)</b>	<b>\$ (11,893,798)</b>	<b>\$ -</b>	<b>\$ 10,154,429</b>



**CITY OF WHITEHORSE**  
**Schedule 1 - Statement of Financial Activities - by Segment**  
**for the year ended December 31, 2019**

	Total All Funds								Consolidated
	General Gov't Services	Protective Services	Transportation Services	Environmental Services	Public Health Services	Community Development	Recreation & Cultural Services		
<b>Revenues</b>	segments detailed in Note 12								
Taxes & Payments in Lieu of Taxes	\$ 41,032,084	\$ -	\$ 371,924	\$ 86,633	\$ -	\$ -	\$ -	\$ -	\$ 41,490,641
Government Transfers	22,593,750	-	10,094	2,111,201	-	76,201	613,250	-	25,404,496
Sales of Goods & Services	71,479	164,685	1,466,018	13,344,468	74,082	59,211	3,986,399	-	19,166,342
Licenses, Permits, Penalties & Fines	186,200	2,467,635	2,500	163,464	-	146,792	-	-	2,966,591
Developers Contributions	-	-	-	-	-	672,300	-	-	672,300
Investment Income	1,400,516	-	-	-	-	-	-	-	1,400,516
Other Revenue	2,562,614	610	223,866	461,979	-	-	77,429	-	3,326,498
Donated Assets	-	-	-	-	-	106,655	-	-	106,655
<b>Total:</b>	<b>\$ 67,846,643</b>	<b>\$ 2,632,930</b>	<b>\$ 2,074,402</b>	<b>\$ 16,167,745</b>	<b>\$ 74,082</b>	<b>\$ 1,061,159</b>	<b>\$ 4,677,078</b>	<b>\$</b>	<b>\$ 94,534,039</b>
<b>Expenses</b>									
Salaries & Benefits	\$ 7,938,355	\$ 8,119,448	\$ 8,485,768	\$ 4,629,967	\$ 159,078	\$ 1,566,564	\$ 8,519,057	\$	\$ 39,418,237
Materials & Supplies	2,336,857	551,622	4,449,688	2,868,516	13,721	98,128	3,408,272		13,726,804
Professional Services	3,953,989	85,498	193,654	1,465,234	-	672,006	684,491		7,054,872
Public Relations	198,172	18,360	10,274	74,956	-	27,302	127,889		456,953
Community Grants	493,752	-	-	176,811	-	192,285	277,000		1,139,848
Interest	-	303,702	103,601	24,534	-	-	-		431,837
Depreciation	605,986	558,223	8,270,881	5,218,352	52,562	-	2,517,746		17,223,750
Other	142,625	72,000	(119,990)	1,522,591	-	-	43,771		1,660,997
<b>Total:</b>	<b>\$ 15,669,736</b>	<b>\$ 9,708,853</b>	<b>\$ 21,393,876</b>	<b>\$ 15,980,961</b>	<b>\$ 225,361</b>	<b>\$ 2,556,285</b>	<b>\$ 15,578,226</b>	<b>\$</b>	<b>\$ 81,113,298</b>
<b>Annual Surplus (Deficit)</b>	<b>\$ 52,176,907</b>	<b>\$ (7,075,923)</b>	<b>\$ (19,319,474)</b>	<b>\$ 186,784</b>	<b>\$ (151,279)</b>	<b>\$ (1,495,126)</b>	<b>\$ (10,901,148)</b>	<b>\$</b>	<b>\$ 13,420,741</b>

**CITY OF WHITEHORSE**  
**Schedule 2 - Water & Sewer Utility**  
**for the year ended December 31, 2020**



	2020 Budget	2020 Actual	2019 Actual
<b>Revenue</b>			
Administration			
Miscellaneous income	\$ 265,142	\$ 267,078	\$ 236,346
Water and Sewer Supply			
Flat rate sales	\$ 6,589,122	\$ 6,511,166	\$ 6,273,785
Metered rate sales	3,317,604	3,372,342	3,327,627
	<u>\$ 9,906,726</u>	<u>\$ 9,883,508</u>	<u>\$ 9,601,412</u>
Water and Sewer Other			
Frontage charges	\$ 86,633	\$ 86,633	\$ 86,633
Penalties	118,000	73,581	145,585
Recoveries	334,099	282,960	278,333
	<u>\$ 538,732</u>	<u>\$ 443,174</u>	<u>\$ 510,551</u>
<b>Total revenue</b>	<b>\$ 10,710,600</b>	<b>\$ 10,593,760</b>	<b>\$ 10,348,309</b>
<b>Expenses</b>			
Administration	\$ 2,524,691	\$ 2,341,728	\$ 2,222,031
Water system operations	4,232,413	4,249,191	4,099,517
Sewage collection and disposal	1,778,199	1,628,677	1,599,602
Water and sewer debt charges	86,634	23,520	24,534
	<u>\$ 8,621,937</u>	<u>\$ 8,243,116</u>	<u>\$ 7,945,684</u>
Transfers to reserves			
Current year transfer	\$ 2,088,663	\$ 2,113,025	\$ 2,055,471
<b>Total expenses</b>	<b>\$ 10,710,600</b>	<b>\$ 10,356,141</b>	<b>\$ 10,001,155</b>
Surplus (deficit) before depreciation & gain (loss) on disposal	\$ -	\$ 237,619	\$ 347,154
Depreciation	-	4,897,343	4,952,803
Gain/loss on disposal	-	-	50,813
Surplus (deficit) after depreciation & gain (loss) on disposal	\$ -	\$ (4,659,724)	\$ (4,656,462)

# 1. SIGNIFICANT ACCOUNTING POLICIES

## Basis of presentation

The Financial Statements of the City of Whitehorse are prepared in accordance with Canadian Public Sector Accounting Standards established by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada.

## Reporting entity

The financial statements reflect the assets, liabilities, revenues, expenses and accumulated surplus of the reporting entity which comprises all the organizations that are accountable for the administration of their financial affairs and resources to the Council and are owned or controlled by the City. There are no external organizations that currently meet the criteria of forming part of the reporting entity.

All inter-fund balances and transactions are eliminated.

## Basis of accounting

Revenues and expenses are reported on the accrual basis of accounting. Revenues are recognized as they are earned and measurable; expenses are recognized as they are incurred and measurable as a result of the receipt of goods or services and the creation of a legal obligation to pay.

## Budget figures

Budget figures have been provided for comparison purposes. Given differences between the funding model and generally accepted accounting principles for local governments established by Canadian Public Sector Accounting Standards, certain budgeted amounts have been reclassified to reflect the presentation adopted under Canadian Public Sector Accounting Standards (Note 13).

## Use of estimates

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the period. Significant estimates include assumptions used in estimating useful life of tangible capital assets, valuation of contributed assets, collectability of accounts receivable, provisions for accrued liabilities, in performing actuarial valuations of employee future benefits, landfill closure and post closure costs and liabilities for contaminated sites.

Actual results could differ from these estimates.

## Non-financial assets

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

## Tangible capital assets

Tangible capital assets are recorded at cost which includes amounts that are directly attributable to acquisition, construction, development or betterment of an asset. The cost, less residual value, of the tangible capital assets, excluding land are depreciated on a straight line basis over their estimated useful lives as follows:

Asset	Useful Lives
Land improvements	10-99 years
Buildings	10-60 years
Equipment	3-30 years
Linear Assets	10-80 years

Depreciation is charged in the year of acquisition and in the year of disposal. Assets under construction are not depreciated until the asset is available for productive use.

Tangible capital assets received as contributions are recorded at their fair value at the date of receipt and also are recorded as revenue.

## Natural resources

Natural resources that have not been purchased are not recognized as assets in the financial statements.

## Works of art and cultural and historic assets

Works of art and cultural and historic assets are not recorded as assets in these financial statements. No significant works of art or cultural and historic assets are held by the City of Whitehorse.



### Land for resale

Land for resale is carried at cost. Cost includes capitalized carrying costs other than interest. Land for resale is written down to the extent that it exceeds estimated future net realizable value. To date, no write downs have been made.

### Interest capitalization

Interest costs associated with the acquisition or construction of a tangible capital asset are not capitalized.

### Leased tangible capital assets

Leases which transfer substantially all the benefits and risks incidental to ownership of the property are accounted for as leased tangible capital assets. All other leases are accounted for as operating leases and the related payments are charged to expenses as incurred.

### Inventories of supplies

Inventories of supplies held for consumption are recorded at cost and are written down when obsolete.

### Employee future benefits

Future benefits are comprised of severance payments based on an employee's years of service as detailed in Note 3. The most recent actuarial valuation of the City's future benefit obligations was completed as at December 31, 2020 and extrapolated to December 31, 2022.

There is no pension liability recorded as the City contributes to a defined contribution registered retirement savings on behalf of its employees as detailed in Note 8.

### Taxation revenue

Property taxes are recorded at estimated amounts when they meet the definition of an asset, have been authorized and the taxable event occurs. Annual levies for non-optional municipal services and general administrative services are recorded as taxes for municipal services in the year they are levied. Property taxes receivable are recognized net of an allowance for anticipated uncollectable amounts. Levies imposed by other taxing authorities are not included as taxes for municipal purposes.

Through the Yukon's appeal process, property taxes may be adjusted by way of supplementary roll adjustments. The effects of these adjustments on taxes to the extent that they exceed initial estimates are recognized at the time they are awarded.

Each type of tax revenue recognized as at December 31, 2020 is as follows:

	2020	2019
General municipal taxes	\$ 34,521,550	\$ 32,470,585
Federal payments in lieu of taxes	662,825	655,591
Territorial payments in lieu of taxes	8,745,118	8,364,465
<b>Total taxation revenue</b>	<b>\$ 43,929,493</b>	<b>\$ 41,490,641</b>

## Government transfers

Government transfers, which include legislative grants, are recognized as revenue in the financial statements when the transfer is authorized and any eligibility criteria are met, except to the extent that transfer stipulations give rise to an obligation that meets the definition of a liability. Transfers are recognized as deferred revenue when transfer stipulations give rise to a liability. Transfer revenue is recognized in the statement of operations as the stipulation liabilities are settled.

The most significant government transfer relates to the Comprehensive Municipal Grant received from the Yukon Government in the amount of \$7,633,366 (2019 - \$7,167,099). Other grant amounts consist of \$15,184,216 (2019 - \$18,041,635) in capital project grants primarily administered through the Yukon Government, and \$1,997,808 (2019 - \$195,762) provided as annual operating grants. In 2020, the City received its first Carbon Tax Rebate totaling \$91,736.

Government transfers related to contributions from gas tax collected by the Federal Government are deferred until spent on eligible projects. The following summarizes the changes in the grant balances included in deferred revenue (Note 5):

Gas Tax Deferred Contribution	2020	2019
Opening balance of unspent funds	\$ 29,918	\$ 220,051
Add: Amounts received during the year	-	-
Less: Amounts allocated to projects	(29,918)	190,133
Closing balance of unspent fund	\$ -	\$ 29,918
Other government transfers	476,543	434,995
<b>Total deferred government transfers</b>	<b>\$ 476,543</b>	<b>\$ 464,913</b>

## Liability for Contaminated Sites

Under PS3260, governments are required to accrue a liability for the costs to remediate a contaminated site. Liabilities are recognized when an environmental standard exists, contamination exceeds the standard, the government has responsibility for the remediation, future economic benefits will be given up and a reasonable estimate can be made. No liability has been recognized as at December 31, 2020.





## 2. ACCOUNTS RECEIVABLE

	2020	2019
Trade accounts and other receivables	\$ 4,723,948	\$ 4,895,067
Government of Yukon transfers receivables	10,732,850	13,256,591
Other due from government		
Government of Canada	6,866	49,492
Government of Yukon	2,804,982	3,567,294
First Nation Governments	81,177	37,512
<b>Total accounts receivable</b>	<b>\$ 18,349,823</b>	<b>\$ 21,805,956</b>

## 3. EMPLOYEE FUTURE BENEFITS

The City provides severance benefits to employees leaving the service of the City, based upon employees' years of service as detailed in the various employment agreements. Information with respect to the City's employee future benefits obligation is as follows:

	2020	2019
Accrued severance obligation, beginning of year	\$ 3,847,300	\$ 3,780,300
Service cost	339,500	329,600
Interest Cost	127,400	127,200
Benefits paid	(535,500)	(389,800)
Actuarial loss	742,200	-
Accrued severance obligation, end of year	\$ 4,520,900	\$ 3,847,300
Unamortized actuarial gain (loss)	(977,800)	(407,600)
<b>Accrued employee future benefits liability</b>	<b>\$ 3,543,100</b>	<b>\$ 3,439,700</b>

The significant actuarial assumptions adopted in measuring the City's accrued severance obligations are as follows:

	2020	2019
Discount rates	1.75%	3.25%
Expected future inflation rates	2.25%	2.25%
Expected wage and salary increases	3.00%	3.00%

The actuarial loss is the predicated accrual deficit at December 31, 2020; in order to meet the severance obligation, this amount is amortized over a period equal to the employee's average remaining service lifetime of 13 years.



## 4. LANDFILL CLOSURE AND POST CLOSURE LIABILITY

The City has estimated that the remaining life of its landfill is 31 years based on present annual use and incorporating medium population growth projections. The estimate of closure costs in 2020 was \$17.8 million. Using a 2.0% annual inflation rate, closure costs were estimated at \$32.9 million in 2051. Approximately 34% (2019 – 31%) of the capacity of the landfill has been used as at December 31, 2020.

A liability has been established to address future closure and reclamation of the City's landfill, the liability's present value is estimated to be \$4.229 million (2019 - \$2.549 million). The remaining liability amount to be recognized is calculated at \$31.5 million. Post-closure care is expected to continue for 25 years past the end of the useful life of the landfill.

## 5. DEFERRED REVENUE

Deferred revenue includes government transfers, prepaid frontage tax received from property owners, business license revenue, Parks & Recreation Facility fees and trust accounts. The current year's portion of these items is calculated on a straight-line basis and recognized as revenue.

		Balance Dec 31, 2020		Amounts Received		Revenue Recognized		Balance Dec 31, 2019
Prepaid Local Improvement Charges	\$	261,671	\$	129,905	\$	(136,815)	\$	268,581
Government Transfers		476,543		97,543		(85,913)		464,913
Business Licenses		45,588		45,588		(42,101)		42,101
Prepaid Leases		-		-		-		-
Parks and Recreation Facility Fees		427,284		1,501,266		(1,478,872)		404,890
Trust Accounts		412,577		1,018,255		(1,108,288)		502,610
	<b>\$</b>	<b>1,623,663</b>	<b>\$</b>	<b>2,792,557</b>	<b>\$</b>	<b>(2,851,989)</b>	<b>\$</b>	<b>1,683,095</b>



## 6. DEBT

Debt is issued on the credit and security of the City of Whitehorse.

	2020		2019	
Balance, as at January 1	\$	8,165,315	\$	7,632,717
Add: Borrowing		-		1,110,656
Less: Principal repayments		(1,101,505)		(578,058)
<b>Balance, as at December 31</b>	<b>\$</b>	<b>7,063,810</b>	<b>\$</b>	<b>8,165,315</b>

It is composed of debentures payable to the Government of Yukon and loans payable to the Royal Bank and CMHC with various interest rates from 2.720% to 6.375% as shown below:

	Maturity Year	Principal debt outstanding		Interest Rate
		2020	2019	
<b>Government of Yukon</b>				
2007-10 Black St. Roads	2023	\$ 104,895	\$ 135,755	6.375%
2010-29 Black St. Reconstruction	2027	245,024	275,749	3.260%
2011-07 Marwell East	2027	975,114	1,097,388	3.260%
2013-46 Ogilvie St. West (Phase 1)	2030	337,618	366,661	2.720%
2016-39 Wheeler St. 4th to Escarpment	2034	602,355	635,098	3.570%
2017-32 Alexander St. Royal Bank	2034	451,039	475,557	3.570%
<b>Royal Bank</b>				
2009-14 Public Safety Building	2030	3,930,896	4,672,010	6.290%
2010-21 Hanson Street Reconstruction	2026	51,385	58,835	4.000%
<b>Canada Mortgage &amp; Housing Corporation</b>				
2008-58 Takhini North	2024	365,484	448,262	3.990%
<b>Total</b>		<b>\$ 7,063,810</b>	<b>\$ 8,165,315</b>	

Current debt load is 5.22% of the statutory limit as stipulated in the *Municipal Act, R.S.Y. 2002*.

Retirement requirements for the next twenty years are as follows:

	Principal		Interest	
2021	\$	1,029,355	\$	329,046
2022		966,760		275,938
2023		912,823		228,689
2024		827,220		184,763
2025		685,078		146,240
2026-2040		2,642,574		352,203
<b>Total</b>	<b>\$</b>	<b>7,063,810</b>	<b>\$</b>	<b>1,516,879</b>

Gross interest paid on debt in 2020 was \$401,676 (\$431,837 in 2019).

## 7. FINANCIAL INSTRUMENTS

The City's financial instruments consist of cash, accounts receivable, government transfers receivable, other due from government, other financial assets, accounts payable, deposits and long term debt. Unless otherwise noted, it is management's opinion that the City is not exposed to significant interest, currency or credit risks arising from these financial instruments.

## 8. PENSION LIABILITY

Currently, employees contribute to a privately managed registered retirement savings plan. The plan is a defined contribution plan to which the City contributes bi-weekly, based on various employment agreements, and therefore has no liability. In 2020, the City contributed \$2,054,734 (2019 - \$1,671,131) to the defined contribution plan.

## 9. CONTINGENT LIABILITIES

At December 31, 2020, contingent liabilities exist related to legal actions pending against the City. The amount of the liability cannot be estimated at this time. The amount of any loss that may result from these claims will be recorded in the period that the amount becomes determinable.

The City recognizes environmental liabilities when they are known and can be reasonably estimated. At this time the City is not aware of any significant liabilities.



## 10. TANGIBLE CAPITAL ASSETS

### 2020 Consolidated Schedule of Tangible Capital Assets - by Category

Category	Opening Balance, Dec 31, 2019	Additions	Disposals	End Balance, Dec 31, 2020
Land	\$ 18,595,772	\$ 126	\$ -	\$ 18,595,898
Land improvements	13,578,814	803,740	-	14,382,554
Buildings	126,005,713	55,375,407	(21,175)	181,359,945
Equipment	46,833,439	4,014,576	(1,498,570)	49,349,445
Linear assets	489,097,720	3,086,622	-	492,184,342
Assets under construction	53,090,156	8,713,517	51,111,044)	10,692,629
<b>Total</b>	<b>\$ 747,201,614</b>	<b>\$ 71,993,988</b>	<b>\$ (52,630,789)</b>	<b>\$ 766,564,813</b>

Accumulated Amortization	Opening Balance, Dec 31, 2019	Additions	Disposals	End Balance, Dec 31, 2020
Land	-	-	-	-
Land improvements	\$ 5,317,972	\$ 563,466	\$ -	\$ 5,881,438
Buildings	58,277,150	5,396,658	(21,175)	63,652,633
Equipment	28,894,325	3,250,878	(1,496,328)	30,648,875
Linear assets	203,236,579	9,203,786	-	212,440,365
Assets under construction	-	-	-	-
<b>Total</b>	<b>\$ 295,726,026</b>	<b>\$ 18,414,788</b>	<b>\$ (1,517,503)</b>	<b>\$ 312,623,311</b>

### Net Book Value

Category	Opening Balance, Dec 31, 2019	Additions	Disposals	End Balance, Dec 31, 2020
Land	\$ 18,595,772	\$ 126	\$ -	\$ 18,595,898
Land improvements	8,260,842	240,274	-	8,501,116
Buildings	67,728,563	49,978,749	-	117,707,312
Equipment	17,939,114	763,698	(2,242)	18,700,570
Linear assets	285,861,141	(6,117,164)	-	279,743,977
Assets under construction	53,090,156	8,713,517	(51,111,044)	10,692,629
<b>Total</b>	<b>\$ 451,475,588</b>	<b>\$ 53,579,200</b>	<b>\$ (51,113,286)</b>	<b>\$ 453,941,502</b>

In 2020 there were no donated assets in use as at year end.

In total, 126 parcels of land designated as buffer, commercial, park, green space, public utility or roadway are recognized as capital assets at a nominal value of \$1 each.

## 10. TANGIBLE CAPITAL ASSETS

### 2019 Consolidated Schedule of Tangible Capital Assets - by Category

Category	Opening Balance, Dec 31, 2018	Additions	Disposals	End Balance, Dec 31, 2019
Land	\$ 18,595,772	\$ -	\$ -	<b>18,595,772</b>
Land improvements	12,799,182	1,049,512	(269,880)	<b>13,578,814</b>
Buildings	124,262,878	2,341,840	(599,005)	<b>126,005,713</b>
Equipment	44,836,515	3,311,620	(1,314,696)	<b>46,833,439</b>
Linear assets	485,614,916	4,528,289	(1,045,485)	<b>489,097,720</b>
Assets under construction	36,653,420	21,341,670	(4,904,934)	<b>53,090,156</b>
<b>Total</b>	<b>\$ 722,762,683</b>	<b>\$ 32,572,931</b>	<b>\$ (8,134,000)</b>	<b>\$ 747,201,614</b>

### Accumulated Amortization

Category	Opening Balance, Dec 31, 2018	Additions	Disposals	End Balance, Dec 31, 2019
Land	-	-	-	-
Land improvements	\$ 4,986,957	\$ 560,017	\$ (229,002)	<b>5,317,972</b>
Buildings	54,520,199	4,328,289	(571,338)	<b>58,277,150</b>
Equipment	26,951,711	3,217,961	(1,275,347)	<b>28,894,325</b>
Linear assets	195,164,580	9,117,484	(1,045,485)	<b>203,236,579</b>
Assets under construction	-	-	-	-
<b>Total</b>	<b>\$ 281,623,447</b>	<b>\$ 17,223,751</b>	<b>\$ (3,121,172)</b>	<b>\$ 295,726,026</b>

### Net Book Value

Category	Opening Balance, Dec 31, 2018	Additions	Disposals	End Balance, Dec 31, 2019
Land	\$ 18,595,772	\$ -	\$ -	<b>18,595,772</b>
Land improvements	7,812,225	489,495	(40,878)	<b>8,260,842</b>
Buildings	69,742,679	(1,986,449)	(27,667)	<b>67,728,563</b>
Equipment	17,884,804	93,659	(39,349)	<b>17,939,114</b>
Linear assets	290,450,336	(4,589,195)	-	<b>285,861,141</b>
Assets under construction	36,653,420	21,341,670	(4,904,934)	<b>53,090,156</b>
<b>Total</b>	<b>\$ 441,139,236</b>	<b>\$ 15,349,180</b>	<b>\$ (5,012,828)</b>	<b>\$ 451,475,588</b>

In 2019 new park equipment from the Porter Creek Neighbourhood Association was donated to the City at a value of \$106,655.

## 11. ACCUMULATED SURPLUS

Accumulated surplus consists of individual fund surplus and reserves as follows:

Reserves	2020 Balance	Appropriations to reserves	Appropriations from reserves	2019 Balance
Area Development Scheme Reserve	\$ 44,385	\$ -	\$ -	\$ 44,385
Building Replacement Reserve	4,762,338	1,830,744	-	2,931,594
Capital Reserve	14,427,429	3,816,683	(1,722,075)	12,332,821
Cash In Lieu of Municipal Reserve	761,443	-	-	761,443
Cemetery Perpetual Care Reserve	194,657	11,626	-	183,031
Computer Equipment Reserve	377,465	130,413	(166,536)	413,588
Contingency Reserve	1,392,759	-	(298,921)	1,691,680
Development Cost Charge (DCC) Reserve	6,747,783	1,273,842	(219,941)	5,693,882
DCC: Rec Facility Replacement	2,692,459	280,418	-	2,412,041
Environmental Protection Reserve	56,132	168,396	(25,000)	(87,264)
Equipment Reserve	768,365	2,274,176	(905,928)	(599,883)
Gas Tax Reserve	40,720	796	-	39,924
General Fund Reserve	5,641,679	2,688,319	(1,783,261)	4,736,621
Land Bank Reserve	(3,685,730)	672,807	(1,739,351)	(2,619,186)
Parking Development Reserve	3,428,109	112,036	(132,495)	3,448,568
Recreation Facilities Reserve	624,824	145,000	(144,081)	623,905
Recreation Grant Reserve	1,500	-	-	1,500
Sister Cities Reserve	3,000	-	-	3,000
Snow and Ice Control Reserve	5,301	-	-	5,301
Tire Disposal Reserve	96,097	-	-	96,097
Transit Equipment Reserve	4,111,920	612,747	(74,776)	3,573,949
Water and Sewer Replacement Reserve	12,861,750	3,019,994	(298,694)	10,140,450
<b>Total reserves</b>	<b>\$ 55,354,385</b>	<b>\$ 17,037,998</b>	<b>\$ (7,511,060)</b>	<b>\$ 45,827,447</b>
<b>Surplus</b>				
Invested in tangible capital assets	453,941,502			451,475,588
Long-term liabilities	(7,063,810)			(8,165,315)
<b>Net investment in tangible capital assets</b>	<b>\$ 446,877,692</b>			<b>\$ 443,310,273</b>
<b>General Surplus</b>	10,019,485			12,959,413
<b>Accumulated Surplus</b>	<b>\$ 512,251,562</b>			<b>\$ 502,097,133</b>

## 12. SEGMENTED INFORMATION

The City of Whitehorse is a diversified municipal government institution that provides a range of services to its citizens such as transit, fire, water, and sewer. Distinguishable functional segments have been separately disclosed in the segmented information. The nature of the segments and the activities they encompass are as follows:

General Government is comprised of the administrative operations of the municipality including the City Manager's office, all Directors, and the departments of Business and Technology Systems, Engineering Services, Financial Services, Human Resources, Legislative and Administrative Services, Strategic Communications and a portion of the Operations department. Business and Technology Systems maintains the City's computer infrastructure. Engineering facilitates the planning, design, and construction of the City's infrastructure. Financial Services is responsible for the financial reporting and control services of the municipality. Human Resources facilitate staff recruitments, provide staff relations advice and present staff development opportunities. Legislative and Administrative Services coordinates the flow of information to and from Council and Committee meetings. Strategic Communications works with all departments to ensure clear communication to the citizens of Whitehorse. The General Government portion of the Operations department is responsible for building maintenance functions.

Protective Services is comprised of Building Inspections function from the Land and Building Services department, Bylaw Services, and Fire plus the Safety and Emergency Services function. Building Inspections is responsible for the enforcement of building and construction codes within the City. Bylaw Services educates and resolves infractions against City bylaws while also performing animal control responsibilities. The Fire department is responsible for providing fire suppression and rescue service, fire prevention programs, training and education as well as assistance in emergency preparedness. Safety Services facilitate necessary worker safety programs and inspections.

Transportation Services is made up of the balance of the Operations department and Transit. This part of Operations is responsible for the maintenance of all roads within City limits including snow and ice control, maintaining traffic lights and signs, line painting, and insect control, as well as fleet and equipment maintenance. The Transit department provides a Handy bus service, which is a service for persons with disabilities in addition to the regular transit service.

Environmental Services is made up of the Environmental Sustainability function from the Planning and Sustainability department and the Water and Waste Services department. Environmental Sustainability focuses on integrating sustainability initiatives, providing guidance on environmental issues and managing environment-related programs and projects. Water and Waste Services encompasses the water, sewer and garbage services of the municipality.

Public Health Services consists of the operation of the two cemeteries.

Community Development is made up of the Planning Services and Economic Development functions from the Planning and Sustainability department and the Land Services function from the Land and Building Services department. Planning is responsible for the long-range planning of the municipality in consultation with the community ensuring a consistent application of the City's Official Community Plan, Zoning Bylaw, and other legislation in order to protect the natural and developed areas of the City. Economic Development is intended to be the first point of contact within the municipality for those interested in doing business in Whitehorse.

Recreation and Cultural Services is made up of the departments of Parks and Trails and Facility Operations. They are responsible for the operations and maintenance of a variety of recreation facilities including the Canada Games Centre and approximately 33 neighbourhood outdoor rinks, over 7,000 hectares of greenspace, numerous trails and parks, leisure programs, and special events.

### 13. 2020 BUDGET ADJUSTMENTS

The budget amounts presented throughout these financial statements are based on the Capital Expenditure Program (Capital) approved by Council December 9, 2019 (Bylaw 2019-24) and the Operating and Maintenance (O&M) Budget approved by Council on January 27, 2020 (Bylaw 2019-26). Capital re-budgets and other projects which do not impact the property tax rate are also included in the pre-finalization adjustment column below.

	Original budget approved by council	Pre-finalization adjustments	Final approved budget
<b>Revenues</b>			
Capital Revenues	\$ 7,481,135	\$ 50,769,906	\$ 58,251,041
O&M Revenues	84,757,114	56,574	84,813,688
	<b>\$ 92,238,249</b>	<b>\$ 50,826,480</b>	<b>\$ 143,064,729</b>
<b>Expenses</b>			
Capital expenses	\$ 7,481,135	\$ 50,769,906	\$ 58,251,041
O&M expenses	84,757,114	56,574	84,813,688
	<b>\$ 92,238,249</b>	<b>\$ 50,826,480</b>	<b>\$ 143,064,729</b>
<b>Annual Surplus</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>

The table below shows the adjustments made to the 2020 budget values for the use of surpluses accumulated in previous years, debt transactions, depreciation expenses, tangible capital asset transactions and the accumulation of surpluses in the current year. The Adjusted Budget values are then comparable to the 2020 actual values, and are the budget values shown in the Statement of Operations.

	Final approved budget	Borrowing proceeds	Use of / transfers to accumulated surplus	Debt principal payments	Depreciation expense	TCA expenditures	Adjusted budget
<b>Revenues</b>							
Capital Revenues	\$ 58,251,041	\$ (7,038,773)	\$ (14,561,878)	\$ -	\$ -	\$ -	\$ 36,650,390
O&M Revenues	84,813,688	-	(6,828,718)	-	-	-	77,984,970
	<b>\$ 143,064,729</b>	<b>\$ (7,038,773)</b>	<b>\$ (21,390,596)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 114,635,360</b>
<b>Expenses</b>							
Capital expenses	\$ 58,251,041	\$ -	\$ -	\$ -	\$ -	\$ (58,251,041)	\$ -
O&M expenses	84,813,688	-	(17,661,113)	(1,253,931)	18,414,789	3,240,000	87,553,433
	<b>\$ 143,064,729</b>	<b>\$ -</b>	<b>\$ (17,661,113)</b>	<b>\$ (1,253,931)</b>	<b>\$ 18,414,789</b>	<b>\$ (55,011,041)</b>	<b>\$ 87,553,433</b>
<b>Annual Surplus</b>	<b>\$ -</b>	<b>\$ (7,038,773)</b>	<b>\$ (3,729,483)</b>	<b>\$ 1,253,931</b>	<b>\$ (18,414,789)</b>	<b>\$ 55,011,041</b>	<b>\$ 27,081,927</b>

## 14. OTHER INFORMATION

The City began work on a major project in 2015 to replace its existing building infrastructure. The construction of the Whitehorse Operations Building is the largest component of the overall replacement project and this, along with the replacement of Fire Hall #1, was substantially completed in 2020 with related debt financing for \$10 million beginning in 2021. In 2021 the City is anticipated to receive final council approval for the expanded and reconstructed City Hall.

## 15. UNCERTAINTY DUE TO COVID-19

Throughout 2020, the impact of COVID-19 in Canada and on the global economy remained. As the impacts of COVID-19 continue, there will be further impact on the City, its stakeholders, employees, suppliers and other third party business associates. These could impact the timing and amounts realized on the City's assets and its ability to deliver services and projects in the future. At this time, the full potential impact of COVID-19 on the City is not known. Although the disruption from the virus is expected to be temporary, given the dynamic nature of these circumstances, the duration of disruption and the related financial impact cannot be reasonably estimated at this time. The City's ability to continue delivering non-essential services and employ related staff will depend on the legislative mandates from the various levels of government. The City will continue to focus on collecting receivables, managing expenditures, and leveraging existing reserves and available credit facilities to ensure it is able to continue providing essential services to its stakeholders.





## IN FOCUS: SNOWMADGEDDON

On Monday, November 2, Whitehorse woke up to a city under siege. It wasn't an insurrection or alien invasion, no, it was Mother Nature. The record-breaking snowfall had no mercy for morning commuters.

Unlike November 2019, when Whitehorse had experienced rain, this most recent November was a whole new experience. Approximately 40 centimetres of snow fell in those 24 hours, building on what had begun the previous Friday. Meteorologists were stunned as the average daily record for snowfall in November was around 15 centimetres.

The highways closed, the airport closed, and the City had to put out a message asking residents to stay home if they could. Many of the people who were lucky enough to get out of their driveways only ended up stuck on the road, holding up traffic and potentially blocking emergency vehicles.

To get the community back to a functional state, our 45-person road maintenance crew worked in five 12-hour shifts rather than the usual four 10-hour shifts, which means they worked 24/7 to keep our community safely running.

It was a challenging winter for the community and we're thankful for our talented Operations team who worked long days and nights to keep everyone safe.



## DEMOGRAPHICS AND MAJOR VENDORS

### Demographic and Economic Information

Years ended December 31 for 2016 to 2020

	2020	2019	2018	2017	2016
<b>Population</b>	33,590	32,774	31,808	27,116	26,773
<b>Unemployment Rate</b>					
Yukon (as of December)	5.1%	4.5%	4.1%	3.6%	5.6%
Canada (as of December)	8.6%	5.6%	5.7%	6.3%	6.9%
<b>Consumer Price Index (CPI) changes</b>	1.0%	2.0%	2.4%	1.7%	1.6%
<b>Occupancy trends</b>					
Dwelling Units	12,037	11,716	11,596	11,300	10,710
Median Rent	\$ 1,050	\$ 1,000	\$ 980	\$ 950	\$ 950
Housing Starts	417	276	99	369	297
<b>Avg. Selling Price of Homes (000)</b>	\$ 598.8	\$ 525.7	\$ 506.2	\$ 463.4	\$ 425.2
Vacancy Rate	3.0%	2.9%	3.1%	2.8%	3.0%
<b>Other trends</b>					
Res. construction value (000)	\$ 66,986	\$ 28,849	\$ 41,922	\$ 22,890	\$ 18,621
Non-res. construction value (000)	\$ 18,964	\$ 62,961	\$ 25,431	\$ 51,597	\$ 90,528
<b>Business Licenses</b>	2,871	2,609	2,771	2,688	2,408

### City of Whitehorse Personnel

Years ended December 31 for 2016 to 2020

	2020	2019	2018	2017	2016
Permanent	330	321	311	307	309
Casual/**Other	105	110	127	103	96
<b>Total Staff</b>	<b>435</b>	<b>431</b>	<b>438</b>	<b>410</b>	<b>405</b>
Increase (decrease) from previous year	4	(7)	28	5	(5)

\*\*Consists of all non-permanent employees i.e. Temporary, Casual, etc.

## 2020 Major Vendors

Ketza Construction Corp.	\$	7,400,119
P.S. Sidhu Trucking Ltd.	\$	5,191,979
Sun Life Assurance Co. of Canada	\$	3,937,425
Atco Electric Yukon	\$	3,736,356
Castle Rock Ent - General Contractors	\$	3,057,586
Terus Constructions Ltd.	\$	2,103,817
North 60 Petro Ltd.	\$	2,030,239
AMSC Insurance Services Ltd.	\$	1,857,030
Government of Yukon B-1 Department of Finance	\$	1,498,166
Nova Bus Inc.	\$	1,156,573
Arctic Winter Games 2020 Host Society	\$	1,107,195
Challenge - Disability Resource Group	\$	1,014,804
CapriCMW Insurance Services	\$	961,177
Inland Kenworth Ltd.	\$	583,929
Cimco Refrigeration	\$	582,081
Associated Engineering (BC) Ltd.	\$	528,641
Guillevin International Co.	\$	501,931
Yukon Workers' Compensation Board	\$	500,557
AON Reed Stenhouse	\$	467,122
Finning (Canada)	\$	434,736

Source: City of Whitehorse and the Government of Yukon, Bureau of Statistics



# ASSESSMENT AND PROPERTY TAXATION INFORMATION

## Assessment and Taxation Information

Years ended December 31 for 2016 to 2020

Tax Rates	2020	2019	2018	2017	2016
Non-residential	1.636%	1.649%	1.072%	1.712%	1.692%
Residential	1.084%	1.097%	1.612%	1.114%	1.101%
Agricultural	1.154%	1.167%	1.141%	1.185%	1.171%

Taxable Assessments	2020	2019	2018	2017	2016
Non-residential	\$ 1,259,419,000	\$ 1,233,791,000	\$ 1,328,100,000	\$ 1,029,600,000	\$ 1,001,800,000
Residential	\$ 2,207,594,000	\$ 2,145,070,000	\$ 1,926,400,000	\$ 1,784,900,000	\$ 1,741,700,000
Agricultural	\$ 1,861,000	\$ 1,859,000	\$ 800,000	\$ 800,000	\$ 600,000

## 2020 Major Property Taxpayers

Yukon Hospital Corporation	\$ 1,110,833
Canadian Tire Real Estate Ltd	\$ 291,794
CP Reit Yukon Properties Ltd	\$ 239,707
Jim Pattison Developments Ltd	\$ 197,882
Walmart Canada Corp.	\$ 176,084
SBLP Qwanlin Mall Inc	\$ 160,474
Kwanlin Dün First Nation	\$ 136,484
HL General Partner Inc	\$ 117,682
Home Hardware Stores Limited	\$ 106,001
Northern Vision Development	\$ 103,852

## Property Tax Collection

Years ended December 31 for 2016 to 2020

	2020	2019	2018	2017	2016
Current Taxable Levy	\$ 34,062,993	\$ 32,012,028	\$ 30,818,620	\$ 29,906,145	\$ 28,774,869
Payment in Lieu (Federal & Territorial)	9,407,943	9,020,056	8,275,017	7,611,514	7,347,375
<b>Total Taxes and Payment in Lieu</b>	<b>\$ 43,470,936</b>	<b>\$ 41,032,084</b>	<b>\$ 39,093,638</b>	<b>\$ 37,517,660</b>	<b>\$ 36,122,244</b>

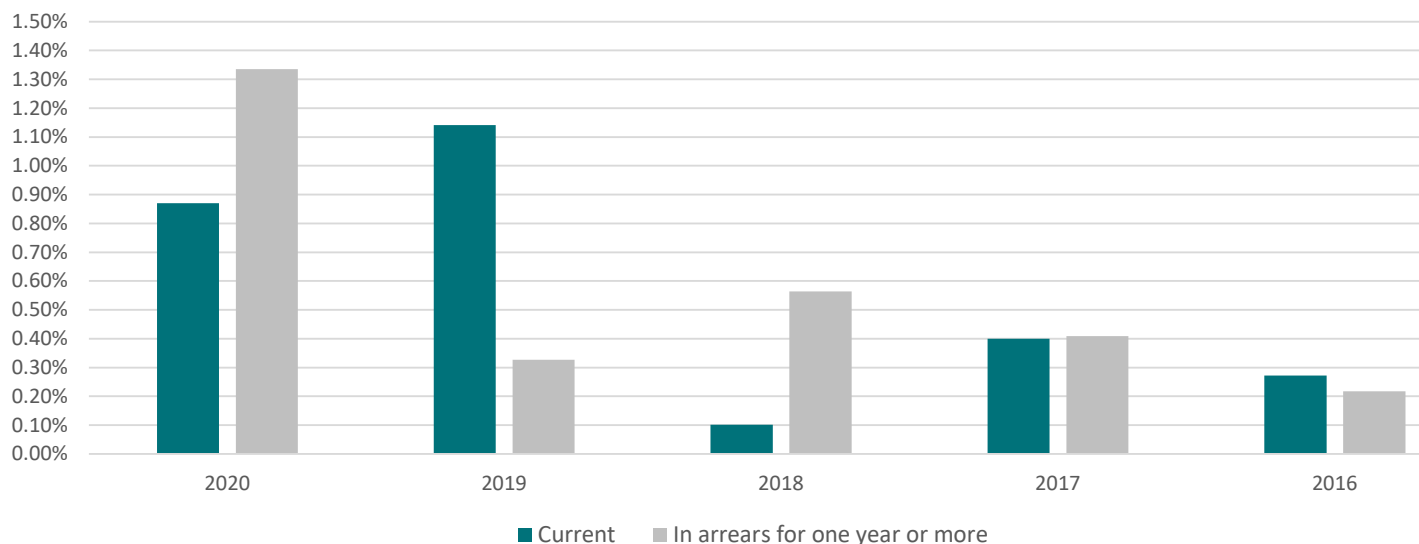
### Taxes Receivable

Current	\$ 296,241	\$ 365,422	\$ 31,262	\$ 119,557	\$ 78,138
In arrears for one year or more	455,037	104,678	173,742	122,149	62,455
<b>Total Tax Receivable</b>	<b>\$ 751,278</b>	<b>\$ 470,099</b>	<b>\$ 205,004</b>	<b>\$ 241,706</b>	<b>\$ 140,593</b>

### Taxes Outstanding as a % of Current Taxable Levy

Current	0.87%	1.14%	0.10%	0.40%	0.27%
In arrears for one year or more	1.34%	0.33%	0.56%	0.41%	0.22%

## Property Taxes Outstanding as a % of the Current Taxable Levy



## 5 Year Comparative Consolidated Revenue by Source

Years ended December 31 for 2016 to 2020

	2020	2019	2018	2017	2016
Taxes and payments in lieu of taxes	\$ 43,929,493	\$ 41,490,641	\$ 39,455,282	\$ 37,891,151	\$ 36,512,499
Government transfers	24,907,126	25,404,496	31,272,348	15,309,492	10,993,213
Sales of goods and services	17,439,588	19,166,342	18,717,446	17,581,303	16,715,422
Licenses, permits, penalties and fines	2,387,059	2,966,591	2,820,775	2,861,753	3,132,733
Developers contributions	982,554	672,300	845,315	724,267	719,866
Investment income	804,598	1,400,516	1,125,916	519,151	512,154
Other revenue	3,951,391	3,326,498	4,613,305	2,944,593	3,361,008
Donated assets	-	106,655	12,873,993	274,787	-
<b>Total Revenue</b>	<b>\$ 94,401,809</b>	<b>\$ 94,534,039</b>	<b>\$ 111,724,380</b>	<b>\$ 78,106,498</b>	<b>\$ 71,946,894</b>

## 5 Year Comparative Consolidated Expense by Object\*\*

Years ended December 31 for 2016 to 2020

	2020	2019	2018	2017	2016
<b>Expense</b>					
Salaries and Benefits	\$ 40,693,993	\$ 39,418,237	\$ 37,429,397	\$ 36,844,184	\$ 35,218,456
Materials & Supplies	21,674,588	21,238,629	23,723,200	14,887,163	15,100,328
Community Grants	1,310,848	1,139,848	1,293,652	1,197,066	1,266,030
Interest	401,676	431,837	423,228	449,660	475,544
Depreciation	18,414,789	17,223,750	16,556,950	16,236,893	16,155,250
Other	1,751,486	1,660,997	1,686,871	2,379,943	2,871,068
<b>Total expense by object</b>	<b>\$ 84,247,380</b>	<b>\$ 81,113,298</b>	<b>\$ 79,151,648</b>	<b>\$ 71,994,909</b>	<b>\$ 71,086,677</b>

\*\* The term "object" refers to expense by nature or type

## 5 Year Comparative Operating Revenue and Expense by Function

Years ended December 31 for 2016 to 2020

	2020	2019	2018	2017	2016
<b>Operating Revenue</b>					
<b>Total Operating Revenue</b>	<b>\$ 94,401,809</b>	<b>\$ 94,534,039</b>	<b>\$ 111,724,380</b>	<b>\$ 78,106,498</b>	<b>\$ 71,946,894</b>
<b>Operating Expense</b>					
General government services	15,907,566	15,669,736	14,268,096	11,795,400	12,389,554
Protective services	9,975,956	9,708,853	9,540,886	8,802,916	8,137,277
Transportation services	22,920,269	21,393,876	20,838,678	20,094,043	20,120,952
Environmental services	17,472,166	15,980,961	16,399,478	14,862,239	14,462,236
Public health services	252,637	225,361	445,636	263,903	248,449
Community development services	3,206,306	2,556,285	2,126,925	1,821,424	1,823,490
Recreation and cultural services	14,512,480	15,578,226	15,531,949	14,354,984	13,904,718
<b>Total Operating Expenses</b>	<b>\$ 84,247,380</b>	<b>\$ 81,113,298</b>	<b>\$ 79,151,648</b>	<b>\$ 71,994,909</b>	<b>\$ 71,086,677</b>
<b>Operating Surplus</b>	<b>\$ 10,154,429</b>	<b>\$ 13,420,741</b>	<b>\$ 32,572,732</b>	<b>\$ 6,111,588</b>	<b>\$ 860,218</b>
Accumulated Surplus/(Deficit), Open	502,097,133	488,676,392	456,103,660	449,992,071	449,131,853
<b>Accumulated Surplus/(Deficit), End</b>	<b>\$ 512,251,562</b>	<b>\$ 502,097,133</b>	<b>\$ 488,676,392</b>	<b>\$ 456,103,660</b>	<b>\$ 449,992,071</b>

## 5 Year Comparative Net Financial Assets

Years ended December 31 for 2016 to 2020

	2020	2019	2018	2017	2016
<b>Net Financial Assets</b>	<b>\$ 56,653,138</b>	<b>\$ 49,754,585</b>	<b>\$ 46,607,302</b>	<b>\$ 48,898,277</b>	<b>\$ 41,371,740</b>



## 5 Year Comparative Capital Transactions

Years ended December 31 for 2016 to 2020

	2020	2019	2018	2017	2016
<b>Expense Components</b>					
Salaries & Benefits	\$ 551,240	\$ 511,466	\$ 706,254	\$ 703,961	\$ 610,930
Materials & Supplies	5,693,354	4,663,862	2,358,302,075	3,755,643	5,017,898
Professional Services	17,635,585	27,749,158	(2,314,939,394)	11,689,629	5,191,980
Public Relations	11,886	29,848	26,151	241,316	17,579
Other	279,120	261,336	268,104	240,870	247,221
	<b>\$ 24,171,185</b>	<b>\$ 33,215,670</b>	<b>\$ 44,363,190</b>	<b>\$ 16,631,419</b>	<b>\$ 11,085,607</b>
<b>Sources of Funding</b>					
<b>Transfers from Reserves</b>					
Area Development Scheme	\$ -	\$ -	\$ 27,870	\$ 72,130	\$ -
Building Replacement	-	-	600,000	-	-
Capital Reserve	1,712,075	2,227,001	1,297,447	855,606	1,655,069
Computer Equipment	166,536	96,061	70,000	53,939	70,000
Development Cost Charges	19,523	12,762	597,227	62,855	412,869
Environment Protection	-	25,320	-	-	-
Equipment	905,928	1,506,013	1,686,194	1,446,477	1,158,074
General Fund	1,713,198	1,470,363	2,107,366	1,509,590	1,341,895
Land Bank	1,633,973	2,394,544	6,424,453	3,227,534	1,290,820
Parking Development	132,495	7,032	58,032	3,803	6,880
Recreation Facilities	144,081	52,418	72,022	83,184	164,747
Transit Equipment	74,776	12,633	13,230	46,874	99,609
Water and Sewer Replacement	298,694	496,853	498,173	447,813	787,521
<b>Total Transfers from Reserves</b>	<b>6,801,280</b>	<b>8,300,999</b>	<b>13,452,014</b>	<b>7,809,805</b>	<b>6,987,484</b>
<b>Government of Canada Grants</b>	15,149,595	17,346,093	5,417,125	2,555,092	688,902
<b>Government of Yukon Grants</b>	34,621	695,541	18,765,708	5,974,247	3,337,320
<b>Debentures***</b>	1,559,116	6,512,120	6,650,544	293,417	-
<b>Loans</b>	-	-	-	-	-
<b>Other Contributions</b>	626,573	360,916	77,799	(1,142)	71,901
<b>Total Funding</b>	<b>\$ 24,171,185</b>	<b>\$ 33,215,669</b>	<b>\$ 44,363,190</b>	<b>\$ 16,631,419</b>	<b>\$ 11,085,607</b>

\*\*\*Financing pending on Building Consolidation Project

# DEBT AND RESERVES

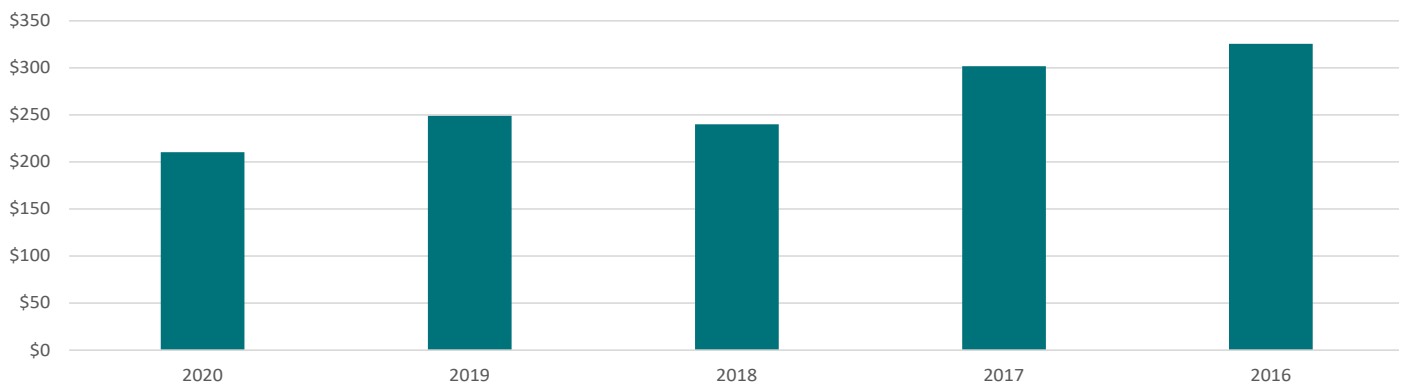
## 5 Year Comparative Analysis of Debt

Years ended December 31 for 2016 to 2020

	2020	2019	2018	2017	2016
<b>Total Assessed Value</b>	\$ 3,468,873,496	\$ 3,380,720,256	\$ 3,145,453,516	\$ 3,063,116,566	\$ 2,816,123,566
<b>**Allowable Debt Limit</b>	\$ 104,066,205	\$ 101,421,608	\$ 94,363,605	\$ 91,893,497	\$ 84,483,707
<b>Total Debt Outstanding</b>					
Beginning of Year	\$ 8,165,315	\$ 7,632,717	\$ 8,182,899	\$ 8,706,662	\$ 9,222,726
Add:					
Borrowed Funds	-	1,110,656	-	-	-
Less:					
Principal Repayments	(1,101,505)	(578,058)	(550,181)	(523,763)	(516,064)
<b>Total Debt Outstanding</b>	<b>\$ 7,063,810</b>	<b>\$ 8,165,316</b>	<b>\$ 7,632,718</b>	<b>\$ 8,182,899</b>	<b>\$ 8,706,662</b>
<b>Detailed Total Debt Outstanding</b>					
General Municipal	\$ 7,063,810	\$ 8,165,315	\$ 7,632,717	\$ 8,182,899	\$ 8,706,662
Water and Sewer	-	-	-	-	-
	<b>\$ 7,063,810</b>	<b>\$ 8,165,315</b>	<b>\$ 7,632,717</b>	<b>\$ 8,182,899</b>	<b>\$ 8,706,662</b>

\*\* The total principal amount of debt that a municipality may owe at any time shall not exceed three percent of the current assessed value of all real property within the municipality that is subject to property taxes or payments in lieu of taxes, as per the *Municipal Act*, R.S.Y. 2002, c. 154.

## Total Debt Per Capita



## 5 Year Comparative Reserve Analysis

Years ended December 31 for 2016 to 2020

	2020	2019	2018	2017	2016
Area Development Scheme	\$ 44,385	\$ 44,385	\$ 44,385	\$ 72,255	\$ 144,385
Building Replacement	4,762,338	2,931,594	2,592,137	2,852,680	2,513,223
Capital	14,427,429	12,332,821	11,005,112	8,767,263	6,275,076
Cash In Lieu of Municipal	761,443	761,443	761,443	777,043	777,043
Cemetery Perpetual Care	194,657	183,031	168,926	158,871	149,873
Computer Equipment	377,465	413,588	386,550	339,269	280,655
Contingency	1,392,759	1,691,680	1,159,106	659,106	548,383
Development Cost Charges	6,747,783	5,693,882	4,834,024	4,534,222	3,889,192
DCC: Rec Facility Replacement	2,692,459	2,412,041	2,176,201	1,951,944	1,774,973
Environmental Protection	56,132	(87,264)	(200,721)	(335,465)	(331,138)
Equipment	768,365	(599,883)	(1,214,732)	(751,102)	(978,396)
Gas Tax Reserve	40,720	39,924	36,311	36,311	34,521
General Fund	5,641,679	4,736,621	3,730,667	4,572,705	3,831,233
Land Bank	(3,685,730)	(2,619,186)	(686,227)	3,807,262	6,853,062
Parking Development	3,428,109	3,448,568	3,229,626	2,973,016	2,700,605
Recreation Facilities	624,824	623,905	531,323	458,345	396,528
Recreation Grant	1,500	1,500	1,500	1,500	1,500
Sister Cities	3,000	3,000	3,000	3,000	3,000
Snow and Ice Control	5,301	5,301	5,301	5,301	5,301
Tire Disposal	96,097	96,097	96,097	91,517	82,917
Transit Equipment	4,111,920	3,573,949	3,083,635	2,623,995	2,260,409
Water and Sewer Replacement	12,861,750	10,140,450	8,713,022	7,520,843	6,256,134
<b>Total Reserves</b>	<b>\$ 55,354,385</b>	<b>\$ 45,827,447</b>	<b>\$ 40,456,685</b>	<b>\$ 41,119,880</b>	<b>\$ 37,468,479</b>

## Donated Tangible Capital Assets

Years ended December 31 for 2016 to 2020

	2020	2019	2018	2017	2016
Land	\$ -	\$ -	\$ -	\$ -	\$ -
Land Improvements	-	106,555	-	237,742	-
Linear Assets	-	-	12,873,993	37,045	-
<b>Total</b>	<b>\$ -</b>	<b>\$ 106,555</b>	<b>\$ 12,873,993</b>	<b>\$ 274,787</b>	<b>-</b>

2017: amount is for Eagle Bay Lookout Park / 2018: amount is for Whistle Bend subdivision and Porter Creek Watermain / 2019: amount for Pine Street Playground

## Tangible Capital Assets Recorded At A Nominal Value

Years ended December 31 for 2016 to 2020

	2020	2019	2018	2017	2016
Net book value	\$ 126	\$ -	\$ 183	\$ 162	\$ 158
Number of properties	126	-	183	162	158

The amounts listed above relate to lands that are owned by the City of Whitehorse and consist of properties that are vacant, right of ways, parks or required for utility access.



## GRANTS AND DONATIONS BY CATEGORY

	Number of Individuals/ Organizations in Receipt	Amount Awarded
Christmas Food For Fines Grant	563	\$ 6,360
Community Clean-Up Grants	54	\$ 24,300
Core Funding	1	\$ 10,000
Development Incentives	23	\$ 279,587
Diversion Credit Grants	2	\$ 150,000
Environmental Grant	7	\$ 9,381
Festivals and Special Events	14	\$ 46,000
In Kind	8	\$ 31,258
Misc. Council Donations	7	\$ 62,431
Municipal Charges & Community Service Grants	20	\$ 174,429
Recreation Grants	32	\$ 176,588
Seniors Utility Charges Rebate	933	\$ 411,604
Youth Strategy Funding	3	\$ 32,000
<b>Total</b>		<b>\$ 1,413,938</b>

### Top 5 recipients of 2020 Municipal Grants

1. Raven Recycling Society: **\$137,029**
2. Northern Vision Development: **\$96,055**
3. 535756 Yukon Inc.: **\$62,245**
4. Yukon Anti-Poverty Coalition: **\$52,400**
5. MacBride Museum of Yukon History: **\$42,211**



## IN FOCUS: SENIORS TEA

A beloved annual event that brings together our community's seniors for an afternoon of performances, mingling and, of course, tea. Unfortunately, due to COVID-19 restrictions on gathering sizes, the Seniors Tea was delayed until a newly-envisioned event could be created.

The annual Seniors Tea first began in 2002. In those early days, the event was contained to 40 people gathered outside of City Hall, but as the years went by, the event grew in popularity.

The afternoon tea moved from City Hall to the gym at Yukon University (then Yukon College), then to the Kwanlin Dün Cultural Centre and finally the Coast High Country Inn Convention Centre to accommodate the hundreds of new participants.

In 2019, we held our largest Seniors Tea ever with 450 Whitehorse seniors showing up for an afternoon of performances from Hank Carr and the Canucks, and the Wood Street Centre's MAD students. As per tradition, Mayor and Council, and other Yukon dignitaries waited on our community's seniors and served up delicious tea and snacks.

This continued rise in anticipation and expectations made it all the more difficult when the coronavirus pandemic delayed the 2020 event.

Leave it to the City's Corporate Events team to hit a homerun as they transformed the Seniors Tea into a Takeout Tea Party for Two.

In September, the Takeout Tea Party for Two was launched as an alternative program to the annual sit down event. This new format was designed as a self-contained party for seniors to reconnect with their community and maintain a positive outlook during the pandemic.

The packages included sandwiches, scones with homemade jam, ginger snap cookies, lemon loaf muffins and other small treats. This was well-received by the senior population with 146 packages being handed out for approximately 300 seniors to enjoy.

Participants enthusiastically captured their parties and sent us photos to show off these precious moments as we celebrated our seniors and elders.

## 2020 GRANTS

The City of Whitehorse disbursed **\$1,413,938** in grants and rebates to support community organizations and programs that benefit its residents.

### GRANTS AND REBATES HIGHLIGHTS

The City was proud to support fourteen community festival and special events in 2020, providing \$46,000 to these organizations:

- All City Band Society
- Chinese Canadian Association of Yukon
- Heart of Riverdale Community Centre Society
- Nakai Theatre Ensemble / Nakai Theatre
- Queer Yukon Society
- Royal Canadian Legion Branch 254
- Teenage Life & Young Adults Society
- Yukon Anti-Poverty Coalition
- Yukon Arts Centre Corporation
- Yukon Film Society
- Yukon First Nations (Adäka)
- Yukon Literacy Coalition
- Yukon Quest International Association
- Yukon Sourdough Rendezvous

In 2020, the City of Whitehorse provided \$411,604 to 933 residents for the Seniors Utility Charges Rebate.

The City provided Environmental Grants totaling \$9,381 to the following groups to support environmental projects and waste diversion efforts:

- Aurore Boréale
- Copper Ridge Neighbourhood
- Crystal's Family Daycare
- Heart of Riverdale Community Centre Society
- Leslie Leong
- Morrison Hershfield
- Selkirk Elementary School

The following groups received a total of \$24,300 in the City's Community Clean-Up Grants:

- 600 College Drive Tenants Association
- Bethany Church Filipino Youth Group
- Biathlon Yukon / Whitehorse Biathlon Club
- Big Brothers / Big Sisters of Yukon
- Boys & Girls Club of Yukon
- Canadian Mental Health Association Yukon
- Chinese Canadian Association of Yukon
- Christ Church Cathedral
- Dog Powered Sports Association
- Downtown Residents Association
- Downtown Urban Gardeners Society
- Escarpment Parks Society
- F.H. Collins Substance Free Graduation Society
- Fandoms, Art and Novelties Society
- Filipino Canadian Basketball League Yukon
- Flatwater Paddling Yukon
- Friends of McIntyre Creek
- Guild Society / Guild Hall
- Hillcrest Community Association
- Holy Family Elementary School
- Humane Society Yukon
- Japanese Canadian Association of Yukon
- Knights of Columbus
- Larrikin Entertainment Ensemble
- MADD Whitehorse Chapter
- Nlaye Ndasadaye Day Care
- North Ridge Community Association
- Northern Lights School of Dance
- Paddler's Abreast
- Porter Creek Community Association
- Predators Dog Puller Sport Athletic League
- Ramshackle Theatre
- Raven Recycling Society
- Society of Something Shows
- Spirit Riders 4H Club
- Spiritual Assembly of the Baha'is of Whitehorse

- U Kon Echelon
- Valleyview Community Association
- Victoria Faulkner Women’s Centre
- Weight Loss Connection
- Whitehorse Bend Community Association
- Whitehorse Community Choir
- Whitehorse Fireweed Lions Club
- Whitehorse Minor Hockey
- Whitehorse Rapids Speed Skating Club
- Whitehorse Right to Life Society
- Yukon Amateur Speed Skating Association
- Yukon Circle of Social Change
- Yukon Dance Festival Society
- Yukon Dog Musers Association
- Yukon Home Education Society
- Yukon Medieval Society
- Yukon Parents for Montessori Daycare
- Yukon Theatre for Young People Society

2020 Recreation grants totalled \$176,588 and went to the following organizations and clubs:

Arctic Edge Skating Club	\$	4,000
Biathlon Yukon / Whitehorse Biathlon Club	\$	3,800
Canadian Filipino Sports Association	\$	700
Chickadees Playschool Association	\$	2,040
Community Choir of Whitehorse Society	\$	6,300
Fetal Alcohol Syndrome Society of Yukon	\$	6,000
Flatwater Paddling Yukon	\$	1,108
Freedom Trails Therapeutic Riding Association	\$	3,500
Friends of Mount Sima Society	\$	10,000
Golden Age Society	\$	10,340
Guild Society / Guild Hall	\$	7,950
Gwaandak Theatre Society	\$	9,000
Heart of Riverdale Community Centre Society	\$	12,000
Inclusion Yukon	\$	5,000
Jazz Yukon	\$	1,800
Larrikin Entertainment Ensemble	\$	6,000
LDAY Centre For Learning	\$	6,000
Mental Health Association Of Yukon	\$	2,100
Mountainview Golf Club	\$	6,000
Music Yukon	\$	8,000
Nakai Theatre Ensemble / Nakai Theatre	\$	3,000
Special Olympics Yukon	\$	2,300
Whitehorse Concerts	\$	2,500
Whitehorse Cross Country Ski Club	\$	10,000
Whitehorse Curling Club	\$	1,500
Yukon Art Society	\$	6,000
Yukon Arts Centre Corporation	\$	7,800
Yukon Church Heritage Society / Old Log Church	\$	5,500
Yukon Conservation Society	\$	5,350
Yukon Film Society	\$	5,000
Yukon Music Camp Society	\$	7,000
Yukon Theatre for Young People Society	\$	9,000
<b>Total</b>		<b>\$ 176,588</b>



*The City of Whitehorse is pleased to acknowledge the contribution of Lotteries Yukon for funding support for the Recreation Grant Program.*



## IN FOCUS: VOLUNTEER OF THE YEAR

Time and time again, we have heard how 2020 was unlike any year in recent history. The world had completely changed in response to the deadly COVID-19 pandemic and the City of Whitehorse was not exempt.





but responsible decision to cancel the Games. Our community really stepped up for this event and I want to thank the nearly 2000 volunteers for their efforts and preparation for these Games.”

This cancellation was soon followed by many more such as the Yukon Native Hockey Tournament and our own Household Hazardous Waste Days and 20-Minute Makeover.

As time went on, we learned more about how we can stay safe and readjust practices to continue delivering the excellent services and events our residents have come to expect.

Nominations for our **Volunteer of the Year** award had already been open since January and would end, as per tradition, with a large reception to celebrate the nominees and winner. Understandably, this sort of celebration could not occur this time around, so our intrepid corporate events team took on the challenge and delivered a terrific alternative in the form of “doortraits.”

Local photographer Alistair Maitland was hired to capture the moments of surprise as volunteers received their recognition. Kim Solonick was the recipient of the City’s Volunteer of the Year award, who was nominated by the Canadian Mental Health Association (Yukon Division) for her volunteer work during the past eight years. She was chosen from an impressive group of 18 nominees.

The City has been celebrating its volunteer community since 1987.

The first wave of coronavirus brought considerable uncertainty to the community and territory for which no one could have prepared. Initial responses from the City included closing buildings, reducing passenger capacity on transit, and postponing or cancelling events.

A week before it was set to commence, the much-anticipated 2020 Arctic Winter Games were cancelled as a precautionary measure to prevent the spread of the virus. Mayor Curtis said, “we support the difficult

## CONTACT THE CITY

City General Inquiry Line	667-6401
Mayor and Council	668-8626
After Hours Trouble Line	667-2111
Emergencies	call 911
Bylaw	668-8317
Canada Games Centre	667-4FUN (4386)
Engineering	668-8305
Fire	668-2462
Human Resources	668-8636
Land and Building Services	668-8346
Parks	668-8325
Road Maintenance	668-8345
Snow Line	633-SNOW (7669)
Transit	668-8396
Water and Waste	668-8350





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