

Municipality of Jasper
Committee of the Whole Meeting Agenda
March 11, 2025 | 9:30 am
Jasper Library & Cultural Centre – Quorum Room

Notice: Council members and a limited number of staff are in Council chambers for meetings. Members of the public can attend meetings in person; view meetings through the Zoom livestream; or view archived Council meetings on YouTube at any time. To live-stream this meeting starting at 9:30 am, use the following Zoom link: <https://us02web.zoom.us/j/87657457538>

1. Call to order Deputy Mayor Melnyk to chair meeting

2. Additions to agenda

3. Approval of agenda

3.1 March 11, 2025 Committee of the Whole agenda attachment

4. February 25, 2025 Committee of the Whole minutes attachment

4.1 Business arising from minutes

5. Delegations

6. Correspondence

7. New business

7.1 Recovery Advisory Committee Recommendations attachment

7.2 Housing Accelerator Fund and Housing Action Plan attachment

7.3 Residential Density and Parking Community Engagement Approach attachment

7.4 Housing Manager Position attachment

7.5 2024 Property Tax Receivable/ Write-off Request attachment

7.6 Transit Quarterly Report attachment

8. Motion Action List attachment

9. Councillor upcoming meetings

[9.1 Council appointments to boards and committees](#)

10. Upcoming events

[Hire Jasper Job Fair](#) – March 17, Jasper Employment & Education Centre
NETMA – 4:30-6:30pm, March 19, Papa George’s Restaurant

[Jasper Pride & Ski Festival](#) – April 4-13

[Federation of Canadian Municipalities Annual Conference & Tradeshow](#) – May 29 to June 1, Ottawa
National Day of Awareness for [Missing and Murdered Indigenous Women and Girls](#) and 2SLGBTQI+ people ([MMIWG2S](#)), also known as “[Red Dress Day](#)” – May 5

11. Adjournment

All regular and committee meetings of Council are video-recorded and archived on YouTube.

Municipality of Jasper
Committee of the Whole Meeting Minutes
 Tuesday, February 25, 2025 | 9:30am
 Jasper Library and Cultural Centre, Quorum Room

Virtual viewing and participation	Council attendance is in Council chambers at the Jasper Library and Cultural Centre. This meeting was also conducted virtually and available for public livestreaming through Zoom. Public viewing and participation during Council meetings is through Zoom livestreaming and in person attendance.		
Present	Mayor Richard Ireland, Deputy Mayor Kathleen Waxer, Councillors Helen Kelleher-Empy, Wendy Hall, Ralph Melnyk, and Rico Damota		
Absent	Councillor Scott Wilson		
Also present	Bill Given, Chief Administrative Officer Christine Nadon, Director of Protective & Legislative Services Michael Fark, Director of Recovery Logan Ireland, Recovery Project Manager Emma Acorn, Legislative Services Coordinator Jacqui Sundquist, CBC Edmonton 14 observers		
Call to Order	Deputy Mayor Waxer called the February 25, 2025 Committee of the Whole meeting to order at 9:31am.		
Additions/ Deletions	Councillor Melnyk requested the following item be added to the February 25, 2025 Committee of the Whole meeting: <ul style="list-style-type: none"> • 7.6 Economic Developers of Alberta Conference 		
Approval of agenda #95/25	MOTION by Councillor Kelleher-Empy that Committee approve the agenda for the February 25, 2025 Committee of the Whole meeting as amended: <ul style="list-style-type: none"> • Add 7.6 Economic Developers of Alberta Conference 		
	FOR 5 Councillors	AGAINST 0 Councillors	CARRIED
Business arising from February 11, 2025 minutes	none		
Delegations	none		
Correspondence – RCMP Quarterly Report #96/25	Committee received a quarterly report from the RCMP containing a community policing report and Jasper Provincial Detachment Crime Statistics. MOTION by Councillor Kelleher-Empy that Committee recommend Council receive the report for information.		
	FOR	AGAINST	

	5 Councillors	0 Councillors	CARRIED
Fire Department Staffing – Captain of Prevention	Committee received a report from Director of Protective & Legislative Services Christine Nadon regarding a position in the Fire Department which was first advertised in the fall of 2024.		
#97/25	MOTION by Councillor Melnyk that Committee recommend Council approve the conversion of the Captain of Prevention position to a continuous role, subject to Disaster Recovery Program eligibility.		
	FOR 5 Councillors	AGAINST 0 Councillors	CARRIED
	Councillor Damota joined the meeting at 10:00am.		
Fire Department Staffing – Term Firefighters	Committee received another request from Administration regarding staffing within the Fire Department. Ms. Nadon reviewed the current staffing levels and challenges being faced within the department.		
#98/25	MOTION by Councillor Hall that Committee recommend Council approve the extension of eight term Firefighters positions to continue through the fall of 2025.		
	FOR 6 Councillors	AGAINST 0 Councillors	CARRIED
Interim Space for Non-Public Facing Businesses	CAO Bill Given and Recovery Project Manager Logan Ireland reviewed recommendations and alternatives regarding the storage lots area and considerations for future use.		
#99/25	MOTION by Councillor Damota that Committee recommend Council discontinue the Storage Lots service to support recovery and rebuild related projects; and		
	That Committee direct Administration to bring a bylaw to rescind the Storage Lots Bylaw #254 to the next regular meeting.		
	FOR 6 Councillors	AGAINST 0 Councillors	CARRIED
Recess	Deputy Mayor Waxer called a recess from 10:31am to 10:41am.		
Council Remuneration Post 2025 Elections	Committee received a report regarding Council Remuneration which was last discussed at the October 22, 2024 Regular Council meeting. Ms. Nadon reviewed the background and previous direction given by Council at that time.		
#100/25	MOTION by Mayor Ireland that Committee recommend Council approve policy B-104 as amended:		
	<ul style="list-style-type: none"> • Strike the third bullet under Section 2.1 • Strike entire sentence under Section 2.2 regarding thirds 		

	FOR 6 Councillors	AGAINST 0 Councillors	CARRIED
Jasper Municipal Housing Corporation – Additional Named Insured #101/25	MOTION by Mayor Ireland that Committee recommend Council approve the Jasper Municipal Housing Corporation request to be an Additional Named Insured under the Municipality of Jasper insurance policy.		
	FOR 6 Councillors	AGAINST 0 Councillors	CARRIED
Economic Developers of Alberta Conference #102/25	MOTION by Councillor Melnyk that Committee recommend Council approve the attendance of Councillor Melnyk at the Economic Developers of Alberta Conference in April 2025.		
	FOR 6 Councillors	AGAINST 0 Councillors	CARRIED
Motion Action List #103/25	Administration reviewed the Motion Action List.		
	MOTION by Councillor Hall that Committee approve the updated Motion Action List with the removal of the following item:		
	<ul style="list-style-type: none"> • Strategic Priorities Wildfire Recovery – first item • Council Remuneration Review 		
	And date changes for the following items:		
	<ul style="list-style-type: none"> • Moving Traffic Enforcement • In-Town Contractor Camps, Interim Residences & Laydown Requests 		
	FOR 6 Councillors	AGAINST 0 Councillors	CARRIED
Councillor upcoming meetings	Councillor Melnyk and Councillor Damota will be attending a Community Futures West Yellowhead Board of Directors meeting this week.		
	Councillor Hall is participating in the “Pathfinders” Community Helpers program being facilitated by Ian Goodge with Community Outreach Services.		
Upcoming Events	Council reviewed a list of upcoming events.		
Adjournment #104/25	MOTION by Mayor Ireland that, there being no further business, the Committee of the Whole meeting of February 25, 2025 be adjourned at 11:37am.		
	FOR 6 Councillors	AGAINST 0 Councillors	CARRIED

AGENDA ITEM 7.1

REQUEST FOR DECISION

Subject: Recovery Advisory Committee Recommendations
From: Michael Fark, Director of Recovery
Reviewed by: Bill Given, Chief Administrative Officer
Beth Sanders RPP, Director of Urban Design & Standards
Date: March 11, 2025



Recommendation:

That Committee receive the Recovery Advisory Committee (RAC) recommendations for information and;

That Committee direct Administration gather input on the triparty Jasper Recovery Plan from the RAC and return to a future meeting.

Alternatives:

- That Committee receive the report for information and take no further action.

Background:

On September 10, 2024, Council approved the terms of reference for the Recovery Advisory Committee (RAC). The RAC was established under the Joint Recovery Coordination Centre (JRCC) to provide community-based advice and guidance on Jasper's recovery and rebuilding efforts. The committee's mandate includes offering feedback on housing redevelopment, economic stabilization, infrastructure restoration, environmental recovery, and community well-being. The RAC consists of representatives from Municipal Council, Parks Canada, local businesses, economic development organizations, and the general public.

At recent meetings of the Recovery Advisory Committee the following two motions have been passed;

Jan 13, 2025: Recovery Advisory Committee recommend that Council review the changes to the Parks Canada Land Use policy for the purpose of future public engagement, with respect to densification of the R1 district and the parking decreases.

Feb 24, 2025: Request that Council refer the Recovery Plan to the Recovery Advisory Committee for comment before finalization

Discussion:

Landuse Policy Public Engagement

The Urban Design and Standards team has developed a comprehensive plan for engaging Jasper residents on issues of housing need and land use planning, including density and parking requirements in R1 Districts. Details on the engagement plan will be provided to Council in a separate item on today's agenda titled "Residential Density and Parking Community Engagement Approach"

As such, Administration considers that the RAC motion is in the process of being actioned by Council and Administration.

Triparty Jasper Recovery

In October of 2024, the Municipality of Jasper (MoJ) together in partnership with the Government of Alberta (GoA) and Parks Canada (PCA) retained a consultant to develop a Jasper Recovery Plan.

The Plan is intended to provide the framework for how the levels of government will work together to promote Jasper's social and economic recovery from the 2024 wildfire event. Berlin Communications is the consultant that was retained to lead the work. A series of workshops and focus group discussions with multiple stakeholders took place in late 2024 to inform the drafting of the plan. In early January of 2025, work on the plan was temporarily paused to allow for finalization of the interim housing discussions between the levels of government. Work to finalize the plan is now scheduled to resume.

After a brief pause, work on completing the triparty Jasper Recovery Plan is now set to resume. A near final draft has been provided by the consultant and reviewed by the administration of each of the government partners. The next steps are as follows;

- i. The administration of each level of government to take the current draft to the political level of government for review and feedback.
- ii. The consultant to incorporate feedback from the political level and provide a final version for approval.
- iii. Review and approval of final version by each level of government and formal acceptance of the Jasper Recovery Plan for planning purposes by all three government partners.

Referring the Jasper Recovery Plan to the Recovery Advisory Committee (RAC) will strengthen the feedback from Council by incorporating community-driven insights while maintaining alignment with Council's long-term strategic goals. Once RAC feedback is received, Council can decide and determine what feedback they would like incorporated for the final version to be agreed upon by Council, the Government of Alberta and Parks Canada.

Strategic Relevance:

- Take active and strategic steps to advance Jasper's interests.
- Build our internal capacity to advance our housing priorities.
- Facilitate others in developing diverse housing options
- Welcome the expertise, innovation, creativity and commitment of community members, groups, and associations.
- Increase awareness and understanding of our unique conditions with other orders of government and funders.

Inclusion Considerations:

Referring the Triparty Jasper Recovery Plan to the Recovery Advisory Committee and engaging the community on density and parking requirements ensures that community members, businesses, and organizations have a direct voice in shaping Jasper's recovery efforts.

Relevant Legislation:

- [Council Strategic Priorities \(2022-2026\)](#)

Financial:

Referring the draft Jasper Recovery Plan to the Recovery Advisory Committee has no immediate financial impact. Public consultation is already planned within the scope of work for the Urban Design and Standards team and there is no incremental cost associated with actioning the request from the RAC.

AGENDA ITEM 7.2

REQUEST FOR DECISION

Subject: Housing Accelerator Fund and Housing Action Plan
From: Bill Given, Chief Administrative Officer
Prepared by: Leanne Pelletier, Municipal Housing Coordinator
Reviewed by: Beth Sanders RPP, Director of Urban Design & Standards
Date: March 11, 2025



Recommendation:

That Committee recommend Council approve the Jasper Housing Action Plan dated March 11, 2025.

Alternatives:

- That Committee direct Administration to revise the Housing Action Plan and return to a future committee.
- That Committee receive the report for information and take no further action.

Background:

Municipal Council has identified housing as a strategic priority for enhancing community health, recognizing that stable housing is fundamental to quality of life, social well-being, community stability, and economic resilience. To support this priority, Council has previously approved the creation of a Housing Coordinator position and established the Jasper Municipal Housing Corporation.

In fall of 2024, staff and administration from the Municipality of Jasper and Parks Canada's Realty and Municipal Services Department collaborated on an application for the Housing Accelerator Fund (HAF)—a federal program administered by Canada Mortgage and Housing Corporation (CMHC) that provides targeted funding to municipalities to accelerate housing development of net new units.

Following the identification of key HAF initiatives, the Municipality of Jasper, in partnership with the Parks Canada Jasper Field Unit, formally submitted its HAF application in October 2024. On November 25, 2024, the Municipality was notified that the application was successful, securing \$9.4 million in grant funding to implement the proposed initiatives. While awaiting a public announcement, administration began preparing for program implementation. Following Minister Duguid's official announcement of Jasper's successful application on February 7, 2025, work on the HAF programs is progressing rapidly.

As a requirement of the HAF application process, a Housing Action Plan was developed for submission to CMHC. This plan outlines the strategic actions—referred to as the HAF Initiatives—to increase housing availability and affordability. Eight initiatives were identified, with initiatives one through six tied to HAF funding. Initiatives are explained in detail in the HAP, including methodology, desired outcomes and expected impact. The plan also notes the importance of performance measurement, and considers statistics and data from reliable sources on resident demographics and housing stats.

Discussion:

The Housing Accelerator Fund (HAF) is designed to eliminate barriers to housing supply by focusing on systemic, long-term changes that enable sustainable growth. It supports innovative policy solutions while ensuring that

housing construction aligns with local priorities.

Municipalities have several policy and financial levers that can be used to incentivize housing development and address local housing challenges. Tools such as zoning amendments, implementing e-permitting processes, tax incentives, and financial support for secondary suites and accessory dwelling units can encourage diverse and affordable housing options. HAF funding mitigates financial risk to municipalities in applying these levers by providing the funding required to implement the programs.

The Jasper HAF application included a target of 240 net-new units and an annual housing supply growth rate of 17%, determined to be achievable if initiatives in the Housing Action Plan are fully implemented. A road map to completion for each initiative, including actions, milestones and timeline was also required at the time of application. HAF funding is contingent on meeting these targets, with funding disbursed in four installments over three years based on milestone completion. Failure to meet these targets could result in a funding review or potential claw back of grant funds by CMHC.

The Housing Action Plan (HAP) mitigates the possibility of not meeting targets by presenting a strategic approach to implementing the initiatives, with key deliverables and outcomes. It aligns with Housing Accelerator Fund requirements, incorporating HAF Best Practices. It identifies key actions that the Municipality of Jasper and Parks Canada can take to address the urgent housing crisis, ensuring solutions implemented today have lasting, positive impacts for future generations.

The HAP builds on data and projections from the 2022 Jasper Housing Gap Analysis and considers the long- and short-term impacts of the Jasper Wildfire Complex on housing stock, as community recovery and rebuilding efforts will continue for years to come.

HAP Actions

The HAP includes eight categories of Actions, that will assist the municipality in reaching its housing supply growth target in the short term, and lead to permanent, systemic changes that allow housing challenges to be addressed in the long term. They are:

1. Land Use Policy review to remove barriers to densification
2. Amend parking requirements to incent development
3. Incentive Programs supporting the development of ADU's and Secondary Suites
4. Increase efficiencies in development permit processes
5. Provide financial tools for the development of priority housing
6. Develop an asset acquisition strategy for community housing
7. Continuous assessment of housing need
8. Community engagement and new Town Plan

Having a Housing Action Plan ensures that housing initiatives support existing and future residents, balancing growth with preserving neighborhood livability, community priorities, Council strategic priorities and the National Park. Without a clear plan, housing challenges may be addressed in a reactive and fragmented manner, leading to inefficiencies, missed opportunities for funding, and unintended negative impacts on the community and environment.

By approving the HAP, Council establishes a clear, structured approach to addressing Jasper's housing challenges while ensuring alignment with HAF Best Practices and CMHC funding requirements. Additionally, it is important

to note that the recommendation before Council is to approve the HAP as a guiding document, specific initiatives within the HAP that require Council approval will be brought before Council for discussion and approval, and the community where community consultation is required.

Strategic Relevance:

- Communicate and engage with residents.
- Pursue alternative revenue sources and equitable distribution of costs.
- Invest in infrastructure to support housing.
- Invest in developing community focused housing units.
- Facilitate others in developing diverse housing options.

Inclusion Considerations:

The Housing Action Plan supports equity and inclusion by increasing access to affordable housing for Jasper residents. By promoting a diverse range of housing options, the plan ensures residents access to, and choice of stable housing. Additionally, targeted engagement efforts will help ensure that underrepresented groups have a voice in housing decisions.

Relevant Legislation:

- [Canada National Parks Act](#)
- [Jasper Community Sustainability Plan](#)
- [Town of Jasper Land Use Policy](#)
- [Alberta Municipal Government Act](#)

Financial:

The Housing Action Plan is supported by the \$9.4M granted to the municipality through the Housing Accelerator Fund, and existing municipal budget allocations, it does not require additional municipal budget allocations at this time. Although not anticipated, any future costs outside of HAF eligible expenses will be assessed through the budget process.

Attachments:

- Overview of Housing Accelerator Fund and Housing Action Plan
- Jasper Housing Action Plan

Overview of Housing Accelerator Fund (HAF) and Housing Action Plan (HAP)

Committee of the Whole Meeting
Tuesday, March 11, 2025

CMHC Housing Accelerator Fund (HAF)

Purpose: Driving transformational change and creating the conditions for accelerated housing development over the short and long term.

Successful HAF applications have the following characteristics:

- A minimum of 5 Initiatives
- Project a housing growth target rate increase of at least 10%
- Focus on missing middle and affordable housing
- Bold initiatives, that result in;
- Long lasting transformational change

HAF Funding & Our Commitment

The Municipality was successful in its application, receiving \$9.4M in HAF grant funding over 3 years

Our Commitment:

- 240 net new units over pre fire unit count
- %17 Annual Housing Supply Growth Rate
- Implement HAF Initiatives as set out in HAP
- Funding is contingent on meeting targets

Housing Action Plan (HAP)

Identifies realistic, actionable solutions to address housing need, mitigating negative consequences and providing residents with choice and opportunity. Ensuring:

- Improved affordability and housing choice
- Economic stability for renters and the broader community
- Sustainable, managed growth
- Optimized land use within Jasper's constrained footprint

HAP and HAF Intersect

- A HAP is a mandatory requirement to apply for HAF funding.
- The purpose of the HAP is to outline supply growth targets and specific initiatives to grow housing supply and speed up housing approvals.
- Strategies in the Jasper HAP capitalize on community resources, are feasible, actionable and responsive to community needs.
- Submission to CMHC included a timeline listing specific actions and milestones for each initiative.
- Initiatives 1-6 in the HAP are funded by HAF.

Guiding Principles

The Housing Action Plan is structured around four key principles:

- **Capitalize on Community Resources** – Leverage expertise from municipal departments, stakeholders, and public, private, and non-profit sectors to implement solutions effectively.
- **Feasibility** – Ensure recommendations align with community priorities, receive Council approval, and adhere to regulatory requirements from the Municipality of Jasper and Parks Canada.
- **Actionability** – Define clear, measurable steps for successful implementation.
- **Responsiveness to Community Needs** – Address immediate and long-term housing challenges while incorporating recovery efforts from the Jasper Wildfire Complex.

HAP Outcomes

The Housing Action Plan identifies realistic, actionable solutions that reflect Jasper's status as a specialized municipality within a national park and its limited land availability.

The intended outcomes of the plan include:

- Improved affordability and housing choice
- Economic stability for renters and the broader community
- Sustainable, managed growth
- Optimized land use within Jasper's constrained footprint

HAP Initiatives

HAF specific:

1. Update Land Use Policy to Incent Development and Promote Density
2. Explore Changes to Parking Requirements Tied to Housing
3. Promote Accessory Dwelling Unit and Secondary Suite Incentive Program
4. Expedite and Simplify Housing Development Permit Process
5. Develop Financial Tools for Affordable Housing Development
6. Develop a Land and Asset Acquisition Strategy for Community Housing

General:

7. Continuous Housing Needs assessment
8. Community Engagement and new Town Plan



**TOWNSITE OF JASPER
HOUSING ACTION PLAN**

Addressing Urgent Need for a Sustainable Future

Leanne Pelletier- Municipality of Jasper

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Acknowledgments

Indigenous Connections

We respectfully acknowledge that Jasper National Park is located in Treaty 6 and 8 as well as the traditional lands of the Anishinabe, Aseniwuche Winewak, Dene-zaa, Nêhiyawak, Secwépemc, Stoney Nakoda, Mountain Métis and Métis. We acknowledge the past, present, and future generations of these nations who continue to steward the land.

Both the Municipality of Jasper and Parks Canada is committed to building strong and mutually beneficial working relationships with Indigenous peoples. Jasper National Park's Indigenous Relations Office works with diverse Indigenous communities and groups with historical connections to the park and is the corner stone of interaction between Indigenous partners and park management, operations and projects. Municipality of Jasper's Project Coordinator – Indigenous Relations is working with Indigenous partners to strengthen connections with local government, respect Indigenous rights and ensure the representation and commemoration of Indigenous histories and cultures in local governance.

Partner Organizations

The development of this Housing Action Plan was a collaborative practice, by both levels of government having jurisdiction within the Park and townsite. Staff and Administration from both the Municipality of Jasper, Urban Design and Standards department and the Parks Canada Realty and Municipal Services department, including Development Officers worked collaboratively to develop housing solutions relevant and specific to Jasper.

Executive Summary

Jasper National Park, part of a UNESCO World Heritage site in the Canadian Rockies, is governed federally by Parks Canada. The establishment of the Municipality of Jasper, on July 20, 2001 provides for local governance of the townsite within the Park. This unique situation provides for the designation of a Specialized Municipality under the *Municipal Government Act*, blending local governance with strict national park protections.

Unlike most towns, Jasper's development and land use are regulated by Parks Canada under the Canada National Parks Act, ensuring that any growth or infrastructure changes align with environmental preservation goals. As all lands are held by the Crown, leases and other land use agreements are utilized for administration. Parks Canada is both the landlord and the regulator. Town matters including utilities, administration, recreation and social services are managed by the municipality. This partnership aims to balance tourism, community and resident needs, and conservation efforts, maintaining the park's ecological integrity while supporting a vibrant local community.

Both the local government, the Municipality of Jasper and the federal authority, Parks Canada, collaborate on important issues to ensure the social and economic health of the Park, townsite and its residents.

Recognizing that housing is fundamental to individual and community health, and understanding that a lack of affordable or appropriate housing can have impacts on a community including: economic inequality and poverty, increased strain on public services, increased crime and social instability, public health issues and impacts on the local economy, both levels of government have worked to develop the Jasper Housing Action Plan.

The Housing Action Plan (HAP) identifies key actions that the Municipality of Jasper and Parks Canada can take to address the urgent needs of residents, in a community facing a housing availability and affordability crisis, while ensuring the solutions implemented today have a positive and lasting effect on community housing for future generations.

The HAP takes into account analysis and projections of housing need captured in the 2022 Jasper Housing Gap Analysis and most recently, the catastrophic effects of the Jasper Wildfire Complex on local housing. A tragedy that has to be considered, as community recovery and rebuilding efforts will continue for years to come.

Strategy development was based on the following guiding principles:

- **Capitalize on Community Resources:** Expertise to address housing need exists within the stakeholder organizations, and in the local public, private, and non-profit sectors. Actions in this plan take advantage of existing tools, partnerships, and work already in progress at the local and regional level.

- **Feasibility:** Recommendations receive community and Council support and approval of the authority with jurisdiction, either MOJ or Parks Canada.
- **Actionable:** Recommendations are clear and direct in how they can be accomplished.
- **Responsive to Community Needs:** Recommendations recognize the immediate and short-term needs of the community in response to long term housing challenges and the recent Jasper Wildfire Complex. Recommendations result in long term systemic change improving housing affordability and availability over time.

The housing situation in Jasper is a critical issue, and the recent wildfire has further highlighted the need for action. Implementing the initiatives in this plan will be key to helping the community rebuild effectively, fostering a strong recovery while also addressing long-term housing needs. A proactive approach to housing will support the local economy and help maintain Jasper's vibrant status as a thriving tourist destination.

The Municipality of Jasper and Parks Canada are well positioned to lead this work, drawing on the expertise and support of community partners. Through the action plan, both organizations commit to take action to improve housing affordability and availability for its residents.

HAP Objective

The Jasper Housing Action Plan was developed to identify applicable, realistic and achievable actions that take into account Jasper's unique standing as a Specialized Municipality within a National Park, and address the need for appropriate, affordable and inclusive housing.

Background

About Jasper

Jasper, Alberta is a small town located in the Canadian Rockies within Jasper National Park, the largest national park in the Canadian Rockies and a UNESCO World Heritage Site. The town itself was officially established as a Specialized Municipality in 2001 under the Alberta Municipal Government Act, though its history dates back much earlier. Jasper began as a fur trading post for the North West Company in 1813, with the townsite developing around the Canadian Pacific Railway in the early 20th century. Today, on average, 2.4M people a year visit the Park with the townsite acting as a base to explore from.

According to the 2021 Census, Jasper's permanent population is 4,738 residents. The town's demographics reflect a multicultural community with a mix of long-term residents and seasonal workers. Many of its residents are employed in the hospitality, service, and tourism industries, which form the backbone of the local economy. Other key industries include retail, transportation, and government services. The town's dependence on tourism creates significant seasonal shifts, with the population swelling during peak summer travel times.

Jasper's location is relatively isolated, being four hours away from an international airport or urban center. Banff National Park and Calgary lie to the South, while Edmonton lies to the East.

While residents of Jasper enjoy some benefits of living in a desired tourist destination, this comes with significant challenges as well. These include an increased cost of living, limited employment opportunities and lower wages, low housing availability and high housing costs.

Specific Housing Challenges

Although housing challenges have been a national concern for several years, Jasper has faced the impacts of a housing shortage for a significantly longer period, affecting both its economic vitality and social well-being. Factors that have contributed to the housing crisis in Jasper can be attributed to its unique status as a tourist town within a National Park, and will require innovative, out of the box solutions.

Limited land availability: Jasper's location within a national park limits expansion, as all land is owned by the Crown and administered by Parks Canada. The town's footprint is set in legislation. This does not allow for the typical urban sprawl; current development opportunities are limited to less desirable and lands with high development costs. This leads to limited residential growth, and as tourism increases and more workers are needed, leads to a consistent vacancy rate of zero.

Seasonal population: Jasper experiences significant fluctuations in population, particularly during peak tourist seasons, when the town requires additional temporary housing for workers. Addressing the housing need for peak season, while not over developing is a challenge for developers. The seasonal housing need deficit was assessed at 609 units (based on an average household size of 3) in the 2022 JMHC Governance Review - Housing Gap Analysis.

Tourism reliance: The local economy's dependence on tourism drives a strong demand for affordable, short-term housing for staff. However, the available housing stock is predominantly high-cost, permanent residences. Significant increases in rental and purchase price for homes are misaligned with the prevailing wage base, effectively excluding many first-time buyers from the market and intensifying pressure on the rental sector.

Development restrictions: The development of new housing requires proponents to adhere to specific requirements and obtain development approval from Parks Canada. This process is governed by national and local land use regulations, as well as architectural guidelines designed to preserve the integrity of the national parks. While they ensure the integrity of the Park, these regulations and design standards can present practical challenges to the functional needs and financial viability of new housing developments.

Regulations exist that cover zoning, parking, setbacks and site coverage, among other details, that due to their restrictive nature can impede development opportunities and result in reduced density.

UPDATE: Legislation has recently been tabled in Parliament to transfer the authority of

land use and planning to the Municipality. This is a welcome development, however as the municipality does exist within a National Park, there is collaborative work to be done with Parks Canada to come to agreement on changes to Land Use Regulations and develop plans, procedures and systems for the transition of authority.

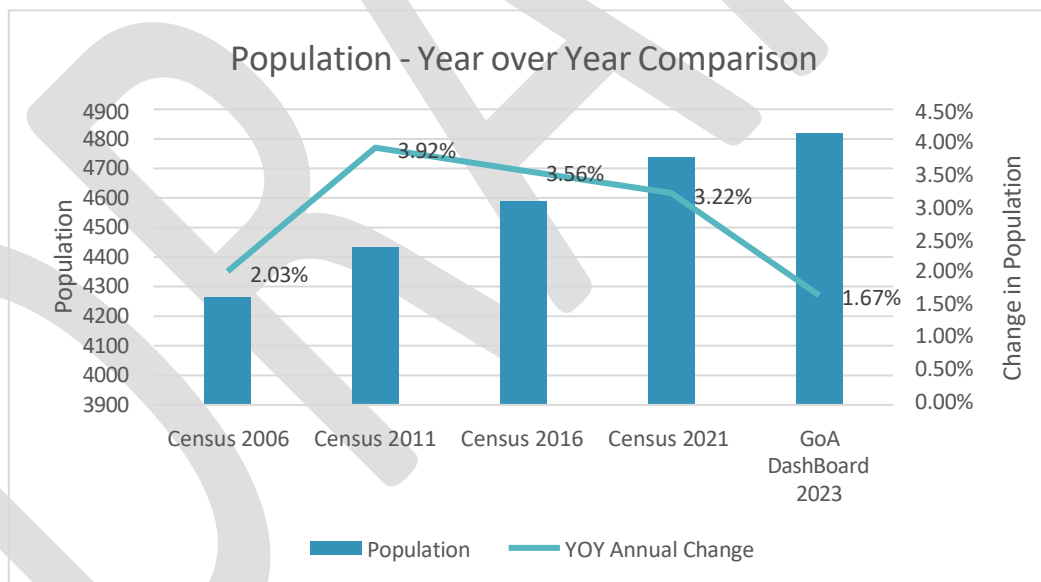
Demographic Analysis

2021 Census information provides insight into local housing needs, supporting the 2022 Housing Gap Analysis, and provides useful context for the Affordable Housing Action Plan. The data included here is meant to update local understanding of population trends, which impact community housing needs.

Population

The following chart demonstrates that Jasper’s population has risen steadily over the years, with an overall increase of 14% between 2006 and 2023. The 2022 Housing Gap Analysis projects the permanent population will continue to grow, to 5,464 in 2042.

Figure 1. Population and year over year growth

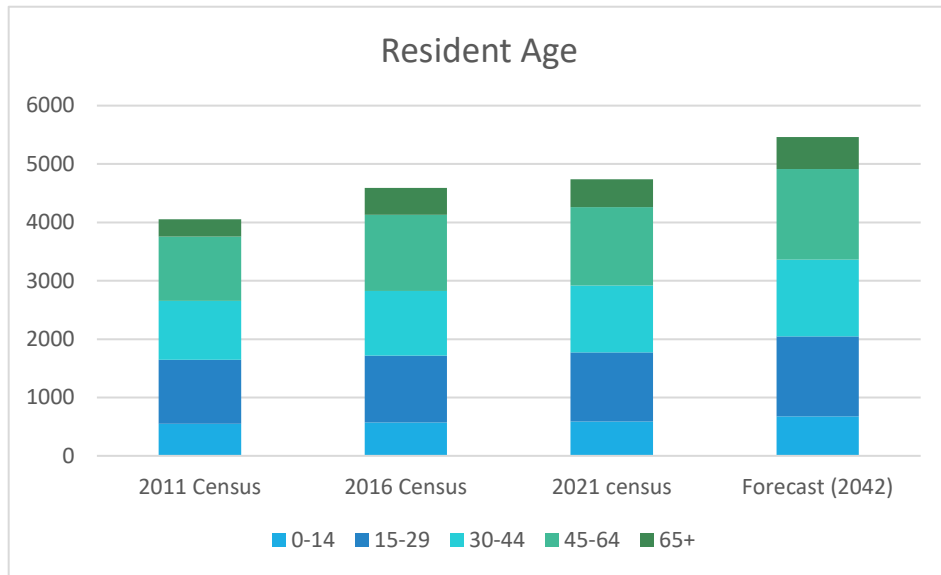


Source: Statistics Canada, Census Data and Government of Alberta Regional Dashboard

Age

Year over year, statistics support the idea that Jasper has a relatively young age demographic, when combining the 15-29 and 30-44 year age groups. This aligns with the requirements of the local labour market and Parks Canada Eligible Residency requirements. It could be inferred that this younger demographic is more likely to be supporting children and/or at an earlier stage in their careers, which has financial implications for housing affordability.

Figure 2. Jasper Resident Ages



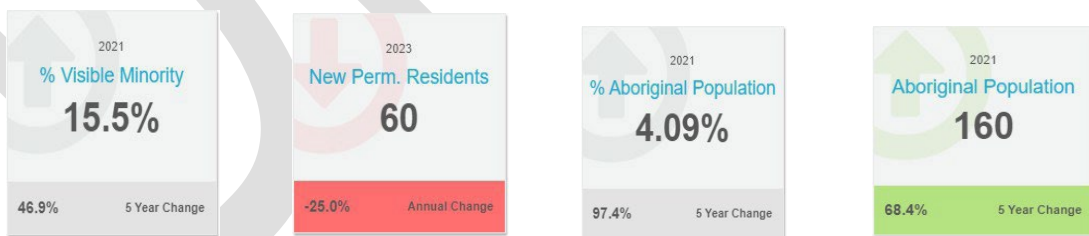
Source: Statistics Canada 2011, 2016, 2021 Census Data

Culture and Immigration

Jasper prides itself on being a multi-cultural community, with a large newcomer population. The robust tourist economy contributes to a large population of temporary foreign workers and immigrants who move to Jasper for employment.

In 2021, 15.5% of the general population of Jasper identified as a visible minority, the 19th highest in the province. The percentage of the population identifying as a visible minority in Jasper greatly increased 46.9% in the last five years.

Jasper’s Aboriginal population has increased 97.4% over the 5 years 2016-2021. The 2021 census count of aboriginal residents in Jasper was 160, up 68.4% over 5 years.



Source: Statistics Canada and Government of Alberta Regional Dashboard

Labour Market

The labor market in Jasper, Alberta, is centered on tourism and service industries, with significant employment in Accommodation, Arts and Entertainment, and Retail. These industries employ a significant portion of the local workforce, driving a high demand for short-

term and affordable housing, especially for seasonal and minimum workers. However, the limited housing supply and high costs create a gap between the available housing and the wage base of these industries.

Other sectors such as Transportation, Health Care, and Construction also contribute to the labor market. The shortage of affordable housing adds pressure to these sectors, impacting labor retention and recruitment, affecting both economic stability and community growth in Jasper. Addressing housing needs is key to supporting the local workforce.

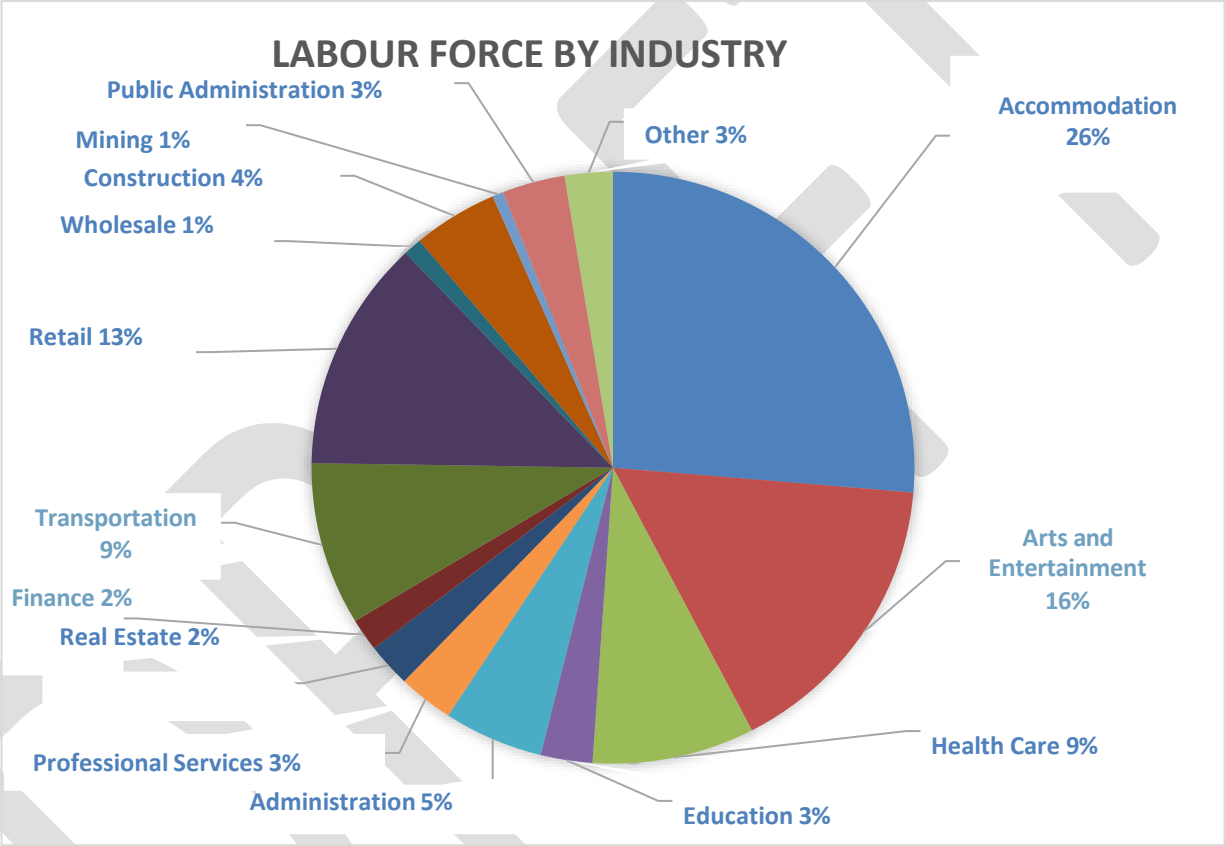
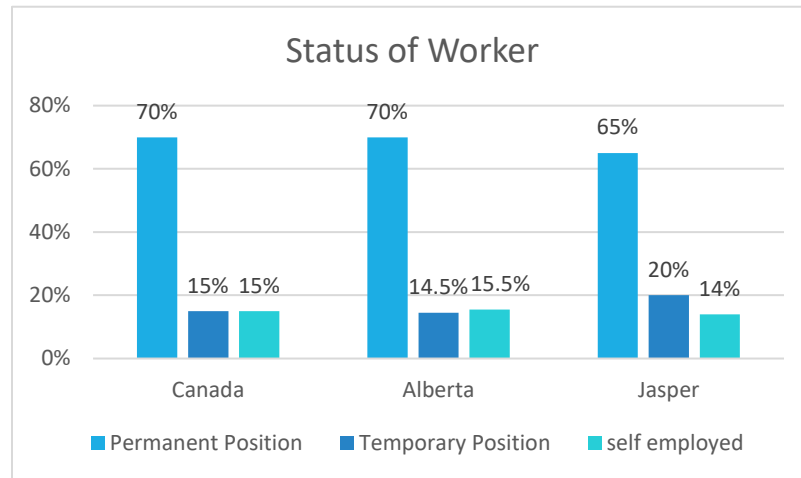


Figure 3. Labour Force by Industry
Source: Statistics Canada 2021 Census Data

Jasper’s seasonal tourism industry requires peak work force participation in the summer months, while employment opportunities decline in the winter months. This leads to a disproportionate number of jobs that are short term in nature, temporary or seasonal. This seasonal demand places a strain on housing in the peak season. Business owners attempt to mitigate this demand by offering staff accommodation to workers, however this creates a vulnerability in employees and potential for employer exploitation, as an individual’s housing is tied to their employment.

Figure 4. Class of Worker – Job Permanency



Temporary includes: fixed term, casual and seasonal employees

Source: Statistics Canada 2021 Census Data

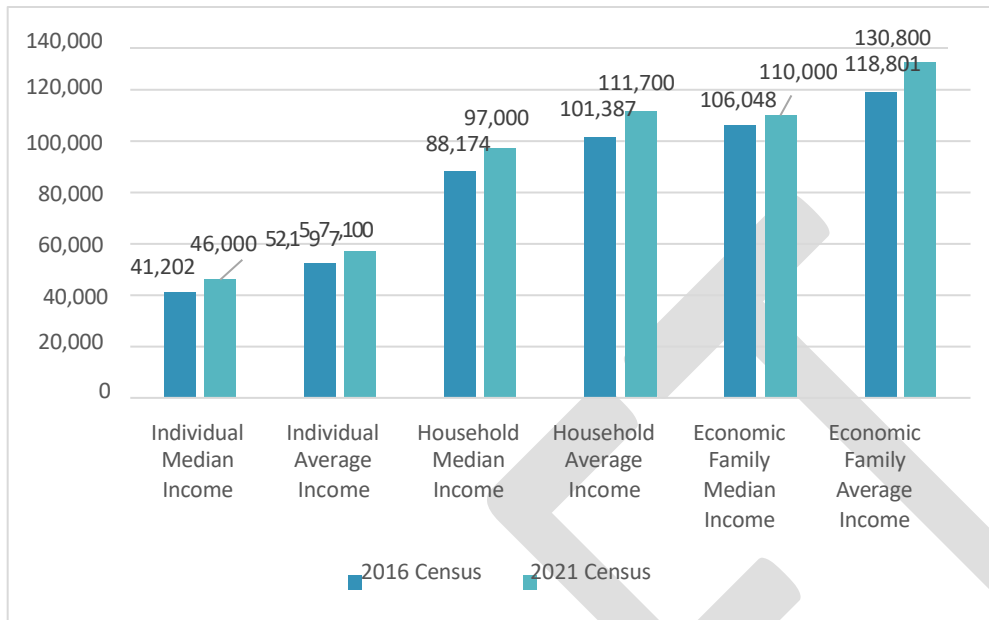
Income

Median individual income for 2021 census respondents in Jasper was \$46,000. In 2021 the Canadian median income for individuals was \$41,650 and provincially it was \$44,800. Median household income for 2021 census respondents in Jasper was \$97,000. In 2021 the Canadian median income for households was \$84,000 and provincially it was \$96,000. 2021 Economic Family median income for Jasper was \$110,000. In 2021 the Canadian median income for economic families was \$105,000 and provincially it was \$115,000.

Statistics Canada defines an Economic Family and collects income statistics on this sub group. Using economic family data helps the Census provide a more accurate picture of income distribution, poverty, and financial stability, reflecting the economic reality of households where multiple members contribute to income and expenses.

An economic family is a group of two or more people who live together and are related by blood, marriage, common-law partnership, adoption, or foster care. Anyone who is part of a census family (like parents and children) is also part of an economic family. Some examples of economic families include: two families living together who are related count as one economic family; siblings who live together but aren't part of a census family are still considered one economic family; and nieces or nephews living with their aunts or uncles are also considered one economic family.

Figure 5. Individual and Household, Median and Average Incomes for Jasper



Source: 2016, 2021 Statistics Canada Census Data

Living Wage

When considering income relative to Jasper it is important to recognize the high cost of living that exists in the community. This can be reflected in the Living Wage calculation. Living wage is defined as the hourly wage a worker needs to earn to cover their basic expenses and have a modest standard of living once government transfers have been added and taxes have been subtracted. The calculation is based on the income needs of three household types: a two-parent family with two young children; a lone-parent family with one child; and a single individual. It assumes that each adult is working full-time hours and includes savings for unexpected costs, continuing education, child care, and a small amount which allows people to participate in the community.

Jasper’s living wage is \$31.40/hour as calculated in 2024 by the Alberta Living Wage Network (ALWN), double the minimum wage. Of the 21 Alberta communities participating in the ALWN, Jasper has the highest living wage. The next 3 communities, at a living wage of \$24.50, \$24.45 and \$24.30 are Barrhead, Calgary and Airdrie. \$6.90 separates Jasper’s Living Wage and the next highest community.

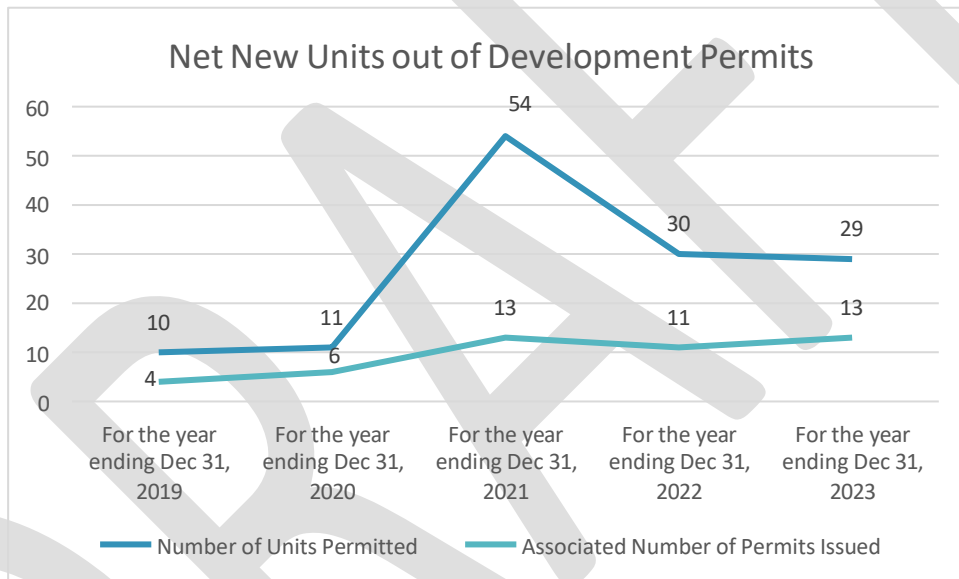
Current Housing Supply

The 2021 Census states there were 1776 dwelling units in Jasper. With the addition of 30 net new units in 2022 and 29 in 2023, the total number of units as of December 2023 is 1,835. The wildfire resulted in a loss of 617 of those dwelling units. While the last 3 years saw a slight increase in development over the average, permit numbers are on the decline once again. This 3

year trend of higher than normal permit numbers could be attributed to a recent phased, mid size, in fill development that is completing construction currently. Total dwelling unit growth for the 3 year period 2021-2023 is 3.32%, compared to Canada’s July growth of 22%. The JMHC Governance Review and Housing Gap analysis indicated a housing gap of 759 units in 2021, (Table 11. Total Housing Gap, year-round and seasonal populations).

Permit data illustrates that while there has been some development, the constant 0% vacancy rate in Jasper illustrates demand is not being met. This demand on the rental market results in increased rental rates, over the provincial average, due to lack of competition in a strained market.

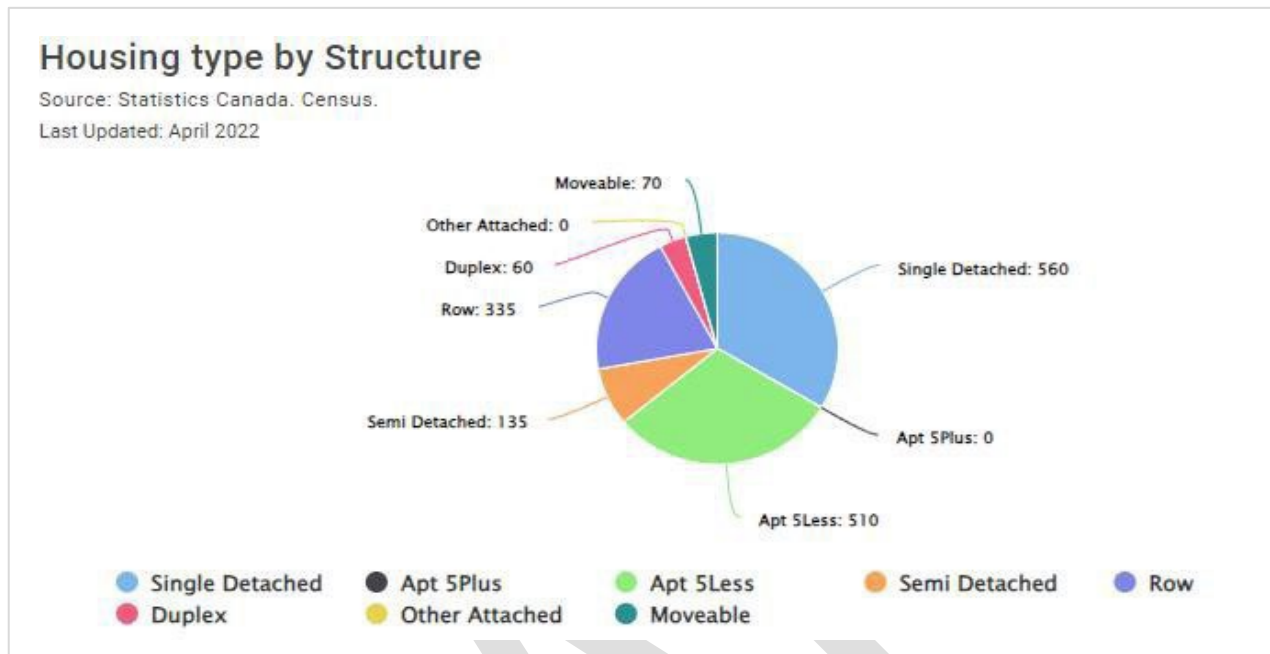
Figure 6. Units and Permits Year over Year



Source; Parks Canada Jasper Realty Office

Figure 7 provides a breakdown of the types and number of dwellings that exist in the community at the time of data collection. The largest proportion of dwellings are Single Detached homes. The cost to rent or own this type of dwelling is disproportionately high in the community, illustrating the need for densification, through upzoning or other means, to address a shortage of ‘missing middle’ inventory and provide residents with increased affordable and suitable housing options.

Figure 7. Housing Type by Structure



Summary of Housing Need

The 2022 JMHC Governance Review and Housing Gap Analysis provides detailed information on current housing need, seasonal need and future projected need. The following tables provide additional context and explore Core Housing Need as defined by the Canada Mortgage and Housing Corporation (CMHC).

Availability and Affordability

The following two tables demonstrate that Jasper consistently faces a critically low vacancy rate for purpose-built rentals, coupled with rising and above average rental prices. These barriers to housing stability extend to the single-family home and 'missing middle' housing segments. Factors that contribute include a deficient housing stock coupled with growing demand, resulting in both rental and purchase costs for homes steadily increasing.

Table 1. Apartment Vacancy in Jasper Compared to Provincial and National Average 2014-2023

Year	Jasper Apartment Vacancy Rate	Provincial Apartment Vacancy Rate	National Vacancy Rate
Data Source	GoA - Apartment Vacancy and Rental Cost Survey	CMHC – Alberta Historical Vacancy Rates; CMHC Rental Market Survey	CMHC – Canada Historical Vacancy Rates; CMHC Rental Market Survey
2023	0.0	2.1	1.5
2022	0.0	3.7	1.9
2021	0.0	6.5	3.1
2020	*	6.9	3.1
2019	*	5.4	2.3
2018	0.0	5.5	2.4
2017	0.0	7.4	3
2016	0.4	8.4	3.7
2015	0.2	5.6	3.5
2014	0.0	2.1	3

Source: Statistics Canada; Government of Alberta - Apartment Vacancy and Rental Cost Survey

*No Government of Alberta - Apartment Vacancy and Rental Cost Survey data available for years 2019 and 2020

Table 2. Comparison of Apartment Rental Rates – Local/Provincial/National Rates

Year	Type of Unit	Jasper Average Rent	Provincial Average Rent	National Average Rent
2023	bachelor	\$1683	\$1015	\$1019
	1-bed	\$1632	\$1245	\$1246
	2-bed	\$1834	\$1448	\$1360
	3-bed+	\$1900	\$1562	\$1479

Source: Government of Alberta – 2023 Apartment Vacancy and Rental Cost Survey; CMHC Rental Market Survey

Core Housing Need

Three indicators combine to determine the percentage of a community’s population living in Core Housing Need. The indicators refer to whether a private household's dwelling is:

- **Adequate:** The residence is safe and does not require major repairs.
- **Suitable:** Housing that has enough bedrooms for the number and composition of residents, according to the National Occupancy Standard.
- **Affordable:** Cost of housing is 30% or less of total before-tax income.

Figure 8. % of Population Living in Core Housing Need



Source: Statistics Canada 2016 and 2021 Census

According to data, 10.36% of Jasper’s population was living in core housing need in 2021. This is an increase of .5% over 2016. Understanding that availability and cost of housing has increased since 2021, it can be expected that today, even more residents are living in inadequate, unsuitable and/or unaffordable housing.

The 2022 Housing Gap analysis calculated a deficit of 150 units in 2021 to house the year-round population. Continuing on the current trajectory, the forecasted housing gap projected for 2042 was estimated at 538 units. The same study cited a gap of 609 units (based on a 3 person household) in 2021, to house the seasonal population.

Missing Middle Housing

Missing middle housing refers to a range of multi-unit housing types—such as duplexes, triplexes, townhomes, and small apartment buildings—that fit between single-family homes and large high-rises. These housing options are typically low- to mid-rise, blend into existing neighborhoods, and offer more affordable and diverse living choices. By increasing density in a gentle and neighborhood-friendly way, missing middle housing helps meet growing housing demand, supports walkable communities, and provides options for different income levels and family sizes without drastically changing the character of an area.

ADUs

Additional Dwelling Units (ADUs) are secondary housing units located on the same lot as a primary residence, such as backyard cottages, basement apartments, or garage conversions. ADUs provide a flexible and cost-effective way to increase housing supply without requiring major new developments, introducing gentle density to neighborhoods. They can help alleviate rental shortages by offering affordable housing options in established neighborhoods, making them ideal for renters seeking smaller, independent living spaces.

Additionally, ADUs generate rental income for homeowners, promote intergenerational living, and contribute to more diverse and sustainable housing markets.

Jasper Wildfire Complex

For a community already experiencing a housing crisis, the effects of the Jasper Wildfire Complex has been catastrophic. Over 300 structures were lost in the fire, the majority of which were single family detached homes, missing middle and apartment buildings.

By cataloging development permits for each of the damaged or destroyed structures, administration was able to determine that while the number of lost structures was 358, the number of permitted dwelling units actually equated to 617. Anecdotal local knowledge implies a shadow count of unpermitted dwellings at 30%, resulting in an estimated net loss of 806 units. 2021 Census data puts the average number of residents to a dwelling at 2.4, extrapolating this data, we have estimated that the number of individuals displaced or homeless due to the fire at 1,934.

Table 3. Effects on Housing of the Jasper Wildfire Complex

Damaged Structures	Total # of Dwelling Units	Estimated Displaced Population
358 (30% of structures)	617 (permitted) + 189 (shadow)= 806 units	806 x 2.4= 1,934 individuals

Role of the Housing Action Plan

As demonstrated in this report, Jasper’s housing situation is in urgent need of a coordinated response. The development of a housing action plan is crucial to address the current shortfall of units and ensure long-term housing sustainability. A Housing Action Plan must consider Jasper’s unique situation, addressing the community’s housing needs while preserving the integrity of the national park. This requires close collaboration between various levels of government and a clear action plan. Without a comprehensive housing strategy, Jasper’s housing crisis will only worsen, with significant negative impacts on residents, businesses, and the local economy. The effects of the Jasper Wildfire Complex have also put further pressure on housing, making it critical to address the growing gap.

A measured approach to addressing the housing crisis is essential to balance the needs of all residents and avoid unintended consequences. Overly restrictive policies, could prevent homeowners from generating rental income, potentially leading to financial stress. On the other hand, rapid, unchecked development could strain infrastructure, reduce neighborhood livability, and create backlash from existing residents.

Thoughtful, well-planned solutions—such as strategic zoning changes, gradual density increases, and community engagement—help ensure that new housing options benefit both current and future residents without causing financial hardship or disrupting neighborhood stability.

The intent of the Housing Action Plan is to provide a clear path to success in addressing the Jasper housing crisis, mitigating unintended negative consequences and providing residents with choice and opportunity. Actions have been assessed for their feasibility and steps to implementation have been mapped out. At a high level, the Jasper Housing Action Plan aims to address current and future housing needs, ensuring a resilient and sustainable community.

Impacts of a thoughtful approach to housing in Jasper include:

- **Improved affordability:** A structured plan can help ensure the development of affordable housing for both seasonal workers and permanent residents, easing the current affordability crisis.
- **Economic stability:** Addressing the housing shortage can help local businesses by ensuring workers have access to housing, thereby reducing employee

turnover and improving overall economic stability.

- **Sustainable growth:** A plan can help manage future population increases and ensure that housing supply grows in tandem with the town's needs, particularly as forecasts suggest a need for an additional 227 units by 2042.
- **Optimized use of land:** A housing action plan can work with Parks Canada to maximize the use of available land, while ensuring that developments meet both housing and environmental sustainability goals.

HAP Program Details

The following section of this report provides detailed information on the initiatives that form the Jasper Housing Action Plan. It includes eight categories of Actions, that will assist the local authority in reaching its housing supply growth target in the short term, and lead to permanent, systemic changes that allow housing challenges to be addressed in the long term.

Each action is identified as a low, medium, or high-impact action. These are defined as follows:

- **Low Impact:** positive actions that may impact a small number of developments annually. Impact often difficult to quantify but can lead to eventual culture change.
- **Medium Impact:** likely to directly impact housing development but may not lead to significant reduction in key housing need statistics.
- **High Impact:** easy to quantify, leading directly to new housing, and a reduction in key housing need statistics.

Actions have also been considered in relation to the Housing Accelerator Fund 10 Best Practices.

Performance and Monitoring

Each action in the plan includes a measurement for success. At a high level, the success of the Jasper Housing Action Plan will be measured by:

- Overall community housing stock diversity
- The number and diversity of new builds
- A change in the annual vacancy rate
- A change in average rental rates
- The number of new affordable units added to the market
- The number of building permits for secondary suites and ADU's
- The number of new rental units added to the market
- Measuring processing timelines and turn around time to approval
- Uptake on incentives and initiatives

Action 1: Amend Land Use Policy to Incent Development and Promote Density

A Land use regulation review and subsequent amendment recommendations will occur in two stages and adhere to planning principles, allowing time for capacity building, community understanding and education, socialization of concepts and public consultation. The first review and round of amendments will be immediate, and the second over the course of the next year and a half. This approach is intensely accelerated over normal standards, where a complete review would traditionally take multiple years and involve a piece meal approach. The immediate review allows for incentivizing and removing of barriers to densification as a large number of residents rebuild after the fire, resulting in accelerated net new units as they plan their rebuild. The second review and recommended adjustments will support the transfer of Land Use Authority from Parks Canada to the Municipality of Jasper. This transfer presents a transformative opportunity for bylaw amendments, accelerating housing development in the community. Stage two will involve a comprehensive review of Land Use Regulations, focusing specifically on housing development, removing barriers to densification and fast-tracking the creation of new housing units now and into the future. To achieve this, the municipality has established an Urban Standards and Design department, enabling localized decision-making tailored to Jasper's unique housing needs. These efforts will result in the development of new Land Use Bylaws designed to encourage appropriate and sustainable housing projects.

Both reviews will culminate in actionable recommendations to the Authority, that can be implemented swiftly, particularly as the community seeks to address a chronic housing shortage through the rebuild process. Changes to Land Use Bylaws are essential to addressing current barriers to development and increasing housing density in Jasper. A range of policy options will be considered and introduced to encourage appropriate, accelerated housing growth.

The accelerated model ensures that multiple policy reforms are drafted and approved simultaneously in two groupings, greatly reducing the standard timeline to reform. By expediting the review and implementation process, the authorities aim to spark immediate development activity and create the conditions necessary to kickstart housing development, addressing Jasper's housing crisis head-on.

Tool	Details	Outcome
<p>Review and amend existing Land Use Bylaw, removing barriers to housing development and encouraging multi-unit dwellings</p>	<p>1. Review and analysis of the Land Use Bylaw specifically considering amendments to these areas by Council:</p> <ul style="list-style-type: none"> • Land-use/Zoning: explore changes to existing land use designation and density ratios and introduce amendments to permitted and discretionary uses. i.e. remove R1 lot designation, R2 as minimum with 1 dwelling as discretionary use. • Lot Size: expand criteria for lots to qualify for subdivision, consider increasing minimum lot size. • Floor Area Ratio (FAR): explore options to increase existing FAR, to promote more dwellings in a structure. • Setback requirements: explore potential reductions in setback requirements and Zero Lot Line (ZLL) development to allow for enhancing building potential for more housing. • Height allowances: explore options to increase height allowances, to all or targeted to specific types such as high density, affordable, etc. • Site Coverage: explore options for increasing site coverage encouraging multi-unit development. 	<ul style="list-style-type: none"> • Land Use Bylaw is maximized to promote and incite the addition of new dwelling units in the community, while ensuring Jasper’s character remains intact. • Increase in accessible and simplified tools for development purposes. • Increased density overall. • Maximized and efficient site use. • Regulatory barriers to development are removed.

High Impact

Aligns with Housing Accelerator Fund 10 Best Principles: End exclusionary zoning; Reduce or eliminate parking standards; Eliminate restrictions and add flexibility related to height, set back, building floor area.

Action 2: Explore Reducing Parking Requirements Tied to Housing

This initiative involves a review of the Land Use Bylaws related to parking and the development of alternative regulations, that reduces parking requirements for residential units. Parking is a consistent barrier to development, impacted by Jasper’s finite amount of developable land and the cost to develop underground parkades. Additionally, parking regulations are not consistent, for example, there are four different requirements across four different residential lot designations. Amendments to simplify, reduce and/or eliminate parking requirements will be considered.

Tool	Details	Outcome
<p>Amend the Land Use Bylaw, reducing parking requirements for residential developments</p>	<p>2. Reduce or Eliminate Parking Requirements: This initiative will see amendments made to the Land Use Bylaw that describe changes to the existing parking requirements for housing. Options presented to council will include:</p> <ul style="list-style-type: none"> • Decouple parking from housing - no parking permitted with residential development and would require on-site, secure, covered bike parking, would prioritize transit and other active modes of transportation • Open Parking - whereby developers could be left to determine the overall parking need for the development in question • Housing prioritized ratios – sliding scale, reduction for multi-unit development, no parking requirement for secondary suite, reductions being possible based on criteria such as secure bike parking, proximity to transit etc. 	<ul style="list-style-type: none"> • Land Use Bylaw is maximized to promote and incite the addition of new dwelling units in the community • Maximized and efficient site use. • Regulatory barriers to development are removed.
<p>High Impact</p>		
<p>Aligns with Housing Accelerator Fund 10 Best Principles: End exclusionary zoning; Reduce or eliminate parking standards; Eliminate restrictions and add flexibility related to height, set back, building floor area.</p>		

Action 3: Promote Accessory Dwelling Unit and Secondary Suite Incentive Program

This initiative will propose a suite of incentives, designed to incite Jasper homeowners to build ADU's and secondary suites on their property. The program aims to offer financial incentives, a simplified and expedient permitting process, as well as resources and assistance to help guide applicants through the process.

Leveraging existing buildings for ADU's and secondary suites makes good sense in a community where land is finite, essentially capping development after a certain point.

Tool	Details	Outcome
<p>Incentivize and facilitate the development of Secondary Suites and ADU's in the community</p>	<p>3. Financial incentives for Homeowners to develop ADU's: This initiative would consider financial incentives for homeowners. Options to be presented to Council could include:</p> <ul style="list-style-type: none"> • Consider offering grants to homeowners to convert or create Secondary suites or accessory dwelling units on their property. • Rent Local program providing one-time cash incentives for homeowners to convert existing short-term rentals to secondary suites. <p>4. Approved ADU Design Catalogue: create a catalogue of pre-approved ADU designs for use by homeowners, at no charge, to expedite and simplify the development process for them.</p> <p>5. On Line Tools: promote and market opportunities to develop ADUs to residents through the inclusion of Jasper on the ADUSearch website. Include links and information to guide the process.</p>	<ul style="list-style-type: none"> • Reduction in the number of units used for PHA's in the community • Homeowners convert usable space to secondary suites • Land Use regulations support the community's long-term vision for housing • Increased clarity around allowable design, ease of process for interested individuals • Increased access to ADU development tools for the public
<p>Moderate Impact</p>		
<p>Aligns with Housing Accelerator Fund 10 Best Principles: Develop grant programs; Develop incentive programs; Design and implement guidelines or pre-approved building plans for missing middle housing or specific accessory dwelling such as laneway housing or garden suites.</p>		

Action 4: Expedite and Simplify Housing Development Permit Process

This initiative would enable the Municipality and Parks Canada to invest in electronic software programs to support the management of development applications and approvals, for both internal and external users, with a goal of expediting processing times and allow tracking of all building and development permits.

Streamlining processes would create efficiencies, including concurrent reviews with Parks Canada. An accessible, user-friendly approach to the submission, review and tracking of development applications would improve the review process, shorten turnaround times for applicants, and ultimately allow for more permits to be processed in a faster, more efficient manner. This will be crucial in accommodating the expected increase in development permits resulting from the proposed housing policy changes. Input form users will be used to customize software for efficiencies.

Tool	Details	Outcome
<p>Implement systems that simplify the review and approval of development and permit applications</p>	<p>6. Online permitting system: This initiative involves implementing and customizing online systems to better facilitate and track development permit applications. Areas for customization include:</p> <ul style="list-style-type: none"> • Public facing and internal systems that allow for online submission and tracking, for applicants and internal users. • Integrated systems that streamline processes and allow efficiencies with concurrent Parks Canada review of applications. <p>7. Internal policy creation to expedite approval process:</p> <ul style="list-style-type: none"> • Establish criteria for fast tracking applications; ie, as of right zoning, affordable housing developments. • Review, and establish permit approval timelines that improve on existing service standards. 	<ul style="list-style-type: none"> • Increased accessibility and improved communication, simplifying the process for both internal and external users. • Expedites the processing and tracking of all building and development permits through improved inter-organizational collaboration. • Expedites approval of certain types of development, increasing the UDS's ability to address community need. • Service standards are improved and consistent.
<p>High Impact</p>		
<p>Aligns with Housing Accelerator Fund 10 Best Principles: Increase process efficiency; Prioritized/enhanced development approval process; Expand e-permitting to all development and building permit types; Develop systems to monitor and publicly report on application processing times, with emphasis on continuous assessment and improvement (strongly recommended).</p>		

Action 5: Develop Financial Tools to Support Priority Housing Development

This initiative aims to bring before council a suite of proposals to facilitate the development of affordable/desired housing through financial incentives, including waiving or reducing the fees associated with development and municipal tax requirements. High construction and land costs make it difficult for affordable housing development to be financially viable in Jasper. Currently there is only one 40-unit provider of affordable housing in town, whose affordability agreement expires in 5 years. This would leave Jasper without any affordable housing options other than Seniors and Assisted Living facilities (one of which was lost in the Jasper Wildfire Complex). The goal with this initiative is to incent affordable housing development by increasing its financial viability, addressing a substantial gap in Jasper’s housing needs.

Tool	Details	Outcome
<p>Provide financial incentives for affordable housing development</p>	<p>8. Financial incentives to incite affordable housing development: Options to be presented to Council include:</p> <ul style="list-style-type: none"> • A bylaw waiving all or a portion of the municipal portion of property taxes on affordable housing development. • Other Bylaws allowing development fee waivers or reductions for desired/needed building types i.e. building permit, development permit, compliance deposit, off-site levies, sub division fees etc. 	<ul style="list-style-type: none"> • Increase in the number of affordable housing units • Financial barriers to the development of affordable housing are reduced spurring growth
<p>High Impact</p>		
<p>Aligns with Housing Accelerator Fund 10 Best Principles: Comprehensive review of development charges and fee schedules; Make government owned lands available for housing through strategies such as disposition, acquisition and/or pre-development.</p>		

Action 6: Develop a Land and Asset Acquisition Strategy for Community Housing

Affordable and serviced appropriate sites are key for viable housing developments. Jasper will develop a framework to determine the process and outcomes for municipal land and asset acquisitions intended for housing. This will establish a transparent and consistent approach to guide any current and future resources directed towards acquisitions. For example, acquisitions could involve acquiring land and/or temporary accommodations from Parks Canada to convert to permanent housing, as well as ‘orphaned’ lots, as a result of the Jasper Wildfire Complex. An acquisition strategy, coupled with funding resources ensures a portion of Jasper’s finite land assets remain available for community housing, and are not exhausted through speculative purchases by developers or large corporations. This initiative would see the local arm’s length housing corporation (Jasper Municipal Housing Corporation) explore funding mechanisms for the purchase of land for future development of affordable, missing middle and community housing. Developments would be managed by the JMHC, with a focus on social housing and community need over profit, and address the Jasper specific challenge of individuals’ housing being tied to their employment (staff accommodation). This decoupling of housing to employment expands rental choice and decreases vulnerability for residents. The acquisition strategy will be balanced, recognizing that both community and private development is necessary to address a community’s housing need.

Tool	Details	Outcome
Community Housing land acquisition strategy	<p>9. This initiative involves creating a land procurement and development strategy, that focuses on outcomes to develop social housing, missing middle and below market housing. The strategy would establish a transparent and consistent approach to guide any current and future resource acquisition. Funding mechanisms would be explored to acquire land or assets resulting in permanent housing in the community, addressing need.</p>	<ul style="list-style-type: none"> • Land Acquisition strategy exists to increase community housing stock. • Community based organizations acquire finite assets for permanent housing.
<p>High Impact</p>		
<p>Aligns with Housing Accelerator Fund 10 Best Principles: Make government owned lands available for housing through strategies such as disposition, acquisition and/or pre-development.</p>		

Action 7: Continuous Assessment of Housing Need

Housing Needs Assessments (HNAs) help identify and address housing demand by collecting data on population growth, income levels, housing supply, and affordability. Consistent data collection allows policymakers, developers, and communities to make informed decisions about zoning, infrastructure, and housing programs. Without regular assessments, housing policies may rely on outdated or incomplete information, leading to mismatches in supply and demand. HNAs ensure housing strategies are based on current needs, supporting effective planning and development.

Tool	Details	Outcome
Reliable data on Housing Need to inform decisions	<p>10. This initiative focuses on the municipality participating in and initiating ongoing housing needs assessment, using available tools both internal and external. Options include:</p> <ol style="list-style-type: none"> a. The GoA Affordable Housing Needs Assessment tool and Alberta Apartment and Rental Rate Survey. b. Consultant and professional services, c. Outreach by MoJ staff to local apartment buildings to determine vacancy and rental rates. d. Outreach by MoJ staff to local businesses to determine staff accommodation need. 	<ul style="list-style-type: none"> • Reliable and timely data on residential housing need. • Targeted and effective responses to local housing situation, ensuring actions address need.
<p>High Impact</p>		
<p>Aligns with Housing Accelerator Fund 10 Best Principles: Develop affordable housing community improvement plans; Increase process efficiency.</p>		

Action 8: Community Engagement

Community engagement, when developing housing solutions that introduce change to established communities fosters transparency, trust, and collaboration between residents, developers, and policymakers. Engaging the community early helps address concerns, gather local insights, and build support for well-planned changes. This process involves public consultations, workshops, surveys, and stakeholder meetings to gather input from residents, businesses, and community groups, ensuring diverse voices are heard. It ensures that new policy aligns with neighborhood needs while balancing growth and livability. Effective engagement leads to better-designed projects, smoother implementation, and policies that reflect community priorities, ultimately making it easier to create more housing options in a way that benefits both new and existing residents.

Tool	Details	Outcome
<p>Community engagement to form an updated and relevant Town Plan</p>	<p>11. This initiative focuses on community engagement to support the development of a new Town Plan, that considers the strategic priority of Housing and relevant policy. Public engagement could include:</p> <ul style="list-style-type: none"> a. Public consultations, workshops, surveys, and stakeholder meetings to gather input from residents, businesses, and community groups. b. Open forums where residents can share concerns about increased density or reduced parking while also learning about the benefits of missing middle housing and ADUs. c. Online surveys and interactive mapping tools to identify preferred areas for growth, site visits and ‘walking tours’. 	<ul style="list-style-type: none"> • Updated Town Plan that reflects the community’s values. • Informed residents, able to consider diverse perspectives. • A road map for local government to address community housing needs.
<p>High Impact</p>		
<p>Aligns with Housing Accelerator Fund 10 Best Principles: Reduce or eliminate parking standards; Eliminate restrictions and add flexibility to development options: Develop affordable housing community improvement plans.</p>		

AGENDA ITEM 7.3

REQUEST FOR DECISION

Subject: Residential Density & Parking Community Engagement Approach

From: Bill Given, Chief Administrative Officer

Prepared by: Micheal Borland RPP, Town Planner

Reviewed by: Leanne Pelletier, Housing Coordinator
Beth Sanders RPP, Director of Urban Design & Standards

Date: March 11, 2025



Recommendation:

That Committee recommend Council receive the attached Community Engagement Approach for identifying town values and reviewing residential density and parking policies in the Land Use Policy (April to July 2025), as information.

Alternatives:

- That Committee receive the report and take no further action.
- That Committee recommend Council delay community engagement until January 2026.

Background:

The Jasper Wildfire Complex in July 2024 caused extensive damage, destroying 30% of the town's structures, particularly in residential areas. In response, the Municipality of Jasper and Parks Canada collaborated on rebuilding efforts through the Joint Recovery Coordination Centre (JRCC). One key aspect of this recovery is ensuring that land use planning and development processes are updated to meet the immediate needs of the community while aligning with Jasper's long-term vision.

The catastrophic impacts of the wildfires accelerated the need for interim measures to streamline rebuilding efforts to address the residential vacancy rate that was near 0% before the fire. In October 2024, changes were made to the Town of Jasper Land Use Policy (Parks Canada) to allow modest increases to residential density and a decrease in residential parking requirements. These changes were made quickly, without community engagement, to allow leaseholders who were starting their rebuilding plans to do so in ways that helped Jasper address the need for housing.

In fall 2024, Bill C-76 received royal assent to enable the transfer of land use planning and development authorities from Parks Canada to the Municipality of Jasper. To assume these authorities, the Municipality has to have a "community plan" and a "municipal development plan" in accordance with Parks Canada and the Alberta Municipal Government Act requirements. The current plan is the Jasper Community Sustainability Plan, established in 2011. While a date for the transfer has not been confirmed, work on a new plan can begin and help guide land use and community decision-making over the following months and year.

In February 2025, the Canada and Mortgage and Housing Corporation announced \$9.4M of funding for Jasper through the Housing Accelerator Fund (HAF). Two of the Housing Action Plan initiatives involve amending the Town of Jasper Land Use Policy to increase residential density and decrease the minimum parking requirements.

Discussion:

Community engagement is needed to confirm the choices Jasper wishes to make about housing. While the Housing Accelerator Fund initiatives and the Housing Action Plan suggest a course of action to resolve the housing challenge in Jasper, a community-based discussion and decision is needed. While Parks Canada will have the final decision on changes to the Town of Jasper Land Use Policy, the community and Council can work together to craft a recommended course of action to Parks Canada.

Post-disaster, the values embedded in the Jasper Community Sustainability Plan (2011) may or may not be relevant. Identifying current values will help shape the community's exploration of land use policy tools to welcome more homes in Jasper and be a first step in creating a new town plan for Jasper in 2026.

Engaging the community now allows us to:

- Check in on policy changes that took place in October 2024
- Increase permanent long-term housing for residents
- Gather statistics and stories to inform community discussion
- Make decisions with the involvement of the community
- Leverage the opportunities that come with HAF funding
- Prepare Council to speak to Parks Canada as the community's voice (final decision rests with PCA)

As the engagement takes place, What We Are Hearing reports will be shared with the community and Council. Following the engagement, the following will be presented to Council for decision:

1. **The community values that will guide the creation of Jasper's Town Plan in 2026.** This will be vital guidance administration can use to prepare for community engagement in early 2026 (after the municipal election).
2. **Proposed policy changes to the Town of Jasper Land Use Policy** (Parks Canada). Council will be in a position to request Parks Canada to make policy changes related to residential density and minimum parking requirements.

Strategic Relevance:

- Communicate and engage with residents.
- Welcome the expertise, innovation, creativity and commitment of community members, groups, associations and businesses.
- Embrace our growing diversity.
- Leverage and create opportunities for greater inclusion.

Inclusion Considerations:

The proposed Community Engagement Approach will invite Jasperites to help shape the future of their community and address the severe housing crisis.

Relevant Legislation:

- [Canada National Parks Act](#)
- [Jasper Community Sustainability Plan](#)

- [Agreement for the Establishment of Local Government in the Town of Jasper](#)
- [Alberta Municipal Government Act](#)

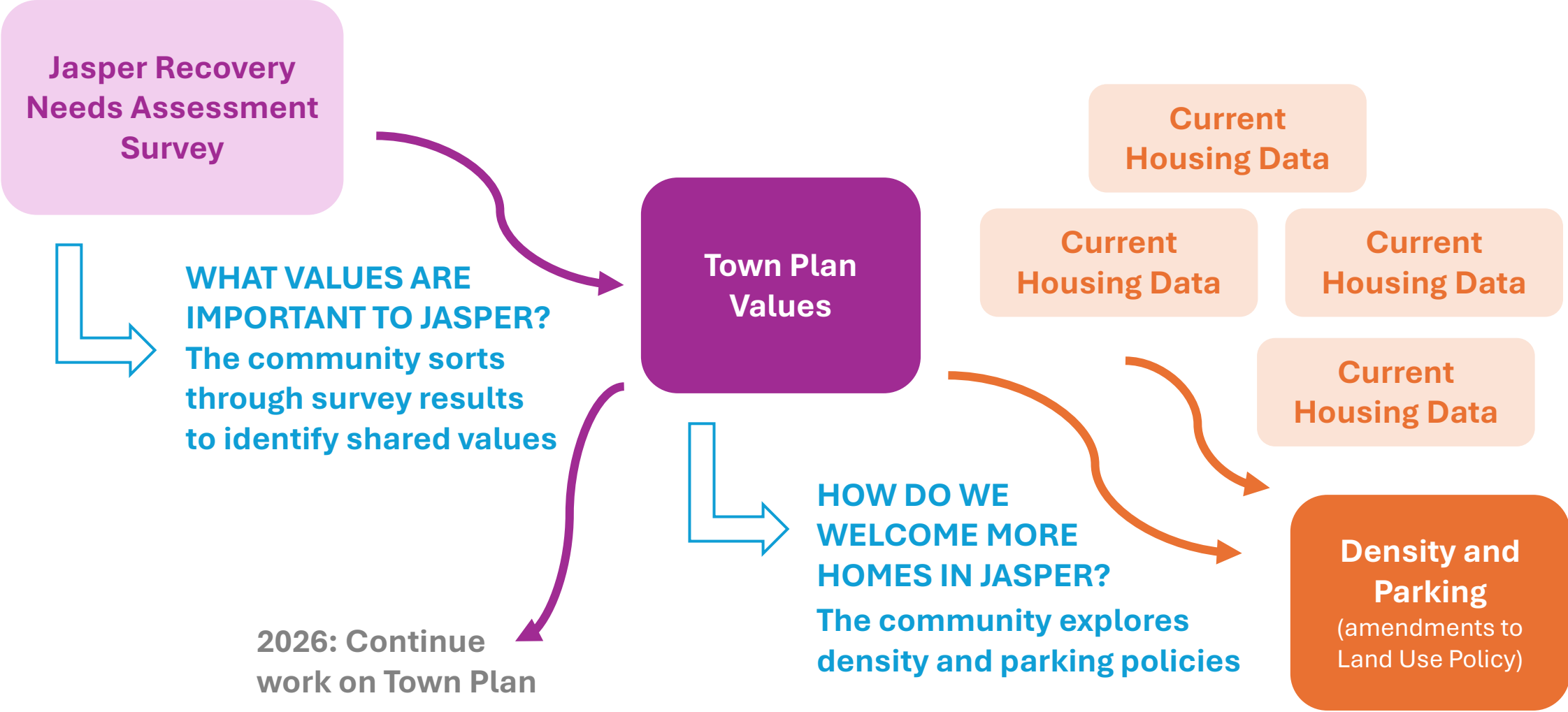
Financial:

The delivery of the Community Engagement Approach is incorporated in the Municipality of Jasper's budget for 2025.

Attachments:

- Community Engagement Approach

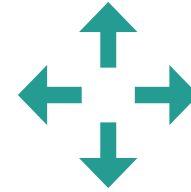
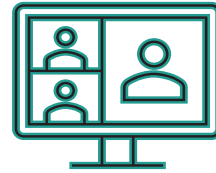
Community Engagement Approach



Project principles

- Increase permanent long-term housing for residents
- Gather statistics and stories to inform community discussion
- Make decisions with the involvement of the community
- Leverage the opportunities that come with HAF funding
- Prepare Council to speak to Parks Canada as the community's voice (final decision rests with PCA)

Principles of engagement



Community readiness

Assess community readiness to participate in engagement.

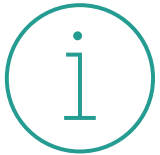
Accessibility

In-person and virtual events will be used to ensure the perspectives of the community within and temporarily away from Jasper are heard.

Flexibility

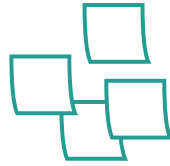
Adjust engagement approaches as needed to accommodate community needs and reach unheard perspectives.

Engagement objectives



Informed community

Jasperites are informed and aware of engagement.



Capture diverse perspectives

Collect input from a wide range of perspectives.



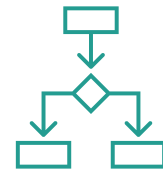
Collaborative community ownership

Diverse community perspectives collaborate and take ownership in their community.



Strengthen trust

Trust between Jasperites and the Municipality of Jasper is strengthened.



Informed decision-making

Use community input to inform decision-making.

Jasper's Town Plan

PHASE 1
(2025)

Our chosen DIRECTION
(5 or 6 VALUES)

PHASE 2
(2026)

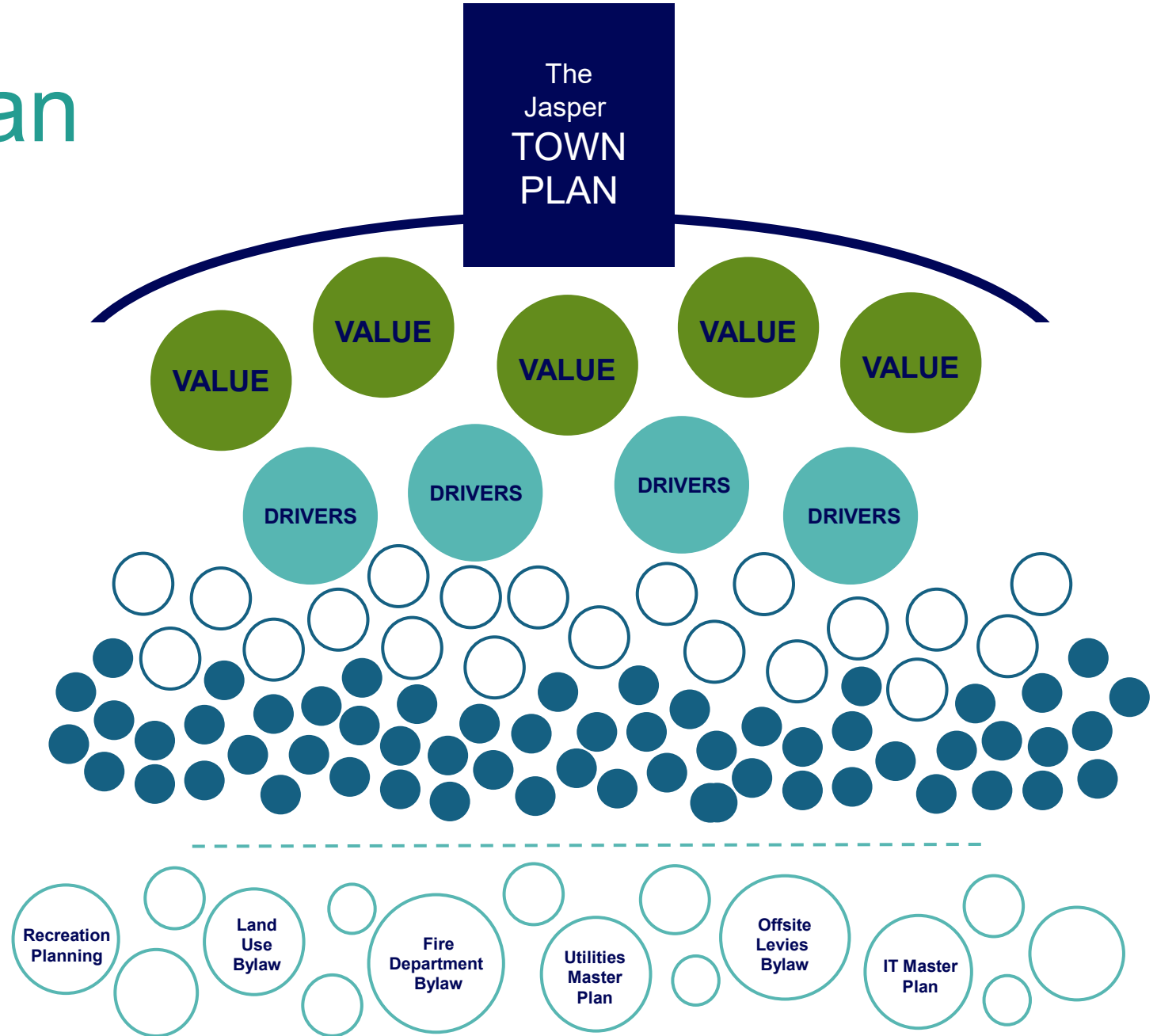
Our POLICY CHOICES
(4 or 5 ideas/drivers that shape town)

PHASE 3
(2026)

OUTCOMES and POLICY STATEMENTS
(20 to 30 statements)

IMPLEMENTATION

(plans + bylaws + projects that get us there)



Engagement approach timeline

March 2025	April 2025	May 2025	June 2025
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Town Plan Values

<p>COLLECT DATA</p> <ul style="list-style-type: none"> Jasper Recovery Needs Assessment Survey 	<p>ENGAGE (April 7-12)</p> <ul style="list-style-type: none"> In-person and online Targeted and open invite Explore values <p>What We Heard Report</p>	<p>ENGAGE (May 5-10)</p> <ul style="list-style-type: none"> In-person and online Targeted and open invite Confirm values <p>What We Heard Report</p>	<p>Council RFD (June 24)</p> <ul style="list-style-type: none"> Values to guide Town Plan development in 2026 and decision-making
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Land Use Policy: Density + Parking

<p>Council RFD (March 11)</p> <ul style="list-style-type: none"> Engagement Approach 	<p>COLLECT DATA</p> <ul style="list-style-type: none"> Current housing data 	<p>ENGAGE (May 5-10)</p> <ul style="list-style-type: none"> In-person and online Targeted and open invite Explore density Explore parking What do we want policy to do? <p>What We Heard Report</p>	<p>ENGAGE (June 2-10)</p> <ul style="list-style-type: none"> Test and confirm policy changes <p>Council RFD (June 24)</p> <ul style="list-style-type: none"> Amendments to Land Use Policy: <ul style="list-style-type: none"> Residential density Parking minimums
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Who and how to engage

CITIZENS

- Survey
- Drop-in information session and BBQ
- Walking tour
- Community events
- COS community conversations
- Workshops

PUBLIC INSTITUTIONS

- Lunch and learn
- Walking tour
- Meetings
- Workshops

COMMUNITY ORGANIZATIONS

- Coffee chats
- Lunch and learn
- Walking tour
- Community meetings
- Workshops

BUSINESS COMMUNITY

- Coffee chats
- Lunch and learn
- Walking tour
- Meetings
- Workshops

AGENDA ITEM 7.4

REQUEST FOR DECISION

Subject: Housing Manager Position
From: Bill Given, Chief Administrative Officer
Prepared by: Beth Sanders RPP, Director of Urban Design & Standards
Reviewed by: Cindy Moretti, Acting Director of Human Resources
Natasha Malenchak, Director of Finance & Administration
Date: March 11, 2025



Recommendation:

That Committee recommend Council approve the establishment of a Housing Manager position to create, oversee and implement the Municipality of Jasper's housing programs.

Alternatives:

- That Committee receive the report and take no further action.
- That Committee recommend approval of positions in addition to the Housing Manager.

Background:

Following the catastrophic impacts of the Jasper Wildfire Complex, the community faces a severe housing crisis, further straining a market that already had chronic affordability and availability issues. The residential vacancy rate in Jasper was near 0% prior to the fire.

The Municipality has one person working on all housing initiatives at this time: the Housing Coordinator. The demands on this role have increased with the Canada Mortgage & Housing Corporation's announcement of \$9.4M of funding for Jasper through the Housing Accelerator Fund (HAF) in February 2025. In 2025, the Jasper Municipal Housing Corporation (JMHC) is constructing a 40-unit affordable housing apartment building. Further construction projects are contemplated.

Discussion:

The establishment of the Housing Manager position is essential to support Jasper's housing recovery and rebuilding efforts following the Jasper Wildfire Complex and to increase housing security for current residents. The Canada Mortgage & Housing Corporation (CMHC)'s HAF provides a unique opportunity to enhance the municipality's internal capacity without financial impact on the municipal budget.

The Housing Manager role will provide leadership in planning, managing, and evaluating housing strategies and initiatives to address local housing needs. The Housing Manager will:

- **Provide housing leadership**, including recommendations to simplify the development review and approval process, related bylaws, and community planning initiatives.
- **Oversee Housing Accelerator Fund (HAF) programs**, ensuring compliance with funding conditions and driving progress on housing initiatives.
- **Create, oversee, and implement the Municipality of Jasper's housing programs**, ensuring alignment with long-term housing goals.

- **Create a Housing Action Plan** that outlines the urgent need for coordinated recovery efforts, emphasizing that rebuilding must not only replace lost housing but also address Jasper’s long-standing housing shortages. The plan will also consider accommodation of housing security for current residents.
- **Support the Jasper Municipal Housing Corporation (JMHC)** in building new housing projects.

The proposed Housing Manager position is required due to the significantly increased volume of housing related activities arising from the construction of new permanent affordable housing and the programs related to the \$9.4M in HAF funding. The addition of the Housing Manager will increase housing leadership and administrative capacity to manage recovery, rebuilding, and new building projects in Jasper.

The existing Housing Coordinator position will continue providing administrative support to the JMHC, managing the municipality’s relationship with MPL Place, deliver the Municipality’s employee housing program. The position will also support the operation of new HAF funded programs under the direction of the Manager.

The proposed Housing Manager position is a two-year term, funded through the HAF. After the two-year term, Council will revisit how to proceed with the position based on workload and funding availability at that time.

Strategic Relevance:

- Build our internal capacity to advance our housing priorities.
- Invest in infrastructure to support housing.
- Invest in developing community focused housing units.
- Facilitate others in developing diverse housing options.
- Explore increasing the number of units available for staff accommodation.
- Take proactive steps to reduce the risk of people becoming vulnerable and respond when they are vulnerable.

Inclusion Considerations:

The proposed position will enhance equitable access to housing services by improving the municipality’s capacity to manage recovery and rebuilding efforts efficiently. This role will support engagement with diverse community members, ensuring that the housing recovery process considers the needs of vulnerable and displaced residents, as well as housing security for current residents.

Relevant Legislation:

- [Jasper Community Sustainability Plan](#)
- [Alberta Municipal Government Act](#)

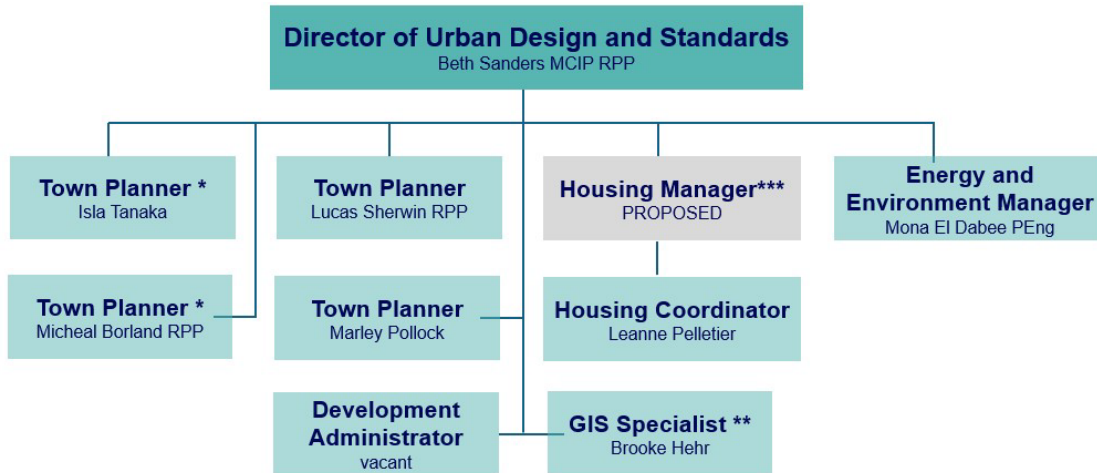
Financial:

The expected total annual cost for the position (including benefits) is a maximum of \$138,000.00. The HAF will cover 100% of the costs of the Housing Manager position for two years, after which Council will review whether to continue, adjust, or discontinue the role.

Attachments:

The Team: Urban Design and Standards Organizational Chart

The Team



* Three-year term position
** 50/50 MOJ/PCA
*** Two-year term position

March 2025

AGENDA ITEM 7.5

REQUEST FOR DECISION

Subject: 2024 Property Tax Receivable/Write-Off Request
From: Bill Given, Chief Administrative Officer
Prepared by: Natasha Malenchak, Director of Finance and Administration
Date: March 11, 2025



Recommendation:

- That Committee recommend Council direct Administration to write off Property Tax receivable for Roll 500000 (Provincial Building) for half of the amount levied in the amount of \$35,136.62.

Alternatives:

- That Committee recommend Council direct Administration to keep the amount set as a Property Tax receivable in the amount of \$35,136.62.

Background:

Since 2019, Roll 500000 has collectively been levied \$338,350.56. A letter from January 24, 2020, explained that the province would only be approving a payment of 50% of the levied taxation going forward. Administration has deemed this property tax receivable as uncollectable due to notice from the Provincial Government and council has given administration direction to write off the outstanding amounts in the past years. Should council direct Administration to write off the 2024 amount, the amount written off in 6 years will be \$157,320.58.

At the January 14, 2025, Committee of the Whole meeting it was recommended that administration return with this request in March of 2025.

Discussion:

The provincial Grants In Place of Taxes program (GIPOT) is meant to cover the costs of the services municipalities provide to Crown properties, which are exempt from tax. The federal government maintains a similar program called Payment in Lieu of Taxes (PILT). As stated by the federal government the general principle of both programs is the same:

"Most federal [and provincial] properties benefit from the services provided by Canadian municipalities. The Government of Canada firmly supports the principle that, as a property owner, even though it is exempt from taxation, it should share in the cost of local government equitably with other property owners in the community."

Following the release of the 2025/26 provincial budget the Municipality has received a letter from Minister Ric McIver dated February 27, 2025 which states:

Over the last few years, we heard loud and clear from municipalities that have provincially run buildings within their boundaries about the need for stronger recognition of the impact provincial properties have on municipal services. Starting in the 2025/26 fiscal year, GIPOT will be paid to municipalities at 75 per cent of the property tax amount that would be owed if the properties were subject to municipal

taxation. Next year, in 2026/27, GIPOT will be fully restored to 100 per cent.

While this is a welcome change in provincial policy, unfortunately the write-off recommendation is for the 2024 fiscal year. For the purposes of closing the 2024 annual audit administration must recommend that council authorize the write off of these uncollectible amounts.

Inclusion Considerations:

- The Municipal Inclusion Assessment Tool is not applicable to this recommendation.

Relevant Legislation:

Municipal Government Act, RSA 2000, Chapter M-23

Grants in place of taxes

Section 366

(1) Each year a municipality may apply to the Crown for a grant if there is property in the municipality that the Crown has an interest in.

(2) The Crown may pay to the municipality a grant not exceeding the amount that would be recoverable by the municipality if the property that the Crown has an interest in were not exempt from taxation under this Division.

Grants in place of taxes

Section 380

(1) Each year a municipality may apply to the Crown for a grant if there is a business in the municipality operated by the Crown.

(2) The Crown may pay to the municipality a grant not exceeding the amount that would be recoverable by the municipality if the business operated by the Crown were not exempt from taxation under this Division.

Cancellation, reduction, refund or deferral of taxes

Section 347

(1) If a council considers it equitable to do so, it may, generally or with respect to a particular taxable property or business or a class of taxable property or business, do one or more of the following, with or without conditions:

- (a) cancel or reduce tax arrears;*
- (b) cancel or refund all or part of a tax;*
- (c) defer the collection of a tax.*

Strategic Relevance:

Advocacy

- Increase awareness and understanding of our unique conditions with other orders of government and funders.

Financial:

The write off expense of \$35,136.62 in 2024 fiscal year will reduce the taxes receivable and the 2024 year-end surplus or increase year end deficit.

Attachments:

- 2024 Tax Notice; Roll 500000.

2024 Tax Notice



P.O. Box 520
 Jasper, AB
 T0E 1E0
 Ph: (780) 852-6511/6505

Roll # **Year** **Date**
 500000 2024 Jun 14, 2024

Copy sent to:

**** REPRINT**

Municipal Address: 627,29 &31-Patricia St.
 Lot/ Block/ Plan: 9 to 13 /9 /1285TR

Your property is assessed as indicated below for the taxation year 2024 .

Land Use Descriptions			Total Assessment		
709	Prov Urban Municipal				\$5,515,520
814	Urban Non Profit Exempt				\$1,206,520
820	Urban Municipal Exempt				\$1,895,960
					\$0
TOTAL ASSESSMENT					\$8,618,000
EDUCATION/EVERGREEN TAXES			MUNICIPAL TAXES		
EDUCATION SERVICES	MILL RATE	TAXES	MUNICIPAL SERVICES	MILL RATE	TAXES
			Exempt	0.000000	
			Commercial-Municipal-Urban	0.012741	\$70,273.24
TOTAL EDUCATION TAXES (A)					\$0.00
TOTAL MUNICIPAL TAXES (B)					\$70,273.24
LOCAL IMPROVEMENT					\$0.00
LOCAL IMPROVEMENT TAXES (C)					\$0.00

You have been assessed under the provisions of the Municipal Government Act. Taxes are due and payable to the Municipality of Jasper. 6.61% of your Municipal taxes go to Parks Canada for Land Rent, Use & Planning and, 3.36% to Provincial Rural Police Funding. Unpaid taxes may be recovered as provided in the Municipal Government Act. If you require a tax receipt please contact our office.
Current Taxes: A 3% penalty will be applied monthly starting July 16th.

CURRENT TAXES (A + B + C)
\$70,273.24

Add/Credit Arrears/Credit
\$0.00

AMOUNT DUE July 15, 2024
\$70,273.24

Payable AFTER July 15, 2024
\$72,381.43

REMITTANCE PORTION
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Roll#	N/A Code	Year	Date
500000	ALBE0003	2024	Jun 14, 2024
DUE DATE		AMOUNT DUE	
July 15, 2024		\$70,273.24	
ENTER AMOUNT OF PAYMENT			
\$			

Is your Name / Address Correct? Yes No
 If not, put the correct name and address on the reverse side of this remittance form and return with your payment.

Municipality of Jasper

Payment Batch No: PB00060

Voucher No: BC058

Total Payment: \$35,136.62

Paid Date: December 7, 2024

						Eligible Amounts						
Roll Number	ATS	Plan/Block/Lot	LINC	Tax Year	Requested Amount (Tax Notice)	Grant Property	BIA	Special Levy	LIMP	Total	Grant Funding Level	Paid Amount
500000		4061EO/9/9-13	0018540444	2024	\$70,273.24	\$70,273.24	\$0.00	\$0.00	\$0.00	\$70,273.24	50.00%	\$35,136.62
Total Paid Amount:											\$35,136.62	

AGENDA ITEM 7.6

REQUEST FOR DECISION

Subject: Transit Quarterly Report
From: Bill Given, Chief Administrative Officer
Reviewed by: Jasper Transit
Date: March 11, 2025



Recommendation:

That Committee receive the Transit Quarterly Report (September 17, 2024 to February 28, 2025) for information.

Alternatives:

- That Committee direct Administration to return with further information.

Background:

In early 2023 Council received the [Transportation Strategy & Action Plan](#) (the Transit Strategy) and; directed administration to begin the next steps to establish a fixed-route bus service beginning September 5, 2023.

On May 7, 2024 Council approved policy [F-114 Transit Service Standards](#) which requires the presentation of quarterly transit reporting.

Discussion:

The attached Transit Service Update report provides an overview of the transit system's operation from September 17, 2024 to February 28, 2025, including a summary of some key annual statistics for 2024. Items of note include:

- Transit service was re-launched on September 17, 2024, in step with the first day of school, and in collaboration with stakeholders. No transit service was provided from the date of evacuation until September 17, 2024.
- In 2024, the Jasper Transit system provided 35,764 rides and 3,050.4 hours of transit service. On average, Jasper Transit served 11.7 riders per hour in 2024. This exceeds the Jasper Transportation Strategy & Action Plan 2024 forecast of an average of 8.3 riders per hour.
- Winter 2024 / 2025 transit ridership remains consistent with Winter 2023 / 2024 transit ridership, though the distribution of fixed-route and school riders is more even. From November 2024 to January 2025 there were more fixed-route riders than in the previous year, which is a good trend for recovery and growth of the transit system.
- Administration continues to monitor schedule adherence. For the Recovery schedule, it started at 85% in October, with on-time performance issues primarily occurring on the Pyramid Loop. These issues have

resolved and schedule adherence in January and February 2025 is 93%, which exceeds the minimum standard of 85% On-Time Performance in Policy F-114.

- The Grande Yellowhead Public School Division (GYPSD) has informed Administration of new school bussing catchment rules which will be in effect in September 2025, with transition funding available to maintain existing service levels until September 2026. The school bussing catchment will change for K – 6 children from 1.0 km currently to 1.6 km in 2025 (effective 2026). Families affected by this policy change have already been notified by GYPSD.
- Administration has updated the School Special service to respond to the opening of interim housing on parcel GA. The School Special route now serves Stop 5 for GA residents. Interim housing residents in parcels HH and HF are served through existing school bus and regular transit stops.
- Provincial funding for Jasper – Hinton transit service has been announced, and Administration is working with the Government of Alberta to finalize the grant details and the paperwork. Administration is undertaking planning for this new service, as it is an opportunity to review the Recovery ridership and service and look at a holistic transit service update in Spring 2025. More information on this will be brought to Council in April 2025.

Strategic Relevance:

- Recognize the fundamental importance of our tourism economy.
- Take proactive steps to reduce the risk of people becoming vulnerable and respond when they are vulnerable.
- Communicate and engage with residents.
- Increase opportunities for active transportation and transportation alternatives.

Inclusion Considerations:

The provision of transit within the community supports equitable access to transportation and supports mobility for residents who may not own a private automobile. This mobility enables more individual autonomy and increase access to work and social events.

Relevant Legislation:

- [Alberta Traffic Safety Act and Commercial Vehicle Regulations](#)
- [Policy F-114 Transit Service Standards](#)

Financial:

Total 2024 fare sales for the period were \$51,559.50. This includes the Jasper Park Lodge Corporate Bulk Purchase program for Q3 and Q4, 2024. Lost 2024 transit revenue was included in the municipal financial stabilization approved by the Government of Alberta. Partner contributions in 2024 totaled \$287,000.

For January 1 to February 15, 2025, revenue from the Corporate Bulk Purchase program was \$10,160.84. General ticket sales from January 1 to February 7, 2025 are \$1,048.86 excluding cash, which has not yet been processed. So far, fare revenue for 2025 is outpacing fare revenue from 2024.

Attachments:

Appendix 1 - Transit Service Update (September 17, 2024 to February 28, 2025)



TRANSIT OPERATIONAL UPDATE

Jasper Transit

September 17, 2024 to February 28, 2025

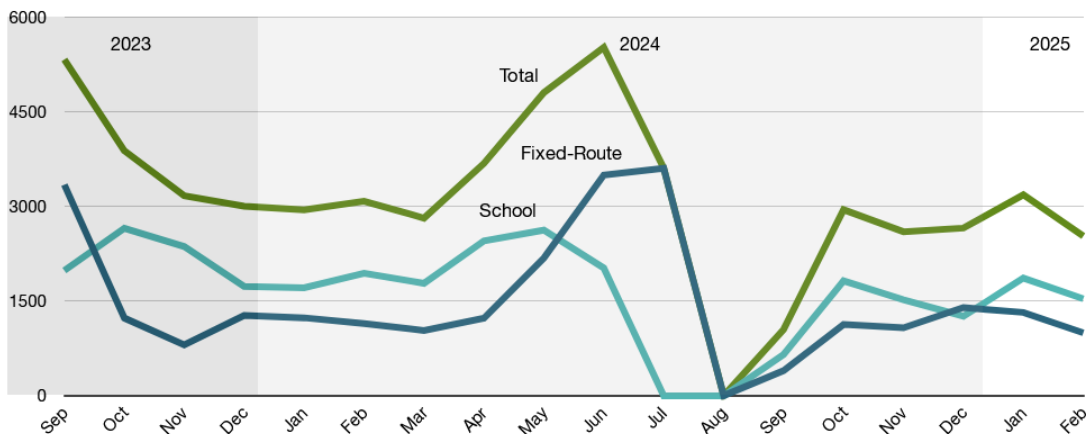
Major Projects

- Transit and School Special Recovery schedules have been operating since September 17, 2024.
- New School Special service launches March 3, 2025 to provide school bus service to interim housing parcel GA. Interim housing parcels HH and HF continue to be served through Stops #14 and Cavell.
- Provincial funding for Jasper – Hinton transit service has been announced. Planning for this new service is underway and includes updates to the Jasper Transit Recovery service to adjust for observed ridership patterns on the Recovery service, spring / summer 2025 interim housing developments and the opening of spring / summer visitor amenities.
- A 1-yr extension has been requested of the Rural Transit Solutions Fund to provide flexibility for procurement of Electric Bus Fleet and remaining capital project components.
- Administration has joined the CUTZEB Joint Procurement initiative to explore potential for electric bus procurement jointly with other Canadian agencies.
- Transit Facility construction work is over 60% complete and still on track for completion in late spring 2025.
- Administration received funding for lost transit revenue through the municipal financial stabilization request submitted to the GOA.

Service Statistics (September 17, 2024 to February 28, 2025)

- Total Hours of Service: 1,436.07
- Total Days of Service: 165
- On-Time Performance: Oct: 85% Nov: 84% Dec: 89% Jan: 93% Feb: 93%
- Total Riders: 15,021
- Total Riders by Type: Student – 8,657 General – 6,364
- Total Riders by Month: Sept: 1,051 Oct: 2,996 Nov: 2,599 Dec: 2,658 Jan: 3,185 Feb: 2,532
- Total Hours of Service (2024): 3,050.4
- Total Riders (2024): 35,764
- Total Fare Revenue (2024): Passes (Bulk Program) - \$21,294.10 Tickets (General) - \$30,265.40

Transit Riders (Monthly): September 5, 2023 – February 28, 2025



Communications & Engagement

- Communication about March 3rd School Special service change.
- Updates will be shared with the community ahead of spring / summer 2025 service changes.

MOTION ACTION LIST

SHORT TITLE	REQUESTED (DATE)	RESPONSIBLE (WHO)	COUNCIL MOTION (DESCRIPTION)	TARGET (DATE)	STATUS
Jasper Skatepark Committee	March 19, 2024	CAO and Director of Finance & Administration	That Council authorize, in principle, interim financing to the Jasper Skatepark Committee, not to exceed \$150,000, with loan details to be presented to Council following completion of the Skatepark construction.	May 2025	
Moving Traffic Enforcement	July 9, 2024	Director of Protective & Legislative Services	That Committee direct Administration to return to a future Committee of the Whole meeting with additional information on moving traffic enforcement, including the proposed scope of work and an outline of anticipated equipment requirements.	April 2025	
Climate Change Adaptation Plan	August 27, 2024	CAO	That Council direct Administration to proceed with developing a five-year Climate Change Adaptation Action Plan with internal resources and present the plan at a future Committee of the Whole Meeting in spring 2025.	April 2025	
Parcel CH Access Road & Spruce Avenue Development Tender Award	September 17, 2024	CAO	That Council direct Administration to initiate a Local Improvement Bylaw process to recover the servicing costs the Parcel CH Access Road from benefitting adjacent parcels.	March 2025	
Jasper Seniors Society	October 22, 2024	CAO & Director of Community Development	That Council direct Administration to work with the Jasper Seniors Society and other interested parties to develop a plan for seniors' centre that will meet future demand.	March 2025	
Transit Bus RFP	November 19, 2024	CAO	That Council direct Administration to reissue an RFP in spring of 2025 for the procurement of electric buses and/or any other viable zero emission options.	April 2025	

Property Tax Receivable Write-off Request – Provincial Building	January 14, 2025	CAO and Director of Finance & Administration	That Committee recommend Council direct Administration to keep the amount set as a Property Tax receivable in the amount of \$35,136.62 and return the matter to a future Committee of the Whole meeting in early March 2025.	March 2025	
Utility Rate Model	January 21, 2025	CAO and Director of Finance & Administration	That Council direct Administration to host a workshop to review the utility rate model with interested stakeholders.	June 2025	
In-Town Contractor Camps, Interim Residences & Laydown Requests	January 28, 2025	CAO and Director of Urban Design and Standards	That Committee direct Administration to return with legislative changes as required to implement the changes.	April 2025	
Wildfire Recovery Strategic Priorities	February 11, 2025	CAO	That Committee direct Administration to seek feedback on the draft Recovery Strategic Priorities from the Recovery Advisory Committee and return to a future Committee of the Whole meeting.	March 2025	