



Image Source: Parks Canada - Luuk Wijk

What We Heard Report

Builders Meeting #5: 2026 Season Preparation

Held on February 4, 2026

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Workshop overview

When: Wednesday, February 4, 2026, from 9:00 AM - 12:00 PM.

Where: Activity Centre (Multi-purpose hall), 303 Bonhomme Street, Jasper.

Who: A cross-section of people with expertise in building in Jasper:

- Parks Canada (Planning and Development and Operations).
- Municipality of Jasper (Urban Design and Standards Department and Operations Department).
- Builders and contractors working in Jasper.
- Utilities.

A total of 32 people attended.

Purpose:

To share quick updates on actions from the November 28, 2025, meeting. To identify additional actions to further prepare Jasper for the 2026 construction season.

Agenda:

- Welcome + introduction
- Rebuilding progress in 2025
- Overview of what worked well in 2025
- Overview of what didn't work so well in 2025
- Updates on actions
- Challenges and solutions explored
- Next steps
- Close
- Lunch

Our agreements during the workshop:

- We listen with compassion + curiosity.
- We hold stories + personal information in confidence.
- We ask for what we need + offer what we can.
- We stretch together into our highest mutual possibilities.
- We agree to pause when we feel the need to pause.
- Confusion is an opportunity for something new.
- We expect something novel, vital + important will happen at any time.



***HOW DO WE ORGANIZE
FOR EFFICIENT + EFFECTIVE + NEIGHBOURLY
SIMULTANEOUS REDEVELOPMENT
OF JASPER?***

Updates on actions

The group shared updates on actions from the November 28, 2025, meeting. Action updates as of February 2026 are provided below.

Utilities

Action	Status
1. Education session for general contractors (safety)	In progress
2. 4-party service trench	
3. Utility coordination Update February 2026: - Increase in staff capacity. - New form to come.	In progress

Communications

Action	Status
4. Connect trades with industry bulletin Update February 2026: 44 subcontractors added to the industry bulletin mailing list. - Industry bulletin has reminded Prime contractors to register their sub contractors for the bulletin.	Completed
5. What We Heard Report Update February 2026: A What We Heard Report of the November 28, 2025, Builders Meeting is available on Engage Jasper.	Completed
6. Resident safety around construction Update February 2026: - MOJ has been working with BILD to share messaging with the building industry in Jasper about best practices for construction techniques during winter. - Messaging around this has been included in the Rebuilding Jasper Bulletin (non-industry one) and will continue to be on semi-regular basis.	Completed

Construction coordination

Action	Status
7. Lane closures for short term activities (SPSUs) Update February 2026: Marked with GIS.	Completed
8. Notice and availability for street use (SPSUs) Update February 2026: - Working to create a public facing SPSU map. - ATCO Gas and Electric will also be able to input closures on this public facing map. Update July 2026: - Road Closures Map: jasper-alberta.ca/p/road-closures-map	Completed

• To help residents, businesses, and contractors plan ahead for a busy 2026 construction season, the Municipality has developed a Road Closures Map outlining known and anticipated impacts to local roads. • This map is intended to support advance planning and minimize disruptions throughout the construction season. • Contractors are encouraged to review the map when scheduling large deliveries or construction activities. Please share this information with subcontractors, delivery drivers, and suppliers to help avoid access challenges or delays.	
9. Traffic flow plan in Cabin Creek Update February 2026: • The following traffic flow plan details for Cabin Creek are being considered: Construction Access Only: • All back alleys in destroyed neighbourhoods. • Lodgepole Street. • Patricia Street inner loop. • Authorized Resident Only signs will be added to Construction Access Only areas when residents move into their new homes. Cabin Creek Drive: • One-way travel from Bonhomme Street to Patricia Street. • Resident Only Parking located on the outer side. • Construction Parking Only located on the inner side. • These changes will allow construction traffic/parking, concrete/pump trucks, deliveries, cranes etc. to easily access new builds without having to worry about residents parking in front of active work sites. CN right-of-way along the south side of Cabin Creek: • Exploring a temporary encroachment on CN's right-of-way to facilitate angled parking to increase the available space for Residential Only Parking. • Signs have been ordered. • A communications plan is being prepared. • No date for when the traffic flow changes will take effect. Update July 2026: • Traffic changes in Cabin Creek west and some alleys came into effect in April to help manage construction traffic and improve safety in the area. • Traffic changes included: • One-way traffic direction on Cabin Creek Drive. • Designated resident only parking. • Areas restricted to construction access only. • See the March 24 Rebuilding Jasper Industry Bulletin for more details: engagejasper.ca/rebuilding-jasper-industry-bulletin/rebuilding-jasper-industry-bulletin-3	Completed
10. Marmot Pit Update February 2026: • Parks Canada is working with McElhanney Consulting to develop a solution that meets both community rebuild requirements and Parks Canada operational requirements at Marmot Pit. • McElhanney Consulting will be contacting local builders over the coming weeks to understand the aggregate storage and clean fill disposal needs to facilitate continuity of reconstruction. • Minimal fees will be charged to users to facilitate the establishment of the infrastructure requirements and enable service provision. These fees will be designed to recovery operational cost requirement only, while infrastructure will be funded by Parks Canada. Fee structure is still being evaluated and will be in line with industry standards. • Solution will be in place for the Spring of 2026, even if not all infrastructure measures are available initially. Update July 2026: • Marmot Pit opened for commercial clean fill disposal on May 4, 2026. • Operating hours: Monday to Thursday between 7 am - 12pm and 1pm - 5 pm (hours subject to change with no notice).	Completed

- Fees: \$15.00 / m³
- Contractors must obtain a Clean Fill Disposal Permit and complete the mandatory process established by Parks Canada before disposing of any material at Marmot Pit. Parks Canada is exploring mechanisms to integrate clean fill disposal permits into building permits, to streamline approvals and minimize delays.
- New 2026 process:
 - Step 1: Confirm that your material meets the clean fill criteria
 - Step 2: Apply for a Clean Fill Disposal Permit
 - Step 3: Complete the required Environmental Site Assessment (Phase I/II)
 - Step 4: Deliver Material
 - Step 5: Receive Invoice
 - Step 6: Pay Invoice
- Important reminders
 - Loads containing any unacceptable material will be refused.
 - Marmot Pit is not a landfill, storage site, or material source.
 - Non-compliance may result in permit revocation and cost recovery.
- See the May 1 Rebuilding Jasper Industry Bulletin for more details:
engagejasper.ca/builders-meetings/rebuilding-jasper-industry-bulletin-may-01-2026

Administrative



Action	Status
11. Business licencing for sub-contractors Update February 2026: • Municipal business licence process clarified to allow sub-contractors to have a business licence separate from the prime contractor.	Completed
12. Bi-weekly Prime meetings No February 2026 update.	Incomplete

Accommodation



Action	Status
13. Accommodation for out-of-town workers Update February 2026: • Initial investigations by Parks Canada determined facility rental and utility requirements would require a large investment which would be likely be cost prohibitive for individual contractors. • Work-camp facilities are supported but need to be contractor-funded. • A variety of contractor accommodation options remain available for the 2026 season: • Kerkeslin Pit (available for work-camp style accommodation setup; currently unoccupied) • Wabasso Campground (June to October; 51 electric-only sites; 120 unserviced sites) • Wapiti Campground (until May 12; electric hookup; washrooms with potable water and showers) • Temporary permissions for RVs and work camps within town (under the Parks Canada Interim Temporary Use Policy) • Interim Housing is intended to be resident-focused, supporting housing security and flexibility. Leases will continue to be held directly with residents, rather than businesses.	Completed

Challenges and solutions explored

Workshop participants identified **5 topics**. Participants then chose the topics that interested them most and worked on the idea with others or individually. Their work is transcribed verbatim and sorted, below.

1. Permit turn around (foundation permits)

Perceived challenge

- Safety code requirements of foundations.
- Delays with safety code inspections (limited resources).

Suggested solution

- Clarification is needed on foundation related safety code requirements.
- Required for better understanding of project as a whole for issuance of foundation permits.
- Can we find efficiencies in our requirements checklists to limit delays?

2. Theft

What's working well?

- No documented cases for theft.

Perceived challenge

- Can cameras be added on the woodlot or in different high traffic areas?
- Has there been requests for increase to RCMP during rebuild activities?

Suggested solution

- If theft occurs, file police report and send an email to Parks Canada compliance.
- Means for contractors to communicate issues to each other for awareness.

3. Street and Public Space Use Permits

What's working well?

- Good flexibility.
- Bylaw is being more understanding.

Perceived challenge

- Bin on street.
- High fees.
- We don't know if/when we need a permit.

Suggested solution

- Noise Bylaw amendments.
- Emergency 48 hours notice.

4. Communications to builders and trades

What's working well?

- Industry bulletin is being read.
- Guides have been useful for new contractors.

Perceived challenge

- Google doesn't lead you to the best/right info. You have to use the search function.
- Low subscription to the Municipality of Jasper social media pages.

Suggested solution

- The Municipality of Jasper is interested in weekly or monthly meetings with builders and contractors.
- Virtual meetings would be easier.
- Meetings are better than emails.
- On-site in-person visits from bylaw/construction coordination.
- Working on an online Street and Public Space Use Permits map to combo with ATCO electric/gas.

5. Dirt management

Perceived challenge

- Worried we will run out of dirt. What will Parks Canada requirements be for an approved soil source? Secure space for stockpiling would help.
- Winter storage of rocks. Avoid hauling twice while the pit is closed.
- Occupational Health and Safety concerns with storing material on site.

Suggested solution

- Can dirt, dumped last year, be screened and taken out of the pit?
- Examine lands next to industrial park - closer to town - would be useful for storage.
- Look at old rehabbed Ledcor yard by transfer station.
- Transfer station would be good storage for soil.

Next steps

Future meetings will be held in summer to identify rebuild challenges and create solutions.