

## LEGISLATIVE RETURN

SUBMITTED BY: Pauline Frost, Minister Responsible for Yukon Housing Corporation



1. On April 18, 2018, the Member for Porter Creek North
  - asked the following question during the Oral Question Period at page(s) \_\_\_\_\_ of *Hansard*
  - submitted the following written question – WQ No. 26
  - gave notice of the following motion for the production of papers – MPP No. \_\_\_\_\_

RE: Average size and cost for residential housing in Whitehorse

“With respect to housing, what is the:

- (1) average size of a residential house in Whitehorse; and
- (2) average cost per square foot for residential construction?”

OR

2. This legislative return relates to a matter outstanding from discussion related to:

### Housing

On \_\_\_\_\_ at page(s) \_\_\_\_\_ **2577 of *Hansard*.**

The response is as follows:

Yukon Housing Corporation has conducted a poll of the Whitehorse construction and housing industry, as well as government agencies, to address these questions. Responses from Energy Solutions Centre, Yukon Bureau of Statistics, Yukon Contractors Association, Yukon Real Estate Association, Energy Mines and Resources and the City of Whitehorse all indicate that the numbers you have requested are not available.

Opinions suggested by the stakeholders for values pertaining to residential housing sizes and costs per square foot were all qualified as being subjective. However, Yukon Housing Corporation currently bases its construction estimates using a \$250 per square foot (+/- 15%) construction cost. Yukon Housing Corporation also takes into consideration past construction pricing of similar projects to improve the accuracy of our estimates. Over this past summer, it has become apparent construction costs have recently been driven up by the strong construction economy in Yukon as well as the increase in fuel prices which in turn increases material costs.

Another source of information related to housing prices is the Yukon Bureau of Statistics. For example, for the first quarter of 2018, the average Whitehorse house sale price for a single detached home was \$461,900.

Oct 1, 2018  
Date

  
Signature



Office of the Minister  
Box 2703, Whitehorse, Yukon Y1A 2C6

May 30, 2018

Ms. Geraldine Van Bibber  
MLA, Porter Creek North  
Yukon Legislative Assembly –  
Box 2703  
Whitehorse, Yukon Y1A 2C6

**RE: WHITEHORSE HOUSING QUESTIONS - SPRING 2018 LEGISLATIVE SITTING**

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Dear Ms. Van Bibber:

Thank you for your Written Question No. 26, dated April 18, 2018, requesting information with respect to the average size and cost per square foot for residential housing in Whitehorse.

Yukon Housing Corporation (YHC) has conducted a poll of the Whitehorse construction and housing industry, as well as government agencies to address these questions. Responses from Energy Solutions Centre, Yukon Bureau of Statistics (YBS), Yukon Contractors Association, Yukon Real Estate Association, Energy, Mines and Resources - Land Development, and the City of Whitehorse all indicate that the numbers that you have requested are not available.

Opinions suggested by the stakeholders for values pertaining to residential housing sizes and costs per square foot were all qualified as being subjective. However, YHC currently uses a value of \$250 per square foot (+/- 15%) to estimate housing construction costs.

In addition you may wish to review the latest YBS quarterly real estate survey released in February, 2018 which indicates that the average price for a single detached home in Whitehorse is \$463,400.00. Please refer to the YBS link for more information:

[http://www.eco.gov.yk.ca/stats/pdf/real\\_estate\\_q417.pdf](http://www.eco.gov.yk.ca/stats/pdf/real_estate_q417.pdf)

YHC will continue to work in partnership towards meeting our commitment to using an innovative approach to resolving existing and emerging housing challenges in Yukon.

Mahsi,

A handwritten signature in black ink, appearing to read "Pauline Frost", written over a circular stamp.

Pauline Frost  
Minister responsible for Yukon Housing Corporation

