

Municipality of Jasper
Regular Council Meeting Minutes
 Tuesday, April 1, 2025 | 1:30pm
 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 both Zoom livestreaming and in-person attendance.						
Present	Mayor Richard Ireland, Deputy Mayor Ralph Melnyk, Councillors Kathleen Waxer, and Wendy Hall						
Absent	Councillors Helen Kelleher-Empey, Scott Wilson and Rico Damota						
Also present	Christine Nadon, Acting Chief Administrative Officer Andy Esarte, Acting Director of Recovery Beth Sanders, Director of Urban Design & Standards Lucas Sherwin, Town Planner Isla Tanaka, Town Planner Caylee LaBranche, Business Liaison Doug Olthaf, Housing & Social Recovery Manager Emma Acorn, Legislative Services Coordinator Jen Dillon, Protective Services Coordinator Tim Hovorka, Resident Mike Merilovich, Resident Carlos Rodriguez, Whistler’s Inn & Jasper Downtown Hostel Bruno Ritter, Whistler’s Inn Kevin Valdes, Resident Doug Albert, Jasper Source for Sports Henriette Desrosiers, Resident Lisa Darrah, Rockaboo Mountain Adventures Peter Shokeir, The Fitzhugh 28 observers						
Call to order	Mayor Ireland called the April 1, 2025 Regular Council meeting to order at 1:31pm.						
Approval of agenda #158/25	MOTION by Councillor Waxer – BE IT RESOLVED that Council approve the agenda for the April 1, 2025 Regular Council meeting as presented. <table border="0" style="width: 100%;"> <tr> <td style="width: 30%;">FOR</td> <td style="width: 30%;">AGAINST</td> <td style="width: 40%;"></td> </tr> <tr> <td>4 Councillors</td> <td>0 Councillors</td> <td style="text-align: right;">CARRIED</td> </tr> </table>	FOR	AGAINST		4 Councillors	0 Councillors	CARRIED
FOR	AGAINST						
4 Councillors	0 Councillors	CARRIED					
Approval of Regular minutes #159/25	MOTION by Councillor Melnyk – BE IT RESOLVED that Council approve the minutes of the March 18, 2025 Regular Council meeting as presented. <table border="0" style="width: 100%;"> <tr> <td style="width: 30%;">FOR</td> <td style="width: 30%;">AGAINST</td> <td style="width: 40%;"></td> </tr> <tr> <td>4 Councillors</td> <td>0 Councillors</td> <td style="text-align: right;">CARRIED</td> </tr> </table>	FOR	AGAINST		4 Councillors	0 Councillors	CARRIED
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4 Councillors	0 Councillors	CARRIED					
Approval of Committee of the Whole Meeting minutes #160/25	MOTION by Councillor Waxer – BE IT RESOLVED that Council approve the minutes of the March 25, 2025 Committee of the Whole meeting as presented. <table border="0" style="width: 100%;"> <tr> <td style="width: 30%;">FOR</td> <td style="width: 30%;">AGAINST</td> <td style="width: 40%;"></td> </tr> <tr> <td>4 Councillors</td> <td>0 Councillors</td> <td style="text-align: right;">CARRIED</td> </tr> </table>	FOR	AGAINST		4 Councillors	0 Councillors	CARRIED
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Delegations	Council received delegates who all wished to speak to the “Pop-Up Business Village Patricia Street Location” item on the agenda. Delegates were each given three minutes to share their questions and concerns. Speakers included residents and business owners in the following order: <ul style="list-style-type: none"> • Resident Tim Hovorka • Resident & Business Owner Carlos Rodrigues • Resident Mike Merilovich • Resident & Business Owner Bruno Ritter • Resident Kevin Valdes • Resident Henrietta Desrosiers 						

- Resident & Business Owner Doug Albert
- Resident & Business Owner Lisa Darrah

Correspondence	none		
Jasper Recovery Coordination Centre Progress Update	Council received a Jasper Recovery Coordination Centre progress update from Acting Director of Recovery Andy Esarte and Housing & Social Recovery Manager Doug Olthaf. The update included information the debris removal process; interim housing; the Recovery Pathfinders program; a needs assessment which is underway; the Business Lunch and Learn series; and more. The presentation is attached to these minutes as they were received after publication of the agenda.		
#161/25	MOTION by Councillor Melnyk – BE IT RESOLVED that Council receive the progress update for information.		
	FOR 4 Councillors	AGAINST 0 Councillors	CARRIED
Director’s Report – Urban Design & Standards	Council received a report from Director of Urban Design & Standards Beth Sanders. Highlights included a review of major projects; staffing updates; service trends; a discussion on community engagement; and more. The report can be found in the agenda package.		
#162/25	MOTION by Councillor Waxer – BE IT RESOLVED that Council receive the report for information.		
	FOR 4 Councillors	AGAINST 0 Councillors	CARRIED
Recess	Mayor Ireland called a recess from 2:49pm to 3:01pm.		
Jasper Municipal Library Board Letter of Understanding	MOTION by Councillor Hall – BE IT RESOLVED that Council approve the Jasper Municipal Library Letter of Understanding as presented.		
#163/25	FOR 4 Councillors	AGAINST 0 Councillors	CARRIED
Seniors’ Centre in Jasper	MOTION by Councillor Waxer – BE IT RESOLVED that Council authorize the Mayor to write a letter requesting that the Government of Alberta include additional living units for seniors; as well as a seniors’ centre space in the plans for the rebuild of Pine Grove Manor.		
#164/25	FOR 4 Councillors	AGAINST 0 Councillors	CARRIED
Pop-Up Business Village Patricia Street Location	Director Sanders was joined by Business Liaison Caylee LaBranche, Town Planner Lucas Sherwin, and Town Planner Isla Tanaka to review feedback received over the past week and the methodology used to collect the feedback. The presentation received by Council is attached to these minutes.		
#165/25	MOTION by Councillor Hall – BE IT RESOLVED that Council direct Administration to maintain the retail Pop-Up Village previously proposed location on Connaught Drive.		
	FOR 4 Councillors	AGAINST 0 Councillors	CARRIED
2024 Equity, Diversity & Inclusion Update	MOTION by Councillor Waxer – BE IT RESOLVED that Council approve replacing the word Master with the word Action in the formal name of the plan.		
#166/25	FOR 4 Councillors	AGAINST 0 Councillors	CARRIED

Revisiting the 2025 Approved Budget	Council discussed the implications of revisiting the 2025 approved capital and operating budgets.		
Recess	Mayor Ireland called a recess from 4:08pm to 4:17pm.		
Revisiting the 2025 Approved Budget #167/25	MOTION by Councillor Melnyk – BE IT RESOLVED that Council revisit the 2025 approved operating and capital budgets at a future Committee of the Whole meeting.		
	FOR 4 Councillors	AGAINST 0 Councillors	CARRIED
#168/25	MOTION by Councillor Melnyk – BE IT RESOLVED that Council direct Administration to obtain the information from the provincial government regarding the implications of reopening our capital and operating budgets.		
	FOR 4 Councillors	AGAINST 0 Councillors	CARRIED
Notices of Motion	none		
Councillor Reports	Councillor Melnyk attended the annual general meeting of the Jasper-Yellowhead Historical Society Monday evening.		
	Councillor Melnyk and Councillor Waxer will be attending a virtual meeting with Alberta Municipalities with updates for Towns West.		
Upcoming events	Council received a list of upcoming events for information.		
Adjournment #169/25	MOTION by Councillor Waxer – BE IT RESOLVED that, there being no further business, the Regular Council meeting of April 1, 2025 be adjourned at 4:33pm.		
	FOR 4 Councillors	AGAINST 0 Councillors	CARRIED

Mayor

Chief Administrative Officer

JASPER RECOVERY COORDINATION CENTRE (JRCC)

- April 1, 2025

PROGRESS UPDATE

JRCC EXECUTIVE SUMMARY

- **Interim Housing:** 76 households moved into Interim Housing as of March 28th.
- **Debris Management:** Debris removed on 82% of sites.
- **Town Rebuild:** 236 pre-application meetings since the end of October.
- **Social Recovery:** The first cohort of Recovery Pathfinders completed training.
- **Economic Recovery:** Business Lunch and Learn Series Launched. Commercial Continuity Initiative underway.
- **Communications:** New federal funding announced.

INTERIM HOUSING

- The first phase of 76 households have moved into interim housing as of March 28. The JRCC Interim Housing team has extended offers to additional households and is working towards occupancy of all currently available units by June.
- There is occupancy at all four parcels in town.
- The JRCC continues to explore procurement of additional units and land in town to place additional units on.
- Marmot Meadows occupancy requirements have been met, and move-ins can commence as of April 1st as planned.

DEBRIS MANAGEMENT

- **Demolition permits:** 99% of demolition permits have been issued. Parks Canada remains in close contact with remaining leaseholders to assist with permitting.
- **Physical debris complete by Spring 2025:** Currently proceeding at a rate that matches our projections, with over 82% of lots having debris removed already and the remainder on track to have debris removed by May 2025. Sampling analysis and administrative work will continue thereafter to ensure sites are clean and safe for rebuild.
- **Post sampling and permit closure:** Parks Canada has started to receive post demolition confirmatory sampling results. They are now in process of evaluating and reviewing those submissions. Fencing around town will continue to remain up until demolition permits are closed.
- **Debris removal map:** Has moved to the [Wildfire Recovery Information](#) page. The map also contains information on issued development permits, building permits, and occupancy permits.
- While the post-debris removal sampling process occurs, lessees can submit development permit applications for review and approval; however, building permits cannot be issued until the demolition close-out permit is finalized.

JOINT TOWN REBUILD

- **Responding to development inquiries and reviewing applications:**
 - 229 pre-application meetings since October 28, 2024, +1450 emails/phone calls answered between December 1, 2024, and March 10, 2025, from lessees and contractors.
 - 85 Development Permits approved since August, including rebuilds of 4 fire-impacted homes, 1 condo complex, 1 apartment building, 2 outlying hotels, 1 commercial building, and 1 structure at Lake Edith.
- **Streamlining the development review and approval process**
 - Approved Land Use Policy update for roof pitch requirements and the rules related to replacing mobile homes in the R4 District.
- **Community support**
 - Published [Builders Guide](#).
 - Approved Housing Action Plan.
 - Community engagement about residential density and parking is beginning the week of April 7, 2025.

SOCIAL RECOVERY

- **Recovery Pathfinders:** The first cohort of Recovery Pathfinders completed their 5-part training program on March 28th. Twenty additional participants are currently being recruited for additional trainings in April and May of this year. The Jasper Rotary Club provided a seed grant to support the program as we look to identify a funder to support its full scope.
- **Needs assessment:** The JRCC is working with Canadian Red Cross data specialists to produce a formal needs assessment report. Data were drawn from a random sample survey of 800 households the registered with the Red Cross following the evacuation and demonstrated residence in Jasper (response rate: 46%) . A more open-ended "Social Assessment" is in progress in partnership with MoJ Community Development and will contribute to a holistic picture of community recovery needs.
- **Psychosocial preparedness:** The Social Recovery Working Group is turning its attention to the coming wildfire season and the psychosocial wellbeing of the community.

ECONOMIC RECOVERY

- **Business Lunch and Learn Series:** Thursdays, 12:00 PM – 1:00 PM | April 3 - May
1. Designed to help local businesses recover, create thriving workplaces, and build resilient business plans. More information can be [found here](#).
- **Commerce Continuity Initiative:** Received \$1.8 million in federal funding for this initiative
 - **Pop-Up Business Village:** JRCC collected feedback to inform Council's decisions about locating the Pop-Up Business Village in the Patricia Street parking lot.
 - **Industrial Land Impacts:** JRCC will be requesting responses from businesses who lost licensed commercial industrial space during the 2024 wildfire, to understand their interim space needs in relation to available space in designated lots 47, 48, and 49 of the S-block.

COMMUNICATIONS

- Prime Minister Carney announced on March 20, 2025, a \$187 million investment to repair and rebuild critical infrastructure in Jasper National Park. This funding, provided to Parks Canada over two years, will support the reconstruction of roads, campgrounds, trails, and permanent staff housing, and help provide interim housing options for staff and residents during rebuilding.
- Parks Canada launched the Resident Camping program on March 18. The long-term camping program is open from May 7 to October 13, 2025 for those affected by last year's wildfires.
- The Municipality of Jasper (MOJ) collected information from tenants about changes in rental rates and lease terms. While response to the initial request was limited, the MOJ recognizes the importance of monitoring these changes over time. Submissions will continue to be accepted from residents who have experienced official rent increases or lease term changes. Submissions can be made to: livinginjasper@jasper-alberta.ca.

Pop-Up Business Village Patricia Street Location

April 01, 2025
Item 6.5

Committee Motion (March 25, 2025)

That Council consider approving a change to the location of the Pop-Up Business Village from 607 Connaught Drive to the 406/412 Patricia Street parking lot.

What We Heard – Residents (Patricia Street)

Adjacent Neighbours	General Residents
<p data-bbox="168 358 1146 561">Mixed responses: Feedback was split between non-support and no concerns.</p> <ul data-bbox="168 639 1095 1425" style="list-style-type: none"><li data-bbox="168 639 901 735">• Do whatever it takes to support businesses.<li data-bbox="168 811 1095 963">• Better to test the project on Connaught, away from residents while the impacts are less known.<li data-bbox="168 1039 1024 1082">• Loss of parking for adjacent residents.<li data-bbox="168 1158 973 1253">• Additional noise and smells impact adjacent residents<li data-bbox="168 1329 1024 1425">• Additional maintenance requirements (garbage, enforcement)	<p data-bbox="1195 358 2140 561">Majority of general resident responses were in support of the Patricia Street location.</p> <ul data-bbox="1195 639 2170 1139" style="list-style-type: none"><li data-bbox="1195 639 2053 735">• Patricia Street can bring new vitality to downtown and support recovery.<li data-bbox="1195 811 2170 906">• Patricia Street location keeps businesses downtown and encourage more foot traffic.<li data-bbox="1195 982 2114 1025">• Loss of parking spaces on Patricia Street.<li data-bbox="1195 1100 2155 1139">• Connaught lot is not set up for foot traffic.

What We Heard - Adjacent Residents (Patricia Street)

Specific Concerns	Mitigation
Increased noise from the parking lot compared to normal	<ul style="list-style-type: none">• Ensure that businesses are operating within the normal business bylaws (noise bylaw, traffic bylaw etc.)• Use approved grant funding to bring in power to the site to avoid generators.
No washrooms	<ul style="list-style-type: none">• Use approved grant funding to procure temporary washrooms
Additional maintenance obligations	<ul style="list-style-type: none">• Use approved grant funding for additional maintenance obligations (waste removal, site repairs, line painting etc)
Might be ugly	<ul style="list-style-type: none">• Work with individual businesses to ensure that structures look good.• Use approved grant funding for planters, picnic tables, screening for back of house functions.
What to do about parking ?	<ul style="list-style-type: none">• Loss of parking space is a trade-off of the project regardless of which site is used. From parking data report, the Patricia St lot has lower utilization during the summer compared to Connaught Dr.

What We Heard – Businesses Community (Patricia Street)

Pop-up Village Participants	Patricia Street Parking Lot Neighbouring Businesses	Chamber of Commerce Business Survey (open to all businesses)
<p>Some preferences for one site over the other, but generally neutral.</p> <p>Time is of the essence: Would like a decision so they can plan container designs and marketing materials.</p>	<p>More support for the Connaught location.</p> <p>Main concern was loss of parking next to their businesses.</p>	<p>Slightly more support for Connaught location.</p> <p>Main concern was loss of parking along Patricia Street.</p>

What We Heard – Businesses Community

Concerns Expressed (Chamber of Commerce Survey and Letters to Council)	Mitigation
Businesses <u>not</u> damaged will open a second location or new businesses will come into town.	This project is strictly for businesses that lost their commercial space in the fire and will only be available while they rebuild.
Washrooms for staff and the public are further away at the Patricia site.	If the Patricia location is chosen, washrooms with running water will be installed on site for staff (through grant funding). Other (non-food) businesses in the area do not offer washrooms to the public.
Loss of nearby parking stalls	Parking capacity reduced in either parking lot. (1275 parking stalls within a 5-minute walk of the downtown)

Location Comparison

Category	Connaught Drive	Patricia Street
Visitor Experience	<ul style="list-style-type: none"> • Closer to public washrooms • Easier for park and visit vehicle traffic • Along an entrance into town 	<ul style="list-style-type: none"> • Near key attractions. • More pleasant environment. • Further from noise and dust • More integrated with existing businesses
Connections to Other Businesses	<ul style="list-style-type: none"> • Further from hotels • Expands temporary commercial uses into the edge of downtown • Closer to locations where businesses lost their premises 	<ul style="list-style-type: none"> • Contributes to more pedestrian traffic throughout downtown • Fills gap in the commercial area along Patricia Street • Adds vitality to downtown core
Servicing Investment	<ul style="list-style-type: none"> • No need to procure temporary washrooms 	<ul style="list-style-type: none"> • Future events and activities could use infrastructure investment.

Location Comparison

Category	Connaught Drive	Patricia Street
Parking Stall Loss Impact	<ul style="list-style-type: none">• Less impact for vehicle traffic on businesses near Patricia Street and adjacent residents	<ul style="list-style-type: none">• Patricia Street has lower vehicle occupancy rate throughout summer
Resident Impact	<ul style="list-style-type: none">• Little or no impact on residents.	<ul style="list-style-type: none">• Some potential impacts on residents (noise, smells, traffic)
Expansion Capacity	<ul style="list-style-type: none">• Enough supply for current demand, more room for potential expansion	<ul style="list-style-type: none">• Enough supply for current demand and site activation, room for potential expansion