

# Yukon Housing

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#### **Recommended response:**

- Preventing and treating bed bugs is a priority to ensure tenants have safe and comfortable housing.
- Yukon Housing uses an integrated pest management approach, working with tenants and certified contractors to promptly identify, treat and monitor infestations.
  - In Whitehorse multi-unit buildings, common areas are inspected monthly and are proactively treated every three months.
  - In communities, infestations are less common and handled on a case-by-case basis.
- Tenants are supported throughout the treatment process. This may include temporary relocation if needed, assistance with moving furniture, and education on prevention.

#### **Additional response:**

- New Yukon Housing projects, and upgrades in older buildings, include design elements to reduce bed bug migration between units and common areas.

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#### **Context—this may be an issue because:**

Bed bug infestations are most common in high-density housing and cause discomfort and disrupt daily life for tenants. Infestations can spread quickly and re-occur, resulting in unpredictable treatment timelines and prevention costs.

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#### **Background:**

Tenants do not need proof of bed bugs to request an inspection, and temporary relocation can be arranged during treatment when required.

# Session Briefing Note

**TAB #1**  
**Fall 2025**

## Bed Bugs

Yukon Housing

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Yukon Housing responds quickly to limit the spread of bed bugs and manages each situation based on the scope and needs of the infestation.

Design elements in new housing projects and upgrades in older buildings reduce the ability of bed bugs to spread to neighboring units or common areas.

The 2025–26 budget includes \$205,000 for bed bug prevention, mitigation, and treatment.

### Approved by:

Samantha Paterson

November 26, 2025

\_\_\_\_\_  
President, Yukon Housing

\_\_\_\_\_  
Date approved

### Recommended response:

- Yukon Housing purchased 407 Alexander Street in 2025 and demolished the building to prepare the lot for future development.
- Options for the long-term use of the building are being considered and will be partly informed by the Whitehorse Community Safety and Wellbeing Planning process, which includes community engagement.
- Planning work will continue with partners and the community to understand local needs and explore possible uses for the lot.

### Additional response:

- A Phase 2 Site Assessment, planned for 2026, will provide detailed environmental and geotechnical information to help support future decisions.

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### Context—this may be an issue because:

Residents and stakeholders may have questions about how the lot will be used following demolition and how it fits into broader downtown planning and safety efforts.

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### Background:

Yukon Housing purchased 407 Alexander Street for \$650,000 with the sale closing on March 31, 2025.

The property is in a high-visibility downtown location beside the Whitehorse Emergency Shelter and opposite 408 Alexander Street, where Safe at Home Society operates a 17-unit supportive housing program in partnership with Yukon Housing and the Department of Health and Social Services.

# Session Briefing Note

## Duffy's (407 Alexander)

**TAB #2**  
**Fall 2025**

Yukon Housing

After purchase, Yukon Housing assessed whether the existing building could be used in the interim; however, it was found to be unsuitable without significant renovation. Demolition was determined to be the most practical and cost-effective option. The building has since been demolished and a perimeter fence installed to ensure public safety.

The long-term use of the lot will be partly informed through the Whitehorse Community Safety and Wellbeing Plan, a multi-partner initiative involving Yukon government departments, Yukon First Nations, NGOs, the RCMP and other community partners. Yukon Housing participates in the Plan's working group, which is currently in its engagement phase. Discussion of specific options for 407 Alexander Street will occur as planning work progresses.

Until a long-term plan is confirmed, the property will remain safely maintained and secured.

### Approved by:

Samantha Paterson

November 21, 2025

\_\_\_\_\_  
President, Yukon Housing

\_\_\_\_\_  
Date approved

### The Hearth Project

Yukon Housing

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#### Recommended response:

- The Yukon government is committed to reducing homelessness by supporting community-led solutions that provide people with housing and the support services they need.
- The Hearth is a 67-unit supportive housing project led by the Safe at Home Society that will provide stable, affordable housing for up to 85 individuals on Whitehorse's By-Name List.
- The Hearth will build on the Safe at Home Society's work to provide housing with support services, delivered in partnership with Yukon Housing and Health and Social Services.

#### Additional response:

- The Hearth will expand the supportive housing options for people who might otherwise rely on shelters or temporary spaces.
- This project strengthens collaborative working relationships with community organizations to expand supportive housing options in Whitehorse.

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#### Context—this may be an issue because:

Questions have been raised regarding high capital and anticipated operating costs as well as timelines for opening and impact on downtown safety.

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#### Background:

The Hearth project, led and operated by the Safe at Home Society in partnership with the Department of Health and Social Services, will provide supportive housing for people experiencing homelessness. It is anticipated to open in spring 2026.

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### The Hearth Project

Yukon Housing

The Hearth is a 67-unit project that is converting the former Coast High Country Inn into permanent supportive housing for people on Whitehorse's By-Name List (a real-time list of individuals experiencing homelessness in Whitehorse, which will guide tenant allocation for the project).

The overall project cost is \$42.9 million with the federal government funding more than 80 per cent of total Capital expenses. Yukon Housing previously committed \$12.9 million in Capital funding, including:

- \$5 million through the Rapid Housing Initiative (2021–22);
- \$1 million from the Housing Initiatives Fund (2023–24 and 2024–25);
- \$6 million from the 2024–25 budget; and
- \$900,000 planned for 2025–26.

#### Approved by:

Samantha Paterson

November 25, 2025

\_\_\_\_\_  
President, Yukon Housing

\_\_\_\_\_  
Date approved

### Recommended response:

- The Government of Yukon is committed to continuing efforts to prevent and respond to the impact of homelessness.
- Yukon Housing and the Department of Health and Social Services work collaboratively with the Reaching Home Community Advisory Board member organizations.
- The Government of Yukon and housing partners continue to advance a range of affordable housing projects. The provision of safe, stable housing is one tool at our disposal to address homelessness.

### Additional response:

- The Reaching Home Community Advisory Board is developing a new Community Action Plan to End and Prevent Homelessness in the Yukon.
- The plan will present a set of recommendations that build on existing community strengths to guide the Yukon's collective efforts to prevent and reduce homelessness over the next five years.

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### Context—this may be an issue because:

Despite efforts from all levels of government and partner organizations, housing affordability challenges and homelessness persist.

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### Background:

On February 5, 2025, the Rapid Response to Homelessness report was published outlining the initiatives undertaken from March 2023 to September 2024.



# Session Briefing Note

## Homelessness Response

**TAB #4**  
**Fall 2025**  
Yukon Housing

Notable projects underway to address homelessness and coordinated access include:

1. The Hearth
  - a. 67-unit supportive housing program in Whitehorse to be operated by Safe at Home Society, which is leading the current renovations.
  - b. Health and Social Services anticipates receiving an operational funding request from the Safe at Home Society, with planned opening in early 2026.
2. 408 Alexander Street
  - a. 17-unit supportive housing program in downtown Whitehorse operated by the Safe at Home Society and funded by Health and Social Services. Yukon Housing started leasing the building to Safe at Home Society in December 2024.
3. 5131 5<sup>th</sup> Avenue
  - a. 16-unit supportive housing program in downtown Whitehorse operated by the Safe at Home Society and funded by Health and Social Services. Yukon Housing started leasing the building to Safe at Home Society in July 2025.

### Approved by:

Samantha Paterson

November 27, 2025

\_\_\_\_\_  
President, Yukon Housing

\_\_\_\_\_  
Date approved

### Recommended response:

- The Yukon's senior population is growing, and finding solutions that meet the needs of seniors is a key priority.
- The Government of Yukon is committed to making sure seniors have access to safe, affordable and appropriate housing.
- This work focuses on expanding affordable and supportive units through partnerships, improving policies that affect access, and working closely with Health and Social Services to address the Auditor General's recommendations and strengthen the housing system for seniors.

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### Context—this may be an issue because:

The need for quality housing for seniors is increasing, and there are likely to be questions as to how Yukon Housing and the Department of Health and Social Services will meet that need.

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### Background:

Yukon Housing is reviewing its Rent Assessment Policy to determine the most equitable and consistent approach for determining rent and assessing affordability criteria related to total housing costs.

In addition, Yukon Housing is also planning to review the asset cap in 2026. This work will consider the types of assets to exclude from eligibility calculations to ensure equitable access for applicants with modest retirement savings.

An ongoing partnership exists with Vimy Heritage Housing Society (TAB # 6) to help the Society advance its 75-unit supportive housing project in Whistle Bend.

# Session Briefing Note

**TAB #5**  
**Fall 2025**

## Seniors' Housing

Yukon Housing

The number of Yukon seniors aged 75+ is anticipated to triple in the next 40 years (while the rest of Canada's will double), which will increase territorial healthcare and housing pressures.

Yukon Housing's waitlist for seniors is about 90 (and 200 for non-seniors) with an average wait time over 1.5 years.

Yukon Housing has 286 designated seniors' units across the territory. At present, 298 senior households are living in Rent-Geared-to-Income units. In addition, Yukon Housing leases 36 supportive seniors' units at Normandy Living.

### Approved by:

Samantha Paterson

November 21, 2025

\_\_\_\_\_  
President, Yukon Housing

\_\_\_\_\_  
Date approved

#### **Recommended response:**

- Yukon Housing continues to support the Vimy Heritage Housing Society to progress its Rowan Place supportive seniors housing project in Whistle Bend.
- Yukon Housing is providing Vimy with pre-development funding this year for further design and project planning work. This work is necessary for Vimy to be able to apply to the Canada Mortgage and Housing Corporation for critical capital funding.
- The Government of Yukon recognizes the need for more housing options for seniors.

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#### **Context—this may be an issue because:**

The Vimy supportive seniors housing project has been in the works since at least 2013, and questions may be asked regarding the Yukon government's continued support for the project particularly as the seniors population continues to increase.

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#### **Background:**

Vimy's Rowan Place project would be the Yukon's first non-profit seniors independent supportive living community. The project is currently proposed as 75 units, with 23 being leased by Yukon Housing for the affordable rent-geared-to-income program.

Yukon Housing continues to work trilaterally with Vimy and Canada Mortgage and Housing Corporation to support Vimy in progressing its project. Vimy must still meet several outstanding Canada Mortgage and Housing Corporation conditions to submit its application for critical Canada Mortgage and Housing Corporation capital grants and loans.

Since 2013, the Yukon government has provided or committed over \$1.5 million in pre-development support for the project, in addition to holding Lot 511 in Whistle Bend for the project. This includes up to \$815,000 in 2025-26 from Yukon Housing.

# Session Briefing Note

Vimy Heritage Housing Society

**TAB #6**  
**Fall 2025**

Yukon Housing

## Approved by:

Samantha Paterson

November 27, 2025

\_\_\_\_\_  
President, Yukon Housing

\_\_\_\_\_  
Date approved

#### Recommended response:

- Yukon Housing and the Public Service Commission are evaluating the Staff Housing Modernization Plan (2019 to 2022) to support improving recruitment and retention in rural communities.
- Housing availability is a critical element in recruiting and retaining the essential workers communities rely on.
- The Yukon government continually reviews employee housing needs and local housing availability, while exploring opportunities to grow housing options. This helps recruit essential workers and strengthens services in communities.

#### Additional response:

- Yukon Housing is currently building a staff housing duplex in Burwash Landing in partnership with Kluane First Nation to support the new Kêts'ádań Kù [Kay-et-zah Dun-COO] meaning “house of learning”.

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#### Context—this may be an issue because:

Limited access to housing makes it harder to recruit and keep critical workers, which affects the services upon which communities depend.

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#### Background:

The Public Service Commission and Yukon Housing jointly manage the Government of Yukon's employee housing program under GAM Policy 3.30. Yukon Housing oversees the operational delivery of 172 employee housing units. Approximately half are rented directly to employees, and the remainder are leased to departments for designated staffing requirements.

In July 2025, the Government of Yukon and Kluane First Nation announced a 30-year land lease to support the development of a new employee housing duplex in Burwash

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# Session Briefing Note

**TAB #7**  
**Fall 2025**

## Employee Housing

Yukon Housing  
Public Service Commission

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Landing. The project is being built on leased Settlement Land provided by Kluane First Nation, and Yukon Housing is covering construction costs. Once completed, the units will be allocated to teachers for the new school now underway.

### Approved by:

Samantha Paterson

November 27, 2025

\_\_\_\_\_  
President, Yukon Housing

\_\_\_\_\_  
Date approved

Meagan Lang

November 28, 2025

\_\_\_\_\_  
Public Service Commissioner

\_\_\_\_\_  
Date approved

### Recommended response:

- Yukon Housing began renting the new 10-plex in Watson Lake through the Rent-Geared-to-Income program in October 2025.
- The building was designed to accommodate a supportive housing program and is now being used to respond to urgent housing needs in the community.
- Ongoing work with partners and the community will help to determine the building's long-term use.

### Additional response:

- The building's layout, accessible units and on-site office can support different uses over time as planning continues.
- Units are allocated through Yukon Housing's rural points-based system, which assesses applicants based on severity of need.
- Yukon Housing and Health and Social Services will continue supporting operational needs, including through an itinerant support worker, as the building becomes occupied.

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### Context—this may be an issue because:

The building was originally designed for a supportive housing program and is now being used as rent-geared-to-income housing. This may prompt questions about the change in use and how the building will be used in the foreseeable future.

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### Background:

Early planning for the Watson Lake 10-plex followed the 2020 Watson Lake Housing Needs Assessment and included engagement with Liard First Nation, the Town of Watson Lake and residents. Input from this work informed the building's layout,



# Session Briefing Note

## Watson Lake 10-plex

**TAB #8**  
**Fall 2025**

Yukon Housing

accessibility features, the inclusion of common areas, and an office to support a permanent housing program with on-site supports.

As planning progressed, the intended operating model shifted toward a supportive housing program. Health and Social Services issued an expression of interest to identify an operator, followed by a joint expression of interest with Yukon Housing. Neither process resulted in a viable operator.

Design work was completed ahead of the construction tender, awarded in June 2023. Atkinson Construction carried out the build based on designs by KZA, and construction was completed in March 2025. The total project cost is \$12.93 million, funded through the National Housing Co-Investment Fund (Northern Carve Out) and Yukon Housing. The building includes 10 self-contained units, a shared amenity space, a multipurpose room, and an office. The design allows for different operational approaches and provides a space for service delivery if required.

### Approved by:

Samantha Paterson

November 27, 2025

\_\_\_\_\_  
President, Yukon Housing

\_\_\_\_\_  
Date approved

### Office of the Auditor General – Joint Work Plan

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Yukon Housing

#### Recommended response:

- The Government of Yukon is committed to addressing the findings in the 2022 Auditor General's report which includes improving access to social housing and the support services Yukoners need.
- Yukon Housing and the Department of Health and Social Services are addressing the Auditor General's findings collaboratively through a joint work plan.
- This focuses on improving access to Yukon Housing's stock, reviewing rent assessment and unit allocation policies, increasing affordable and social housing, and strengthening data collection across the housing system.

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#### Context—this may be an issue because:

Housing pressures – low vacancies, rising costs and limited options – remain high across the territory, and the 2022 Auditor General's report found that Yukoners most in need were not consistently accessing adequate and affordable housing.

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#### Background:

On May 25, 2022, the Office of the Auditor General released a performance audit examining Yukon Housing's delivery of social housing and its joint role with Health and Social Services in emergency shelters, transitional housing and supportive housing.

The audit found gaps in identifying housing needs, a long and growing waitlist for housing, challenges in managing housing stock, and limited coordination between Yukon Housing, Health and Social Services and community partners.

The Auditor General issued nine recommendations to address these gaps, including better identification of housing needs, a growing waitlist, challenges managing housing

# Session Briefing Note

**TAB #11**  
**Fall 2025**

## Office of the Auditor General – Joint Work Plan

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Yukon Housing

stock and limited coordination between Yukon Housing, Health and Social Services and other housing partners. In response, Yukon Housing and Health and Social Services developed a joint work plan to address the nine recommendations issued by the Auditor General.

The work plan outlines 33 actions linked to the recommendations and was refined through input received at the Yukon – Together for Housing Summit held on October 4, 2022.

The final work plan was released publicly on December 15, 2022, and includes actions led by Yukon Housing, actions led by Health and Social Services, and joint actions led by both departments.

Progress on the work plan is reported publicly each year and provided to the Standing Committee on Public Accounts to support oversight of government actions responding to the Auditor General's findings.

The next update is expected to be available in early 2026.

### Approved by:

Samantha Paterson

November 25, 2025

\_\_\_\_\_  
President, Yukon Housing

\_\_\_\_\_  
Date approved

## Creating Home – Five-Year Strategic Plan

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### Recommended response:

- Yukon Housing's efforts to support stable, affordable, quality housing and community wellbeing are guided by its five-year strategic plan called Creating Home.
- This strategic approach is informed by the findings of the 2022 Auditor General's report (TAB # 11), including the need for clearer pathways into housing and better coordination across the system.
- Yukon Housing will continue focusing on increasing housing supply (TAB #15), improving affordability (TAB #14) and strengthening access to housing supports.

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### Context—this may be an issue because:

There could be interest in how Creating Home is being used to support decision-making and respond to housing challenges going forward.

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### Background:

Creating Home is the Yukon Housing Corporation's Board-approved, five-year strategic plan from 2023-24 to 2027-28.

The plan draws on a recognized healthcare delivery framework called the Quadruple Aim that was adapted for the delivery of housing. Creating Home's four objectives:

- Improving the client experience by understanding needs, improving service delivery and measuring change.
- Strengthening community wellbeing by improving housing stability, increasing affordable housing choice and promoting social connection.
- Improving the provider experience by leading a strong housing sector that enhances coordination of services and promoting a positive organizational culture.

# Session Briefing Note

**TAB #12**

**Fall 2025**

Yukon Housing

## Creating Home – Five-Year Strategic Plan

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- Building a sustainable future by maximizing efficiencies, seeking creative opportunities to address housing challenges and improving accountability.

### Approved by:

Samantha Paterson

November 26, 2025

\_\_\_\_\_  
President, Yukon Housing

\_\_\_\_\_  
Date approved

## Overview of Federal Initiatives and Funding

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### Recommended response:

- The Yukon government will ensure the needs of Yukoners across the territory are heard and represented at the federal level.
- Leveraging funding under the new federal agency, Build Canada Homes, and other federal funding streams will be key to expanding affordable, community, and supportive housing options for Yukoners.
- Current federal funding streams under the National Housing Strategy are expiring in 2027/28.

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### Context—this may be an issue because:

High rental costs, limited affordable housing, and mortgage barriers continue to make housing a challenge for many Yukoners.

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### Background:

#### Bilateral Agreement under the National Housing Strategy (NHS)

Since its introduction in 2017, the bilateral agreement under the NHS has been a significant source of funding to support the renewal and expansion of Yukon Housing's aging social housing stock, and to support lower income households to pay rent through the Canada-Yukon Housing Benefit.

The federal government has not announced a renewal or successor strategy. Under the NHS, funding is delivered through bilateral agreements with provinces and territories (PTs). This includes application-based loans and grants programs available to the private and not-for-profit sectors, municipal governments, and PTs.

The \$24.3 million the Yukon government is receiving for the final three years of the bilateral agreement (2025/26 – 2027/28) is earmarked as follows:

- *Canada-Yukon Housing Benefit (CYHB)* – offers a rent subsidy to help low-to-moderate income Yukoners pay rent in the private market:
  - \$4.2 million for the basic rent subsidy stream; and

### Overview of Federal Initiatives and Funding

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- \$3.9 million for the gender-based violence stream.
- *Canada Community Housing Initiative* – \$7.8 million in funding to increase and improve community housing.
- *PT priorities* – \$1.2 million to support regional housing needs and priorities.
- *Northern Housing Fund* – \$7.2 million for essential repairs, upgrades, and renovations to maintain and preserve social housing units.

#### Build Canada Homes

Launched in September 2025, Build Canada Homes is a federal agency focused on rapidly increasing non-market and mission-driven housing.

The agency will support projects that increase affordable and deeply affordable housing, protect existing rental stock, and promote innovative, sustainable building methods. Early initiatives include:

- fast-tracking development through a Direct-Build model using modern construction methods;
- launching a fund to protect at-risk affordable rentals;
- investing in supportive and transitional housing for people experiencing or at risk of homelessness; and
- partnering to deliver factory-built housing to meet northern needs.

#### Approved by:

Samantha Paterson

November 21, 2025

\_\_\_\_\_  
President, Yukon Housing

\_\_\_\_\_  
Date approved

#### **Recommended response:**

- Housing affordability remains an ever-present challenge in the Yukon.
- The Government of Yukon is committed to improving housing affordability by making it less expensive and faster to build new homes.
- Reducing development fees, speeding up approvals, and offering construction incentives will help builders deliver new housing at a lower cost.

#### **Additional response:**

- Yukon Housing provides rent-geared-to-income housing and a range of financial supports including loans, grants and rent subsidies, and works with federal, territorial and municipal partners to improve housing affordability across the territory.

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#### **Context—this may be an issue because:**

High rental costs, limited affordable housing, and mortgage barriers continue to make housing a challenge for many Yukoners.

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#### **Background:**

Programs that support housing affordability for Yukoners:

The Rent-Geared-to-Income program provides housing for low-income households that cannot afford market rent, with tenants paying 25 per cent of their gross income.

The Canada–Yukon Housing Benefit helps low- to moderate-income households afford private-market rent. Nearly 200 households receive between \$200 and \$800 per month through this benefit. There are also additional targeted supports for victims of gender-based violence under the Canada-Yukon Housing Benefit.



The Housing Initiatives Fund provides up to \$100,000 per unit (or \$1 million per project) to incentivize construction of affordable housing. Units must remain affordable for 20 years, with rents at or below the median market rate. Since 2018, the fund has supported the construction of more than 360 affordable rental units across the Yukon.

Introduced in April 2025, the Yukoner First Home Program offers up to 5 per cent of the down payment in the form of a low-interest loan where repayment can be deferred for the duration of the mortgage (e.g., 25 years).

#### Housing statistics:

The average price of a single-detached home in Whitehorse was \$698,900 in Q2 2025, up \$18,400 (2.7 per cent) from Q2 2024.

- A household would need to earn about 2.4 times the average Yukon individual income to afford the mortgage on a home at this price (with 20 per cent downpayment).

Investment in residential building construction from January to September 2025 declined by 3.7 per cent in the Yukon compared to the previous year.

As of April 2025, median rent for Whitehorse buildings with three or more rental units was \$1,340, and the vacancy rate was 1.2 per cent. Vacancy rates have stayed below 3 per cent since 2020, even with higher rental construction from 2021–2023 (115 units/year on average, compared to 67 units/year from 2018–2020).

#### **Approved by:**

Samantha Paterson

November 25, 2025

\_\_\_\_\_  
President, Yukon Housing

\_\_\_\_\_  
Date approved

#### Recommended response:

- The Government of Yukon is committed to increasing housing supply across the territory.
- Our priorities include supporting collaborative efforts to make more land available, reducing regulatory barriers and working with partners to build the housing we need.
- The work ahead includes expanding seniors' housing options and improving staff housing in communities to support essential workers.

#### Additional response:

- Territorial incentives and programs will help builders move projects forward, add new rental and affordable housing, and bring more land forward for development.
- Acquiring and developing vacant lots for housing and reducing barriers that slow construction will support more homes being built quicker, including new social and supportive housing.

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#### Context—this may be an issue because:

Housing pressures remain high across the territory, with rising costs and limited availability continuing to impact Yukoners.

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#### Background:

The Yukon continues to see strong population growth. High construction costs, ongoing labour shortages, and a short building season pose challenges for ensuring housing supply is adequate, leading to limited housing options and a lack of affordability.

Build Canada Homes (TAB #13), launched in September 2025, is a new federal agency focused on rapidly increasing affordable housing across Canada. Yukon Housing is

working with local and federal partners to explore how Build Canada Homes can best align with our efforts to increase housing supply in the Yukon. Early initiatives include:

- Flexible financing to support affordable and mixed income housing developments, as well as supportive and transitional housing.
- Support for projects seeking to lower costs and build at scale by leveraging innovative practices such as modular housing, prefabrication, mass timber, and standardized designs.
- A direct-build approach on federal lands.
- An acquisition fund to preserve at-risk affordable rentals.

Through direct Yukon Housing builds and partnerships with First Nations and NGOs, some of the housing supply coming online this year and next includes:

- 45 affordable rental units on 6<sup>th</sup> Avenue in Whitehorse (Ryder replacement project).
- 34 affordable rental units in Dawson City (Korbo replacement project).
- 67 supportive affordable units in downtown Whitehorse (Safe at Home Society's Hearth project).
- 105 affordable and market rental units in Whistle Bend (Da Daghay's Winter Crossing project).
- 32 permanently affordable home ownership units in Whistle Bend (Northern Community Land Trust Society's Project 1096).
- 24 land lease lots in Copper Ridge (Chu Níkwän LP's Copper Ridge West project).

**Approved by:**

Samantha Paterson

November 25, 2025

\_\_\_\_\_  
President, Yukon Housing

\_\_\_\_\_  
Date approved

#### Recommended response:

- Yukon Housing uses a client-focused and collaborative approach to increase affordable housing options and integrating support services to improve outcomes for Yukoners.
- Two major Yukon Housing-led capital projects will add an additional 79 units for Yukoners.
  - The 45-unit Ryder replacement in Whitehorse and the 34-unit Korbo replacement in Dawson City are expected to be completed by 2026-27.
- Yukon Housing is adapting to high construction and borrowing costs by finding innovative ways to develop and maintain housing, particularly through multi-level partnerships.

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#### Context—this may be an issue because:

There remains a persistent deficit of affordable and supportive housing for the most vulnerable.

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#### Background:

Yukon Housing's Capital projects are budgeted through the Government of Yukon's Five-Year Capital Plan, which seeks to grow the corporation's housing stock to serve Yukoners. The Five-Year Capital Plan is aligned with:

- the federal bilateral and Northern Carve Out agreements, which include Yukon cost-matching requirements; and
- the Capital Asset Management Plan to address both an aging housing stock and increased community needs.

#### Yukon Housing Capital projects

Since December 2022, Yukon Housing has led 11 capital projects to completion, creating 87 new social and employee housing units across the territory.

#### Partnership projects (TAB #17)

In May 2024, Da Daghay Development Corporation began construction on the 105-unit Winter Crossing project in Whistle Bend, the single largest affordable housing project in the Yukon's history. The project is expected to be completed in stages beginning in spring 2026, and expands on DDDC's nearby River Bend, where 50 units are leased by Yukon Housing and dedicated for Rent-Geared-to-Income housing.

Safe at Home's The Hearth will introduce 67 units of permanent supportive housing to downtown Whitehorse. Upon completion (expected for summer 2026), The Hearth will house individuals on the By-Name List and is expected to make a significant impact on homelessness in Whitehorse.

The Northern Community Land Trust Society is advancing its 32-unit Project 1096 in Whistle Bend to support affordable homeownership options using a unique legal strategy to guarantee permanent price restrictions.

#### Approved by:

Samantha Paterson

November 26, 2025

\_\_\_\_\_  
President, Yukon Housing

\_\_\_\_\_  
Date approved

#### Recommended response:

- Co-operation with housing partners is critical to addressing the need for housing, using made-in-Yukon solutions.
- Supporting Indigenous-led housing initiatives is a key pillar of Yukon Housing's partnerships approach and reflects an ongoing commitment to reconciliation.
- Yukon Housing is actively working with First Nations governments and development corporations on a range of initiatives to increase supply across the housing continuum.

#### Additional response:

- The Yukon Forum held on November 27, 2025, provided an opportunity to hear directly from Yukon First Nations governments on housing needs and the importance of continued investment on a range of initiatives.
- Yukon Housing is committed to working with Yukon First Nations and the Department of Health and Social Services to improve supports for vulnerable Yukoners as recommended in the 2022 Office of the Auditor General of Canada Report on Yukon Housing.

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#### Context—this may be an issue because:

Housing, land supply, and affordability remain a challenge for Yukoners. Questions may be asked regarding First Nations involvement in and opportunities for addressing these issues.

#### Background:

Yukon Housing is currently working with First Nations governments and development corporations on the following:

- Da Daghay's Winter Crossing project through a \$5.5 million Capital contribution and a commitment to leasing 75 units (of the 105 total units) for the Rent-Geared-to-Income program.
- Chu Níkwän Limited Partnership's Copper Ridge West project through a \$4.7 million interest-free loan to develop 24 long-term land lease lots.
- A 30-year lease on Settlement Land with Kluane First Nation for the construction of three Yukon Housing-owned staff housing duplexes for the new school in Burwash Landing.

The Housing Initiatives Fund has approved 39 projects led by First Nations governments and development corporations since 2018, with total commitments exceeding \$21 million in support of 390 total units. To date, 205 units have been completed.

#### Approved by:

Samantha Paterson

November 25, 2025

\_\_\_\_\_  
President, Yukon Housing

\_\_\_\_\_  
Date approved

#### Recommended response:

- Rent-geared-to-income housing keeps rent affordable and predictable, providing stability for Yukoners who face challenges in the private market.
- Reviews of Yukon Housing's rent assessment and allocation policies are underway to improve access to housing and ensure rents are consistent and equitable for individuals, families and seniors.
- Yukon Housing provides more than 700 rent-geared-to-income units across the territory, with 79 additional units in development to support housing affordability.

#### Additional response:

##### If asked about seniors:

- Yukon Housing is focused on improving housing options for seniors by:
  - reviewing the asset cap policy that affects eligibility;
  - reviewing the allocation policy and priority considerations that affect access and wait times (TAB #5); and
  - working with Health and Social Services to address the Auditor General's recommendations and strengthen the housing system for seniors (TAB #11).

##### If asked about safety and security:

- Creating a safe and secure environment for tenants is a priority for Yukon Housing, supported through security services, video monitoring, tenancy management and coordination with agencies such as Health and Social Services, Safer Communities and Neighbourhoods unit, RCMP and NGOs.



#### Context—this may be an issue because:

Yukoners are keen to understand the programs that may support their housing needs.

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#### Background:

Asset Cap Policy: Households with assets above the \$100,000 cap are not eligible. All assets are currently counted. A policy review is needed to ensure modest retirement savings do not limit access for households that need the program (TAB #11).

Rent Assessment: The Auditor General of Canada's 2022 report recommended improving access to Yukon Housing's stock and strengthening rent assessment policies to ensure they are fair and consistent (TAB #11).

Allocation Policy: In 2025, Yukon Housing implemented key policy changes to ensure equitable allocation of units in Whitehorse to Priority Stream clients.

Waitlist: As of November 20, 2025, the waitlist includes 292 households, including 92 seniors. Seniors wait an average of 1.5 years, compared to 1 year for non-senior applicants.

#### Seniors:

The Yukon's senior population is growing, increasing demand for safe, affordable and appropriate housing options. Yukon Housing has 286 designated seniors' units in its rent-geared-to-income stock (TAB #5).

#### Safety and security:

Yukon Housing maintains security contracts and video surveillance to support tenant safety. Tenants call 911 for emergencies. Yukon Housing addresses maintenance emergencies promptly 24 hours a day and manages non-urgent safety issues as appropriate.

#### Approved by:

Samantha Paterson

November 26, 2025

\_\_\_\_\_  
President, Yukon Housing

\_\_\_\_\_  
Date approved

### Whitehorse Emergency Shelter

Health and  
Social Services

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#### Recommended response:

- Drawing on the many independent studies and reports recommending decentralization of social services in and around 405 Alexander Street, we will take a comprehensive review of the Whitehorse Emergency Shelter's operating model to determine a good way forward.
- We will ensure the immediate actions committed to by the operator are implemented, in a timely way, with aim to improve safety and security.
- We recognize the issues and will take action that focus on returning it to a place of safety and vibrancy.

#### Additional response:

See Tab 26: Downtown Whitehorse safety response

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#### Context—this may be an issue because:

- The Whitehorse Emergency Shelter has been under public scrutiny due to associated risks with the toxic drug supply, substance use concerns, and connection to downtown safety issues.

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#### Background:

- In September 2025, Health and Social Services signed a one-year \$6.89m transfer payment agreement with Connective for operations of the Whitehorse Emergency Shelter. The new agreement includes staffing and programming changes, and the establishment of an Advisory Committee with Yukon First Nations.
- The emergency shelter has capacity for 54 emergency shelter guests per night and 20 housing units that are transitioning from tenancies to program agreements

### Whitehorse Emergency Shelter

### Health and Social Services

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focused on supportive housing in the first six months of the TPA. This transition will support Connective to better support individuals' safety.

- The Government of Yukon assumed operations in 2019 with the intent of stabilizing operations and then transferred oversight to Connective Support Society, which took on operations of 405 Alexander in October 2022.
- Programming, services and supports include the EMS Paramedic Specialist Program, Opioid Treatment Services, harm reduction education and supplies, cultural supports and programming in partnership with the Council of Yukon First Nations, and access to wrap around community supports. Some Yukon First Nations are also providing services on site.
- In May 2023, two independent reports were released evaluating the Whitehorse Emergency Shelter:
  - Whitehorse Emergency Shelter Evaluation, prepared by Vink Consulting, found that clients should be more supported to find permanent housing and more could be done on culturally appropriate approaches; and
  - A Path Forward, prepared by House of Wolf & Associates at the request of the Council of Yukon First Nations evaluated the shelter's effectiveness, its impact on the community and the clients it serves. One of the recommendations was to decentralize aspects of service delivery.
- In winter 2024–25, consulting firm Meyers, Norris, Penny conducted an independent review to evaluate the Whitehorse Housing First Program at 405 Alexander St. and at 5131 5th Ave. This review resulted in an evaluation report and a series of recommendations including recommendation to shift the low barrier housing first model to a program based model requiring commitments by clients.
- Since the 2024 Coroner's Inquest, all eight jury recommendations have been implemented. These include comprehensive policy and training updates, strengthened staffing practices with a focus on Indigenous representation, and robust evaluation and incident reporting systems. A process to review deaths at the shelter is being finalized.

# Session Briefing Note

**TAB #21**

**Fall 2025**

## Whitehorse Emergency Shelter

Health and  
Social Services

- In fall 2025, the Whitehorse Emergency Shelter Advisory Committee was partially established (identified co-chairs: ADM Social Services; Deputy Chief Telep appointed) and includes representatives from the Government of Yukon and Yukon First Nations. The purpose of the committee is to provide recommendations and advice to the Government of Yukon and Connective on the operations and future programming at 405 Alexander. The committee intends to review the agreement after six months to determine if TPA deliverables are being fulfilled.

Table 1: Yukon shelters: HSS supports 133 emergency shelter beds available in the territory.

Location	Community	Maximum # of beds	Occupancy
405 Alexander	Whitehorse	54	87% (June 2025)
Kaushee's Place	Whitehorse	15	118% (June 2025)
Youth Emergency Shelter	Whitehorse	11	n/a
Help and Hope for Families	Watson Lake	11	73% (June 2025)
Jëje Zho, Dawson Men's shelter	Dawson City	5	33% (May 2025)
Dawson Women's Shelter	Dawson City	5	42% (June 2025)
CYFN Family Preservation Wellness Centre	Whitehorse	32	90% (October 2025)
Total beds		133	

Approved by:

Matt King  
Deputy Minister, Health and Social Services

November 28, 2025  
Date approved

### Recommended response:

- Whitehorse is experiencing a period of significant growth. Its population has increased by 30 percent in the past decade. This trend is expected to continue.
- We will invest in land and infrastructure development to ensure that Yukoners have the services and the spaces to build their homes and futures.
- We will continue developing the Whistle Bend subdivision, and will work with the City of Whitehorse to address traffic congestion in the area.
- We will also look beyond Whistle Bend. Together with the City of Whitehorse, the Kwanlin Dün First Nation, the Ta'an Kwäch'än Council, and residents of our capital city, we will plan the next major residential development.

### Additional response:

- There is also a need to expand land development opportunities in the City of Whitehorse, and around the Yukon. We will explore ways for private developers to bring new housing projects to market, helping drive economic growth.
- We will work with Yukon First Nations to create partnerships that enable residential housing and commercial opportunities and consider ways to support First Nations that want to accelerate the development of their settlement lands.
- This government will also make sure additional land is available for development across the Yukon. This could include acquiring vacant or abandoned lots, negotiating land transfers between governments, and collaboratively planning future development areas.

- We look forward to working with our partners in the private sector to create these economic opportunities, and with the City of Whitehorse on areas identified for development by their Official Community Planning process.

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#### Context:

- Addressing housing affordability and increasing lot availability are high priorities for the public.

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#### Background:

- Copper Ridge Parcels 519/1126
  - Land Development Branch, the City of Whitehorse, and Energy, Mines and Resources worked together to ready these lot parcels for private sector release.
- Whistle Bend, Current Situation
  - Phase 9 was completed this summer, and 98 lots were released in September 2025.
  - Phases 12 and 13 – 15 large multi-family, public service and commercial lots - will be completed in summer 2026.
  - Detailed design for Phases 10 and 11, the stormwater conveyance and outfall system, landscaping, and Mountainview traffic upgrades are advancing this winter.
- Chasàn Tatäy (Range Point) Subdivision. Joint Government of Yukon - Kwanlin Dün First Nation project
  - The Government of Yukon and the Kwanlin Dün First Nation have worked in partnership to complete the master plan and zoning and are constructing this neighbourhood.
  - 67 lots and up to 420 units of housing on the two adjacent Government of Yukon and Kwanlin Dün First Nation-owned parcels.

November 28, 2025
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Date approved
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#### **Recommended response:**

- Yukon's vibrant and growing communities need a supply of land to support growth.
- By working hand in hand with municipalities, First Nations and the private sector, we will ensure families and businesses have the space they need to grow and thrive.
- We will work with our partners around the Yukon to develop a strategy for rural land development that meets the needs and the aspirations of their community and that identifies land for housing to facilitate growth and prosperity in rural Yukon.

#### **Additional response:**

- We look forward to exploring ways that we can incentivize and streamline housing construction and development.
- There is also a need to expand land development. We will explore ways for private developers to bring new housing projects to market, helping drive economic growth.
- We will work with Yukon First Nations to create partnerships that enable residential housing and commercial opportunities and consider ways to support First Nations that want to accelerate the development of their settlement lands.
- We will also make additional land available for development. This could include acquiring vacant or abandoned lots, negotiating land transfers between governments, and collaboratively planning future development areas.

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#### Context—this may be an issue because:

- Increasing lot availability and addressing housing pressures in all Yukon communities is of high interest to the public.

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#### Background:

- Land development is a complex process involving numerous regulatory requirements, stakeholders and decision-makers.
- The branch is the primary land developer on Yukon government-owned land for residential, commercial, industrial and recreational land. In recent years the focus has been on residential and industrial land to meet housing and economic pressures.
- The Land Development Branch works with municipal, First Nation and private sector partners to identify priority areas and conduct site assessment, planning, design, construction, and land titling, for new subdivisions. Energy, Mines and Resources' Land Management Branch manages the release of lots.

Projects are underway at different stages of development in most Yukon communities.

Project highlights include:

#### Dawson

- Dredge Pond II – a 42-lot country residential subdivision – is in final design stage, moving to tender in early 2026.

#### Haines Junction

- Dhāl Ghāy/Mountain Ridge – a 44-lot Subdivision is complete (ATCO/Northwestel services underway) with lots ready for release this winter.

#### Watson Lake

- Recently released 24 new residential lots on Frances Avenue (summer 2025).

<p><u>November 28, 2025</u></p>
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<p>Date approved</p>
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#### Recommended response:

- The Residential Tenancies Office administers the *Residential Tenancies Act* by providing information, education, and a fair, accessible process for resolving disputes between landlords and tenants.
- The Act came into force on September 1, 2025, and the Department is monitoring its effectiveness while continuing to educate the public so that landlords, tenants, and service providers clearly understand their rights and their responsibilities.
- If a landlord or tenant has a concern, they can contact the Office for formal dispute resolution to ensure all rights and responsibilities under the Act are upheld.

#### Additional response:

- We have heard concerns from some Yukoners that rent control is not achieving its intended goals.
- We know that we need to balance the needs of tenants and landlords and make rent more affordable in Yukon.
- That is why we are looking to work with stakeholders and propose updates to the *Residential Tenancies Act*.

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#### Context—this may be an issue because:

- The concern about availability of rental housing and increasing costs are issues for renters and landlords.

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#### Background:

- Community Services began a review of the *Residential Landlord and Tenant Act* in June 2023.

- Engagement was led by independent contractors who convened a 17-session “Solutions Lab” with 11 participants from key organizations, including: Safe at Home Society, Yukon Anti-Poverty Coalition, Yukon Tenants Association, Yukon Council on Aging, Residential Landlords Association, Chamber of Commerce Housing Committee, Da Daghay Development Corporation, Gray Management Services, Yukon Real Estate Association, and Association of Yukon Communities.
- Public engagement launched February 1, 2024, with an online and paper survey (in partnership with the Yukon Bureau of Statistics) completed by 1,420 Yukoners.
- In February, nine public events were held (online and in-person in Whitehorse, Haines Junction, Watson Lake, and Dawson City), using varied formats such as info sessions, town halls, workshops, and one-on-one meetings.
- Twelve additional meetings were held with municipalities, First Nations governments, the Yukon Residential Landlord Association, NGOs, and others. NGOs consulted included: Yukon Anti-Poverty Coalition, Safe at Home, Blood Ties Four Directions, Yukon Aboriginal Women’s Circle, Women’s Coalition, Council of Yukon First Nations, Betty’s Haven, and Canadian Centre for Housing Rights.

November 28, 2025

Date approved

### **Lot Sales, Lotteries, and Support for Housing and Development**

Energy, Mines and  
Resources

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#### Recommended response:

- We are committed to reforming the land lottery system to ensure that builders have access to lots.
- We are committed to releasing residential lots to the private sector with conditions that ensure timely development.
- The Department of Energy, Mines and Resources continues to offer lots for sale as they become available through lottery, tender, and over-the-counter sales.

#### Additional response:

- We plan to release new residential development opportunities this winter in Whitehorse and Haines Junction and look forward to collaborating with builders on upcoming residential housing initiatives.

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#### Context—this may be an issue because:

- There continues to be high demand for building lots within Whitehorse and across the territory for residential, commercial, and industrial developments.
- Platform commitments:
  - Reforming the Land Lottery System to recognize that homebuilders provide the vast majority of housing and to ensure they have access to lots (without using proxies).
- Releasing Prepared Lots to the Private Sector with conditions for timely development, while recovering costs.
- Releasing Commercial, Industrial and Agricultural Land to facilitate economic development and business opportunities for the private sector.
- Releasing Cottage Lots and Other Recreational Land for sale or lease with a particular focus on waterfront access.

### Lot Sales, Lotteries, and Support for Housing and Development

Energy, Mines and  
Resources

#### Background:

- Several options have been identified to change the land lottery system.
- A public engagement on reform to the land lottery was completed in August 2024 as part of engagement on new lands legislation.
- The Land Management Branch has been working with builders to develop a residential lottery process that balances the needs of industry.
- The sale of titled public land is administered through the Lands Act, via the Financial Administration Act.
- Under the Lands Act, the Lands Regulations outline how residential land lotteries are implemented and how lots are priced (i.e., market value or development cost).
- While the Lands Regulation prioritizes the sale of residential lots to individuals building their own homes, Management Board directives can increase flexibility or adjust these priorities. Recent trends show builders applying for multiple lots through proxies.
- In recent years, the costs to develop subdivisions have been very high, making it difficult for YG to recover its costs when selling developed lots.
- Future land development across Yukon is expected to include First Nation Settlement Land and private sector land. Selling land at less than the cost of development may make it difficult for others to develop and sell land profitably.

#### Approved by:

Sierra van der Meer

Deputy Minister

Department of Energy, Mines and Resources

November 28, 2025

Date approved

### Downtown Whitehorse Safety Response

Health and  
Social Services

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#### Recommended response:

- This government will focus on returning downtown Whitehorse to a place of safety and vibrancy.
- We will work with the City of Whitehorse to prioritize investments aimed at revitalizing and invigorating the downtown area, while encouraging private sector investment in its development.
- We recognize the importance of conversations with the community, including downtown residents, businesses and people with lived experience, to help envision a neighbourhood that is safe to live, work and play in.
- We will continue to partner with the Reaching Home Community Advisory Board to implement a coordinated access system in the Yukon, while also working to improve alignment of priorities and resources to the Community Action Plan to End and Prevent Homelessness.

#### Additional response:

See Tab 21: Whitehorse Emergency Shelter

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#### Context—this may be an issue because:

- Safety in downtown Whitehorse has been a longstanding concern, driven by issues such as homelessness, substance use, availability of illicit and toxic drugs, and repeat criminal activity. These challenges have prompted community calls for action, especially in the neighbourhood around Alexander St.

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#### Background:

- In December 2023, the Downtown Whitehorse Safety Response Action Plan was released with aim to promote a safe, supportive and thriving downtown Whitehorse.

# Session Briefing Note

**TAB #26**

**Fall 2025**

## Downtown Whitehorse Safety Response

Health and  
Social Services

- While the Action Plan has made some progress toward four priorities: to get more people into safe, secure housing; clarify what support services are available and where; decentralize services; and coordinate the approach between accountable partners; concerns persist.
- The Reaching Home Community Advisory Board is currently meeting Reaching Home minimum requirements for coordinating access and implementation of the Homeless Individuals and Families Information System, revising the Community Action Plan to be data-driven and outcome-focused, and will be revising the terms of reference and solidifying the new governance structure. The Board is also finalizing the Safe at Home: A Community-Based Action Plan to End and Prevent Homelessness report and anticipates its release for early February 2026.
- Further work with partners such as Safe at Home Society, Council of Yukon First Nations, Kwanlin Dün First Nation, Blood Ties Four Directions and others to decentralize services at the Whitehorse Emergency Shelter is ongoing.

Approved by:

Matt King  
Deputy Minister, Health and Social Services

November 28, 2025  
Date approved

### Truth and Reconciliation Commission – Update on Calls to Action

Executive Council  
Office

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#### Recommended response:

- Reconciliation is an ongoing process and a shared responsibility of all governments and individuals in the Yukon.
- Advancing the Truth and Reconciliation Commission's Calls to Action is central to our government's commitment to reconciliation.
- We will continue to collaborate and work in partnership with Indigenous governments and groups on advancing the Truth and Reconciliation Commission's Calls to Action to create meaningful change and better programs and services for Yukon First Nations Peoples and all Yukoners.

#### Additional response:

- We are tracking our actions and initiatives in addressing the Truth and Reconciliation Commission's Calls to Action.

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#### Context—this may be an issue because:

- It has been 10 years since the report and Calls to Action were published. The Official Opposition may ask for an update on the government's progress in addressing the Calls to Action.

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#### Background:

- Released in 2015, the Truth and Reconciliation Commission (TRC)'s report *Honouring the Truth, Reconciling for the Future* contains 94 Calls to Action on redressing the harms resulting from residential schools and creating better relations between the federal, provincial and territorial governments and Indigenous Peoples. There are 32 Calls to Action that relate directly to YG.
- YG and YFNs collaborated on addressing the Calls to Action under the 2017 Yukon Forum Joint Priority Action Plan and through other reconciliation initiatives, such as supporting the important work of the YFN-led Yukon Residential Schools and Missing Children Project.
- YG has taken additional steps to address the Calls to Action, including:
  - establishing the position of Assistant Deputy Minister of First Nations Initiatives at the Department of Education, signing an agreement to establish a YFN School Board and entering into education agreements with all YFNs (speaks to Calls 7 and 10 directed to the federal government);
  - supporting Indigenous athletes and the North American Indigenous Games (Call 88);

## Truth and Reconciliation Commission – Update on Calls to Action

Executive Council  
Office

- implementing the YFN Procurement Policy (relates to Call 92) and the Representative Public Service Plan: *Breaking Trail Together* (relates to Call 7);
  - working with YFNs and Yukon Indigenous women's groups to implement the Yukon's *Missing and Murdered Indigenous Women, Girls and 2-Spirit+ People Strategy* (MMIWG2S+ Strategy) (relates to Call 41);
  - participating at the Trilateral Table on the Wellbeing of YFN Children and Families to address gaps for culturally appropriate parenting programs (Call 5); and
  - receiving input from YFNs on Health and Social Services programming through the Mental Health Advisory Committee (relates to Call 19).
- YG last reported on its progress to implement the TRC Calls to Action in fall 2023 through a status report and Pathways magazine. The magazine and report provided an update on the actions being taken across YG and in collaboration with YFN governments in areas including child welfare, health, education and justice.

### Approved by:

KL

November 28, 2025

Deputy Minister, Executive Council Office

Date Approved



## 2025–26 Supplementary Estimates No. 1 – CORPORATE

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Finance

### Recommended response:

- By bringing these Supplementary Estimates to the Legislative Assembly for debate, we are providing transparency to the public about how the government is allocating taxpayer dollars.
- These Supplementary Estimates serve as an update on spending from the previous government, to fulfill the obligations and contracts already committed to by departments for the current fiscal year.
- We want to increase transparency and accountability around spending, rather than relying on special warrants for the remainder of the year.
- We look forward to bringing forward a budget this spring that we have had the opportunity to shape, and that is reflective of our priorities and commitments to Yukoners.

### Contingencies

- Our guiding principle has been that these Supplementary Estimates will provide the resources needed by departments to take them to the end of the fiscal year, without requiring further changes or dependence on additional spending.
- There is a provisional contingency for price and volumes pressures, including inflation, increased demand for public services, and potential wage increases resulting from ongoing collective bargaining.
- There is also a general contingency to ensure compliance with financial authorities. These contingencies are included to ensure all departments remain within their voted budgets for the fiscal year given the potential for unforeseen pressures.

## **2025–26 Supplementary Estimates No. 1 – CORPORATE**

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Finance

### **Summary:**

- The 2025-26 Supplementary Estimates No. 1 forecasts an overall gross increase of \$150.4 million in O&M spending, with an offsetting increase of \$8.3 million in recoveries. The net increase in O&M spending is forecast at \$142.0 million when accounting for recoveries.
- Capital adjustments in the Supplementary Estimates No. 1 reflect an overall increase of \$1.0 million in spending and a \$1.6 million increase in capital recoveries. This results in a net decrease in capital spending of \$594 thousand.
- Budgetary revenues are projected to increase by \$5.9 million, primarily due to a \$5.7 million increase in accrued interest on loans to the Receiver for Victoria Gold Corporation.
- The Government of Yukon continues to maintain a budgetary surplus forecast for 2025-26 of \$12.5 million, revised down from the \$82.0 million forecast in the Main Estimates.

### **FTEs:**

- There is an increase of 71.2 FTEs or “Full-Time Equivalents” in the Supplementary Estimates. This is primarily for 57.3 FTEs in Education, including teachers, Educational Assistants, and other positions to provide enhanced support for students.
- This increase also includes 11.4 positions in Health and Social Services for both frontline and administrative positions, and small personnel additions to the Department of Justice (2 FTEs) and the Public Service Commission (0.5 FTEs).

# Session Briefing Note

Embargoed until tabling

**TAB #30**

**Fall 2025**

## 2025–26 Supplementary Estimates No. 1 – CORPORATE

Finance

### Borrowing:

- Total anticipated territorial borrowing was \$773.9 million in the 2025–26 Main Estimates, inclusive of \$400 million in long-term borrowing authorized in the *First Appropriation Act 2025–26*. We expect to proceed with the second tranche of this borrowing in the spring, using the remaining \$200 million authorized.
- Significant energy infrastructure pressures require an increase of \$100 million to the Yukon Development Corporation's short-term borrowing limit. This includes \$50 million authorized by the previous government, and an additional \$50 million being authorized by this government to address critical work in Mayo.
- Other factors include a decrease of \$966,000 in a loan payable by Yukon University and a \$3.15 million increase in accrued interest payable.
- Revised estimated total borrowing in 2025–26 is \$876.1 million. This leaves \$323.9 million available within the \$1.2 billion borrowing limit.

### Context—this may be an issue because:

- The 2025-26 Second Appropriation Act will be tabled during the fall sitting.

### Background:

- Supplementary estimates are introduced by the government to account for unforeseen spending at the time of tabling the annual Budget.

#### Approved by:

Katherine White

December 8, 2025

Deputy Minister, Finance

Date approved