

Municipality of Jasper
Committee of the Whole Meeting Minutes

Tuesday, October 12th, 2021 | 9:30am

Conducted virtually through Zoom

Virtual viewing and participation	This meeting was conducted virtually through Zoom. Public viewing and participation during Council meetings is through Zoom livestreaming.		
Present	Mayor Richard Ireland, Deputy Mayor Rico Damota, Councillors Helen Kelleher-Empey, Jenna McGrath, Bert Journault, Scott Wilson and Paul Butler		
Absent	none		
Also present	Bill Given, Chief Administrative Officer Natasha Melanchak, Director of Finance & Administration Christine Nadon, Director of Protective & Legislative Services Lisa Riddell, Community Development Manager Emma Acorn, Legislative Services Coordinator 19 observers		
Call to Order	Deputy Mayor Damota called the meeting to order at 9:34am.		
Additions to the agenda	none		
Approval of agenda #434/21	MOTION by Councillor Journault to approve the agenda for the October 12, 2021 Committee of the Whole meeting as presented.		
	FOR 7 Councillors	AGAINST 0 Councillor	CARRIED
Approval of Minutes #435/21	MOTION by Councillor Wilson to approve the minutes of the September 28, 2021 Committee of the Whole meeting with the following amendment: <ul style="list-style-type: none">• After 2:21pm Alternate Deputy Mayor Journault chaired the remainder of the meeting.		
	FOR 7 Councillors	AGAINST 0 Councillors	CARRIED
Presentation	none		
Business arising from minutes	none		
COVID Relief Reserve – Income Based Utility Rates Rebates #436/21	Administration presented recommendations and alternatives with regards to Utility Rebates to be funded from COVID Relief Reserve. Committee acknowledged that the incoming Council would receive this Committee’s recommendation for decision. MOTION by Councillor Kelleher-Empey that Committee recommend Council approve the establishment of a utility rate rebate program reflective of the following;		

- maximum program funding of \$90,000 to be provided from the COVID Recovery Reserve;
- rebates to qualifying businesses based on days closed due to public health restrictions and days unable to open due to COVID related issues, up to a maximum total rebate of \$2,000 per business and;
- program shall be funded on a first come first serve basis until the total program funds are expended, and;
- applications begin to be accepted no later than December 1, 2021.

FOR	AGAINST	
7 Councillors	0 Councillors	CARRIED

Equity, Diversity and Inclusion Policy Master Plan 2022-2026

Administration presented the draft Equity, Diversity and Inclusion Policy Master Plan for 2022-2026. This plan presents the framework for the next five years of working towards equitable municipal policy and operations. The draft plan is available for reference in the agenda package. Resources to start work on the plan have been incorporated into the draft 2022 budget for review in the coming months, and any additional resources required will be presented to council in the context of future budgets.

#437/21

MOTION by Councillor Butler

- that Committee receive the Municipality of Jasper’s 2022-2026 Equity, Diversity and Inclusion Master Plan for information, and
- that Committee direct Administration to improve the plan as required based on feedback from the internal Inclusion Committee, and return with a final version in 2022.

FOR	AGAINST	
7 Councillors	0 Councillors	CARRIED

Paid Parking Pilot Project Update

Administration provided an update on the Paid Parking Pilot Project, which will be included as an attachment to the meeting’s official minutes. Data provided included: parking passes issued; net revenue; payments made; warnings issued; and tickets given.

The project officially ended at 5:00 p.m. on October 11, 2021 and Administration is preparing to release a closing public survey, which will follow the format of the opening public survey. A final report will be presented to the next Council.

#438/21

MOTION by Councillor Butler that Committee acknowledge receipt of the Paid Parking Pilot Project Update.

FOR	AGAINST	
7 Councillors	0 Councillors	CARRIED

Jasper Community Housing Corporation Update

As a member of the Jasper Community Housing Corporation (JCHC), Councillor Butler shared an update on the activities of the JCHC as a part of an initiative to report to the community on a more frequent basis and to facilitate the transition between Councils. Councillor Butler provided background from 2016 to present and confirmed he will be

providing a status report from the JCHC to be included in the public record as part of the minutes of this meeting.

#439/21

MOTION by Councillor Wilson that Committee acknowledge the receipt of information in the form of a verbal update and the forthcoming report from Councillor Butler.

FOR	AGAINST	
7 Councillors	0 Councillors	CARRIED

Correspondence none

Motion Action List #440/21

MOTION by Councillor Journault that Committee update the Motion Action List with the following changes:

- Remove the Community Conversations Policy Item as it is going to 2022 Budget discussions
- Remove COVID Relief Reserve – Income Based Utility Rebates
- Remove the Jasper Air Quality Monitoring Item
- Change the target date for Principles for Utility Rates Bylaw from October to November
- Remove Equity, Diversity and Inclusion Policy Implementation Plan
- Change the target date for Mountain Makers item from November to December
- Remove Paid Parking Pilot Project ongoing update

FOR	AGAINST	
7 Councillors	0 Councillors	CARRIED

Council representation on various boards, upcoming meetings

Councillor McGrath will be attending a Library meeting tomorrow evening as well as a Community Conversation tomorrow afternoon.

Councillor Kelleher-Empey will be attending a Community Futures meeting this afternoon. Councillor Wilson & Councillor Kelleher-Empey will be attending a Community Futures Board meeting tonight.

Mayor Ireland gave a brief update on land rent advocacy. Following a meeting last week with consultants and a member of the privy council office, a list of potential contacts in various levels of government to advance the matter is being developed. Mr. Given will keep the new Council informed of any further developments.

Councillor Butler will be chairing his last Evergreens Foundation meeting this Thursday.

Upcoming events

Council reviewed a list of upcoming events.

In Camera #441/21

MOTION by Mayor Ireland to move in camera at 11:56am to discuss agenda item:

- Personnel matter: CAO performance feedback – FOIP, S. 17(4)(f)

FOR	AGAINST	
7 Councillors	0 Councillors	CARRIED

Recess Deputy Mayor Damota called a recess from 12:05 p.m. to 1:00 p.m.

Councillor Kelleher-Empey left the meeting at 2:10 p.m.
Councillor Butler left the meeting at 2:19 p.m.

Revert to open meeting
#442/21 MOTION by Mayor Ireland that Committee revert to open meeting at 2:30pm.

FOR	AGAINST	
5 Councillors	0 Councillors	CARRIED

Adjournment
#443/21 MOTION by Councillor Journault that, there being no further business, the Committee of the Whole meeting of October 12, 2021 be adjourned at 2:30pm.

FOR	AGAINST	
5 Councillors	0 Councillors	CARRIED

Paid Parking Update

September 14th to October 11th

Payments

- 21,323 tap payments
- 61 paid at admin office

Passes

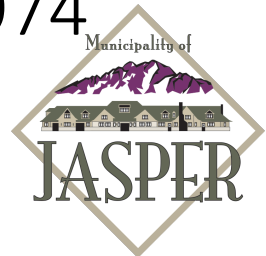
- 184 Senior Passes
- 240 Resident Passes

Enforcement

- 2389 warnings
- 30 tickets
(only after previously receiving a warning)

Revenue

Net Revenue to MoJ \$52,974





Report from the Chair October 12, 2021

This report is to provide a brief status report for the Jasper Community Housing Corporation, along with a minimum of background to provide context. The intent is to facilitate a smooth transition from this term of Council and the Board to the next and to maintain momentum on the housing front.

Last month the JCHC held a strategic planning workshop, the outcomes of which we can expect in the coming weeks. One outcome was a recognition that the JCHC should report more frequently to the community, so this is also in part a response to that.

In 2016, JCHC determined that ongoing low vacancy rates in Jasper posed a threat to the health of Jasper's visitor economy. Additionally, options are limited for seniors to downsize, where more options could potentially free housing better suited for families.

As a result, lists of residents and businesses interested in collaborating to reach solutions were compiled. In the case of the businesses, seed funding was collected as an indication of commitment and to raise funds for a consultation phase to explore options.

Three parcels of land were identified as being most suitable. These were parcel GC, on Connaught Drive next to the Petro-Canada; the current RCMP site; and the parcel bordered by Bear Hill Lodge, Aspen Crescent and Bear Hill.

In 2017, the consulting firm Parioplan was hired to conduct public workshops to discuss and envision housing options for these three sites with the staff and seniors housing priorities in mind. Public meetings were held in January, 2018. These meetings were successful in providing conceptual visions for housing for the three land parcels, though the lessons learned could be applied to other parcels as well. The resulting report is well worth reading. Though the initial discussion was intended to focus on staff and seniors housing, during the workshops the view emerged that family-appropriate housing is also a concern and that the Bear Hill site was possibly most suited for this, though no options were eliminated.

The most readily-available land was parcel GC on Connaught Drive and the most urgent need was felt to be for younger, newly-arrived residents. Therefore the JCHC turned its attention to developing a plan for parcel GC. After lengthy discussions and consultation, now working with Colliers Project Leaders, an Affordable Housing model, including a financial pro-forma, was developed for parcel GC. The model is referred to as the Co-Investment Model because the financial foundation would be provided by periodic ongoing investments by a collective of businesses on a zero-equity basis. It is a co-operative, non-profit and zero-equity model with an underlying intent to enable release of the land from Parks Canada at a sub-market value, as has been the case in other co-op housing developments in Jasper. The intent was to proceed with this development with startup funding provided by co-investment from the firms which had contributed the seed funding for the consultations in 2016.

The JCHC advanced the concept to Municipal Council and obtained approval in principle to move forward. This is an important point because the model would require debt financing which would likely be provided by the municipality and would likely fall within the Municipality's debt ceiling. The model does, however, demonstrate sustainability by projecting the municipal debt would be repaid over the life of the project, with interest, by rental income from the project, for full financial recovery by the municipality.

Covid essentially halted the conversation for around eight months, both because of other urgent priorities and because it was felt that to expect investment from the tourism sector at that time was unrealistic.

Nonetheless, in the fall of 2020, we re-started with a review to revive the co-investment model. This was concurrent with a change in governance of the JCHC when a new Chair was appointed by Council as Mr. Fercho moved on and we awaited the arrival of our new CEO, Mr. Given.

At the same time, October of 2020, the Federal Government announced a large grant program for affordable housing, the Rapid Housing Initiative or RHI. Our consultant working on the co-investment model suggested that with some changes, our project could qualify for that program. The Board discussed and approved the change.

Setting aside the co-investment framework for the time being, the Board re-worked the model in order to apply for the grant. While the target demographic of the project remained the same, being younger, newly-arrived residents, the new model also targeted women with children at risk of domestic violence as well as new and racialized Canadians, in keeping with the intent of the RHI

program.

Importantly, we were able to pivot the project for the grant application because a great deal had been done to ready the project for launch under a design-build construction model, with three interested contractors already retained to provide design and construction bids.

The initial application for the grant was submitted on January 1, 2020. We were told it was a strong application but we were unsuccessful. We were invited in June to re-submit as the Federal Government decided to run a second intake. We made some enhancements to the model to better fit the requirements, and submitted that application at the end of August of this year. We are awaiting the result of that application.

The importance of that potential grant for our community can hardly be overstated. It would represent a huge win for Jasper: approximately eight million dollars to put toward an approximately 15 million dollar build for forty perpetually affordable housing units for vulnerable residents. As Chair, I want to take this opportunity to thank Council for your support of the JCHC in its efforts to bring this project to the community and in particular for making the difficult decision to fund the in-ground infrastructure.

The RHI grant project one option for development on parcel GC; the second is the Co-Investment model. If the grant funded build proceeds, there is still potential to build at least forty more affordable units on the other half, or at least eighty units if the grant project does not proceed. The Board is of the view that even as we wait to hear about the grant program, we should try to advance the co-investment model.

Therefore in just this past few weeks, the Chair held conversations with a number of the co-investment participants who had committed funds in 2016, in order to gauge their continued interest. There has been time to talk with a few to date, with a focus for the time-being on some of the larger participants only in order to assess interest from a “critical mass” standpoint. Clearly, despite the impact of Covid on businesses, interest is high. The need for entry-level housing for newly arrived residents is as dire as ever.

However there is clear concern that the zero-equity aspect of the model may represent a stumbling block. Participants are concerned that without equity – some sort of ownership share – they may find it difficult to raise the funds needed for their co-investment instalments. Everyone understands that the project would have to remain entirely not-for-profit and that any investor equity, if

there were to be investor equity, could not in any circumstance grow. Borrowing, or any cash draw in a corporate environment, without some form of equity, may prove impossible for some or most investors. It is entirely possible this issue could be addressed by reconsidering some aspects of the model. But, to be clear, the manner in which business investment and equity is managed in the model is an important aspect upon which the critical sub-market-value land release hinges.

So, it is the hope of the current Board members that discussions to advance the co-investment model for housing on parcel GC will be continued by the next iteration of the Board of Directors of JCHC.

Relative to advancing these models toward actual builds, the Board recommends that consideration be given to funding a position or part position as a JCHC manager, with title and job description to be determined, in future. Advancing either a co-investment build or a grant-funded build will undoubtedly require managerial assistance.

Two important aspects of advancing these two financial models are worth underlining. The first is that, with timelines tight, the JCHC had to arrange for release of part of parcel GC into the hands of the JCHC for the grant application. Such a process can be extremely time-consuming however the local Parks Canada realty office helped immeasurably to expedite that process. Parks Canada has always been a major part of the JCHC conversation, has always been helpful and the Chair would like to acknowledge and thank Parks staff and administration for that cooperation and assistance.

The second point is that the JCHC recommended to Council that funding be allocated for in-ground services to support these projects. As we know, Council responded favourably. Some of that work forms part of the Municipality's financial contribution for the grant application. The work is necessary whether or not we get the grant as our intent is to proceed with a co-investment build if the application is unsuccessful, or possibly in addition to a successful RHI build.

Finally, relative to the in-ground services, it is important to reference the potential housing construction on the adjoining parcel, GB. Some years ago, previous Council together with the JCHC requested that Parks Canada make parcel GB available for market housing, which Parks agreed to do. That parcel was appraised and placed on the market and as we know, there is now a proposal under consideration for a private-sector housing development on that site. The in-ground services were necessary for this project to proceed as well. So to be clear, the parcel GB project is a private-sector project not involving the

JCHC. By contrast, the projects on parcel GC would be public-sector, perpetually affordable housing developments.

A final point is to acknowledge that an additional possibility has come to light for Seniors housing as the Jasper United Church has informed the JCHC that they are interested in making part of their parcel of land on Geikie street available for Seniors housing. Regrettably no measurable progress has been made in that area due largely to straightforward lack of capacity. Discussions with some community members about this may lead to some progress, facilitated by the JCHC, in the coming year. However will be needed to move that concept forward is a committed group of potential investor-residents interested in developing some sort of not-for-profit, co-op or potentially life-lease model. This option has real potential as the land would be ideally suited and the hope is that the JCHC will be able to facilitate such a project.

As Chair, I am confident that the good work the JCHC has been doing will continue and I'm further confident that the community can expect to see positive outcomes in the next year or two.

I would like to thank Municipal Council as well as past and current Board members of the JCHC for your support.

The JCHC is a board with five voting members, one alternate and three ex-officio members.

Currently these are:

Bill Given, CAO

Councillor Paul Butler, Chair

Councillor Scott Wilson, Council representative

Councillor Jenna McGrath, alternate Council representative

Valerie Glaves, community representative

Trevor Lescard, community representative

Moria McKinnon, ex officio, Parks Canada

Pattie Pavlov, ex officio, Jasper Park Chamber of Commerce

Kristen Chambers, ex officio, Evergreens Foundation

Administrator for the Board, Leanne Pelletier

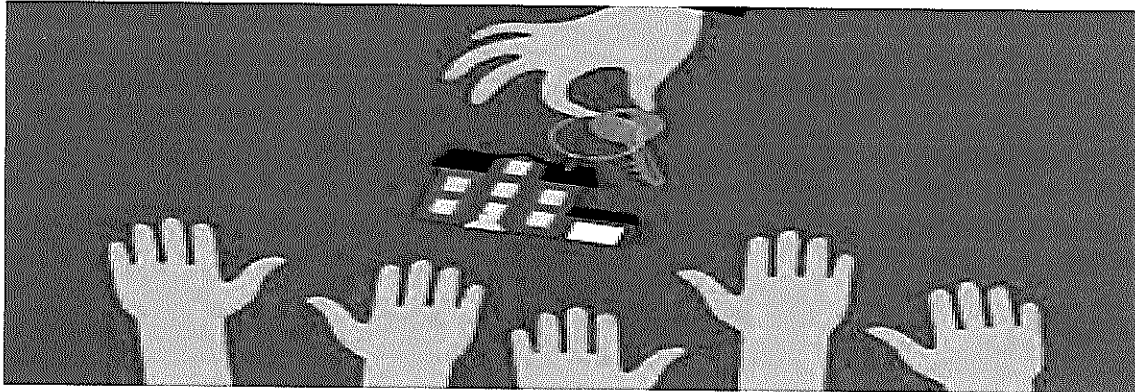
Respectfully submitted,

Paul Butler

Chair



INFORMATION



(Le français suit)

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Updated

Rental Housing Development Parcel GB - 801 Connaught Drive Parks Canada Approval Process

November 5, 2021

Over the past months, Parks Canada has received a number of comments related to the potential rental housing project on Parcel GB. We appreciate the questions and would like to take this opportunity to clarify some misconceptions and answer your questions.

Background

Affordable, comfortable housing is necessary to the long-term sustainability and vitality of the community of Jasper and its residents. In recent years, the [Jasper Community Housing Corporation \(JCHC\)](#) has been working on advancing the development of new housing in Jasper. Through extensive community consultations to determine community needs and best use of available land, the Connaught Drive parcels (GA, GB and GC) were identified as preferred locations for the development of additional housing to meet community demand.

In 2017, in an effort to get more housing into the community as swiftly as possible, Parks Canada and the JCHC agreed to enable Parcel GB to be released for potential development, with the conditions that the units be high density (more housing), and rentals only, not for purchase. Parks Canada began the process of advertising Parcel GB for purchase across Canada. In 2020, a developer entered into an agreement to lease Parcel GB; Parks Canada has been working with them since that time to get to the development

permit stage.

To enable the development of new housing, Jasper Municipal Council approved a project to install municipal utility services in the area, including water, sewer and stormwater (deep services). Complete parcel servicing of other utilities (non-municipal), including gas and electricity, is also planned, so the parcel can be ready for development. This project is anticipated to be completed in November 2021; approximately half the cost will be borne by any projects that are constructed on the GB or GC parcels.

Review and approval by Parks Canada

In June 2021, the Planning and Development Advisory Committee (PDAC) advertised and held a public consultation meeting on the requested variances for the development of Parcel GB. Many members of the public, municipal representatives, and the builder were present and made comments.

The variances listed below were requested by the developer. After hearing from the developer and those in attendance at the meeting, PDAC recommended that the variances be accepted with some conditions. Parks Canada approved the proposed private development variances based on PDAC's recommendations. To ensure the public has accurate information, we have explained below the details of each variance.

A.) Exceedance of maximum building height, as measured from grade level by 3.67 m.

Building height is measured from where the grade meets the building. Although the proposed building technically exceeds the maximum height by 3.67 m, based on the slope of the lot, the roofline is actually at the same elevation of a 3-storey building when viewed at street level on Connaught Drive. This approach enabled the proponent to create a walkout basement level suitable for additional rental units that would not be visible from the street.

B.) A conditional reduction in parking stalls from 159 to 125.

This variance was granted with the condition that the developer work with the Municipality to identify opportunities to provide more parking stalls. The proponent reasoned the proximity of the apartments to the town's central business district and services would attract residents with less need of a vehicle as has been done in many other communities. It is common in many municipalities to reduce parking requirements for developments close to downtown and in our community, active transportation will play an increasingly important role to help to resolve the housing crisis.

C.) Reduction to the size of the units from 90 m² to 76.38 m².

This variance was granted to enable an increase in the overall number of new housing units the development would deliver.

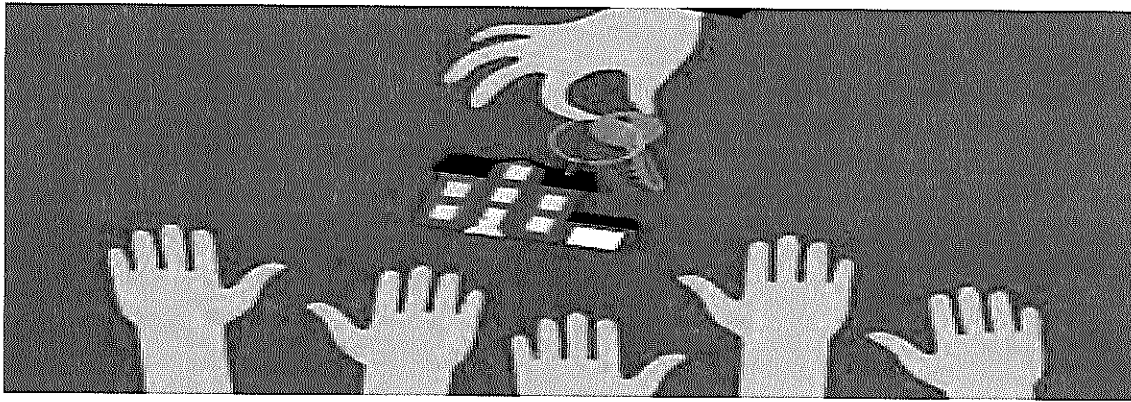
D.) The exceedance of maximum eave height by 3.45 m to 10.05 m.

This variance was granted for the same reasons as the maximum height variance described above in A.

Summary

The review and approval of the proposed variances on Parcel GB followed the established process and procedures set out by Parks Canada. This development will follow the Land Use Plan in all other respects, including the Architectural Motif Guidelines for the Town of Jasper. These approvals were for variances only and the project still needs to be granted development and building permits in order to proceed.

For more information, please visit the Realty and Municipal Services section on our website by [clicking here](#). On [this page](#), you can view upcoming public hearings of the Planning and Development Advisory Committee, notices of decision, and other announcements.



Mise à jour

Construction de logements locatifs Parcelle GB - 801 Connaught Drive

Processus d'approbation de Parcs Canada

Le 5 novembre 2021

Dans les derniers mois, Parcs Canada a reçu un certain nombre de commentaires sur le projet de construction de logements locatifs envisagé pour la parcelle GB. Nous tenons compte de vos questions et désirons profiter de l'occasion pour dissiper certains malentendus et fournir des réponses à vos questions.

Contexte

La durabilité et la vitalité de la collectivité de Jasper, et le bien-être de ses résidents, passent par des logements abordables et confortables. Dans les dernières années, la Société d'habitation de Jasper (site Web en anglais seulement) a tenté de favoriser la construction de nouveaux logements dans la ville. Après de vastes consultations communautaires visant à établir les besoins de la collectivité et la meilleure façon d'utiliser les terrains vacants, on a choisi les parcelles situées sur Connaught Drive (GA, GB et GC) pour y aménager les logements supplémentaires qui permettraient de répondre à la demande.

En 2017, dans l'espoir d'offrir de nouveaux logements à la collectivité aussi rapidement que possible, Parcs Canada et la Société d'habitation de Jasper ont accepté de permettre la cession de la parcelle GB aux fins d'aménagement, à condition que l'ensemble soit à haute densité (davantage de logements) et que les unités soient uniquement offertes en location (et non mises en vente). Parcs Canada a lancé le processus pour faire connaître, partout au Canada, son intention de vendre la parcelle GB. En 2020, un promoteur a signé une entente pour la location à bail de la parcelle GB avec Parcs Canada, qui collabore avec l'entreprise depuis lors afin d'arriver à l'étape du permis d'aménagement.

Pour permettre la construction de nouveaux logements, le Conseil municipal de Jasper a approuvé un projet visant à installer les services publics municipaux dans le secteur, y compris l'approvisionnement en eau, les égouts et la collecte d'eaux pluviales (services souterrains). On compte également terminer le raccordement de la parcelle aux autres services (non municipaux), y compris le gaz et l'électricité, pour que le terrain soit prêt à être aménagé. Le projet devrait être terminé en novembre 2021; la moitié des coûts, environ, seront payés par tout projet qui sera réalisé sur les parcelles GB ou GC.

Examen et approbation par Parcs Canada

En juin 2021, le Comité consultatif sur l'urbanisme et l'aménagement a annoncé et tenu une réunion de consultation publique sur les dérogations à la réglementation demandées pour l'aménagement de la parcelle GB. De nombreux membres du public, représentants municipaux et représentants du promoteur étaient présents et ont fait leurs observations.

Les dérogations mentionnées ci-dessous ont été demandées par le promoteur. Après avoir entendu les observations du promoteur et d'autres intervenants, le Comité consultatif a recommandé que les dérogations soient acceptées, à certaines conditions. Parcs Canada a approuvé les dérogations à la réglementation sur les aménagements privés proposées à partir des recommandations du comité consultatif. Afin d'assurer que le public ait accès à des renseignements exacts, nous fournissons ci-dessous des explications détaillées au sujet de chacune des dérogations.

A) Dépassement de la hauteur de bâtiment maximale de 3,67 m à partir du niveau du sol

La hauteur de bâtiment est mesurée à partir du sol. Bien que le bâtiment proposé dépasse de 3,67 m, techniquement, la hauteur maximale, étant donné la pente du lot, la ligne de faîte est en réalité à la même hauteur que celle d'un bâtiment de trois étages depuis le niveau de la rue sur Connaught Drive. Cette approche a permis au promoteur de concevoir un sous-sol avec sortie pouvant abriter des logements supplémentaires qui ne seraient pas visibles de la rue.

B) Réduction conditionnelle du nombre de places de stationnement, de 159 à 125

Cette dérogation a été accordée à condition que le promoteur collabore avec la Municipalité afin de trouver des occasions d'offrir d'autres places de stationnement ailleurs. Le promoteur justifie cette dérogation par le fait que les appartements seront à proximité du secteur commercial central de la ville, et que les services attireront des résidents n'ayant pas nécessairement besoin d'un véhicule, comme on le voit dans de nombreuses autres collectivités. Les municipalités réduisent souvent le nombre de places de stationnement exigées pour les immeubles d'habitation situés près du centre-ville, et dans notre collectivité, le transport actif jouera un rôle de plus en plus important pour contribuer à résoudre la crise du logement.

C) Réduction de la taille des logements de 90 m² à 76,38 m²

Cette dérogation a été accordée pour permettre l'augmentation du nombre total de nouvelles unités résidentielles construites par le promoteur.

D) Dépassement de la hauteur d'avant-toit maximale de 3,45 m à 10,05 m

Cette dérogation a été accordée pour la même raison que la dérogation relative au dépassement de la hauteur maximale, ci-dessus.

Résumé

L'examen et l'approbation des dérogations proposées pour la parcelle GB se sont déroulés dans le respect des processus et des procédures établis par Parcs Canada. Le promoteur respectera toutes les autres dispositions du [Plan d'aménagement du territoire](#), y compris les [Directives en matière de motif architectural pour la ville de Jasper](#). Ces approbations n'ont été approuvées que pour les dérogations et le permis d'aménagement et le permis de construction doivent être accordés avant que le projet puisse aller de l'avant.

Pour en savoir plus, visitez la section des Services de l'immobilier et des affaires municipales de notre site Web en [cliquant ici](#). Sur [cette page](#), vous pourrez voir les audiences publiques à venir du Comité consultatif sur l'urbanisme et l'aménagement, de même que les avis de décision et les annonces connexes.

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