

Municipality of Jasper
Committee of the Whole Meeting Agenda

January 13, 2026 | 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 Wixer to chair meeting

2. Additions to agenda

3. Approval of agenda

3.1 January 13, 2026 Committee of the Whole agenda attachment

4. December 9, 2025 Committee of the Whole meeting minutes attachment

4.1 Business arising from minutes

5. Delegations

6. Correspondence

6.1 Parks Canada – Land Use Policy Amendments attachment

7. New business

7.1 Partnership MOU to Redevelop Anglican & United Church Lands attachment

7.2 Connaught Below Market Housing Development-Project Update attachment

8. Motion Action List attachment

9. Councillor upcoming meetings

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

10. Upcoming events

[Jasper in January](#) – January 16-February 1

[NETMA](#) – 4:30-6:30pm, January 21, Evil Dave's Grill

[Buzzfest 2026 Opening Gala](#) – January 23, Jasper Artists Guild

[2026 Tourism Advocacy Summit](#) – February 8-10, JW Marriot Edmonton ICE District

11. In-Camera

11.1 Land Matter - ATIA s.26(1)(a), 29(1)

12. Adjournment

AGENDA ITEM 4.1

Municipality of Jasper
Committee of the Whole Meeting Minutes

Tuesday, December 9, 2025 | 9:30am

Jasper Library and Cultural Centre, Quorum Room

Virtual viewing and participation	<p>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 participation is through in person attendance and public viewing during Council meetings is through Zoom livestreaming and in person attendance.</p>						
Present	Mayor Richard Ireland, Deputy Mayor Ralph Melnyk, Councillors Kathleen Waxer, Kable Kongsrud, Wendy Hall, Laurie Rodger, and Danny Frechette						
Absent	none						
Also present	<p>Bill Given, Chief Administrative Officer Natasha Malenchak, Director of Finance & Administration Christopher Read, Director of Community Development Beth Sanders, Director of Urban Design & Standards Christine Nadon, Director of Protective & Legislative Services Courtney Donaldson, Director of Operations & Utilities Michael Fark, Director of Recovery Emma Acorn, Legislative Services Coordinator Paul Butler, Jasper Park Chamber of Commerce Gilly Thomas, Resident Sherri Shorten, SAS Architecture Bob Covey, The Jasper Local Peter Shokeir, Reporter 30 observers</p>						
Call to Order	Deputy Mayor Ralph Melnyk called the December 9, 2025 Committee of the Whole meeting to order at 9:32am and began with a Traditional Land Acknowledgement .						
Additions/ deletions to the agenda	none						
Approval of agenda #543/25	<p>MOTION by Councillor Hall that Committee approve the agenda for the December 9, 2025 Committee of the Whole meeting as presented.</p> <table> <tr> <td data-bbox="425 1514 553 1539">FOR</td> <td data-bbox="559 1514 806 1539">AGAINST</td> <td data-bbox="1336 1514 1476 1539"></td> </tr> <tr> <td data-bbox="425 1545 553 1571">6 Councillors</td> <td data-bbox="559 1545 806 1571">0 Councillor</td> <td data-bbox="1336 1545 1476 1571">CARRIED</td> </tr> </table>	FOR	AGAINST		6 Councillors	0 Councillor	CARRIED
FOR	AGAINST						
6 Councillors	0 Councillor	CARRIED					
Delegations - #544/25	<p>MOTION by Councillor Waxer that Committee extend the time allowed for the Jasper Park Chamber of Commerce presentation.</p> <table> <tr> <td data-bbox="425 1776 553 1799">FOR</td> <td data-bbox="559 1776 806 1799">AGAINST</td> <td data-bbox="1336 1776 1476 1799"></td> </tr> <tr> <td data-bbox="425 1807 553 1833">6 Councillors</td> <td data-bbox="559 1807 806 1833">0 Councillor</td> <td data-bbox="1336 1807 1476 1833">CARRIED</td> </tr> </table>	FOR	AGAINST		6 Councillors	0 Councillor	CARRIED
FOR	AGAINST						
6 Councillors	0 Councillor	CARRIED					

Council received Executive Director Paul Butler of the Jasper Park Chamber of Commerce as a delegation to share concerns about the 2026 municipal budget. Mr. Butler brought documents to share with Council which are attached to these minutes.

Councillor Laurie Rodger joined the meeting at 10:10am.

#545/25 MOTION by Mayor Ireland that Committee receive the presentation from the Jasper Park Chamber of Commerce for information.

FOR	AGAINST	
7 Councillors	0 Councillor	CARRIED

Resident Gilly Thomas was received as a delegation to share her budget concerns and ask about taxing tourists. She also shared her thoughts on the correspondence regarding the rebuild of the Anglican and United Churches.

Councillor Rodger left the meeting at 11:01am.

Recess Deputy Mayor Melnyk called a recess from 11:12AM to 11:24am.

Correspondence – Another Way Consulting Committee received correspondence from Ana Bubel of Another Way Consulting regarding the rebuild of the Anglican and United Churches. Sherri Shorten of SAS Architecture joined the meeting via Zoom to answer any questions.

#546/25 MOTION by Mayor Ireland that Committee receive the correspondence for information; and

That Committee direct Administration to work with Another Way Consulting and with the Anglican and United Church congregations to investigate whether; and if so, what opportunities may exist for partnerships regarding the redevelopment plans of the churches and report back to Council at a future Committee of the Whole meeting.

FOR	AGAINST	
6 Councillors	0 Councillor	CARRIED

Provincial Electoral Boundaries Commission Mayor Ireland asked Committee to discuss the work being undertaken by the Provincial Electoral Boundaries Commission.

#547/25 MOTION by Councillor Wexer that Committee recommend Council direct the Mayor to provide a written submission to the Provincial Electoral Boundaries Commission indicating Council's support of the proposed change to a Canmore, Banff, Jasper electoral boundary.

FOR	AGAINST	
6 Councillors	0 Councillor	CARRIED

2025 Community Conversations Committee received the 2025 Community Conversations Annual Report from Director of Community Development Christopher Read.

Annual Report #548/25	MOTION by Councillor Waxer that Committee receive the report for information.		
	FOR 6 Councillors	AGAINST 0 Councillor	CARRIED
Mayor Ireland requested an opportunity before the break to make a motion regarding the delegations' section of the meeting.			
#549/25	MOTION by Mayor Ireland that Committee receive the presentation by resident Gilly Thomas for information.		
	FOR 6 Councillors	AGAINST 0 Councillor	CARRIED
Recess	Deputy Mayor Melnyk called a recess from 12:17pm to 1:01pm.		
Jasper Municipal Housing Corporation – Vacant & Expiring Director Appointments #550/25	<p>CAO Bill Given presented Committee with recommendations regarding upcoming Director vacancies on the Jasper Municipal Housing Corporation.</p> <p>MOTION by Councillor Waxer that Committee recommend Council appoint Scott Wilson to fill the vacant Public at Large Director position for a term to end March 1 2026; and</p> <p>That Committee direct Administration initiate recruitment to the Jasper Municipal Housing Corporation Board of Directors for the 5 Public at large Director terms expiring March 1, 2026.</p>		
	FOR 6 Councillors	AGAINST 0 Councillor	CARRIED
Jasper Skatepark Sponsorship and Naming	Committee received recommendations from administration, with Director of Finance & Administration Natasha Malenchak reviewing the report and answering Committee questions.		
#551/25	<p>MOTION by Mayor Ireland that Committee recommend Council approve the formal naming of the new skatepark as "Jasper Flyers Skatepark"; and</p> <p>That Committee recommend Council accept the donations from the 4M Charitable Foundation and David Morris Family Foundation in the amount of \$100,000 each.</p>		
	FOR 6 Councillors	AGAINST 0 Councillor	CARRIED
DRAFT 2026-2028 Municipal Budget	Committee discussed the steps taken so far in the budget process. Council added this item to today's agenda at last week's meeting.		
Meeting Extension #552/25	MOTION by Councillor Waxer at 2:09pm that the December 9, 2025 Committee of the Whole meeting be extended beyond four hours.		

FOR	AGAINST	
6 Councillors	0 Councillor	CARRIED

Committee continued discussing the draft 2026-2028 municipal budget.

Recess Deputy Mayor Melnyk called a recess from 2:25pm to 2:37pm

DRAFT 2026-2028
Municipal Budget
continued
#553/25

MOTION by Councillor Hall that Committee direct Administration to prepare a detailed breakdown of the 2026 tax requisition, totalling approximately \$13 million, identifying costs attributed to inflationary pressures; cost attributed to unavoidable wage and benefit increases; cost attributed to provincial downloading and legislated requirements; and cost attributed to any new budget requests or service level changes; and that breakdown be presented to Council to support transparent decision making and public understanding of the driving factors behind the municipal tax requirements.

FOR	AGAINST	
6 Councillors	0 Councillor	CARRIED

#554/25

MOTION by Mayor Ireland that Committee direct Administration to return to Council with a budget summary level of detail with respect to the 2026 Operating budget.

FOR	AGAINST	
6 Councillors	0 Councillor	CARRIED

#555/25

MOTION by Mayor Ireland that Committee direct Administration to return with a column in the budget which identifies the percentage of tax payer support per service area.

FOR	AGAINST	
6 Councillors	0 Councillor	CARRIED

#556/25

MOTION by Mayor Ireland that Committee direct Administration to return with a graph showing municipal tax requisition amounts over the past 15 years; and a graph indicating the assessed values both residential and non-residential over that time.

FOR	AGAINST	
6 Councillors	0 Councillor	CARRIED

Motion Action List Administration reviewed the Motion Action List.

#557/25

MOTION by Mayor Ireland that Committee refer the request from the Jasper Pride Festival Society to budget considerations.

FOR	AGAINST	
6 Councillors	0 Councillor	CARRIED

#558/25

MOTION by Councillor Hall that Committee approve the updated Motion Action List with the removal of the following items:

- 2026 Budget

- Jasper Food Security Alliance
- Jasper-Yellowhead Museum & Archives
- Jasper Pride Festival Society

And date changes for the following items:

- Jasper Skatepark Committee
- Adoption of Jasper Off-Site Levies Bylaw 2025

FOR	AGAINST	
6 Councillors	0 Councillors	CARRIED

Councillor upcoming meetings

Councillor Hall attended a Recovery Advisory Committee meeting yesterday afternoon and a Municipality of Jasper Library Board meeting in the evening.

Mayor Ireland will be attending a 'Fireside Chat' with Parks Canada CEO Ron Hallman hosted by the Association for Mountain Parks Protection & Enjoyment in Banff tomorrow afternoon.

Councillor Waxer will be attending the Evergreens Foundation Organizational meeting and orientation training December 10th & 11th.

Councillor Frechette will be participating in a Zoom meeting this Friday for the TransCanada Yellowhead Highway Association.

Councillor Kongsrud will attend his first meeting of the Jasper Municipal Housing Corporation meeting on December 18th.

Councillors Melnyk and Frechette attended Community Futures West Yellowhead orientation training in Hinton last week. Saturday morning they also took part in Global Weekend Morning's "Jasper Comes to Edmonton" news segments.

Upcoming Events Council reviewed a list of upcoming events.

Adjournment #559/25 MOTION by Councillor Hall that, there being no further business, the Committee of the Whole meeting of December 9, 2025 be adjourned at 3:28pm.

FOR	AGAINST	
6 Councillors	0 Councillors	CARRIED



Jasper Field Unit
P.O. Box 10
Jasper, Alberta
T0E 1E0

January 9, 2026

Mayor Richard Ireland
hireland@jasper-alberta.ca

Subject: Land Use Policy Amendments to Implement the Jasper Housing Action Plan

Dear Mayor Ireland,

In a letter to Jasper Municipal Council dated September 24, 2025 (Annex I), the Acting Jasper Field Unit Superintendent committed to advancing ten amendments to the Jasper Land Use Policy that Council endorsed at the July 8th regular meeting. The amendments were meant to support implementation of your Housing Action Plan, intended to address Jasper's critical housing needs.

Since that letter, Municipality of Jasper administration drafted the details of the proposed amendments and submitted these to Parks Canada for review. I am pleased to inform you that I approved these amendments on January 8th, 2026. They will come into effect on February 9th, 2026. Advanced notice of the changes will be communicated to residents, builders, and the general public in January 2026.

Thank you for your continued leadership and support during the ongoing recovery process, and for your commitment to addressing housing needs in Jasper.

I look forward to working closely with you in the future on matters of mutual interest.

Sincerely,

Genevieve Caron
Field Unit Superintendent

cc: CAO Bill Given and Council

Attached

Annex I – Letter dated September 24, 2025



Jasper Field Unit
P.O. Box 10
Jasper, Alberta
T0E 1E0

September 24, 2025

Mayor and Council
Municipality of Jasper
C/O Emma Acorn
eacorn@jasper-alberta.ca

Subject: Proposed Land Use Policy Amendments - Jasper Housing Action Plan

Dear Mayor and Council,

I am writing in response to your letter of July 15, 2025, in which you request 13 proposed land use policy amendments. Parks Canada shares your commitment to ensuring Jasperites have access to affordable housing. Since the wildfire, Parks Canada has worked closely with the Municipality of Jasper (MoJ) to advance this shared goal:

October 2024	Approved updated development policies, in collaboration with Municipality of Jasper (MoJ), to increase options for housing density
December 2024	Reduced permit fees to decrease rebuilding costs for Jasperites Contributed 8.25 hectares of land and procured over 400 interim housing units for Jasperites at a cost of close to \$90M
February 2025	Supported the MoJ in securing \$9.4 million from the Housing Accelerator Fund Removed the requirement for foundation elevation checks and relaxed compliance deposit requirements to expedite rebuilding and reduce costs to lessees
March 2025	Contributed land valued at \$2.125 million to the Municipality of Jasper for \$1 to support an affordable housing development Approved new policy parameters for construction in the R4 district to facilitate rebuilding and permit the replacement of existing manufactured homes
May to August 2025	Provided \$5 million to support contaminated soil testing and removal, helping residents return home safely and swiftly

Approved variances to support redevelopment of rental apartment complexes, including Jasper Apartments and Sunwapta Apartments

These actions reflect our strong partnership and shared commitment to Jasper's recovery and housing needs.

As communicated in our July 7, 2025 (Annex I) letter to you, the *Canada National Parks Act* requires that land use planning and development in national park communities include opportunities for public participation at the national, regional, and local levels, along with engagement with Indigenous partners. In October 2024, extraordinary post-wildfire circumstances justified a one-time expedited approval of policy updates without broad consultation. That approach, supported by legal advice, was communicated as an exception given the urgent recovery need. With rebuilding now well underway, there is greater opportunity to ensure that longer-term policy changes are advanced through comprehensive processes.

In this context, Parks Canada is prepared to approve only those proposed amendments that are minor and technical in nature, this includes recommendations B to D and F to L. To advance these, I kindly ask that your administration prepare draft policy amendments for Council endorsement and forward them to the Superintendent's office for review.

For the more substantial proposals—recommendations A (consolidation of all residential land use zones) and E (tripling permitted density in R1 and R2 districts)—we see significant potential to explore these ideas further through the forthcoming Jasper Community Planning process. A process that will bring together Jasper residents, regional and national stakeholders, and Indigenous partners to consider land use policy in a holistic, coordinated manner. Positioning recommendations A and E within that process will allow us to build the broad support needed to implement meaningful, durable change, while minimizing consultation fatigue and ensuring alignment with Jasper's long-term vision. To provide additional clarity, any further proposed amendments to the Town of Jasper Land Use Policy and the Architectural Motif Guidelines can be advanced through the next community planning process for Jasper.

Since fall 2024, Parks Canada has maintained close collaboration with the MoJ Administration, consistently emphasizing both the urgency of supporting Jasper's rebuild and the importance of aligning more substantive policy changes with the community's longer-term planning framework. We remain committed to working with you as partners to deliver on both priorities.

Thank you again for your leadership throughout the ongoing recovery work and for your continued collaboration with Parks Canada.

Sincerely,

Kendra Van Dyk

A/Superintendent

Cc

Amy Cairns, Director of Recovery, Jasper, Parks Canada
Bill Given, CAO, Municipality of Jasper

Attachment (1)

Annex I - Parks Canada July 7, 2025, letter to Mayor and Council re: Municipality of Jasper's proposed amendments to the Town of Jasper Land Use Policy

AGENDA ITEM 7.1

REQUEST FOR DECISION

Subject: Partnership Memorandum of Understanding to Redevelop Anglican & United Church Lands

From: Bill Given, Chief Administrative Officer

Prepared by: Beth Sanders RPP, Director of Urban Design & Standards

Reviewed by: Leanne Pelletier, Housing Manager

Date: January 13, 2026



Recommendation:

- That Committee direct Administration to prepare a Memorandum of Understanding with the Anglican Church and United Church and return to a future meeting.

Alternatives:

- That Committee recommend a different course of action.
- That Committee receive the report for information and direct administration to inform the churches that the municipality does not wish to partner on the redevelopment.

Background:

The 2024 Jasper Wildfire destroyed the Anglican Church and United Church structures located at the corner of 301 Miette Avenue (Block C), and 701 Turret Street (Block 2, Lot R9), respectively. The Diocese of Edmonton and the United Church of Canada have contributed funds to retain the services of Anna Bubel, Another Way Consulting, and SAS Architecture to assist with redevelopment decision-making.

On December 1, 2025, Ms. Bubel wrote to Council on behalf of the congregations, formally communicating an interest in exploring a partnership with the Municipality. On December 9, 2025, Committee of the Whole directed Administration to identify an opportunity to partner with the congregations and report back.

Discussion:

The Anglican and United Churches have faithfully served the community of Jasper, and visitors, for approximately 100 years. Both congregations hope to leave a legacy for future generations and rebuild in a way that could include a multi-faith worship space, multi-purpose community space, community offices, retail space, and some form of affordable housing.

The properties are separated by a municipally controlled parcel of land currently used as parking lots.

Administration proposes that Administration work with the congregations to develop a Memorandum of Understanding (MOU), for approval by the Anglican Church, the United Church, and Council, that establishes a shared understanding of the basis for a potential partnership, including:

1. **Shared principles, values, and objectives** to guide collaboration and decision-making.
2. **Roles and responsibilities of each party**, including the respective governance, administrative, and advisory functions during the exploratory phase.
3. **Identification of resources each party could potentially contribute** to a partnership, including land, financial resources, administrative capacity, and access to funding or partnerships, without creating binding commitments.
4. **An agreed-upon approach to early-stage partnership development costs**, including anticipated costs for legal, consulting, and technical work required to assess feasibility and structure a potential project.
5. **Preliminary financial and risk considerations** to support informed decision-making by each party prior to any formal project approvals.
6. **Defined next steps and decision points**, including conditions that would need to be met before progressing to a formal legal agreement or project-specific approvals.

Council decision-making on this matter would occur in stages. This Request for Decision seeks Council authorization for Administration to work with the congregations to develop a proposed Memorandum of Understanding. Once developed, the proposed MOU would be brought back to Council for review and potential approval.

Any subsequent legal agreements required to formalize a partnership, and any associated financial contributions, land commitments, or project participation by the Municipality, would be subject to separate Council approval and regular municipal budget decision-making.

Strategic Relevance:

- Invest in developing community-focused housing units.
- Welcome the expertise, innovation, creativity and commitment of community members, groups, associations and businesses
- Ensure recovery planning and implementation is driven by local needs and empowers residents and businesses to meaningfully participate in rebuilding their community.

Inclusion Considerations:

The proposed Memorandum of Understanding supports a collaborative process between the Municipality and two faith-based organizations with deep historical roots in the community. A shared approach to partnership development may create future opportunities to incorporate inclusive uses, such as multi-faith space, non-market housing, or community programming, that would provide broad benefits to the community for generations.

Relevant Legislation:

- Alberta Municipal Government Act

Financial:

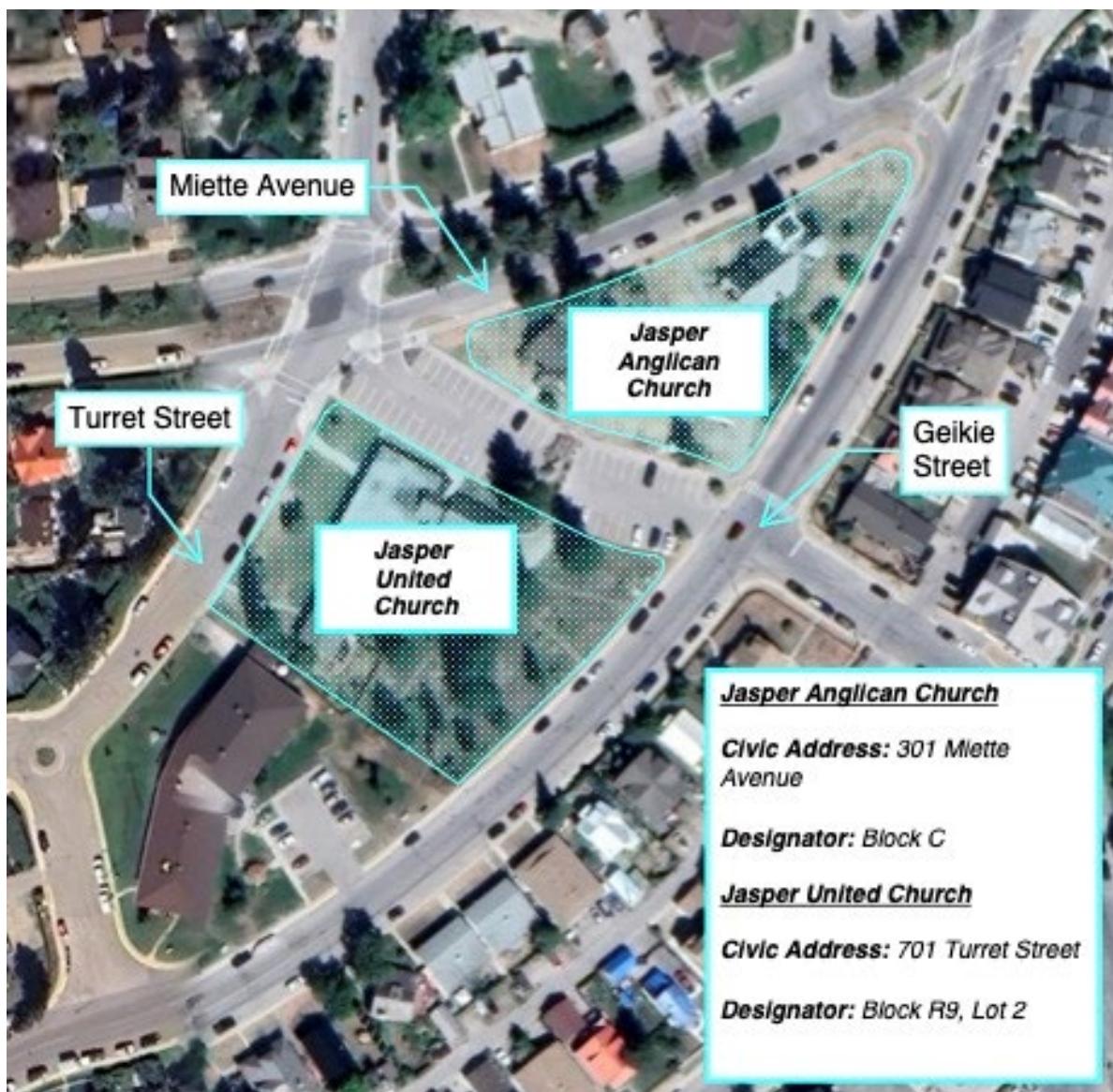
The development of an MOU can be carried out within the existing approved budget, and no additional

resources are needed. Any additional financial resources required would be identified for Council consideration following the development of the MOU.

Attachments:

1. Site Plan

Site Plan: Anglican Church & United Church Properties



AGENDA ITEM 7.2

REPORT FOR INFORMATION

Subject: Connaught Below Market Housing Development-Project Update
From: Bill Given, Chief Administrative Officer
Prepared by: Leanne Pelletier, Municipal Housing Manager
Date: January 13, 2026



Recommendation:

- That Committee receive the Connaught Below Market Housing Development Project update for information.

Alternatives:

- That Committee direct administration to provide a follow-up report with additional information.

Background:

On June 21, 2022 Council received the *Jasper Community Housing Corporation Governance Review* for information and acknowledged 687 units as reflective of a reasonable estimate of Jasper's 2021 housing gap while separately directing Administration to:

- identify the resources required to produce a strategy to address the 2021 gap and
- review corporate structures that would enable JCHC to assume debt independent of the Municipality while also being able to provide some manner of equity in return for capital contributions.

In March of 2023 Jasper was awarded \$6.5M under the Government of Alberta Affordable Housing Partnership Program for the construction of a 40 unit below market housing development.

On August 15, 2023 Council approved that the Jasper Municipal Housing Corporation (JMHC) be incorporated as a Municipally Controlled Corporation (MCC), and on October 20th 2023 the JMHC was formally incorporated under the Alberta Business Corporations Act.

On June 13, 2024 the JMHC board accepted a proposed design development methodology and awarded the design-build of the Connaught Affordable Housing Development to Scott Builders.

Current Status:

The Connaught Below Market Housing Development is a key initiative aimed at addressing housing affordability and availability in Jasper, providing new additional units to address a chronic housing shortage and support Jasper's recovery post fire. The development is the first residential development project undertaken by the JMHC.

The building will consist of 40 units, composed of the following:

- 16 one-bedroom, 1 bath units
- 8 one-bedroom, 1 bath, fully accessible units
- 16 two-bedroom, 1.5 bath units

Four floorplans exist to accommodate the different unit configurations. Amenities include balconies, laundry

facilities, storage lockers and parking.

The building has been designed to optimize energy efficiency and accessibility, expanding access to grant funding opportunities:

- A 50kw solar array will allow for on-site electricity generation and reduced operational costs.
- Energy modelling confirms the building will decrease energy consumption and Green House Gas (GHG) emissions by 9% (assessed prior to solar array inclusion) from the 2020 National Energy Code of Canada for Buildings (NECB) Baseline Building standards.
- 20% of total units (8) meet Canada Standards Association (CSA) and National Housing Strategy (NHS) Better Practice accessibility standards and all common areas are barrier free.

Construction Progress

Scott Builders began site preparation and construction late summer of 2025. Construction activities remain on schedule and have progressed through key foundational and site development milestones. All grade beams and the north foundation wall along Connaught Drive have been poured and cured, with formwork removed. The remaining foundation components are now in the curing phase, supported by the implementation of winter heating systems to ensure suitable conditions throughout the cold weather period.

Site infrastructure work is also advancing steadily. Modular retaining walls are nearing completion along Spruce Avenue and Connaught Drive. Perimeter foundation drainage and damp proofing installations have commenced. The north foundation wall has been successfully shored and backfilling has commenced.

Looking ahead, pre-fabricated wall panels are scheduled to begin arriving on site January 29th. The project schedule currently anticipates completion by January 1, 2027.

Affordability & Eligible Tenancy

As required by grant and land lease agreements, all unit rents will be set below Median Market Rates (MMR). Obligations include minimum and maximum unit counts at various levels of affordability (Rental Bands), from 60% of MMR to 90% of MMR.

Applicants will be required to meet affordable housing eligibility criteria set by funders, including meeting eligible income range allowed by rental band. Additionally, all applicants must meet Parks Canada Eligible Residency requirements.

Closer to occupancy, administration will finalize the tenant application procedure and distribute widely through the community using various communication methods. A municipal webpage will be created to provide general information on units, availability, rents, eligibility and the application process.

To support transparency and public engagement, a construction site camera has been installed on Connaught Drive. This will provide a live stream, visual update on the Municipality's website and will also generate a time-lapse video for future public communication and marketing. Administration will promote the construction progress livestream on the Municipality's website and social media platforms as soon as it is launched.

Strategic Relevance:

- Invest in developing community-focused housing units.
- Communicate and engage with residents.

- Pursue alternative revenue sources and equitable distribution of costs.

Inclusion Considerations:

The addition of non-market rental housing will improve access to safe and secure housing for individuals and families facing affordability challenges. By increasing the diversity of housing options, the project supports a more inclusive and resilient community. Broader community benefits include improved workforce stability and enhanced social cohesion.

Relevant Legislation:

- Town of Jasper Land Use Policy
- Jasper Municipal Housing Corporation Shareholder Direction Policy (B-123)

Financial Considerations:

The total project budget is \$21,154,691 (including contingency and soft costs) and table showing funding sources is provided below:

Funding contributions have been confirmed or conditionally approved from multiple sources:

Funding Source	Amount	Status
CMHC Funding Applied for – Affordable Housing Fund	\$14,387,031	Letter of intent issued by CMHC (Affordable Housing Fund). With CMHC underwriter for review and adjudication.
<i>CMHC Repayable Loan – Affordable Housing Fund</i>	\$9,221,996	
<i>CMHC Forgivable Grant – Affordable Housing Fund</i>	\$5,015,035	
<i>CMHC Pre-Development Contribution</i>	\$150,000	
Alberta Housing Partnership Program (AHPP)	\$6,517,660	Grant agreement fully executed.
Municipal Cash Equity – Housing Accelerator Fund	\$250,000	Grant agreement fully executed.
Total Project Funding	\$21,154,691	

Further cost savings may be available through the Alberta Municipal Electricity Generation (MEG) program. The program provides funding to support the installation of solar arrays for micro generation, of up to 30% of the cost of hardware and installation, on municipal facilities. An application to the program is in progress.

The construction project is currently on budget.

Attachments:

- None

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.	March 2026	
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.	February 2026	
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.	February 2026	
Jasper Artists Guild Lease	April 22, 2025	CAO	That Committee refer the correspondence from the Jasper Artists Guild to Administration for a report back at a future Committee of the Whole meeting.	February 2026	
Indigenous Relations Framework	July 15, 2025	Director of Community Development	That Committee direct Administration to engage Indigenous Partners and Indigenous residents to develop a strategy based on the framework – and return to a future meeting.	May 2026	
Adoption of Jasper Off-Site Levies Bylaw 2025	August 26, 2025	Director of Urban Design and Standards	That Committee direct Administration to consider the Jasper Off-Site Levy Bylaw in the context of discussions today and return to a Committee of the Whole meeting after the 2025 municipal election.	February 2026	
Property and Business Tax Policy	August 26, 2025	Director of Finance & Administration	That Committee direct Administration to develop a property and business tax policy and	January 2026	

Municipality of Jasper

			return to a meeting following the 2025 municipal election.		
Recovery Advisory Committee Terms of Reference	November 18, 2025	Director of Recovery	That Committee direct Administration to return to a future Committee of the Whole meeting with recommendation regarding potential amendments to the Terms of Reference for the Recovery Advisory Committee.	March 2026	
Royal Canadian Legion Branch #31	November 18, 2025	Director of Community Development	That Committee direct Administration to work with the Legion to develop a way forward regarding the Jasper Cenotaph and return to a future Committee of the Whole meeting with recommendations.	May 2026	
Jasper Artists Guild	November 18, 2025	Director of Community Development	That Committee direct Administration to enter into discussions with the Jasper Artists Guild regarding potential for a sub-lease renewal and return with recommendations to a future Committee of the Whole meeting in the new year.	April 2026	
Anglican & United Church Properties Partnership	December 9, 2025	CAO and Director of Urban Design & Standards	That Committee direct Administration to work with Another Way Consulting and with the Anglican and United Church congregations to investigate whether; and if so, what opportunities may exist for partnerships regarding the redevelopment plans of the churches and report back to Council at a future Committee of the Whole meeting.	January 2026	