

Municipality of Jasper
Committee of the Whole Meeting Agenda

January 27, 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 27, 2026 Committee of the Whole agenda attachment

4. January 13, 2026 Committee of the Whole meeting minutes attachment

4.1 Business arising from minutes

5. Delegations

6. Correspondence

6.1 James Purdy – SKIJORING for MS attachment

7. New business

7.1 2025 Annual Transit Service Update attachment

7.2 2025 Property Tax Receivable/Write-Off Request attachment

7.3 Housing Report – Status of Housing Initiatives 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

[Off-Site Levies Bylaw Update Open Houses](#) – January 29 & 30, 631 Particia Street

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

11. Adjournment

AGENDA ITEM 4.1

Municipality of Jasper
Committee of the Whole Meeting Minutes

Tuesday, January 13, 2026 | 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 participation is through in person attendance and public viewing during Council meetings is through Zoom livestreaming and in person attendance.	
Present	Mayor Richard Ireland, Deputy Mayor Kathleen Waxter, Councillors Ralph Melnyk, Kable Kongsrud, Wendy Hall, Laurie Rodger, and Danny Frechette
Absent	none
Also present	Bill Given, Chief Administrative Officer
	Beth Sanders, Director of Urban Design & Standards
	Leanne Pelletier, Housing Manager
	Emma Acorn, Legislative Services Coordinator
	Bob Covey, The Jasper Local
	8 observers
Call to Order	Deputy Mayor Kathleen Waxter called the January 13, 2026 Committee of the Whole
	meeting to order at 9:30am and began with a Traditional Land Acknowledgement .
Additions/	Councillor Rodger requested an item be added to the agenda list regarding the budget of
deletions to the	the Urban Design & Standards department.
#12/26	MOTION by Councillor Frechette that Committee add the following item to the agenda for
	the January 13, 2026 Committee of the Whole meeting:
	<ul style="list-style-type: none"> 7.3 Urban Design & Standards Budget
FOR	AGAINST
7 Councillors	0 Councillor
	CARRIED
Approval of	MOTION by Councillor Hall that Committee approve the agenda for the January 13, 2026
agenda	Committee of the Whole meeting as amended:
#13/26	<ul style="list-style-type: none"> Add 7.3 Urban Design & Standards Budget
FOR	AGAINST
7 Councillors	0 Councillor
	CARRIED
Business arising	none
from minutes	
Delegations	none
Correspondence –	Committee received correspondence from Jasper National Park Field Superintendent
Parks Canada	Genevieve Caron regarding amendments to the Land Use Policy.

#14/26	MOTION by Councillor Melnyk that Committee receive the correspondence for information.	FOR 7 Councillors	AGAINST 0 Councillor	CARRIED
Partnership Memorandum of Understanding to Redevelop Anglican & United Church Lands #15/26	Director of Urban Design & Standards Beth Sanders reviewed the background regarding the rebuild of the Anglican and United Churches. They have been working with a consultant together to plan a joint rebuild. MOTION by Councillor Kongsrud that Committee direct Administration to prepare a Memorandum of Understanding with the Anglican Church and United Church and return to a future meeting.	FOR 7 Councillors	AGAINST 0 Councillor	CARRIED
Connaught Below Market Housing Development- Project Update #16/26	Committee received an information report from Housing Manager Leanne Pelletier regarding the Connaught Below Market Housing Development Project which included details on the work completed so far; the estimated timeline for completion; eligibility requirements; and more. Cao Bill Given also assisted in answering Committee questions. MOTION by Councillor Melnyk that Committee receive the Connaught Below Market Housing Development Project update for information.	FOR 7 Councillors	AGAINST 0 Councillor	CARRIED
Urban Design & Standards Budget #17/26	Councillor Rodger shared his concerns with the Urban Design & Standards budget. MOTION by Councillor Rodger that Committee direct Administration to bring forward a review of the 2026-2030 Urban Design & Standards budget including projected revenue and expenditure assumptions; and the historical basis for these assumptions, and bring a report back to the March 10, 2026 Committee of the Whole meeting.	FOR 7 Councillors	AGAINST 0 Councillor	CARRIED
Motion Action List #18/26	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">• Anglican & United Church Properties Partnership	FOR 7 Councillors	AGAINST 0 Councillors	CARRIED

Councillor upcoming meetings	Mayor Ireland and Councillor Melnyk will be attending a meeting of the West Yellowhead Regional Waste Management Authority this Thursday.		
	Councillor Frechette, along with other Councillors, will be attending the Community Futures West Yellowhead business walk in Jasper on April 2, 2026.		
	Councillor Waxer will be attending the first Community Conversations of 2026 tomorrow.		
Upcoming Events	Council reviewed a list of upcoming events.		
#19/26	MOTION by Mayor Ireland that Committee add the following item to the in-camera session of the January 13, 2026 Committee of the Whole meeting:		
	<ul style="list-style-type: none"> • 11.2 Personnel matter 		
	FOR 7 Councillors	AGAINST 0 Councillors	CARRIED
Move In-camera #20/26	MOTION by Councillor to move in-camera at pm to discuss agenda item:		
	<ul style="list-style-type: none"> • 11.1 Land Matter - ATIA s.26(1)(a), 29(1) • 11.2 Personnel matter 		
	FOR 7 Councillors	AGAINST 0 Councillors	CARRIED
	Mr. Given also attended the in-camera session.		
	Councillor Rodger left the meeting at 11:25am.		
Move out of camera #21/26	MOTION by Mayor Ireland to move out of camera at 11:26am.		
	FOR 6 Councillors	AGAINST 0 Councillors	CARRIED
Adjournment #22/26	MOTION by Councillor Hall that, there being no further business, the Committee of the Whole meeting of January 13, 2026 be adjourned at 11:26am.		
	FOR 6 Councillors	AGAINST 0 Councillors	CARRIED

AGENDA ITEM 6.1

Jan 19, 2026



To Mayor and Council,

My name is James Purdy, and I'm the head organizer of SKIJORING for MS which is an annual fundraiser for MS Canada held in northeastern Alberta. 2026 will be our 5th skijoring event in Cold Lake, and we have expanded this year to also include an event in Lac La Biche.

As I'm sure you're well aware, skijoring TAKES OVER Banff each January during their SnowDays Festival, and our team would like to discuss partnering with the Municipality of Jasper to bring a similar event to you! "Skijor Canada" is the organization that brings the event to Banff and although they do a tremendous job, we are confident we can provide as high quality of an event but with the Northern Alberta flair that sets Jasper apart!

Over the past five years, SKIJORING for MS has helped build the skijoring community throughout western Canada not only through our events, but also by supporting other communities with their own skijoring events. We love this event and love seeing it grow as it's such a wild sport that brings together the best of both worlds: cowboys and ski bums showcasing their horsemanship and ski/snowboard racing skills. And of course you can't forget the FUR FASHION, skijoring brings us all together!

We have talented horsemen, horsewomen, skiers and snowboarders who have competed at skijor events across North America and who excel at death-defying speed and arial stunts! These riders are working cowboys and cowgirls who don't just look the part, they are true northern grit. And our sliders are ski racers and competitive freestylers who are just looking for their next adrenaline rush!

Cody Warman with Dirt Wizard Innovations is our head track builder and course designer. Cody does contract work for Red Bull, travels the world building motocross race tracks, and builds ski hill terrain parks throughout Alberta specifically for the Alberta Winter Games. Cody has been part of SKIJORING for MS since day one and the courses he builds for our events are top notch. In 2025, our event in March was almost cancelled due to losing all the snow from the warm weather, but Cody salvaged the event and although the horses had to run in the mud, we had one of our best events EVER!

This year we've expanded to Lac La Biche where we will be competing down their main street, similarly to Banff and several other events in the United States. With Cody on our team, we are confident we can build a top notch skijoring course ANYWHERE and with our talented skijor teams we know that we can fill Jasper with even more SKIJOR HYPE than Banff has seen over the last few years.

Thank you for your consideration, our team would really like to discuss this further with your council and bring this WILD event to the Municipality of Jasper!

Sincerely,

James Purdy

SKIJORINGforMS@gmail.com

780-207-7389



[Skijoring for MS](#)

AGENDA ITEM 7.1

REQUEST FOR DECISION

Subject: 2025 Annual Transit Service Update
From: Bill Given, Chief Administrative Officer
Reviewed by: Erin Toop, Jasper Transit Manager
Courtney Donaldson, Director of Operations & Utilities
Date: January 27, 2026



Recommendation:

That Committee receive the 2025 Annual Transit Service Update for information, and

That Committee direct Administration to return to Committee with the results of the 2026-2031 Transit Business Plan.

Alternatives:

- That Committee direct Administration to return with additional information.

Background:

- The **2011 Jasper Community Sustainability Plan** and the **2018 Transportation Master Plan** both include recommendations that the municipality explore local and regional transit service.
- **In early 2021** Council supported a public transportation pilot project that ran over the summer season.
- **In fall of 2021** administration applied for and secured a \$50,000 planning grant under the Federal Rural Transit Solutions Fund (RTFS) program to “develop a long-term, comprehensive public transportation solution plan for Jasper to serve the general public, workers and visitors.”
- **In late 2022** Council approved an MOU with Parks to deliver public transportation services to areas outside of the Jasper townsite.
- **In early 2023** Council received the [Transportation Strategy & Action Plan](#) that was funded by the RTFS grant. Council directed administration to begin the next steps to establish a fixed-route bus service for the 2023 summer season.
- **September 2023**, Jasper Local Transit service launched.
- **May 2024**, Council approved policy [F-114 Transit Service Standards](#).
- **July 2025**, Jasper [Regional Transit](#) service was launched.

Discussion:

Jasper [Local Transit](#) currently offers 8 hours of daily service in the winter period and 12 hours of daily service in the summer period, for a total of approximately 3,700 hours annually. The hours of service are delivered using a single bus, i.e. there are not two busses in service at the same time. Service change timing is planned around the seasonal opening and closing of Whistlers and Wapiti Campgrounds.

The Regional Transit service level is estimated at 13.5 hours per day, on average, for a total of approximately 5,000 hours annually. It is also delivered by a single bus.

The attached Transit Annual Update (Appendix 2) provides an overview of the transit system's operation in 2025 as well as a summary of rider data since the start of service in 2023.

The report highlights Local Transit separately from Regional Transit as the two services are funded differently and a regional service was not contemplated in the 2022 Transit Strategy.

Annual Report Highlights:

Recognizing that the service launched in September 2023 and that 2024 saw a significant disruption due to the wildfire and evacuation, 2025 was the first full year of Jasper Transit service.

In 2025, Local Transit delivered 52,523 rides, which is 25% more than the 2022 Transit Strategy projected. Together the Local and Regional services delivered a total of 59,909 rides.

The report also shows total monthly transit rides delivered since the start of service in 2023. The table below summarizes annual rides delivered by Jasper Transit (exclusive of Regional Service), compared to the forecasts in the 2022 Transit Strategy:

Jasper Transit – Local Service Only	2023	2024	2025
<i>Transit Strategy Forecast</i>	8,667	35,000	42,000
Actual Rides Delivered	15,363	35,764	52,523

The Lodge Loop continues to be the most used, followed by the Pyramid Loop, Campgrounds Loop and then the Town Loop. The Pyramid Loop and Campgrounds Loop see similar ridership in the key summer service months. From January to May 2025, the Town Loop was only offered once per day. Starting in October 2025, there are three Town Loop trips daily. There is a significant increase in Town Loop users in Fall 2025, compared to previous winter seasons.

Transit systems are often measured by the average number of rides delivered per hour of transit service provided. Since the inception of Jasper Transit service, the monthly average rides per hour have outpaced the target rides per hour outlined in the Transit Strategy.

In 2025, Jasper Local Transit fare revenue increased by 33% to \$101,226, due to an increase in ridership, while at the same time the total cost of providing Jasper Transit service increased by 14% to \$610,000 or approximately \$162 per hour of service delivered.

After all revenues and paid parking contributions are applied, the Municipal property tax subsidy in 2025 is estimated to be \$59,000, which equals \$15.55 per hour of service delivered or \$1.11 per Local Transit ride.

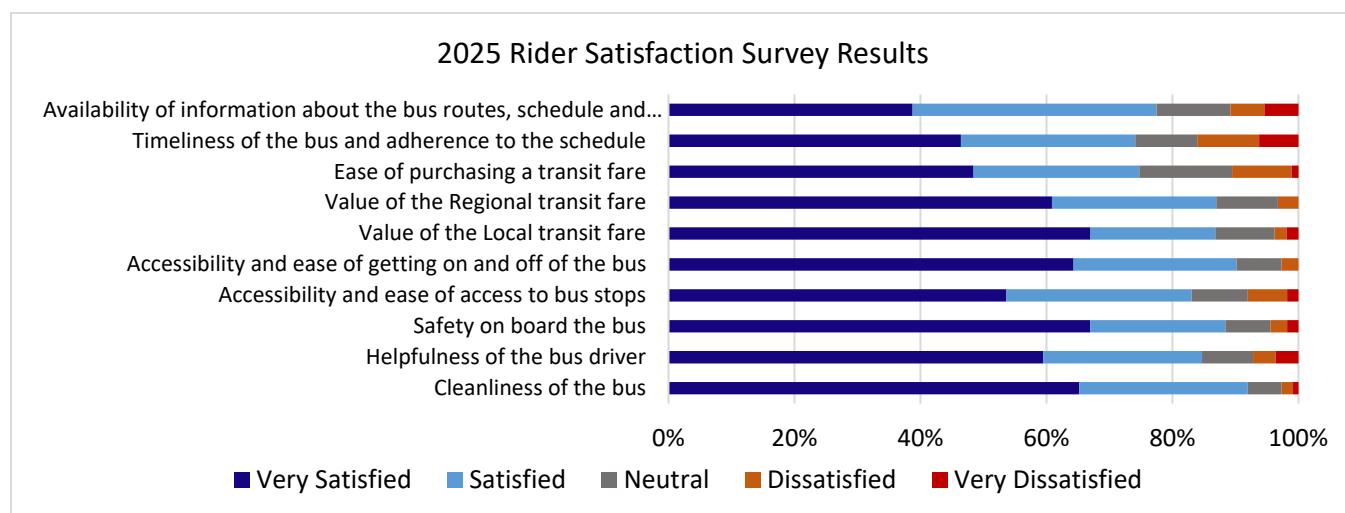
The report also shows on-time performance for the year, by route. The Local Transit on-time performance was within the Transit Policy target of 85%. The Regional Transit on-time performance was 79.6% for 2025 and is on a trajectory of improvement. Administration has worked with our transit operating partners on several opportunities to improve on time performance since Summer 2025, including driver training and incorporating operator feedback into the new winter transit schedules.

2025 Rider Survey Results:

The first Jasper Transit Rider Survey was live for input from August 18 to September 19, 2025. Administration received 170 responses, with 112 of those responses from transit riders. 6% of total responses were from non-transit users (11 submissions) who expressed general opposition to transit and the use of taxpayer dollars to provide transit.

This first version of the survey sought feedback to improve both Local and Regional services, which informed October winter service change. As well, it collected baseline information about rider satisfaction with the services, which is intended to be replicated annually and monitored.

Riders are most satisfied with the value of fares, accessibility of the busses, cleanliness of the busses and safety on board the bus. Riders were least satisfied with the timeliness of the bus and adherence to the schedule. Additionally, riders also expressed some dissatisfaction with the ease of purchasing a transit fare and the availability of information about the bus routes, schedules and fares. Survey feedback informed fall service planning and will inform 2027-2031 business planning.



The most common reasons that riders use Jasper Transit are shown below. (Respondents chose all that applied)

- **Shopping for groceries or other household necessities (50%)**
- **Social or community connection (42%)**
- **Commuting (41%)**
- **Personal business or services (26%)**
- **Medical appointments (22%)**

Looking Forward - Summer 2026 Local Transit Fare Changes

Local Transit fares were set with the launch of the system in 2023 and will be revisited in 2026.

To ensure fares continue to be a reliable revenue source to offset the Municipal property tax subsidy, Administration intends to increase Local Transit fares in May 2026, with the launch of the summer service level.

Fare Increase Principles:

- Visitors to Jasper, who tend to be one-way and day pass users, will continue to pay a fair price for a Jasper Transit trip by increasing the one-way ticket cost in line with peer transit systems.
- Residents, who tend to be 10-pass and Monthly pass users, will continue to receive high value for their bulk fare products.

	One-Way	Day Pass	10-Pass	Youth / Senior 10-Pass	Monthly	Youth / Senior Monthly
Current Fares	\$2.50	\$7.00	\$22.00	\$18.00	\$40.00	\$25.00
New Fares (Summer 2026)	\$3.00	\$8.50	\$27.00	\$21.00	\$48.00	\$30.00

The Corporate Bulk Purchase program will also be adjusted in 2026 based on the new monthly pass rate.

2027-2031 Transit Business Planning:

With the horizon of the Transit Strategy nearing, Administration is beginning work on a Transit Business Plan to guide Jasper Transit decisions from 2027 to 2031. The Council approved transit policy will guide the plan.

Historical data analysis will be an opportunity to update the policy with measurable targets based on the first years of operations. The business plan will also allow for consideration of opportunities for new routes or service. Elements to be included in this plan are:

- Review of Jasper Transit goals
- Analysis of historical data including a detailed review of:
 - Route Performance,
 - Financial Performance and,
 - Customer Satisfaction
- Capital Planning, including the completion of the RTSF program and next steps
- New revenue opportunities
- Service planning, including a review of winter townsite on-demand transit feasibility
- Review of service delivery approach, including in-house vs outsourced functions

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 increases access to work and social events.

Relevant Legislation:

- [F-114 Transit Service Standards Policy](#)

Financial:

In 2025, the total Municipal Property Tax Subsidy required for Jasper Transit is expected to be \$59,000, which is less than 10% of the total cost of delivering Local Transit service.

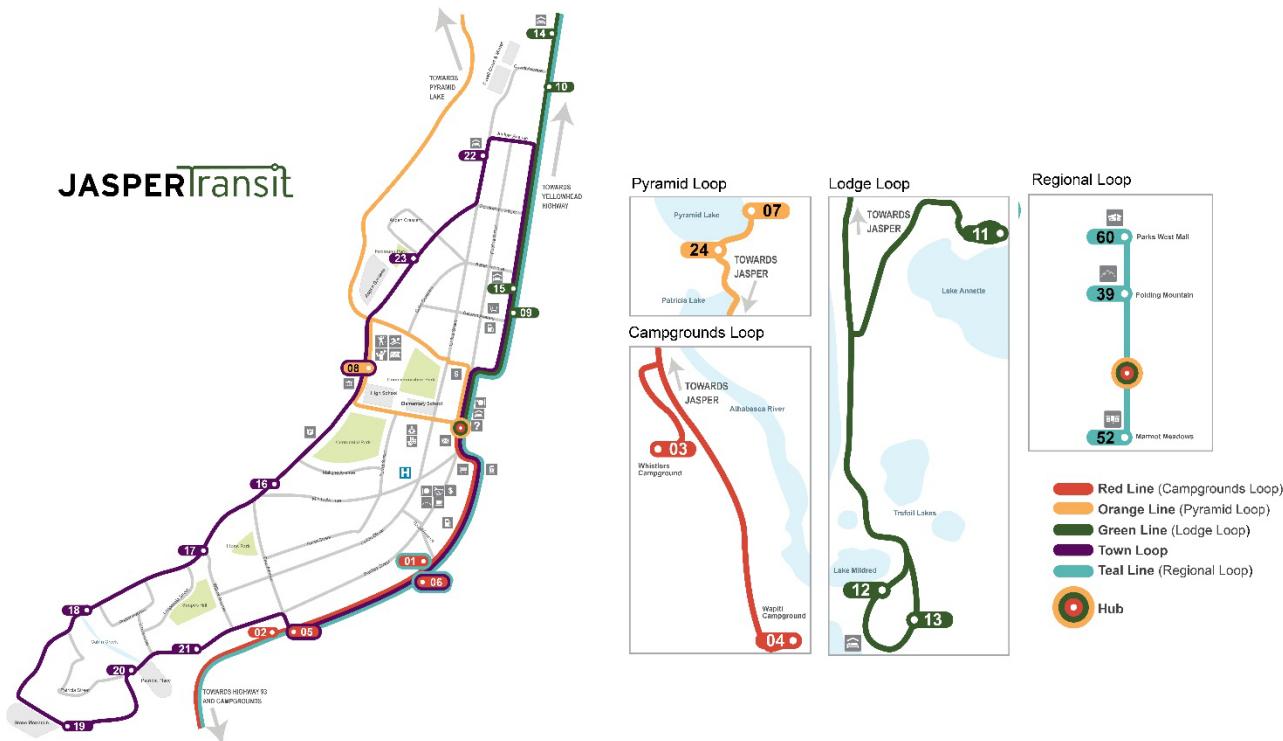
Regional Transit earned modest fare revenue as most users are Recovery Passholders who ride for free. Other sources of revenue not shown here are Government of Alberta Grants to support the Regional Service and an internal transfer from the Public Transportation & Paid Parking Reserve (\$90K)

2025 Transit Own-Source Revenue	Local	Regional
General Ticket Sales	\$ 40,261	\$ 12,115
Corporate Pass Program	\$ 60,965	
Partner Contributions	\$ 294,005	
Total Own-Source Revenue	\$ 395,232	\$ 12,115

Attachments:

- Appendix 1 – Jasper Transit Route Map and Services
- Appendix 2 - Transit Operational Update
- Appendix 3 – Infographic

Appendix 1 - Jasper Transit Route Map and Services



Regional Transit Service:

- **Regional Loop**

Other Service:

- School Bus route (except July and August)



TRANSIT OPERATIONAL UPDATE

Transit Manager

January 1 to December 31, 2025

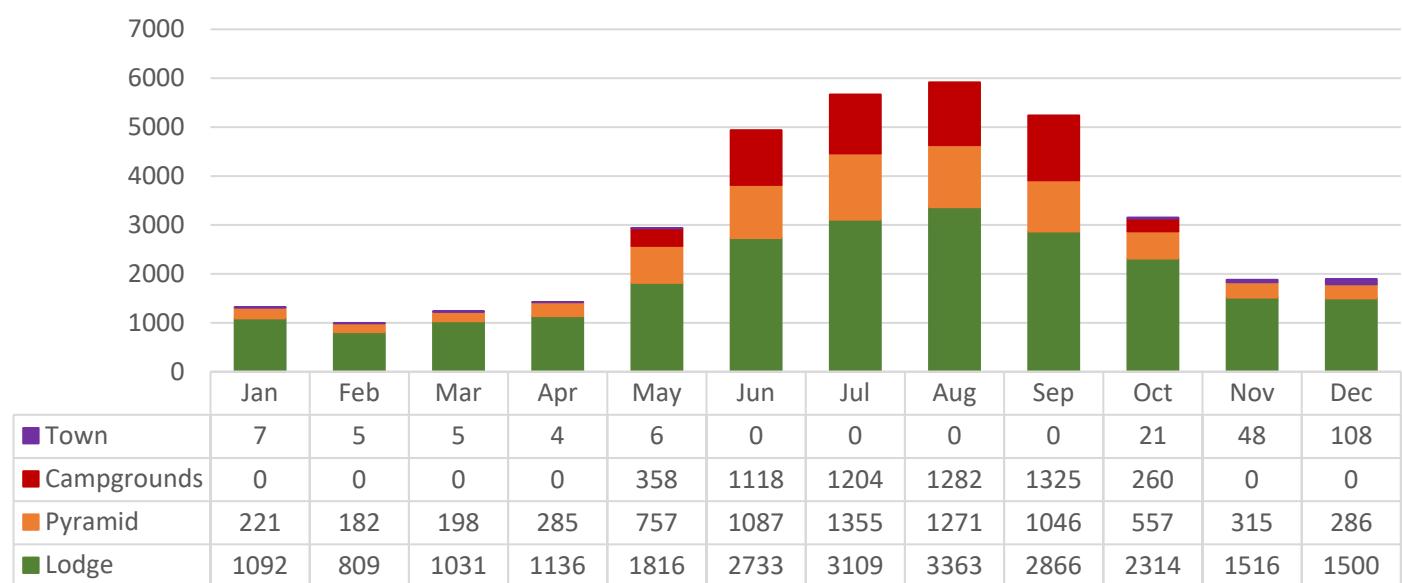
Major Projects

- Launch of provincially funded Regional Transit service with a new stop in Marmot Meadows (July 2025)
 - o Multiple refinements to Marmot Meadows service levels based on feedback received (Oct – Dec 2025).
- Regular Jasper Transit service changes in May 2025 and October 2025 per the regular planning and scheduling cycle.
- The Transit Facility opened in late June 2025 and the Local Transit contractor moved in effective July 2025 resulting in a reduction in the hourly operating cost to the Municipality.
- Administration continued to explore the procurement of electric busses through engagement with CUTZEB's Joint Procurement initiative, discussions with bus manufacturers and suppliers and discussions with peer agencies.
- A 1-yr extension was granted by the Rural Transit Solutions Fund to provide flexibility for procurement of Transit fleet and remaining capital project components.
- In Q4, Administration requested a change of scope for the Rural Transit Solutions Fund project to allow for conventional (fuel-powered) fleet in lieu of electric fleet due to the electric bus market conditions.

Service Productivity Statistics

- **Hours of Service:** 6,258.7 Local 3,767.2, Regional 2,491.5
- **Days of Service:** 363
- **Total Riders:** 59,909 35,764 (2024) 15,363 (2023)
- **Riders by Type:** Local – 36,596 School – 15,927 Regional – 7,386
- **Fare Revenue:** Corporate Pass - \$60,965 Local Fares - \$40,261 Regional Fares - \$12,115
- **Partner Contributions:** Parks Canada - \$145,000 GYPSD - \$149,005

2025 Local Transit Rides by Route (Monthly):



Service Quality Statistics:

On-Time Performance *The Transit Policy targets transit service running on time 85% of the time.*

Average performance by route in 2025:

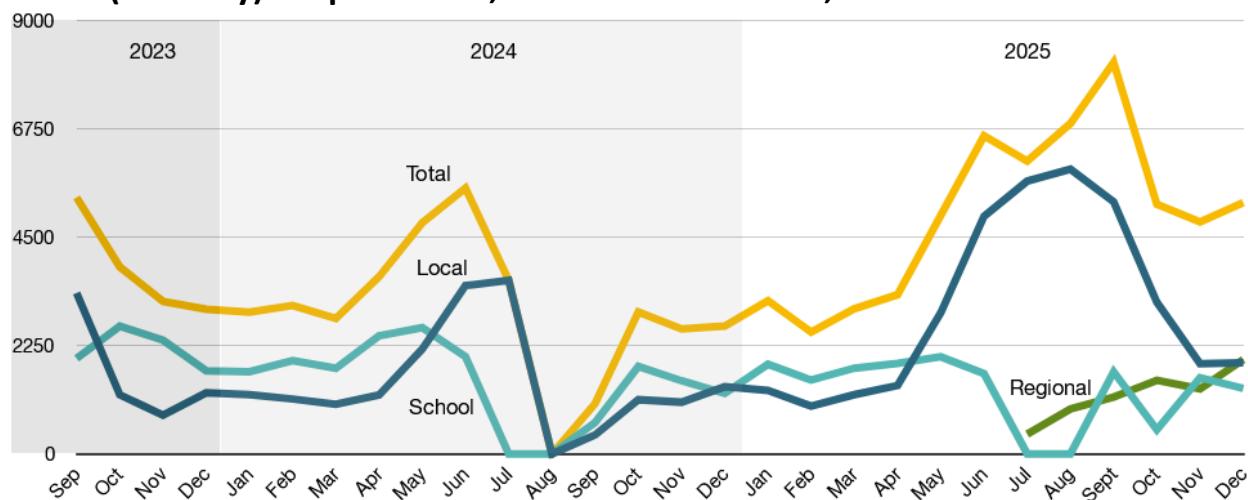
Lodge 93.9% **Pyramid** 85.7% **Campgrounds** 88.75% **Town** 99.3% **Regional** 79.6%

Service Reliability

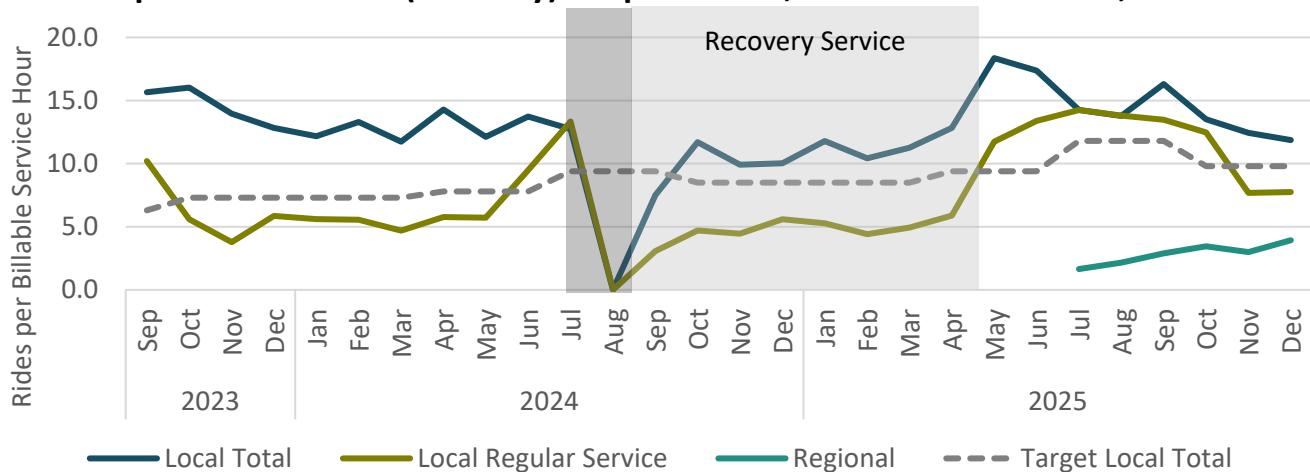
The Transit Policy targets 98% of trips being delivered.

- **Local:** In 2025 Local service was reliable on a routine basis. Some instances and unforeseen events resulted in missed trips. Most missed trips were due to community recovery efforts and construction in the west end of the townsite, or construction and maintenance on partner roadways such as Moberly Bridge, on the Jasper Park Lodge site and at Wapiti Campground.
- **Regional:** The reliability improved through Q4 2025. Due to the newness of the service and onboarding of a new transit operating company, as well as ongoing adjustments to the schedule, there were some missed trips in the first months of service. Administration has worked closely with the operator to improve service reliability. By early December 2025 the service has been routinely reliable.

Transit Rides (Monthly): September 5, 2023 – December 31, 2025



Transit Rides per Billable Hour (Monthly): September 5, 2023 – December 31, 2025



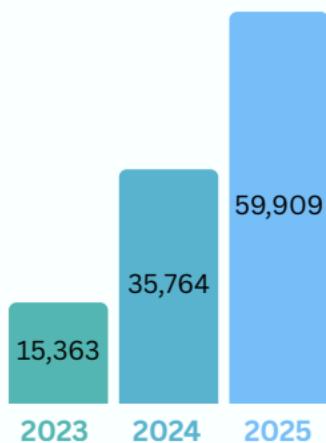
Communications & Engagement

- Ongoing communication regarding standard service changes, new Regional service and ongoing Regional enhancements.
- First Annual Transit User survey conducted in August and September 2025.

Jasper Transit 2025



Annual Transit Rides



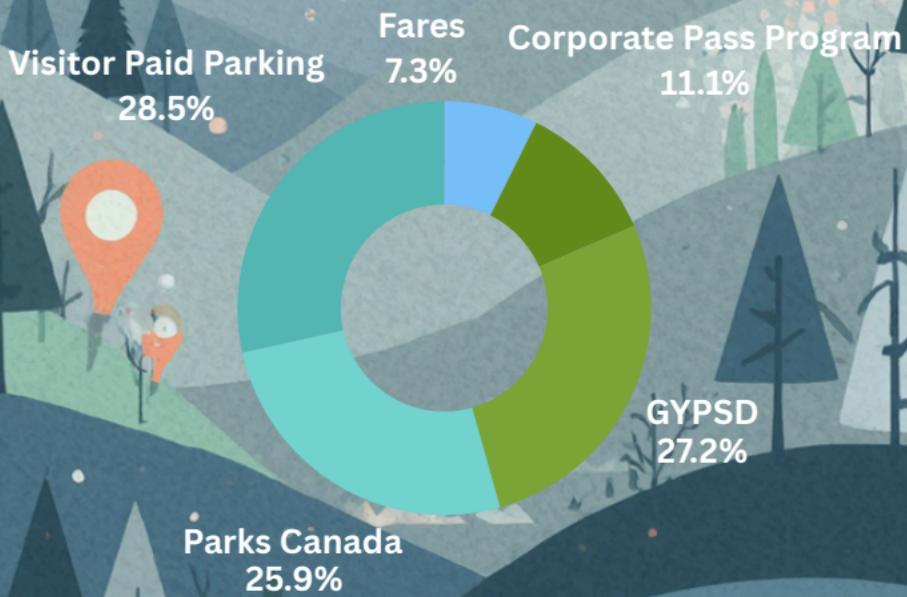
Regional Transit Service Snapshot



Local Transit Service Snapshot



Local Transit Revenues



AGENDA ITEM 7.2

REQUEST FOR DECISION

Subject: 2025 Property Tax Receivable/Write-Off Request
From: Bill Given, Chief Administrative Officer
Prepared by: Natasha Malenchak, Director of Finance and Administration
Date: January 27, 2026



Recommendation:

- That Committee recommend Council authorize the write off of \$10,802.15 for Property Tax receivable for Roll 500000 (Provincial Building).

Alternatives:

- That Committee recommend Council directs administration to keep the amount set as a Property Tax receivable in the amount of \$10,802.15.

Background:

- Section 347(1) of the Alberta MGA authorizes Council to cancel, reduce, refund, or defer taxes or tax arrears, in whole or in part, if deemed equitable, either generally or for specific properties, businesses, or classes thereof.
- Given the amount of property tax to write off is substantial and has been a decision of council for all other years, administration has prepared this as a request for decision of council.
- Section 380 of the MGA allows municipalities to apply annually for a grant in place of taxes for businesses operated by the Crown, not exceeding the amount that would otherwise be recoverable through taxation if the Crown business were not tax-exempt.

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."

Discussion:

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.

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.

This is a welcome change in provincial policy. In 2025 we did see a payment of 75% of the property tax leaving a smaller amount to write off in the 2025 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:

- This matter is being brought forward for Council's consideration as the write-off of an account receivable requires Council. The account has been reviewed by Administration, and all reasonable and practical collection efforts have been exhausted. Approval of the write-off will allow the receivable to be removed from the Municipality's financial records while maintaining accurate and transparent financial reporting. The write-off does not preclude future recovery should circumstances change.

Relevant Legislation:

- Alberta Municipal Government Act

Strategic Relevance:

- Increase awareness and understanding of our unique conditions with other orders of government and funders.
- Pursue alternative revenue sources and equitable distribution of costs.

Financial:

Since 2019, Roll 500000 has collectively been levied \$338,350.56. Should council direct Administration to write off the 2025 amount, the amount written off in 7 years will be \$168,122.73.

The write off expense of \$10,802.15 in 2025 fiscal year will reduce the taxes receivable and the 2025 year-end surplus or increase year end deficit.

Attachments:

- 2025 Tax Notice; Roll 500000 and payment notice



2025 Tax Notice

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

Roll #
500000

Year
2025

Date
Jun 13, 2025

**** R E P R I N T**

Copy sent to:

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 2025 .

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	0.012081	\$66,633.00
			TOTAL MUNICIPAL TAXES (B)		
			\$66,633.00		
TOTAL EDUCATION TAXES (A)			LOCAL IMPROVEMENT		
\$0.00			\$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. 0% of your Municipal taxes go to Parks Canada for Land Rent, Use & Planning and, 3.2% 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)	Add/Credit Arrears/Credit	AMOUNT DUE July 15, 2025	Payable AFTER July 15, 2025
\$66,633.00	-\$5,856.10	\$60,776.90	\$62,600.20

REMITTANCE PORTION	Roll#	N/A Code	Year	Date
	500000	ALBE0003	2025	Jun 13, 2025
DUE DATE	AMOUNT DUE	ENTER AMOUNT OF PAYMENT		
July 15, 2025	\$60,776.90	\$		

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: PB00065

Voucher No: BC063

Total Payment: \$49,974.75

Paid Date: August 27, 2025

Roll Number	ATS	Plan/Block/Lot	LINC	Tax Year	Requested Amount (Tax Notice)	Eligible Amounts					Grant Funding Level	Paid Amount
						Grant Property	BIA	Special Levy	LIMP	Total		
500000		4061EO/9/9-13	0018540444	2025	\$66,633.00	\$66,633.00	\$0.00	\$0.00	\$0.00	\$66,633.00	75.00%	\$49,974.75
Total Paid Amount:												

AGENDA ITEM 7.3

REPORT FOR INFORMATION

Subject: Housing Report – Status of Housing Initiatives
From: Bill Given, Chief Administrative Officer
Prepared by: Leanne Pelletier, Municipal Housing Manager
Date: January 27, 2026



Recommendation:

- That Committee receive the Housing Action Plan/Housing Initiatives update for information.

Alternatives:

- That Committee direct Administration to provide a follow-up report with more information.

Background:

- **In 2022**, Council identified housing as a strategic priority for the 2022–2026 term, allowing for a series of targeted actions aimed at increasing housing supply and improving affordability. These included the creation of dedicated staff positions, and the creation of the Jasper Municipal Housing Corporation.
- **In May 2023**, the new Housing Coordinator position was filled. This position was the municipality's first full-time position dedicated to advancing progress on housing.
- **In December 2024**, the Municipality of Jasper was successful in receiving a \$9.4M grant from the Canada Mortgage and Housing Corporation (CMHC) under the Housing Accelerator Fund (HAF) to support municipal capacity, program delivery, and specific planning and regulatory reforms to incent housing. The HAF grant agreement commits the Municipality to complete the HAF specific initiatives and meet housing unit targets. It is performance-based and subject to biannual reporting to CMHC.
- **In March 2025**, Council formally endorsed the Jasper Housing Action Plan (HAP), which outlines eight key initiatives intended to address the municipality's housing challenges.

Discussion:

The Housing Accelerator Fund (HAF) and the Housing Action Plan (HAP) represent the Municipality of Jasper's most ambitious housing agenda to date. Together, they aim to address Jasper's chronic housing challenges through a series of interlinked regulatory, planning, and engagement initiatives and programming, resulting in accelerated development and net new units.

Jasper's first annual HAF report was due and filed in January 2026. Reporting includes initiative and milestone updates, residential building permit data (net new units, affordable and missing middle) capital projects reporting, and reporting on the use of HAF funds.

The ***Housing Report: Status of Housing Action Plan and Housing Accelerator Fund Initiatives*** provides an overview of eight core initiatives, six of which are directly tied to HAF funding (in *italics*). Initiatives include:

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***
7. Continuous Assessment of Housing Need
8. Community Engagement

As of January 2026, all eight housing initiatives outlined in the Housing Action Plan have been launched, with several nearing completion. Notable achievements include:

- significant revisions to land use policy,
- the launch of the ADU Incentive Program,
- the development of the Land and Asset Acquisition Evaluation tool.

The Jasper's Housing Action Plan identifies a housing supply target of 949 units (including rebuild) receiving a building permit over the 3-year funding period. In 2025, 365 units received a building permit. Of these:

- 195 units are considered 'net new' as they did not exist prior to the fire,
- 40 are defined as affordable under Federal and Provincial criteria, and
- 329 are considered missing middle.

Successful collaboration with Parks Canada has played a vital role in the municipality's ability to action HAP initiatives and meet HAF targets. Ongoing joint planning supports the transition of land use authority while aligning with Jasper's national park context.

Administration is providing this report for information to ensure Council is aware of initiative progress and potential risks. A summary PowerPoint presentation has been prepared and is attached to this report, providing an overview of the status of each initiative, collaborations to note and a funding summary.

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 Housing Action Plan and HAF initiatives support equity among residents by enabling increased access to secure and appropriate housing. Incentives and policy changes are designed to encourage diverse housing types that are inclusive and accessible to a broad cross-section of the community.

Relevant Legislation:

- CMHC Housing Accelerator Fund - Program Requirements

Financial:

As noted previously, the Municipality was awarded \$9.4 million in federal funding through CMHC's Housing Accelerator Fund to implement housing initiatives. There are 4 disbursements of funds, and the amount dispersed is contingent on successful completion of the initiatives and associated milestones, along with meeting HAF targets for net new, affordable and missing middle units.

In addition to HAF funding, increased organizational capacity has allowed for increased fund sourcing, resulting in conditional approval of

- \$5.5 million grant and \$9.2 million loan under the CMHC Affordable Housing Fund for the Connaught Project,
- \$5.5 million grant from the Alberta Housing Partnership Program (AHPP Round II), and
- \$250,000 grant from the Alberta Real Estate Foundation in support of housing enablement initiatives.

In total, \$29.8 million in funding has been committed or allocated to support housing-related work in Jasper between 2024 and 2026.

There are no financial implications associated with receiving this report for information.

Attachments:

- *Housing Report – Status of Housing Action Plan and Housing Accelerator Fund Initiatives*

Housing Report

Status of Housing Action Plan and Housing
Accelerator Fund (HAF) Initiatives

Council Committee
Jan 27, 2026

Overview

Background

Funding/CMHC Reporting

Housing Initiatives

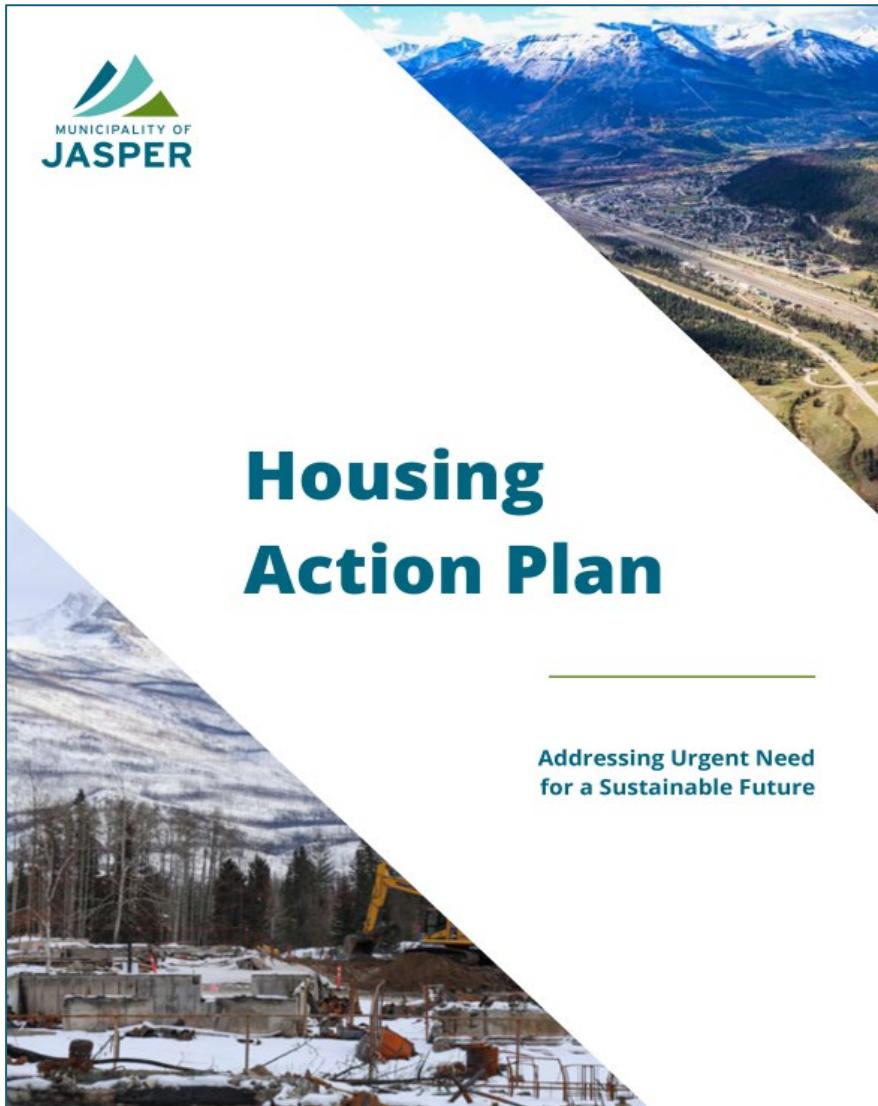
Status Updates

Collaborations

HAF Targets

Total Funding

Background



2022-2026 Term
Housing adopted as a Strategic Priority by Council

December 2024
Housing Accelerator Fund grant agreement signed

March 2025
Housing Action Plan (HAP) endorsed by Council

January 2026
Year 1 HAF Annual Report to CMHC filed

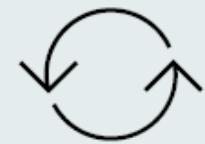
Funding

\$9.4 million in federal funding from the Canada Mortgage and Housing Corporation's Housing Accelerator Fund (HAF)

CMHC can reduce or cancel funding for unmet commitments

CMHC Reporting

Reporting occurs twice yearly: January (full report) and July (modified report)

				
<p>Step 1 Access CMHC Portal</p> <ul style="list-style-type: none">Attestation letterCapital Projects ReportBuilding Permit Data ReportUse of HAF funding Report	<p>Step 2 Download and Complete Reports</p> <ul style="list-style-type: none">Attestation letterCapital Projects ReportBuilding Permit Data ReportUse of HAF funding Report	<p>Step 3 Provide update on initiatives</p> <p>For each initiative:</p> <ul style="list-style-type: none">Status% completedReport on each milestone under initiative	<p>Step 4 Update the Action Plan Commitments</p> <ul style="list-style-type: none">Permitted unit dataNet new unitsAffordable unitsHousing supply target data	<p>Step 5 Upload Documents and Submit Agreement Report</p>

Housing Initiatives (Commitments)

- 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**
7. Continuous Assessment of Housing Need
8. Community Engagement

*Initiatives in **bold** tied to HAF funding*

Initiative #1: Update Land Use Policy to Incent Development and Promote Density

Status: Mostly Complete

Achievements	Outstanding
<ol style="list-style-type: none">1. Complete review of Land Use Policy and Architectural Motif.2. October 2024 LUP changes to incent and simplify rebuild.3. Ongoing quarterly updates.4. 13 sessions of Public Engagement over 3 months.5. January 2026 LUP changes to welcome more homes in the community.	<ol style="list-style-type: none">1. Transfer of Land Use Authority to Municipality.2. Additional public consultation on 3 remaining recommended policy changes.

Initiative #2: Explore Changes to Parking Requirements Tied to Housing

Status: Mostly Complete

Achievements	Outstanding
<ol style="list-style-type: none">1. October 2024 LUP changes make consistent parking requirements across zones and unit type: one parking stall per unit.2. January 2026 LUP changes established criteria for evaluating requests for reduced on-site vehicle parking for new apartment buildings.3. Promotion of alternative modes of travel by requiring developers of new multi-unit dwellings and apartment buildings to include bike parking.	<ol style="list-style-type: none">1. Transfer of Land Use Authority to Municipality.2. Further explore changes to parking requirements for new multi-unit dwellings and apartment buildings.

Initiative #3: Promote Accessory Dwelling Unit and Secondary Suite Incentive Program

Status: Mostly Complete

Achievements	Outstanding
<ol style="list-style-type: none">1. ADU Incentive program developed and launched, with 74 applications received to date.2. 5 distinct ADU designs specific to Jasper are in the design phase.3. Beta version of GIS Tool to understand suitability of ADU development on specific lots complete and being tested.	<ol style="list-style-type: none">1. Developed ADU designs to a permit-ready package.2. GIS tool incorporates ADU designs and is 'Live' for residents use.

Initiative #4: Expedite and Simplify Housing Development Permit Process

Status: In Progress

Achievements	Outstanding
<ol style="list-style-type: none">1. Review of current systems and permit process.2. Cataloging of MOJ internal needs for e-permitting system.3. RFP for e-permitting system issued.4. Successful proponent from procurement process selected and software customized and installed.5. E-permitting system being tested and used internally (launch to external users when permitting authority moves to MOJ).	<ol style="list-style-type: none">1. With transfer of authority, launch e-permitting system for both internal and external users (staff and proponents).2. With transfer of authority, MOJ establishes service standards.3. Establish criteria for fast tracking applications (approved ADU designs, affordable housing, etc.)

Initiative #5: Develop Financial Tools to Incent Development

Status: In progress

Achievements	Outstanding
<ol style="list-style-type: none">1. Research on waivers and reductions in development fees used by like communities to incent development.2. Waiving of implementation of new fee schedule by Parks Canada post fire that included development fee increases.3. Prepare and present policy to incent development through financial tools to Council.4. Policy F-115 Financial Tools to Incentivize Housing approved by Council.	<ol style="list-style-type: none">1. Establish new municipal development fee schedule that considers waiving or reducing some fees for priority housing (concurrent with transfer of authority).2. Detailed Financial Incentive Programs before Council for approval.

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

Status: Complete

Achievements

1. Define project scope and engage stakeholders.
2. Identify intended outcomes, evaluation criteria and scoring method to determine feasibility of land and assets for housing development.
3. Land and Asset Acquisition Framework and Evaluation Tool complete.
4. Real Estate Development Analysis complete.

Initiative #7: Continuous Assessment of Housing Need

Status: In Progress

Achievements	Outstanding
<ol style="list-style-type: none">1. Monitoring number of 'net new units' created through HAF initiatives relative to identified housing gap.2. Collaboration with JRCC and Interim Housing colleagues.3. Continued participation in GoA housing surveys.	<ol style="list-style-type: none">1. 'Mini' housing needs assessment through stakeholder engagement and community outreach.2. Engage firm to complete Housing Needs Assessment post rebuild.

Initiative #8: Community Engagement

Status: In progress

Achievements	Outstanding
<ol style="list-style-type: none">1. April 2025 workshops (in person and online) on Town Values and Land Use Policy.2. May 2025 workshops (in person and online) on Town Values and Land Use Policy.3. Stakeholder engagement (MOJ staff, Recovery Advisory Committee, Youth – school and COS programming events).4. June 2025 Open House sessions incorporating resident inputs from workshops.5. June Public Hearing (over 2 Council meetings) on recommended LUP changes.6. What we Heard Report – June 2025.	<ol style="list-style-type: none">1. Engagement on a Municipal Development Plan (MDP), a legislated requirement of a municipality having Land Use Authority.2. Additional engagement (including federal) on 3 remaining recommended changes to Land Use Policy from Public Hearing.

Collaborations



Jasper Housing Enablement Initiative

This 16-month initiative, led by mddl and funded by the Alberta Real Estate Foundation, **equips local residents, developers, and real estate professionals with the knowledge and tools to rebuild** smarter and more affordably, through a combination of community engagement, policy modernization, education, and digital tools.

LOT IDENTIFICATION TOOL



A geospatial mapping tool, lowering barriers to middle housing development

STANDARDIZED PLANS



Two standardized plans (4-6 units) to be fast-tracked for development approvals

MDDL SCHOOL



A community enablement initiative, providing individuals with the knowledge and tools to deliver housing starts

HAF Targets

As per CMHC, a unit is 'counted' when it receives a Building Permit. A dwelling unit in the planning stage, or with a Development Permit, is not counted during reporting.

Actual for Reporting Year	HAF Commitment (over program)	
Number of Units receiving BP	365	949 (rebuild and net new)
Projected for the year (2025)		250
Number of total that are Net New	195	240
Number of Affordable Units	40	95
Number of Missing Middle Units	329	240

Total Funding to Support Housing Initiatives

- CMHC Housing Accelerator Fund (2024)
 - \$9.4M grant
- CMHC Affordable Housing Fund (2026 - Connaught Project)
 - \$5.5M grant & \$9.2M loan
- Alberta Housing Partnership Program (2025 - AHPP Round II)
 - \$5.5M grant
- Alberta Real Estate Foundation (2025)
 - \$250K grant

\$29.8M

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	Recommended to be deferred to March 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	Recommended to be deferred to April 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	

Municipality of Jasper

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 return to a meeting following the 2025 municipal election.	January 2026	Recommended to be deferred to February 2026
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	
Memorandum of Understanding to Redevelop Anglican & United Church Lands	January 13, 2026	Director of Urban Design & Standards	That Committee direct Administration to prepare a Memorandum of Understanding with the Anglican Church and United Church and return to a future meeting.	March 2026	
Urban Design & Standards Budget	January 13, 2026	Director of Urban Design & Standards	That Committee direct Administration to bring forward a review of the 2026-2030 Urban Design & Standards budget including projected revenue and expenditure assumptions; and the historical basis for these assumptions, and bring a report back to the March 10, 2026 Committee of the Whole meeting.	March 2026	