

# LEGISLATIVE RETURN



SUBMITTED BY: Hon. Mr. Pillai, Minister responsible for the Yukon Housing Corporation

1. On November 15<sup>th</sup>, 2022, Stacey Hassard, Member for Pelly-Nisutlin
  - asked the following question during the Oral Question Period at page(s) [page numbers] of *Hansard*
  - submitted the following written question – WQ No. 33
  - gave notice of the following motion for the production of papers – MPP No. #

RE: Safe at Home

OR

2. This legislative return relates to a matter outstanding from discussion with [MLA] on [date] related to:
  - Bill No. #  Second Reading  Third Reading
  - Committee of the Whole: [Vote]
  - Motion No. # RE: [subject]
  - at page(s) [page numbers] of *Hansard*.

The response is as follows:

Submitted question No.33:

“With respect to the Safe at Home Society’s purchase of the Coast High Country Inn using a combination of federal and territorial funding and the building appraisal and condition assessment the Minister responsible for the Yukon Housing corporation referenced during Oral Question Period on Thursday, October 27, 2022:

- (1) When was the appraisal commission on the building;
- (2) Who commissioned the appraisal;
- (3) What were the results of the appraisal;
- (4) When was the building conditions assessment undertaken;
- (5) Why were issues related to fire code or zoning not identified in the building assessment?”

Answer:

“As part of their funding application to the CMHC – which provided \$10 million through the National Co-Investment Fund and \$5 million under the Cities Stream of the Rapid Housing Initiative for this project– Safe at Home was required to provide an appraisal as well as a building condition assessment.

Based on information provided by the CMHC:

- 1) The final ‘as built’ appraisal was received by the CMHC on October 5<sup>th</sup>, 2021.
- 2) The appraisal was commissioned by Northern Vision Development.
- 3) The results appraised the ‘as is’ estimate of the building value (purchase price) at \$10,160,000, and the ‘as if complete’(with renovations) at \$15,500,000.
- 4) A final building condition assessment (BCA) was received by the CMHC on September 2021.
- 5) The issues related to fire code and zoning were not identified because:
  - 1- The building condition assessment is only intended to give a general indication of the building and renovations through a non-invasive inspection, meaning the structures remain intact and no surface material is disturbed. Structural problems with the building, that were later identified, were therefore not within the scope of the assessment.
  - 2- The assessment required is a non-code compliant report. It was therefore not within the scope to indicate whether the building meets current municipal, territorial or national building codes.

3.12.24  
Date

  
Signature