

Neighbourly North – Core Software Platform

Page 1 of 2

INFORMATION NOTE

Issue Statement: EcDev funded a project by Neighbourly North through the Economic Development Fund (EDF). Concerns have been raised on the effect that organizations like Neighbourly North have on the housing and rental shortage.


Current Situation:

- The EDF funding agreement with Neighbourly North is coming to a close, with ^{77(1)(a)} of \$180,000 disbursed to date.
- The president of the company, Ben Pereira, has been in the media responding to the claims that Neighbourly North is worsening the situation for people looking for rental accommodations.

Background:

- A funding agreement between EcDev and Neighbourly North began in April 2022 through the EDF. The funding was specifically for the development of an online web-based application that would allow Neighbourly North to manage properties outside of Yukon.
- Desired outcomes for the project include the following:
^{77(1)(c)}

- Neighbourly North has expanded successfully to Yellowknife, ^{77(1)(c)}

Department Briefing Note	Economic Development	Approved by	
Prepared By:	TI	Deputy Minister:	
Date Prepared:	March 19, 2024		


Neighbourly North – Core Software Platform

- The project selection and funding was provided based on the merits presented in the EDF application,^{74(1)(a)}

- Neighbourly North’s reports that their housing stock is comprised of the following:

77(1)(c)

- The BC government passed new legislation to regulate the short-term rental market. The legislation has received criticism that it does not effectively address the needs of certain communities.
 - Notably – municipalities with a population under 10,000 and certain mountain and resort communities are exempt.

Department Briefing Note	Economic Development	Approved by	
Prepared By:	TI	Deputy Minister:	
Date Prepared:	March 19, 2024		

Panache Ventures CEO Summit, Status Update

Page 1 of 6


INFORMATION NOTE

Issue Statement:

March Status Update on Panache Ventures CEO Summit

Current Situation:

- Panache Ventures, YG, and the Yukon First Nations Investment Corporation (YFNIC) have been planning for a CEO Summit in May 2024.
77(1)(c)
- There are several factors contributing to the decision. These are listed below:
77(1)(c), 74(1)(a)

Department Briefing Note	Economic Development	Approved by	
Prepared By:	Mike Burton	Deputy Minister:	
Date Updated:	March 6, 2024		

Panache Ventures CEO Summit, Status Update

77(1)(c), 74(1)(a)

Background:


- The CEO Summit was being planned for May 2024. The event would have leveraged the Arctic Indigenous Investment Conference (AIIC) and provided unique programming and networking opportunities for Yukon’s business founders and entrepreneurial community, First Nations Investment Corporations, local investors, and youth. It would have combined traditional conference content at AIIC with facilitated group sessions for invitees.

77(1)(c)

The guests were being curated based on guidance provided by Yukon stakeholders, including the following:

- Yukon Government

77(1)(c)


Department Briefing Note	Economic Development	Approved by Deputy Minister:	
Prepared By:	Mike Burton		
Date Updated:	March 6, 2024		

Panache Ventures CEO Summit, Status Update

- A notional budget of ^{77(1)(a)} had been projected by Panache Ventures for the events.

74(1)(a)
- In July 2019, the Government of Yukon and Panache Ventures entered into a Memorandum of Understanding (MOU) that contemplated a \$5M investment from the Yukon into the Panache Ventures Investment Fund 2018. Yukon’s capital would consist of a \$3M investment by a consortium of seven First Nations Trusts and Development Corporations (Yukon First Nations Investment Corporation “YFNIC”), and a \$2M grant provided by the Government of Yukon. In exchange for the investment, YFNIC would receive its share of returns derived from the fund and Panache Ventures would deliver capacity building activities throughout the Yukon during the ten-year life of the fund.

77(1)(c)

Department Briefing Note	Economic Development	Approved by Deputy Minister:	
Prepared By:	Mike Burton		
Date Updated:	March 6, 2024		

Panache Ventures CEO Summit, Status Update


77(1)(c)

- Finally, a Transfer Payment Agreement between the Government of Yukon and YFNIC was executed in August 2019 that committed YG’s \$2M financial contribution to the venture. In exchange, YFNIC was responsible for ensuring the implementation of the commitments made by Panache in the side-letter.

77(1)(c)

Next Steps:


74(1)(a)

Department Briefing Note	Economic Development	Approved by Deputy Minister:	
Prepared By:	Mike Burton		
Date Updated:	March 6, 2024		

Panache Ventures CEO Summit, Status Update

Schedule A: Draft Agenda

Date	Activity	Comments
	77(1)(c)	


Department Briefing Note	Economic Development	Approved by	
Prepared By:	Mike Burton	Deputy Minister:	
Date Updated:	March 6, 2024		

Panache Ventures CEO Summit, Status Update

Page 6 of 6

Schedule B: Promotional Statements (in progress, c/o Panache Ventures)

77(1)(c)

Department Briefing Note	Economic Development	Approved by Deputy Minister:	
Prepared By:	Mike Burton		
Date Updated:	March 6, 2024		

Economic Development: Our Clean Future Actions and Status

Page 1 of 3

INFORMATION NOTE

Issue Statement:


Economic Development has three open, in progress actions under OCF, one from OCF 1 (Action I3) and two from OCF 2 (Action I17 and Action C22).

Context:

- Economic Development has three actions in progress under OCF:
 - **Action I3 (from OCF 1):** Identify and develop options to address potential regulatory and policy barriers to the growth of green businesses in the Yukon by 2023.
 - The department is working to complete Action I3 but has deferred the item in order to conduct additional research.
 - Completion of Action I3 will be informed, in part, by work the department is doing on two new OCF actions for 2024, due by 2025:
 - **Action I17 (from OCF 2):** Undertake a needs assessment and related analysis to include the green labour market in the Yukon Labour Market Development Strategy.
 - **Action C22 (from OCF 2):** Develop terms and conditions for business support programs, as well as departmental operating procedures, ready to be used in the event of a climate change-driven natural disaster in the Yukon.

Background:

74(1)(a)

Department Briefing Note	Economic Development	Approved by	
Prepared By:	PPC	Deputy Minister:	
Date Prepared:	March 19, 2024		


Economic Development: Our Clean Future Actions and Status

Page 2 of 3

74(1)(a)

Next Steps:


- **Action I3.** The department is continuing to conduct research and analysis on barriers for green businesses and will use its new 2024 actions to inform this work.
- **Action I17.** The department is proceeding with a public engagement for a future Labour Market Development Strategy. The engagement will provide input on Action I17 which in turn will assist in the identification of any labour-related barriers to the growth of green businesses under Action I3.
- **Action C22.** The department is working with Community Services on flood relief and is administering the small business portion of the relief

Department Briefing Note	Economic Development	Approved by	
Prepared By:	PPC	Deputy Minister:	
Date Prepared:	March 19, 2024		

Economic Development: Our Clean Future Actions and Status

program.

74(1)(a)

Department Briefing Note	Economic Development	Approved by	
Prepared By:	PPC	Deputy Minister:	
Date Prepared:	March 19, 2024		

Yukon Food Services and Drinking Places: revenues and margins.

Page 1 of 6

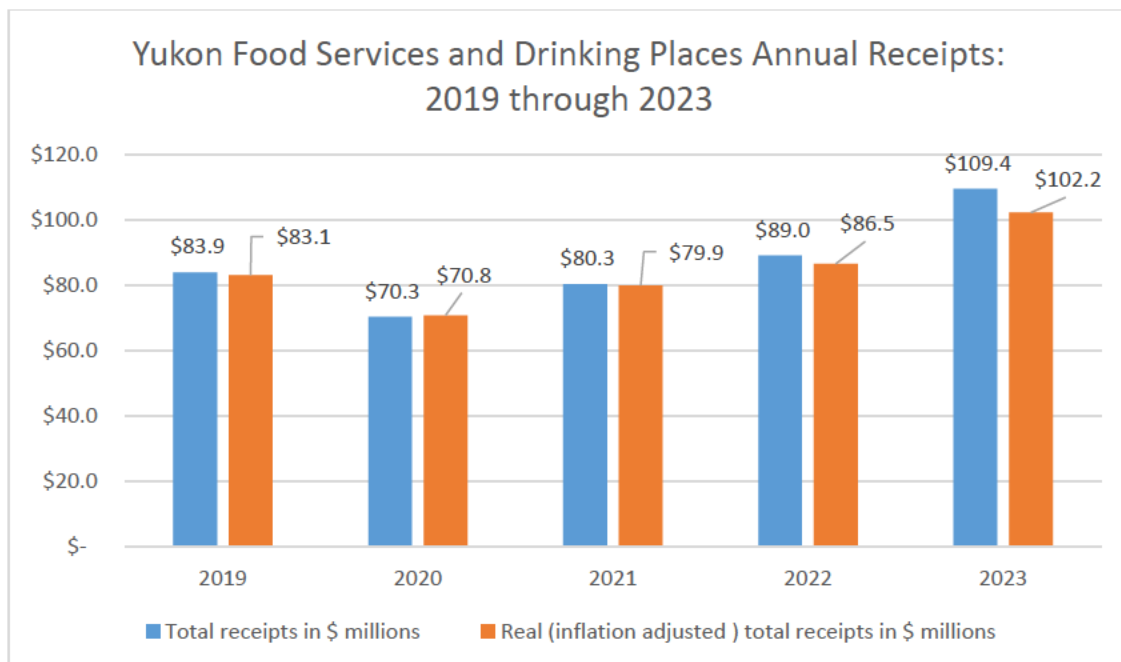
INFORMATION NOTE


Issue Statement:

The Yukon Chamber of Commerce and individual businesses have been raising concerns about the health of the restaurant and bar sector in the Yukon. Issues include declining revenues and low operating margins. ^{77(1)(c)}

Context:

- The Yukon's food services and drinking places sector has shown a strong real (inflation adjusted) growth in total receipts since 2020.

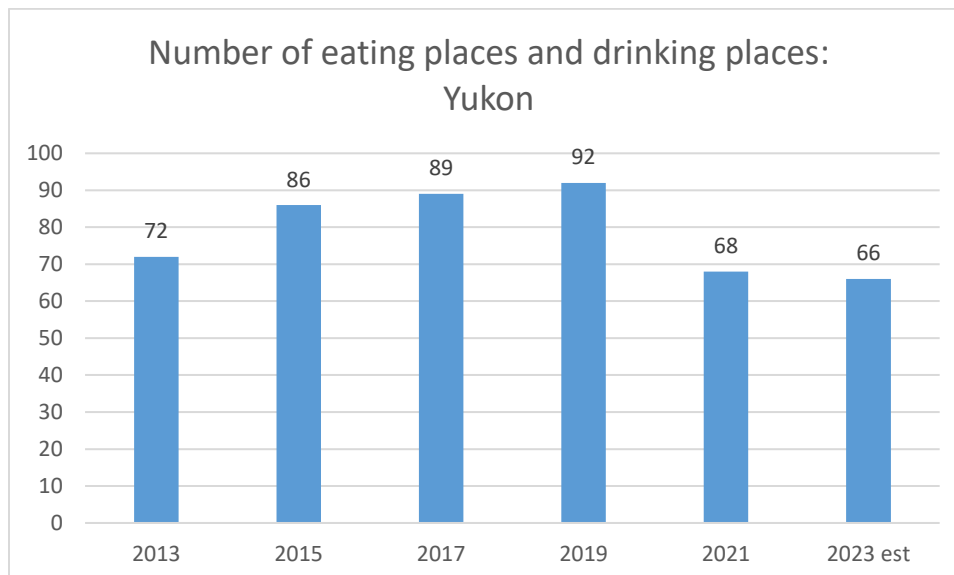



Department Briefing Note	Economic Development	Approved by	
Prepared By:	PPC	Deputy Minister:	
Date Prepared:	March 20, 2024		

Yukon Food Services and Drinking Places: revenues and margins.

Page 2 of 6

- Real total receipts have been adjusted by the Whitehorse CPI for food purchased from restaurants. That is, the real increases shown are flowing to the businesses as the effect of their own price rises for their products has been removed.
- The sector-wide increase in real sales has been distributed across fewer businesses:
 - In 2019 the YBS business survey found 92 businesses in the full and limited service eating places and drinking places categories. (This does not include catering or food truck businesses).
 - The estimate for 2023 is 66 business. (Final data from the 2023 survey will be available soon).



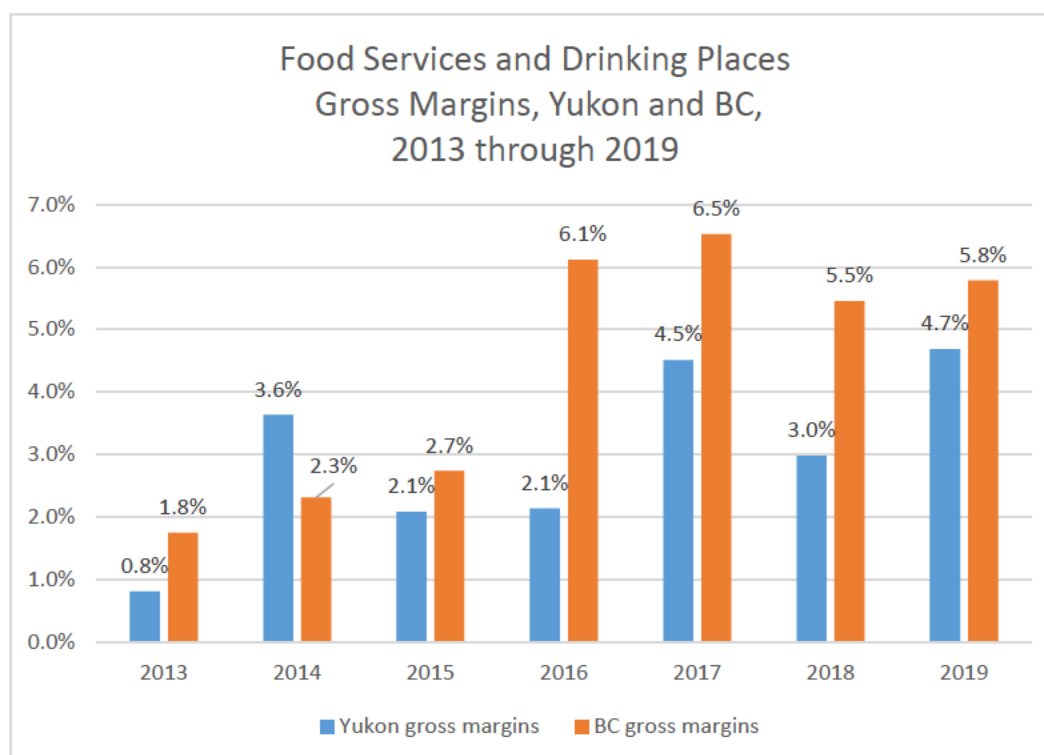
Department Briefing Note	Economic Development	Approved by	
Prepared By:	PPC	Deputy Minister:	
Date Prepared:	March 20, 2024		

Yukon Food Services and Drinking Places: revenues and margins.


Page 3 of 6

Background:

- The sector is, on average, a low margin business. These low margins long predate COVID-19 and as shown, are even lower in the Yukon than BC, for example.



- Gross margins (from Statistics Canada's supply and use tables) are derived from gross operating surplus (total income less all operating costs). They do not include capital depreciation.
- Low margins mean low profits and usually a relatively high turnover of businesses in the sector.

Department Briefing Note	Economic Development	Approved by	
Prepared By:	PPC	Deputy Minister:	
Date Prepared:	March 20, 2024		

Yukon Food Services and Drinking Places: revenues and margins.


Page 4 of 6

- The number of businesses in the sector in the Yukon pre-COVID (2013 through 2019) grew from 72 to 92 or approximately 28% according to the Yukon Business Survey.
- But those businesses were competing for total sales that grew more slowly, from \$68.7 million in 2013 to \$83.9 million in 2019 (+22%) according to Statistics Canada data.
 - And there were three years (2015, 2016 and 2018) where the sector's total sales fell year-over-year.
 - This mismatch indicates that the sector would likely have faced challenges even if the pandemic had not occurred.

Analysis:

Costs

- The 44% increase in real sales from 2020 through 2023 will have gone to some combination of business inputs (food, wages, overhead costs) and operating margins (profits). We do not have the industry supply and use data yet to determine the distribution.
- The rising cost of labour is of concern in the sector:
 - Average offered hourly wage for vacant jobs in sales and service occupations has risen from \$16.75 in Q3 2021 to \$20.15 in Q3 2023, a total increase of 20.3% over two years.
 - However, the sector is also a heavy user of the Yukon Nominee Program. Nominees must be paid the Yukon median wage in their occupation at the time of their nomination. ^{74(1)(a)}
 - The most common occupation in the YNP is food counter attendant and kitchen helper (making up approximately 35% of all nominee positions in 2023). Their current median wage is \$17.35 per hour, \$2.80 less than the average offered wage.

Department Briefing Note	Economic Development	Approved by	
Prepared By:	PPC	Deputy Minister:	
Date Prepared:	March 20, 2024		


Yukon Food Services and Drinking Places: revenues and margins.

Page 5 of 6

- Food costs have also been rising for the food service sector:
 - Food purchased from Yukon grocery stores (retail prices) were +9.0% in 2022 and +8.4% in 2023.
 - However, many businesses in the sector purchase little or no food in the Yukon. Franchise restaurants for example, truck in close to 100% of their food inputs directly and we do not know what their cost structures are.
- Propane prices have generally remained stable, rising by 5.4% in 2022 but falling by 6.4% in 2023.
- Electricity barely moved in 2022 (+0.2%) but rose by +5.0% in 2023.

Alcohol


74(1)(a), 75(1)(a)(ii)

Department Briefing Note	Economic Development	Approved by	
Prepared By:	PPC	Deputy Minister:	
Date Prepared:	March 20, 2024		

**Yukon Food Services and Drinking Places:
revenues and margins.**

Next Steps:

- 74(1)(a)

Department Briefing Note	Economic Development	Approved by	
Prepared By:	PPC	Deputy Minister:	
Date Prepared:	March 20, 2024		

2024 Committee on Internal Trade - Ministerial Attendance

Page 1 of 2

INFORMATION NOTE


Issue Statement:

Prince Edward Island has asked all federal, provincial and territorial jurisdictions to confirm ministerial attendance to the 2024 Committee on Internal Trade (CIT) meeting by April 30th.

Current Situation:

- The 2024 CIT meeting is scheduled for Thursday, September 26th in Charlottetown.
- The meeting will be preceded by a Ministers-only dinner on the evening of Wednesday, September 25th.
- To date, the following responses have been recorded in regards to ministerial attendance:

Party	CIT Representative or Delegate
Alberta	76(1)
British Columbia	
Canada	
Manitoba	
New Brunswick	
Newfoundland and Labrador	
Northwest Territories	
Nova Scotia	
Nunavut	
Ontario	
Prince Edward Island	

Department Briefing Note	Economic Development	Approved by	
Prepared By:	PPC	Deputy Minister:	
Date Prepared:	April 8, 2024		

2024 Committee on Internal Trade - Ministerial Attendance


Page 2 of 2

Party	CIT Representative or Delegate
Quebec	76(1)
Saskatchewan	
Yukon	

74(1)(a)

Next Steps:

74(1)(a)

Department Briefing Note	Economic Development	Approved by	
Prepared By:	PPC	Deputy Minister:	
Date Prepared:	April 8, 2024		

Sustainable Jobs Training Fund

INFORMATION NOTE

Issue Statement:


Employment and Social Development Canada recently launched a call for proposals for the [Sustainable Jobs Training Fund](#). The Labour Market Development Branch (LMD)
74(1)(a)

Fund Highlights:

- The Fund will support a series of training projects that will help workers upgrade or gain new skills for jobs in the low-carbon economy.
- Eligible applicants are provincial/territorial governments, Indigenous organizations and for-profit/not-for-profit organizations.
- The fund focuses on three key areas:
 1. Low-Carbon Energy and Carbon Management
 2. Green Buildings and Retrofits
 3. Electric Vehicle Maintenance and Charging Infrastructure.
- Eligible projects must:
 - Focus on one key area and have a value ranging from \$8M to \$15M.
 - Target a minimum of 1,500 participants and include activities crossing jurisdictional boundaries (except for key area 1).
 - Take place between 2024 and March 31, 2028.

Current Situation:

74(1)(a), 76(1)

Department Briefing Note	Economic Development	Approved by	
Prepared By:	LMD	Deputy Minister:	
Date Prepared:	April 18, 2024		


Sustainable Jobs Training Fund

Background:

- Our Clean Future (OCF) includes a commitment to “Expand the range of relevant professional development offerings to enable more Yukoners to participate in the green economy” (Action 14 under Innovation).
 - OCF aims to replace 1,300 fossil fuel heating systems with smart electric ones by 2030, hindered by a shortage of skilled refrigeration and electrical trades.
 - OCF targets 2,000 energy efficiency retrofits by 2030 across residential, commercial, and institutional sectors, facing challenges due to a shortage of various construction trades.
 - Procurement of heavy-duty electric vehicles by both public and private sectors is hindered by a shortage of local maintenance and repair technicians.
- EMR is officially responsible for Action I14. The Department is currently re-evaluating its Energy Efficiency Training Rebate due to budgetary constraints.

Additional details about the current call for proposals:

- Eligible activities include delivering in-person or virtual training, developing curriculum and training tools, developing targeted approaches to help SMEs upskill their current workforce and the provision of wrap-around supports.


Department Briefing Note	Economic Development	Approved by	
Prepared By:	LMD	Deputy Minister:	
Date Prepared:	April 18, 2024		

Sustainable Jobs Training Fund

- Eligible costs include travel, professional fees, wages, participant’s wage and training subsidies, incentives such as completion bonuses, and costs for wrap around services.
- ESDC anticipates notifying applicants of the funding decisions in early winter 2024-25.

Next Steps:

74(1)(a), 76(1)

Department Briefing Note	Economic Development	Approved by Deputy Minister:	
Prepared By:	LMD		
Date Prepared:	April 18, 2024		

Federal Indigenous Loan Guarantee Program

Page 1 of 2

INFORMATION NOTE


Issue Statement:

On April 16, 2024, the Government of Canada tabled its 2024 budget. The budget contained a framework for a Federal Indigenous Loan Guarantee Program (FILGP).

The Yukon government has fielded at least one media inquiry about whether an equivalent program exists in the territory or whether there are plans to create such a program.

Background:


- The FILGP is a framework with many operational details still in process.
- The program is intended to provide up to \$5.0 billion in loan guarantees to Indigenous communities for investment in a broad range of natural resource and energy projects across Canada.
- Eligible applicants will be Indigenous governments and their wholly owned business entities.
- No guidelines on project size or value are currently available.
- FILGP is to be sector-agnostic with no sectors specifically excluded.
- There are already established similar loan guarantee programs in Alberta, Saskatchewan and Ontario along with a one announced in British Columbia in February 2024.
 - It is yet to be determined how the FILGP will interact with the existing provincial programs.
- It is also yet to be determined how the program will interact with other government programs, including direct grants and contributions and loans available from the Canada Infrastructure Bank.

Department Briefing Note	Economic Development	Approved by Deputy Minister:	
Prepared By:	Policy, Planning and Communications		
Date Prepared:	May 1, 2024		

Federal Indigenous Loan Guarantee Program

Yukon Context:

- Yukon First Nations and their development corporations meet FILGP's eligibility criteria.
- 74(1)(a)
 - YG does have the Yukon Venture Loan Guarantee Program that provides a guarantee for eligible applicants to borrow between \$10,000 and \$100,000 from participating financial institutions.

Department Briefing Note	Economic Development	Approved by Deputy Minister:	
Prepared By:	Policy, Planning and Communications		
Date Prepared:	May 1, 2024		

Skagway Port Redevelopment Project


INFORMATION NOTE

Issue Statement:

The Government of Yukon is negotiating for secure tidewater access in the Port of Skagway, Alaska to support the Yukon’s mining industry.

Current Situation:

74(1)(a), 75(1)(a)(iv), 76(1)

Department Briefing Note	Economic Development	Approved by	
Prepared By:	PPC	Deputy Minister:	
Date Prepared:	April 4, 2024		


Skagway Port Redevelopment Project

74(1)(a), 75(1)(a)(iv), 76(1)

- Casino made a presentation to at the Ports and Harbour meeting on March 28th. This was a high-level presentation outlining the economic benefits to the community and plans for future engagement.

74(1)(a), 75(1)(a)(iv), 76(1)

- The Government of Yukon and the Municipality of Skagway (The Parties) signed a non-binding terms sheet on September 7, 2023, that outlines the general terms of a proposed Export Cooperation Agreement between them.
- The Parties are working towards finalizing the Export Cooperation Agreement, under which Yukon will fund the construction of a marine

Department Briefing Note	Economic Development	Approved by	
Prepared By:	PPC	Deputy Minister:	
Date Prepared:	April 4, 2024		

Skagway Port Redevelopment Project


Page 3 of 5

services platform in exchange for preferential access and fee discounts for Yukon mining companies using a future ore terminal.

- Skagway put its project out to tender and included the proposed marine services platform as an optional addition, contingent on a final agreement being reached. There was one bidder on the project.
- Skagway has accepted the bid for its main project and is now working together with Yukon as to how to respond to the bid for the Yukon portion.
- Recent municipal elections in Skagway resulted in a new Mayor and one new councilor.

Background:

- Skagway has launched a port redevelopment project to expand its cruise ship capacity. This will eliminate its ore export capability. The ore loader will be demolished as part of Skagway's project.
- Yukon is proposing that a marine services platform capable of supporting ore-loading equipment be included in its port redevelopment project in Skagway's redevelopment project.
- Yukon has funded the design for the platform, totaling \$739,266.
- Economic Development has regularly engaged industry throughout the process, and has repeatedly been informed by stakeholders that they view access to the port as critical to the future of Yukon's mining industry.
- Reliable access to Skagway's port helps attract investment, supports mine development and encourages mineral exploration in the Yukon.
- Mining remains an important part of Yukon's economy. In 2021, it constituted 13.9% of GDP and provided significant indirect benefits to other sectors. In 2020,


Department Briefing Note	Economic Development	Approved by	
Prepared By:	PPC	Deputy Minister:	
Date Prepared:	April 4, 2024		

Skagway Port Redevelopment Project

Page 4 of 5

for example, 5.1% of the gross revenue of Yukon's retail sector was attributable to mining.

- Yukon and Skagway both benefit from a port that supports both tourism and industrial use. The Government of Yukon is seeking a solution that works for both industry and the community of Skagway.
- The nearest alternative export option to Skagway is Stewart, BC. For many potential mine projects in Yukon, this would greatly increase trucking costs and directly impacts mine viability.
- The lack of a secure export option in Skagway would also have an impact on investment in Yukon. It would make our jurisdiction less attractive and make it more difficult for junior companies to market their projects at a time when investment is likely to rise.
- This could have a significant impact on the sector's contribution to the economy:
 - Exploration spending makes up a significant part of total mining activity in Yukon. In 2020, exploration spending was at \$75.8 million and in 2021, it totaled \$113 million.
 - Over the five years from 2018 through 2022, mineral exploration and development appraisal expenditures have averaged \$154.2 million annually in the Yukon. This represents a total (direct, indirect and induced) GDP impact of \$128 million and 893 jobs.
- Losing secure tidewater access could directly impact Yukon's ability to contribute to the national critical minerals strategy or to develop its own.
- Yukon has known occurrences of 25 of the 31 critical minerals on Canada's critical minerals list, including known primary deposits of copper, zinc, molybdenum, tungsten, tin, nickel and platinum group elements.
- These minerals are essential for the green and digital economy and support key technologies like clean energy zero emission vehicles, and advanced manufacturing.

Department Briefing Note	Economic Development	Approved by	
Prepared By:	PPC	Deputy Minister:	
Date Prepared:	April 4, 2024		


Skagway Port Redevelopment Project

Page 5 of 5

- On October 5, the Municipality of Skagway passed an ordinance mandating that any ore shipped out of Skagway must be transported in sealed containers and loaded using a containerized bulk-ore handling system.
- Yukon aims at creating a footprint that can support and enables whatever ore loading method Skagway and industry require. This includes containerized bulk-ore handling, but could include alternative environmentally friendly systems, should Skagway and industry come to a different decision in future.

Next Steps:

74(1)(a), 75(1)(a)(iv), 76(1)

Department Briefing Note	Economic Development	Approved by	
Prepared By:	PPC	Deputy Minister:	
Date Prepared:	April 4, 2024		