

Municipality of Jasper  
**Committee of the Whole Meeting Agenda**  
June 10, 2025 | 9:30 am  
Jasper Library & Cultural Centre – Quorum Room

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

**1. Call to order** Deputy Mayor Wilson to chair meeting

**2. Additions to agenda**

**3. Approval of agenda**

3.1 June 10, 2025 Committee of the Whole agenda attachment

**4. May 27, 2025 Committee of the Whole minutes** attachment

4.1 Business arising from minutes

**5. Delegations**

**6. Correspondence**

**7. New business**

7.1 Directors Report – Urban Design & Standards attachment

7.2 Values to Guide the Development of Jasper’s Town Plan attachment

7.3 Public Hearing Process – Land Use Policy Amendments to Increase Residential Density attachment

7.4 Recovery Advisory Committee Feedback on Draft Wildfire Recovery Priorities attachment

**8. Motion Action List** attachment

**9. Councillor upcoming meetings**

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

**10. Upcoming events**

Jasper Filipino-Canadian Society Flag Raising – 11:30am-3pm, June 12, Commemoration Park

Community Futures West Yellowhead Lemonade Day – June 14

[National Indigenous History Month](#) & [National Indigenous Peoples Day](#) – June 21

Diploma Ceremony for École Desrochers Graduates – 1:30pm, June 24, École Desrochers gymnasium

Jasper Junior/Senior High School Graduation – 1pm, June 26, Jasper Jr/Sr High School gymnasium

Canada Day Pancake Breakfast & Flag Raising – July 1, Commemoration Park

**11. Adjournment**

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

Municipality of Jasper  
**Committee of the Whole Meeting Minutes**  
Tuesday, May 27, 2025 | 9:30am  
Jasper Library and Cultural Centre, Quorum Room

Virtual viewing and participation	Council attendance is in Council chambers at the Jasper Library and Cultural Centre. This meeting was also conducted virtually and available for public livestreaming through Zoom. Public viewing and participation during Council meetings is through Zoom livestreaming and in person attendance.		
Present	Mayor Richard Ireland, Deputy Mayor Scott Wilson, Councillors Kathleen Waxer, Wendy Hall, and Ralph Melnyk		
Absent	Councillors Rico Damota and Helen Kelleher-Empey		
Also present	Beth Sanders, Director of Urban Design & Standards, Acting Chief Administrative Officer Michael Fark, Director of Recovery Courtney Donaldson, Director of Operations & Utilities Mona El Dabee, Energy & Environment Manager Emma Acorn, Legislative Services Coordinator Peter Shokeir, The Fitzhugh Bob Covey, The Jasper Local 5 observers		
Call to Order	Deputy Mayor Wilson called the May 27, 2025 Committee of the Whole meeting to order at 9:30am.		
Approval of agenda #251/25	MOTION by Councillor Waxer that Committee approve the agenda for the May 27, 2025 Committee of the Whole meeting as presented.		
	FOR 5 Councillors	AGAINST 0 Councillors	CARRIED
Business arising from May 13, 2025 minutes	none		
Delegations	none		
Correspondence – RCMP Quarterly Report	Committee received a Quarterly Report sent by Sergeant Rick Bidaisee of the Jasper RCMP. The report covered the period from January 1, 2025 to March 31, 2025 and shared information in human resources, financial data, and crime statistics.		
#252/25	MOTION by Councillor Melnyk that Committee receive the RCMP Quarterly Report for information.		
	FOR 5 Councillors	AGAINST 0 Councillors	CARRIED

Correspondence – Yellowhead Regional Library #253/25	<p>Committee received the 2024 Annual Report from the Yellowhead Regional Library.</p> <p>MOTION by Councillor Hall that Committee receive the correspondence for information.</p> <p>FOR 5 Councillors</p> <p>AGAINST 0 Councillors</p> <p>CARRIED</p>
Correspondence – Jasper Seniors Society #254/25	<p>Committee received correspondence from the Jasper Seniors Society requesting that they be included in discussions regarding future plans for a seniors’ centre in Jasper.</p> <p>MOTION by Councillor Hall that Committee receive the correspondence for information; and</p> <p>That Committee direct Administration to forward the correspondence to the Evergreens Foundation.</p> <p>FOR 5 Councillors</p> <p>AGAINST 0 Councillors</p> <p>CARRIED</p>
Seniors Week Proclamation  #255/25	<p>Committee received a request for a proclamation from the Community Development Department.</p> <p>MOTION by Mayor Ireland that Committee recommend Council proclaim June 2-8, 2025 as Seniors’ Week in Jasper.</p> <p>FOR 5 Councillors</p> <p>AGAINST 0 Councillors</p> <p>CARRIED</p>
Waiving of Water Utility Bill – Jasper United Church  #256/25	<p>Committee received a report from Director of Recovery Michael Fark with recommendations and alternatives regarding an outstanding utility bill for the Jasper United Church which was lost in the 2024 wildfire.</p> <p>MOTION by Councillor Melnyk that Committee recommend Council, in accordance with their general authority under the Municipal Government Act, approve a one-time waiver of \$5,586.88 in outstanding water utility fees for the United Church.</p> <p>FOR 5 Councillors</p> <p>AGAINST 0 Councillors</p> <p>CARRIED</p>
Construction Coordinator – Recovery  #257/25	<p>Committee received recommendations and alternatives for consideration regarding an additional recovery staff position. Director of Operations &amp; Utilities Courtney Donaldson reviewed the background, job description and the financial implications.</p> <p>MOTION by Councillor Waxer that Committee recommend Council approve the establishment of a full-time, two-year term Construction Coordinator–Recovery position, subject to confirmation of DRP eligibility.</p> <p>FOR</p> <p>AGAINST</p>

	5 Councillors	0 Councillors	CARRIED
Establishment of New Public EV Charging Stations Update #258/25	<p>Energy &amp; Environment Manager Mona El Dabee reviewed the request for decision presented to Committee for consideration.</p> <p>MOTION by Councillor Hall that Committee recommend Council approve the establishment of two new electric vehicle (EV) charging stations in the off-street parking lot across from the Activity Center on Bonhomme Street; with minimal disruption to current uses of the parking lot, through an agreement with SureCharge Corp. for a term of up to 15 years.</p>		
	FOR 5 Councillors	AGAINST 0 Councillors	CARRIED
Recess	Deputy Mayor Wilson called a recess from 10:32am to 10:42am.		
Regional Recovery Transit Service RFP Award #259/25	<p>Mayor Ireland noted that Quorum would be lost for this item as two of the Councillors present were prepared to recuse themselves due to a conflict of interest in the matter.</p> <p>MOTION by Mayor Ireland that Committee direct that this matter appear at the next Regular Council meeting on the agenda without recommendation from Committee of the Whole.</p>		
	FOR 5 Councillors	AGAINST 0 Councillors	CARRIED
Addition to agenda #260/25	<p>Director of Recovery Michael Fark requested the addition of a closed session item and offered apologies for not asking at the beginning of the meeting.</p> <p>MOTION by Councillor Hall that Committee add the following item to the May 27, 2025 Committee of the Whole meeting agenda:</p> <ul style="list-style-type: none"> <li>11.1 In-camera item – Legal Matter</li> </ul>		
	FOR 5 Councillors	AGAINST 0 Councillors	CARRIED
Council Meeting Schedule – July 2025 #261/25	<p>MOTION by Councillor Waxer that Committee recommend Council amend the Council meeting schedule to hold a regular meeting on July 8, 2025 at 1:30pm and a Committee of the Whole meeting on July 15, 2025 at 9:30am.</p>		
	FOR 5 Councillors	AGAINST 0 Councillors	CARRIED
Motion Action List #262/25	<p>Administration reviewed the Motion Action List.</p> <p>MOTION by Councillor Melnyk that Committee approve the updated Motion Action List with the removal of the following item:</p> <ul style="list-style-type: none"> <li>Advocacy at FCM</li> </ul>		

- Fire Bylaw & Communication

And date changes for the following items:

- Wildfire Recovery Strategic Priorities

FOR	AGAINST	
5 Councillors	0 Councillors	CARRIED

Councillor upcoming meetings	Council will be in attendance at the Federation of Canadian Municipalities Conference in Ottawa this week.
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Upcoming Events	Council reviewed a list of upcoming events.
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Move In-camera #263/25	MOTION by Mayor Ireland to move in-camera at 10:51am to discuss agenda items: <ul style="list-style-type: none"> <li>• 11.1 In-camera item – Legal Matter</li> </ul>
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FOR	AGAINST	
5 Councillors	0 Councillors	CARRIED

Ms. Sanders, Ms. Donaldson, and Mr. Fark also attended the in-camera session.

Move out of camera #264/25	MOTION by Mayor Ireland to move out of camera at 11:24am.
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FOR	AGAINST	
5 Councillors	0 Councillors	CARRIED

Adjournment #265/25	MOTION by Councillor Melnyk that, there being no further business, the Committee of the Whole meeting of May 27, 2025 be adjourned at 11:25am.
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FOR	AGAINST	
5 Councillors	0 Councillors	CARRIED



## DIRECTOR'S REPORT

Beth Sanders RPP

Director of Urban Design & Standards

April 1, 2025 to May 31, 2025

### Major Projects

- Town Planning
  - Contributed to Park Canada's June update to the Land Use Policy
  - Community engagement about residential density and parking
  - Advanced "Town Values" engagement to contribute to Town Plan work in 2026
- Development Coordination
  - Taking on permit review to support our colleagues at Parks Canada
  - Pop-up Business Village started in May, continued support to Interim Industrial Park
  - Continued work to update of Off-site Levies Bylaw
  - Negotiating contract for e-Permitting (launch mid-June 2025)
  - Continued work on municipal development review and approval processes
  - Continued work to coordinate utility work in Cabin Creek and Snape's Hill
- Housing
  - 15 net new dwelling units have received Building Permits (towards HAF goal of 240)
  - ADU Incentive Program launched Monday, June 2 (18 pre-launch inquiries, 14 applications received)
  - The Connaught Affordable Housing project received its Development Permit
- Energy and Environment
  - Advanced contractual documents for the Clean Energy Improvement Program
  - Successful application for a grant of up to \$70,000 to assist with creating Jasper's Climate Adaptation Action Plan
  - Finalized draft of Climate Change Adaptation Action Plan (to Committee June 24, 2025)

### Staffing

- New Administrative Assistant (Development Coordination): Monica Rodriguez
- Hiring: Housing Coordinator starts on June 9, 2025

### Service Trends

- 23 online meetings with development applicants to answer questions and prepare applications
- Responded to 37 development inquiries

### Communications & Engagement

- Delivered 3 "Navigating Rebuild" modules for the Pathfinders Program
- Engagement on values for Jasper's Town Plan and residential density and parking
  - Phase 1: Develop values (April 7 – 11) 50 residents
  - Phase 2: Confirm values and explore density and parking (May 5 – 9) 65 residents
  - Phase 3: Confirm values, density and parking (June 2 – 6) 81+ residents
- Online survey for Climate Change Adaptation Action Plan

## AGENDA ITEM 7.2

### REQUEST FOR DECISION

**Subject:** Values to Guide the Development of Jasper's Town Plan

**From:** Bill Given, Chief Administrative Officer

**Prepared by:** Isla Tanaka, Town Planner  
Micheal Borland RPP, Town Planner

**Reviewed by:** Beth Sanders RPP, Director of Urban Design and Standards

**Date:** June 10, 2025

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#### Recommendation:

That Committee recommend Council receive the values of “belonging, connection, nature, responsible, thriving and inclusive” as information.

That Committee recommend Council direct Administration to incorporate the values of “belonging, connection, nature, responsible, thriving and inclusive” in the creation of Jasper's Town Plan, fulfilling the requirements of a community plan under the Canada National Parks Act and a municipal development plan under Alberta's Municipal Government Act.

#### Alternatives:

- That Committee takes no further action.
- That Committee recommends that Council modify the values by:
  - \_\_\_\_\_
  - \_\_\_\_\_

#### Background:

In fall 2024, Bill C-76 received royal assent to enable the transfer of land use planning and development authorities from Parks Canada to the Municipality of Jasper. To assume these authorities, the Municipality has to have a community plan and a municipal development plan in accordance with Parks Canada and the Alberta Municipal Government Act requirements. The current plan is the Jasper Community Sustainability Plan, established in 2011.

On March 18, 2025, Council received as information a joint community engagement approach for town planning values and residential density and parking. The community engagement that took place in April, May and June 2025, involved two topics:

1. The community values that will guide the creation of Jasper's Town Plan in 2026.
2. Proposed policy changes to the Town of Jasper Land Use Policy (Parks Canada).

#### Discussion:

While a date for the transfer of planning and development authority from Parks Canada to the Municipality of Jasper has not been confirmed, work on a new plan can begin and help guide land use and community decision-making.

Post-disaster, the values embedded in the Jasper Community Sustainability Plan (2011) may or may not be relevant. Identifying current values will help shape the community's exploration of land use policy tools to welcome more homes in Jasper and be a first step in creating a new town plan for Jasper in 2026. Common practice is to review or replace municipal development plans every 5-10 years.

The values have been created by Jasperites through community engagement and serve as a compass that points the community toward the qualities of the community we wish to enhance. Together, they will guide how the Town Plan will be organized. Further engagement on the Town Plan will take place in 2026, after the 2025 municipal election. The three phases of work to complete the Town Plan include:

1. Identifying town values (spring 2025)
2. Identifying policy choices (2026)
3. Identifying outcomes and policy choices (2026)

**Strategic Relevance:**

- Communicate and engage with residents
- Welcome the expertise, innovation, creativity and commitment of community members, groups, associations and businesses
- Embrace our growing diversity
- Increase awareness and understanding of our unique conditions with other orders of government and funders
- Take active and strategic steps to advance Jasper's interest, including the acquisition of land-use planning and development authority and attaining Resort Municipality Status

**Inclusion Considerations:**

Jasperites created this first draft of the town values; however, engagement has not yet occurred with Indigenous Partners and the newcomer community. Additional engagement will take place to hear perspectives that have been missed. The values will be adjusted as necessary with further work on the plan in 2026.

**Relevant Legislation:**

- Canada National Parks Act
- Jasper Community Sustainability Plan
- Jasper National Park of Canada Management Plan 2022
- Agreement for the Establishment of Local Government in the Town of Jasper
- Town of Jasper Land Use Policy
- Alberta Municipal Government Act

**Financial:**

The incorporation of the values into Jasper's Town Plan has no budget implications for 2025. Future budget deliberations will include financial resources to work on the Town Plan in 2026. This direction does not commit future Councils to any expenditures.

**Attachments:**

1. Structure of Jasper's Town Plan
2. Community Engagement Panels



# Structure of Jasper's Town Plan

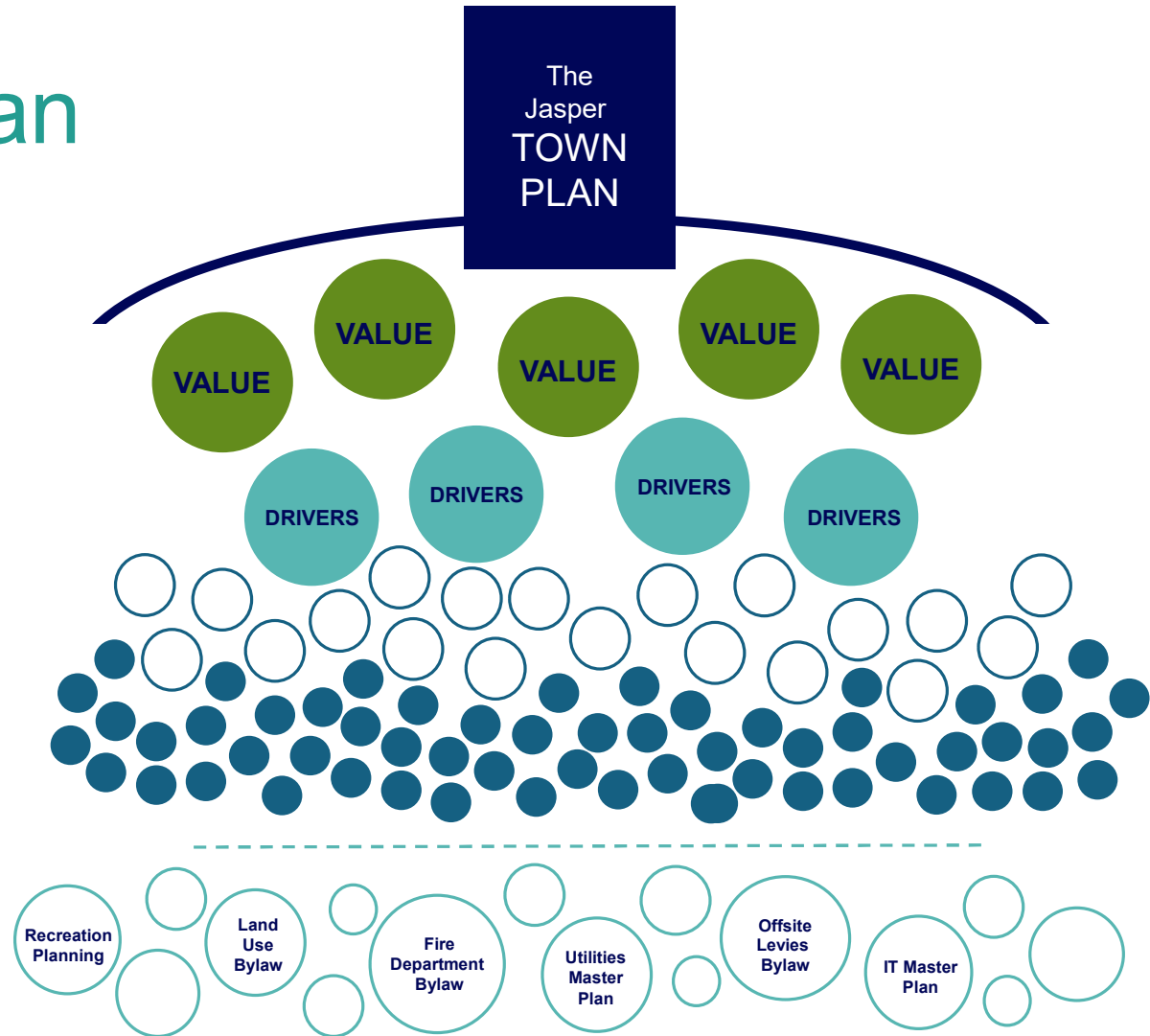
# Jasper's Town Plan

**PHASE 1**  
(2025) **Our chosen DIRECTION**  
(5 or 6 VALUES)

**PHASE 2**  
(2026) **Our POLICY CHOICES**  
(4 or 5 ideas/drivers that shape town)

**PHASE 3**  
(2026) **OUTCOMES and POLICY STATEMENTS**  
(20 to 30 statements)

**IMPLEMENTATION**  
(plans + bylaws + projects that get us there)



# **Community Engagement Panels**

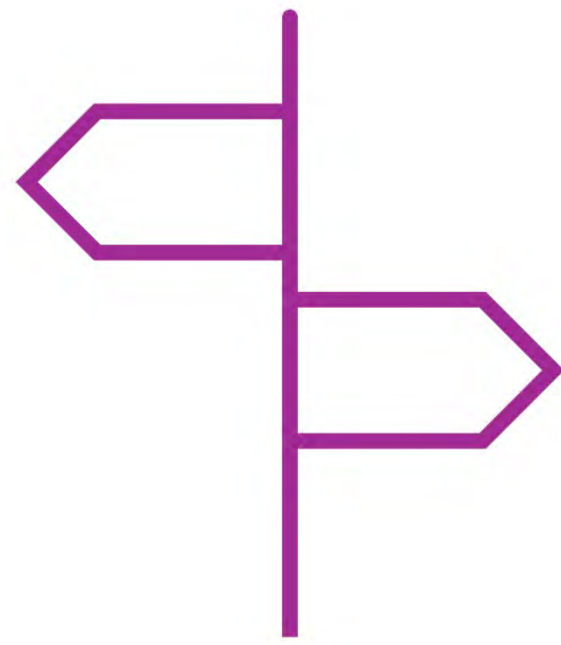
# Background information: Values

## Why does Jasper need values?

- Values are guideposts that help us choose our direction as a community.
- The last time we identified values was in the 2011 Jasper Community Sustainability Plan.
- The Municipality of Jasper is working with Parks Canada to replace this plan with the Jasper Town Plan.
- Initial work on the Jasper Town Plan starts with values that will help shape further community work on the Plan in 2026.
- In the meantime, the values will help guide land use and community decision-making.

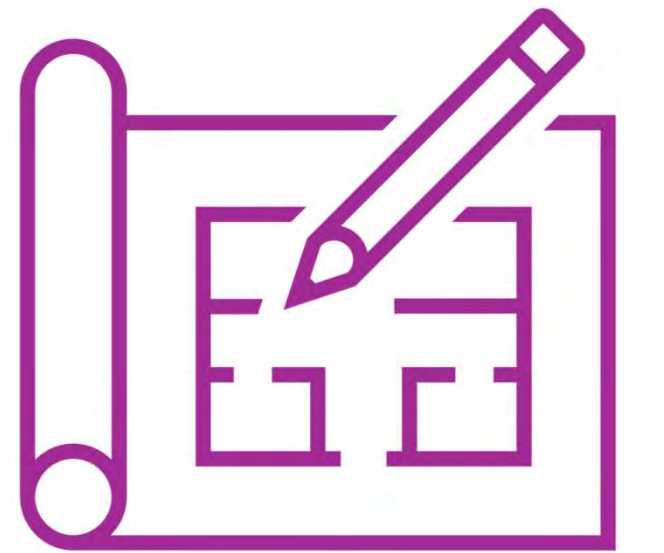
## Why not use the values in the Jasper Community Sustainability Plan?

- Post-wildfire disaster, the values embedded in the Jasper Community Sustainability Plan (2011) may or may not be relevant.
- With new rebuilding opportunities and the future transfer of land use planning and development authorities, Jasper has a chance to chart our own future based on current values.

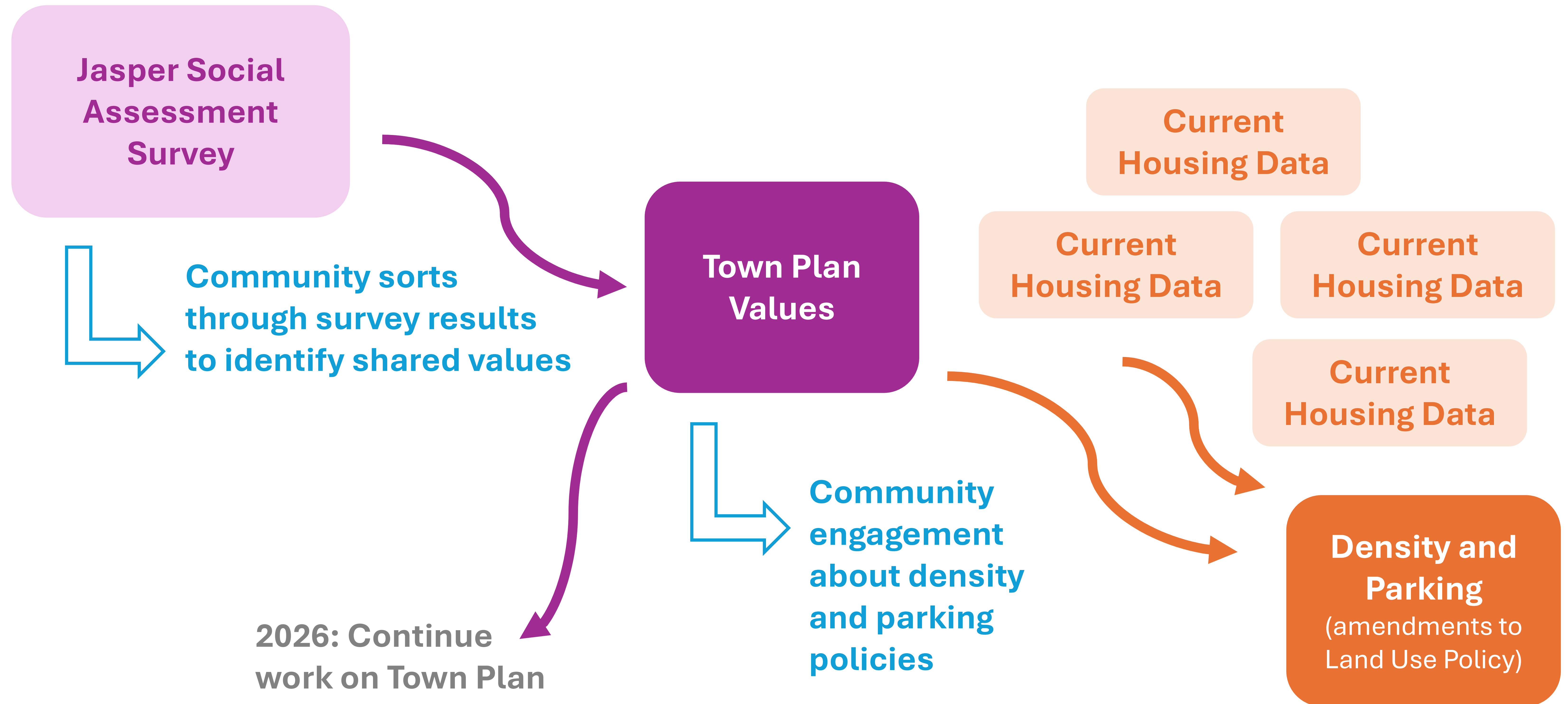


## When will land use planning and development authorities be transferred from Parks Canada to the Municipality of Jasper?

- The first step to transfer land use and planning authorities from Parks Canada to the Municipality of Jasper took place in the fall of 2024 when Bill C-76 received royal assent in Parliament.
- Parks Canada, the Municipality of Jasper and the Government of Alberta are working on the subsequent steps that need to be taken.
- In the meantime, Parks Canada and the Municipality of Jasper planning and development staff are working closely together. Stay tuned.



# Community engagement approach





# Engagement approach timeline



	March 2025	April 2025	May 2025	June 2025
Town Plan Values	<b>COLLECT DATA</b> <ul style="list-style-type: none"><li>Jasper Social Assessment Survey</li></ul>	<b>ENGAGE</b> (April 7-12) <ul style="list-style-type: none"><li>Identify values in-person and online</li><li>Targeted and open invite</li></ul> <b>What We Heard Report</b>	<b>ENGAGE</b> (May 5-10) <ul style="list-style-type: none"><li>In-person and online</li><li>Targeted and open invite</li><li>Confirm values</li></ul> <b>What We Heard Report</b>	<b>Council RFD (June 24)</b> <ul style="list-style-type: none"><li>Values to guide Town Plan development in 2026 and decision-making</li></ul>
Land Use Policy: Density + Parking	<b>Council RFD (March 11)</b> <ul style="list-style-type: none"><li>Engagement Approach</li></ul>	<b>COLLECT DATA</b> <ul style="list-style-type: none"><li>Current housing data</li></ul>	<b>ENGAGE</b> (May 5-10) <ul style="list-style-type: none"><li>Explore density</li><li>Explore parking</li><li>What do we want policy to do?</li></ul> <b>What We Heard Report</b>	<b>ENGAGE</b> (June 2-10) <ul style="list-style-type: none"><li>Test and confirm policy changes</li></ul> <b>Council RFD (June 24)</b> <ul style="list-style-type: none"><li>Amendments to Land Use Policy:<ul style="list-style-type: none"><li>Residential density</li><li>Parking minimums</li></ul></li></ul>

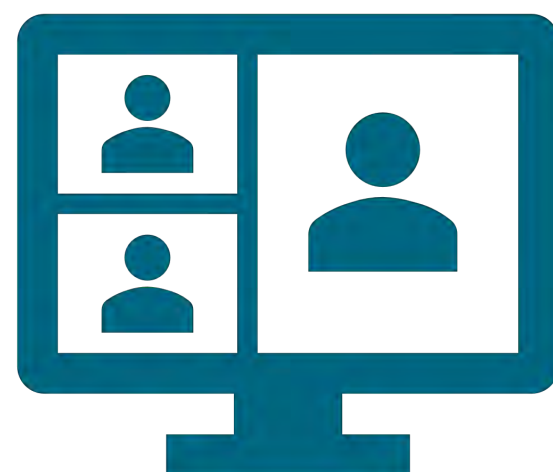
# Who we heard from



## During April



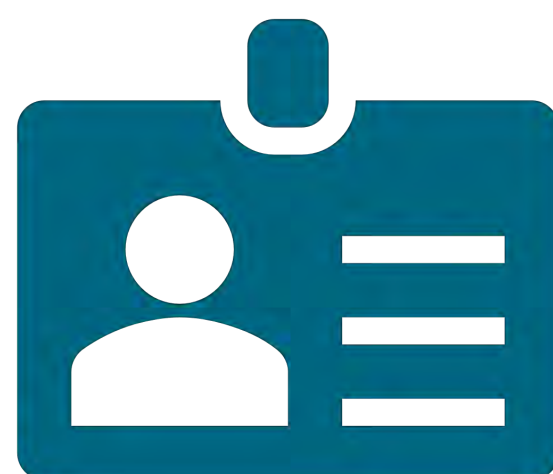
**In-person public workshop**  
38 people attended  
April 7 at 10 AM (16 people) and  
6 PM (22 people)



**Online public workshop**  
12 people attended  
April 9 at 6 PM



**Recovery Advisory Committee workshop**  
9 people attended  
April 7 at 3 PM



**Municipality of Jasper lunch and learn workshop**  
21 people attended  
April 10 at 11 AM



**Youth perspectives**  
Students completed the Social Assessment survey.  
Youth participated in the Rec Room program on April 15.

## During May



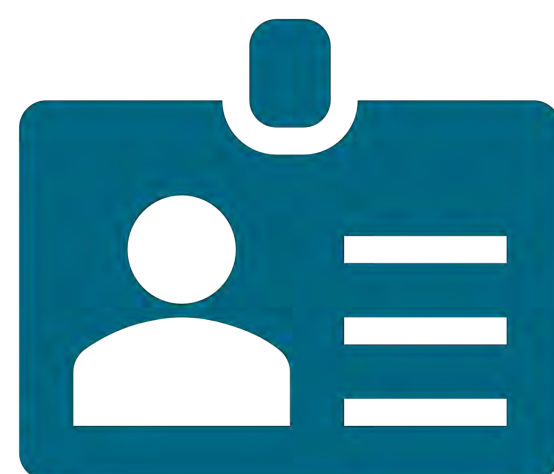
**In-person public workshop**  
29 people attended  
May 8 at 10 AM (9 people) and  
6 PM (20 people)



**Online public workshop**  
14 people attended  
May 7 at 6 PM



**Recovery Advisory Committee workshop**  
8 people attended  
May 12 at 3 PM



**Municipality of Jasper lunch and learn workshop**  
14 people attended  
May 7 at 11 AM



**Youth perspectives**  
Youth participated in the Tween Steam program at the Jasper Municipal Library on May 13.



**Online survey**  
22 people completed

# Who we are hearing from



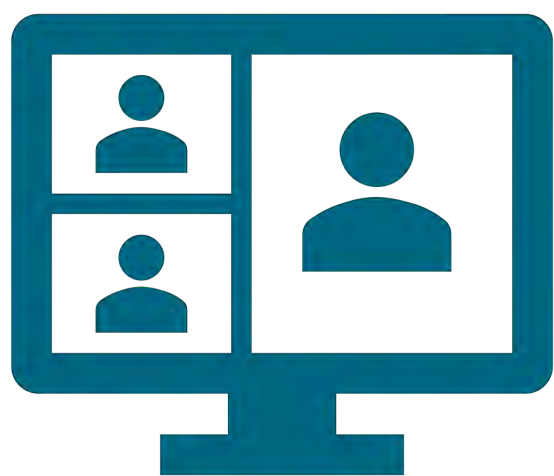
## During June



**In-person drop-in open house**

## people attended

June 4 at 11 AM (## people) and  
5 PM (## people)



**Online open house**

## people attended

June 5 at 5 PM



**Online survey**

## people completed

Available from June 4 to 15



# Town values

The following draft town values were updated based on input received in May.



Draft - May

Stability

Jasper is a **stable** community with affordable housing options and rewarding employment opportunities for all residents.

- Affordable housing
- Affordable living
- Quality of life
- Resident retention
- Supply of housing

Draft - June

Belonging

Jasper is a **welcoming** community with affordable housing options and rewarding employment opportunities for all residents.

- Affordable housing
- Affordable living
- Quality of life
- Resident retention
- Supply of housing

Key changes

- Stability to **Belonging**.
- Added welcoming as the descriptor.

Sample policy directions

- Jasperites have year-round access to appropriate, affordable and attainable housing options.
- Jasper offers a high quality of life through community-building, support for an active lifestyle, and proximity to daily needs.

Draft - May

Connection

Jasper is a **connected and safe** community with strong relationships and social supports.

- Community
- Relationships
- Safety
- Sense of belonging
- Small town feel

Draft - June

Connection

Jasper is a **socially** connected and safe community with strong relationships and social supports.

- Community
- Relationships
- Safety
- Sense of belonging
- Small town feel

Key changes

- Added **socially** to the description.

Sample policy directions

- Jasper encourages community participation through diverse amenities, supports and facilities.
- Jasper’s public spaces, neighbourhoods and trails connect residents to each other and safe, secure services and amenities.

How does this updated value resonate with you?

Very strongly	Strongly	Neutral	Somewhat	Not at all

How does this updated value resonate with you?

Very strongly	Strongly	Neutral	Somewhat	Not at all

# Town values

The following town values were updated based on input received in May.



Draft - May

Nature

Jasper is a community surrounded by nature that offers access to an active outdoor lifestyle.

- Lifestyle
- Natural connection
- Recreation
- Sense of place
- Stewardship

Draft - June

Nature

Jasper is a **mountain** community that offers access to an active outdoor lifestyle **and an opportunity to connect with nature.**

- Connection to nature**
- Lifestyle
- Recreation
- Sense of place
- Stewardship

Key changes

- Jasper is a **mountain** community that offers access to an active outdoor lifestyle **and an opportunity to connect with nature.**
- Natural connection** to Connection to nature.

Sample policy directions

- Jasper protects its natural environment, local biodiversity and cultural landscapes.
- Jasper fosters its vital relationship with Jasper National Park through partnership and environmental stewardship.

Draft - May

Responsible

Jasper is a responsible community guided by good governance, environmental stewardship, accountability, and transparency.

- Accountability
- Governance
- Intersection of governments
- Services, amenities, and programs
- Transparency

Draft - June

Responsible

Jasper is a responsible community guided by good governance, **environmental stewardship**, accountability, and transparency.

- Communication**
- Intersection of governments
- Services, amenities, and programs
- Truth and Reconciliation**
- Partnerships**

Key changes

- Removed **environmental stewardship** from description because it's covered under Nature.
- Removed because they're covered in the description:
  - Accountability**
  - Governance**
  - Transparency**
- Added:
  - Communication**
  - Truth and Reconciliation**
  - Partnerships**

Sample policy directions

- Jasper recognizes the present-day relationship Indigenous Peoples have with this area and is committed to ongoing reconciliation efforts in partnership with those whose Traditional Territory the Municipality of Jasper occupies.

How does this updated value resonate with you?

Very strongly	Strongly	Neutral	Somewhat	Not at all

How does this updated value resonate with you?

Very strongly	Strongly	Neutral	Somewhat	Not at all



# Town values

The following town values were updated based on input received in May.



Draft - May

Prosperous

Jasper is a prosperous community where all residents have an opportunity to thrive and grow.

- Activities
- Business
- Economy
- Employment
- Entertainment

Draft - June

Thriving

Jasper is a thriving community where all residents have an opportunity to innovate and grow.

- Activities
- Affordable living
- Economy
- Quality of life
- Resident retention

Key changes

- Changed Prosperous to Thriving.
- Removed:
  - Business
  - Employment
  - Entertainment
- Added:
  - Affordable living
  - Quality of life
  - Resident retention

Sample policy directions

- Jasper offers a broad range of cultural, social and economic opportunities for residents to thrive and grow.
- Jasper promotes its tourism sector and seeks new opportunities to meet the needs of visitors.

Draft - May

Inclusive

Jasper is an inclusive community with opportunities and activities for residents of all ages and abilities in all seasons.

- Equity
- Inclusive town services
- Multi-generational
- Open-minded
- Peer-to-peer support

Draft - June

Inclusive

Jasper is an inclusive community for residents of different backgrounds, abilities, ages and orientations, with opportunities and activities in all seasons.

- Equity
- Inclusive and accessible town services
- Multi-generational
- Open-minded
- Peer-to-peer support

Key changes

- Added diverse backgrounds to description.
- Added and accessible to inclusive bullet key words bullet point.

Sample policy directions

- Jasper provides opportunities and inclusive spaces for everyone to participate in community building.
- Jasper supports social wellbeing by providing resources and programs for residents of all backgrounds, abilities, ages and orientations.

How does this updated value resonate with you?

Very strongly	Strongly	Neutral	Somewhat	Not at all

How does this updated value resonate with you?

Very strongly	Strongly	Neutral	Somewhat	Not at all

AGENDA ITEM 7.3

REQUEST FOR DECISION

**Subject:** Public Hearing Process  
**From:** Land Use Policy Amendments to Increase Residential Density  
Bill Given, Chief Administrative Officer  
**Prepared by:** Micheal Borland RPP, Town Planner  
Leanne Pelletier, Housing Manager  
Isla Tanaka, Town Planner  
**Reviewed by:** Beth Sanders, Director, Urban Design & Standards  
**Date:** June 10, 2025



Recommendation:

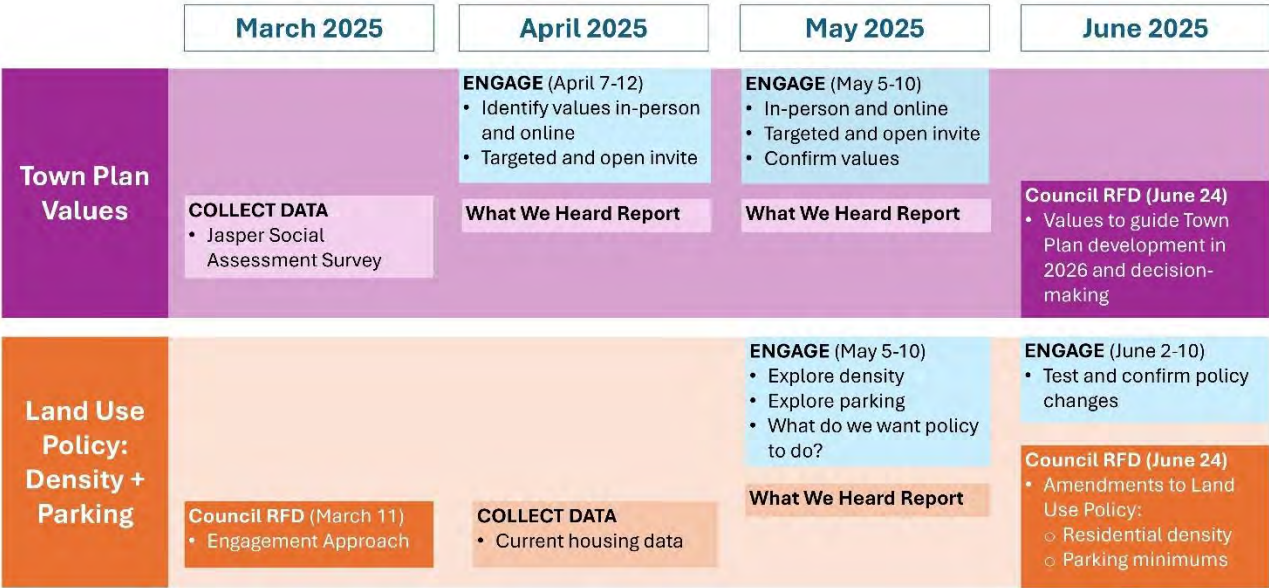
That Committee select June 17, 2025, at 1:30 for Council to conduct a public hearing about proposed amendments to the Town of Jasper Land Use Policy.

Alternatives:

- That Committee receive this Request for Decision for information and take no further action.
- That Committee select an alternate date for a public hearing.

Background:

Since the creation of the Urban Design and Standards Department on August 1, 2024, Municipal and Parks Canada planning and development staff have worked closely on previous amendments to the Land Use Policy to ensure the policy serves Jasper well since the 2024 Jasper Wildfire Complex. Over April, May and June 2025, the Municipality led a community engagement program to identify policy changes to increase the number of homes in Jasper. On March 11 and 18, the engagement program was presented to Committee and Council.



When planning and development authority is transferred from Parks Canada to the Municipality of Jasper, under Part 17 of the Municipal Government Act of Alberta (MGA), public hearings are required each time a change is considered to a land use bylaw.

**Discussion:**

Jasper has a longstanding housing supply deficit. Resolving this challenge necessitates new policy direction to create long-term systemic change. Robust community engagement is a vital part of a community's decision-making process to respond to significant challenges. The culmination of this community engagement is a public hearing conducted by Council.

A public hearing allows council to:

- a. Receive the results of community engagement
- b. Hear directly from administration about a proposed course of action
- c. Hear directly from residents

This public hearing is not intended to meet the requirements of the MGA, rather to provide an opportunity for the Jasper community, Council and administration to have an opportunity to "practice" having public hearings on land use matters. Further, this public hearing will assist Council in its deliberations about recommendations it would like to make to Parks Canada about residential density and parking.

**Strategic Relevance:**

- Communicate and engage with residents
- Leverage and create opportunities for greater inclusion
- Take active and strategic steps to advance Jasper's interest, including the acquisition of land-use planning and development authority and attaining Resort Municipality Status

**Inclusion Considerations:**

Including a public hearing as part of the community engagement approach about residential density and parking allows residents an opportunity to speak directly to Council. While the public hearing process is formal, informal opportunities were available for the public to create the policy alternatives and provide feedback. This information will be submitted to Council during the public hearing.

**Relevant Legislation:**

- Canada National Parks Act
- Agreement for the Establishment of Local Government in the Town of Jasper
- Alberta Municipal Government Act

**Financial:**

The costs to advertise a public hearing is included in the 2025 budget/

**Attachments:**

- Overview of Proposed Land Use Policy Changes
- 8 Proven Housing Initiatives
- Community Engagement Information Panels

- Background information: housing
- Jasper's housing situation
- Community engagement approach
- Engagement approach timeline
- Who we heard from
- Recommended policy changes

# Overview of Proposed Land Use Policy Changes

Residential Density and Parking

June 10, 2025

## Recommendations:

That Council endorse and recommend to the Superintendent of Jasper National Park:

1. Consideration of the following objectives while making amendments to the Town of Jasper Land Use Policy:
  - a. Simplify the Town of Jasper Land Use Policy for all users
  - b. Provide more types of housing in Jasper
  - c. Increase the number of homes in Jasper
2. Implementation of the following amendments to the Town of Jasper Land Use Policy:
  - a. Create the following new residential districts:
    - i. The Residential Central District (RC), which includes and replaces the districts of R1 – One-Unit Dwelling, R2 – Two-Unit Dwelling, R2H – Old Town Jasper Historic, and R3a – Multi-Unit Small Lot Dwelling.
    - ii. The Residential Cabin Creek District (RCC), which includes and replaces CCWa – Cabin Creek West One-Unit Dwelling, CCWb – Cabin Creek West Two-Unit Dwelling, and CCWc – Cabin Creek West Multi-Unit Dwelling.
    - iii. The Residential Snape’s Hill District (RSH), which includes and replaces R4 – Compact Lot.
    - iv. The Residential Medium-Density A District (RMDA), which includes and replaces R3b – Multi Dwelling.
    - v. The Residential Medium-Density B District (RMDb), which is a new district for six-storey apartment buildings.
  - b. Create general policies for accessory buildings.
  - c. Permit secondary suites in the existing Multi-Unit Small Lot Dwelling District (R3a).
  - d. Add ‘Garden suite’ and ‘Garage suite’ as permitted uses to the following districts:
    - i. Cabin Creek West One-Unit Dwelling District (CCWa).
    - ii. Cabin Creek West Two-Unit Dwelling District (CCWb).
    - iii. Cabin Creek West Multi-Unit Dwelling District (CCWc).
  - e. Add ‘Multi-unit dwelling’ as a permitted use to the following districts:
    - i. One-Unit Dwelling District (R1).
    - ii. Two-Unit Dwelling District (R2).
    - iii. Old Town Jasper Historic District (R2H).
    - iv. Cabin Creek West One-Unit Dwelling District (CCWa).
    - v. Cabin Creek West Two-Unit Dwelling District (CCWb).
    - vi. Cabin Creek West Multi-Unit Dwelling District (CCWc).
  - f. Allow row houses along the ground level of apartment buildings.
  - g. Remove minimum parking requirements for new residential development.
  - h. Develop policy for bike parking as part of multi-unit dwellings and apartments.
  - i. Increase the maximum site coverage of accessory buildings (e.g., garages, sheds, garage suites, and garden suites) in residential districts to 20%. The existing maximum site coverage of garden,

- garden suites, and garages varies between residential districts from 10%, 15%, 18%, to 20% and 100 - 250 sq m.
- j. Allow one garage suite and one garden suite per primary dwelling.
  - k. Increase the maximum eaveline height of multi-unit dwellings in the R3a district from 4.7 m to 6.1 m.
  - l. Increase the height of apartment buildings in the R3b district to four storeys by:
    - i. Increasing the maximum ridge line height from 13.7m to 16.7m.
    - ii. Increasing the maximum eaveline height from 6.6m to 9.2m.
  - m. Create a new residential district for six storey apartment buildings with a maximum ridge line height of 22.7 m and maximum eaveline height of 15.6m. The new district is intended for the future rezoning consideration of the current Royal Canadian Mounted Police property and undeveloped lots on the north end of town.
  - n. Allow three storeys of residential located above the first floor of commercial buildings in the Commercial District (C1) instead of one storey by:
    - i. Increasing the maximum overall building height to the ridge line as measured from grade from 9.0 m to 16.7 m,
    - ii. Increasing the maximum eaveline of 6.0 m facing the street to a maximum eaveline of 9.6 m above grade at all four sides of the building, and
    - iii. Changing “apartment housing shall only be permitted on the second storey and shall be occupied by eligible residents” to “apartment housing shall only be permitted on the second and additional storeys.”
  - o. Change ‘One-unit dwellings’ from a permitted use to a discretionary use is the following districts:
    - i. One-Unit Dwelling District (R1).
    - ii. Two-Unit Dwelling District (R2).
    - iii. Old Town Jasper Historic District (R2H).
    - iv. Multi-Unit Small Lot Dwelling District (R3a).
    - v. Compact Lot District (R4).
    - vi. Cabin Creek West One-Unit Dwelling District (CCWa).
    - vii. Cabin Creek West Two-Unit Dwelling District (CCWb).
    - viii. Cabin Creek West Multi-Unit Dwelling District (CCWc).

## Alternatives:

1. That Council make amendments to the policy proposals as needed.
2. That Council take no action.

## Background:

Council has identified housing as a strategic priority to enhance community health, recognizing that stable housing is fundamental to quality of life, social well-being, community stability, and economic resilience.

Since the creation of the Urban Design and Standards Department on August 1, 2024, Municipal and Parks Canada planning and development staff have worked closely on previous amendments to the Land Use Policy to ensure the policy serves Jasper well since the 2024 Jasper Wildfire Complex. Over April, May and June 2025, the Municipality led a community engagement program to identify policy changes to increase the number of homes in Jasper.



To address Jasper's decades long at or near 0% vacancy rate, and to facilitate rebuilding after the Jasper Wildfire the Municipality of Jasper applied for and received \$9.4 million from the Housing Accelerator Fund (HAF) — a federal program administered by Canada Mortgage and Housing Corporation (CMHC). The Housing Accelerator Fund (HAF) is designed to eliminate barriers to housing supply by focusing on systemic, long-term changes that enable sustainable growth. It supports innovative policy solutions while ensuring that housing construction aligns with local priorities.

In March 2025, Council approved Jasper's Housing Action Plan, which includes 8 initiatives to increase housing availability and affordability in the community. Each is a proven strategy that increases the development of net new housing units in Canadian communities and are recognized by CMHC as HAF best practice.

The municipality has committed to a Land Use Policy review and consideration of amendments, as part of our HAF commitments. This work has culminated in public engagement and a suite of policy recommendations for Council to consider as a recommendation to the Superintendent.

## **Rationale:**

Bold action is required to address a consistent and worsening housing situation. HAF funding supports the municipality in addressing housing using the tools and levers at its disposal. If the proposed amendments are not made, it is very likely Jasper will continue to experience a 0% vacancy rate and increased housing cost, leading to economic and social instability.

Municipalities have limited tools to incentivize housing development and address local housing challenges: land use regulation changes, implementing e-permitting processes, tax incentives, and financial support for secondary suites and accessory dwelling units. While the Municipality of Jasper does not have authority to make changes to Parks Canada's Land Use Policy, Council can make recommendations to the Superintendent of Jasper National Park.

Additionally, HAF funding is contingent on meeting a target of 240 net new dwelling units, and implementation of the initiatives outlined in the Housing Action Plan. Failure to meet these targets could result in a funding review or potential claw back of grant funds by CMHC. Land Use Policy amendments are a proven mechanism to meet that commitment.

This overview specifies changes to the land use policy that will increase housing availability and affordability over time by achieving the following:

1. **Providing more types of housing** to address the diverse physical and financial needs of residents.
2. **Increasing the number of homes** in Jasper to increase availability and affordability.
3. **Simplifying the Land Use Policy for all users** (public, contractors and builders, administration) to simplify the development process and remove barriers to housing development.

4. **Efficiently use the land available** for the townsite, allowing for the ecological health of Jasper National Park and financial sustainability for municipal ratepayers.

Specifically, two of Jasper's Housing Action Plan initiatives are addressed in the proposed changes:

- Land Use Policy review to remove barriers to densification
- Amend parking requirements to incent development

While the proposed amendments to the Town of Jasper Land Use Policy will change Jasper's built form *as development occurs* over the next few decades. They will also assist with reaching a housing supply growth target in the short term, and lead to permanent, systemic changes that allow housing challenges to be addressed in the long term and for future generations.

Should Council approve the proposed amendments, the Urban Design and Standards Department will support our Parks Canada colleagues in preparing an updated Land Use Policy.

## **Strategic Relevance:**

- Facilitate others in developing diverse housing options
- Communicate and engage with residents
- Invest in developing community focused housing units
- Embrace our growing diversity
- Increase awareness and understanding of our unique conditions with other orders of government and funders
- Take active and strategic steps to advance Jasper's interest, including the acquisition of land-use planning and development authority and attaining Resort Municipality Status
- Leverage and create opportunities for greater inclusion

## **Relevant Legislation:**

- Canada National Parks Act
- Jasper Community Sustainability Plan
- Jasper National Park of Canada Management Plan 2022
- Agreement for the Establishment of Local Government in the Town of Jasper
- Town of Jasper Land Use Policy
- Alberta Municipal Government Act

## **Financial:**

Amendments to the Town of Jasper Land Use Policy do not involve municipal budget allocations. Staff time on the project is offset by the \$9.4M Housing Accelerator Fund received by the Municipality. HAF funding is contingent on implementation of the initiatives outlined in the Housing Action Plan.

## **Alignment of Jasper's Eight Housing Accelerator Fund (HAF) Initiatives with CMHC's best-practices**

### ***Eight Proven Housing Initiatives to Expand Housing Supply***

*Effective, actionable levers municipalities can use to address housing shortages and stimulate development. Because of their proven and measurable success in other communities they have been identified by CMHC as Housing Accelerator Fund (HAF) best-practice.*

#### **HAF Initiative 1: Land Use Policy (Regulation) Review and Amendments to Incent Development**

*CMHC best-practice: Update zoning and bylaws to allow greater density, diverse housing forms, and simplified rules.*

- ☒ Increases the number of homes.
- ☒ Encourages innovative infill and development.
- ☒ Simplified LUP for all users.

#### **HAF Initiative 2: Reduce or eliminate Parking Requirements**

*CMHC best-practice: Reform parking minimums, especially near transit and for priority housing.*

- ☒ Lowers construction cost.
- ☒ Enables more units on the same site.
- ☒ Supports walkable, transit-oriented communities.

#### **HAF Initiative 3: Accessory Dwelling Unit Incentive Program**

*CMHC best-practice: Provide financial or regulatory incentives to build ADU's and suites.*

- ☒ Activates underused space.
- ☒ Adds affordable, small-scale rentals.
- ☒ Empowers home owners to contribute.

#### **HAF Initiative 4: Expedite Housing Development Permit Process**

*CMHC best-practice: Simplify and fast-track approvals for housing, especially affordable or priority projects.*

- ☒ Reduces time and uncertainty.
- ☒ Attracts more private and nonprofit builders.
- ☒ Speeds up delivery of units.

#### **HAF Initiative 5: Provide Financial Tools to Incent Development**

*CMHC best-practice: Use tools like tax relief, grants, or density bonuses to encourage development and below-market units.*

- ☒ Bridges financial feasibility gaps.
- ☒ Encourages inclusion of affordable units.
- ☒ Reduces risk for innovative and new supply models.

### **HAF Initiative 6: Develop Acquisition Strategy for Community Housing**

*CMHC best-practice: Develop framework to test viability and proactively purchase land/buildings for community housing.*

- ☑ Secures land for long-term affordability.
- ☑ Accelerates project timelines.
- ☑ Leverages public investment for greater impact.

### **HAF Initiative 7: Continuous Housing Needs Assessment**

*CMHC best-practice: Implement ongoing, data-driven evaluations of local housing demand and gaps.*

- ☑ Informs responsive policy decisions.
- ☑ Aligns supply with demographic and economic trends.
- ☑ Supports targeted funding applications.

### **HAF Initiative 8: Develop a New Town Plan**

*CMHC best-practice: Create a forward-looking, inclusive town plan that integrates housing, transportation, and infrastructure.*

- ☑ Guides growth strategically.
- ☑ Aligns land use with long-term goals.
- ☑ Builds community support and investor confidence.

# **Community Engagement Information Panels**



# Background information: Housing

## Why does Jasper need more homes?

- The vacancy rate in Jasper has been near 0% since 2014.
- Jasper is experiencing a housing crisis with an inadequate housing supply and high costs for housing.
- Most of the structures lost in the Jasper Wildfire Complex in 2024 were homes.
- By welcoming more homes, we provide housing options to Jasperites and help address the housing crisis.

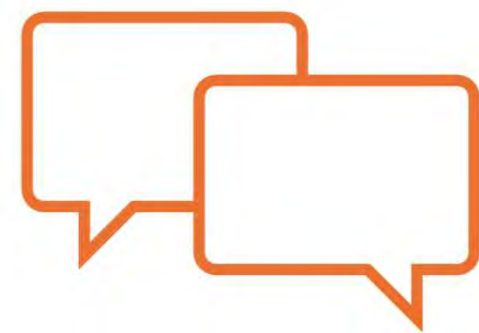
## What is the Housing Action Plan (HAP)?

The Housing Action Plan, adopted by Council in March 2025, outlines eight actions to increase housing availability and affordability:

1. Update Land Use Policy to incent development and promote density.
2. Explore changes to parking requirements tied to housing.
3. Promote the accessory dwelling unit and secondary suite incentive program.
4. Expedite and simplify the 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 needs.
8. Community engagement to develop a new Town Plan.



## Which actions is the spring/summer 2025 engagement informing?



Community engagement is needed to confirm the choices Jasper wishes to make about housing. While the Housing Accelerator Fund Initiatives and the Housing Action Plan suggest a course of action to resolve the housing challenge in Jasper, a community-based discussion and decision are needed.

The community engagement from April to June 2025 is focused on the first two actions:

1. Update Land Use Policy to incent development and promote density.
2. Explore changes to parking requirements tied to housing.



## What is the Housing Accelerator Fund (HAF)?

\$9.4M



The **Housing Accelerator Fund** is a federal program administered by Canada Mortgage and Housing Corporation (CMHC) that provides targeted funding to municipalities to accelerate housing development of net new units. The program is **designed to eliminate barriers** to housing supply by focusing on systemic, long-term changes that enable sustainable growth. It supports innovative policy solutions while ensuring that housing construction aligns with local priorities.

In February 2025, the Canada and Mortgage and Housing Corporation announced **\$9.4M of funding for Jasper** through the Housing Accelerator Fund. The Jasper Housing Accelerator Fund application included a **target of 240 net-new units** and an annual housing supply growth rate of 17%. This goal is achievable if initiatives in the Housing Action Plan are fully implemented. Funding is contingent on meeting these targets, along with implementing the initiatives outlined in the Housing Action Plan.



# Jasper's current housing situation

## Specific housing challenges



### Limited land availability

Jasper's location within a national park limits expansion, as all land is owned by the Crown and administered by Parks Canada. **The town's footprint is set in legislation.** The boundary is in place to uphold the community's small-town character and limit the impact of development on the surrounding park. This does not allow for typical urban sprawl. Current development opportunities are limited to less desirable lands with high development costs. This leads to limited residential growth, and as tourism increases and more workers are needed, leads to a consistent vacancy rate of zero.



### Seasonal population

**Jasper experiences significant fluctuations in population,** particularly during peak tourist seasons, when the town requires additional temporary housing for workers. Addressing the housing need for peak season, while not over developing is a challenge for developers. Seasonal housing need was assessed and is included in the 2022 Housing Gap Analysis.



### Tourism reliance

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



### Development restrictions

The development of new housing requires proponents to adhere to specific requirements and obtain development approval from Parks Canada. This process is governed by national regulations and local land use policies, as well as architectural guidelines designed to preserve the integrity of the national parks. While they ensure the integrity of the Park, **changes to these policies and design standards could increase housing density and improve the financial viability of new housing developments.**

Policies exist that cover zoning, parking, setbacks and site coverage, among other details, and changing these restrictions could increase development opportunities and result in increased density.



# Jasper's housing situation

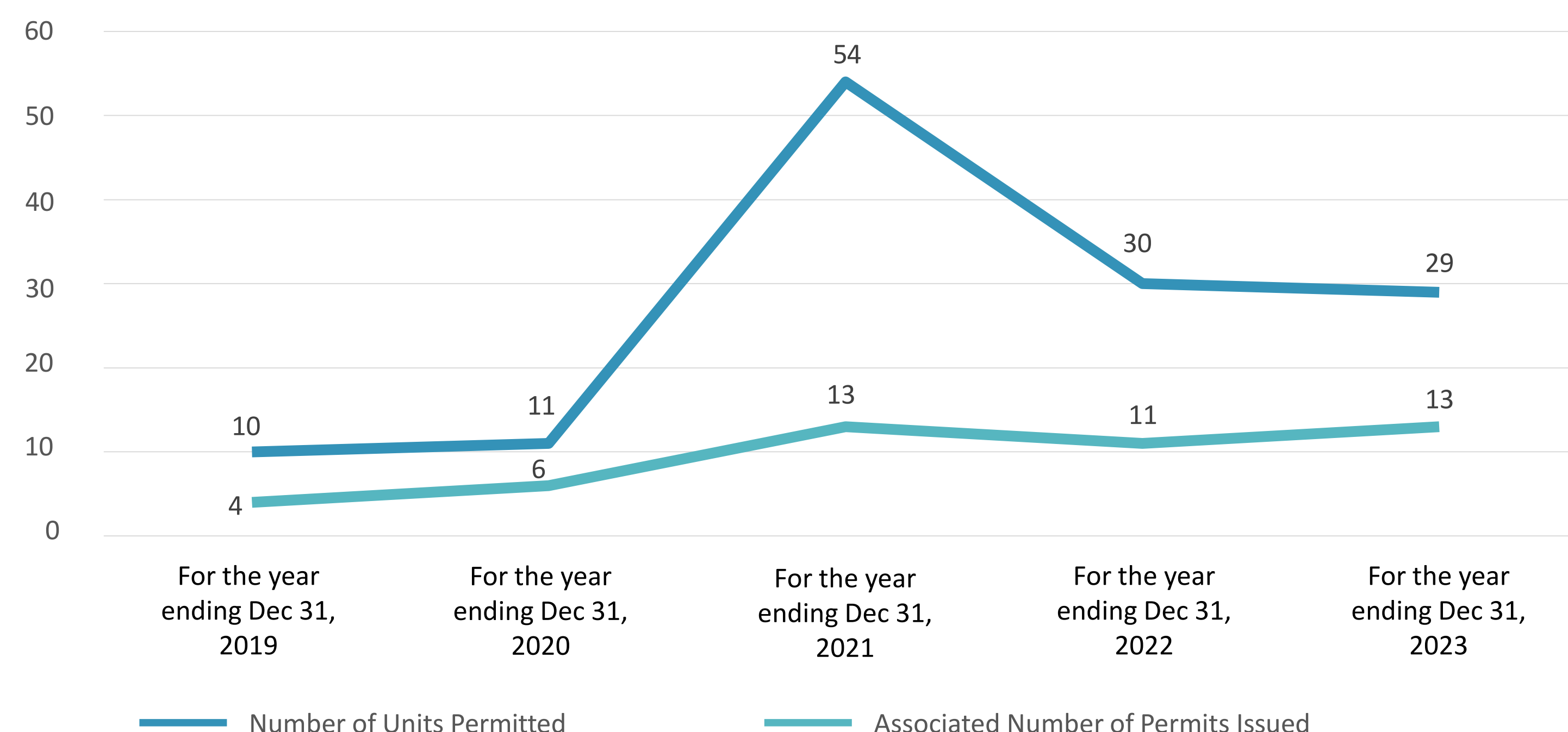
## Housing supply

- 1,835 dwelling units existed in Jasper as of December 2023.
- **806 dwelling units were lost** as a result of the 2024 Jasper Wildfire Complex:
  - 617 permitted dwelling units.
  - 189 unpermitted dwelling units (approximate).
- **300 households in interim housing** in 2025 (approximately).

## Units and permits year over year

- Total dwelling unit growth in Jasper (2021-2023): 3.32%.
- Total dwelling unit growth in Canada (July 2024): 22.0%.

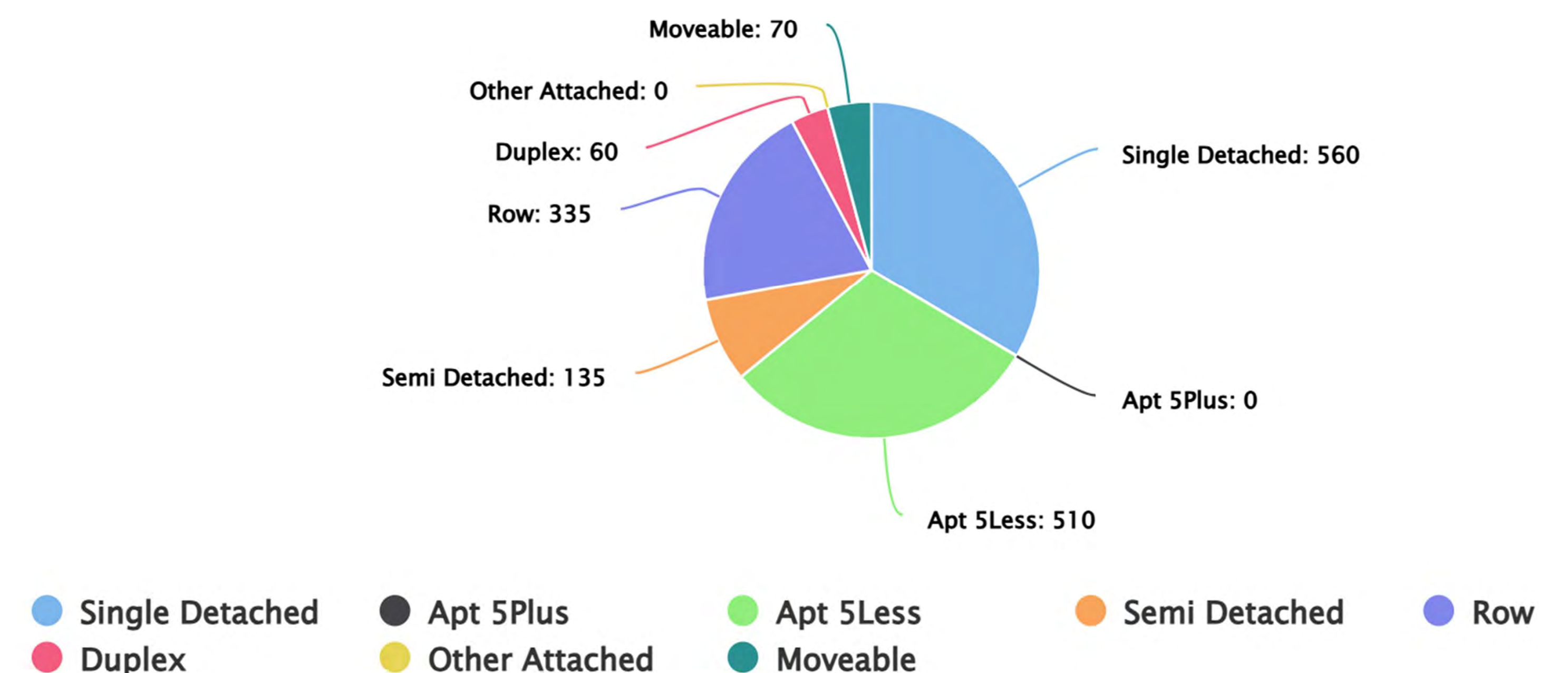
### Net New Units out of Development Permits



## Housing type by structure

- The largest portion of dwellings are single detached homes.
- The cost to rent or own single detached homes is disproportionately high in the Jasper.
- **This highlights the need for densification**, through upzoning or other means, to address a shortage of “missing middle” inventory and provide residents with increased affordable and suitable housing options.
- Missing middle housing refers to a range of multi-unit housing types—such as duplexes, triplexes, townhomes, and small apartment buildings. These housing options are typically low- to mid-rise, blend into existing neighborhoods, and offer more affordable and diverse living choices.

Source: Statistics Canada. Census.  
Last Updated: April 2022





# Jasper's housing situation



## Apartment vacancy rate

- Jasper consistently faces a **critically low vacancy rate** for purpose-built rentals.
- The constant 0% vacancy rate in Jasper illustrates demand is not being met.
- The demand on the rental market results in increased rental rates, over the provincial average, due to lack of competition in a strained market.

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

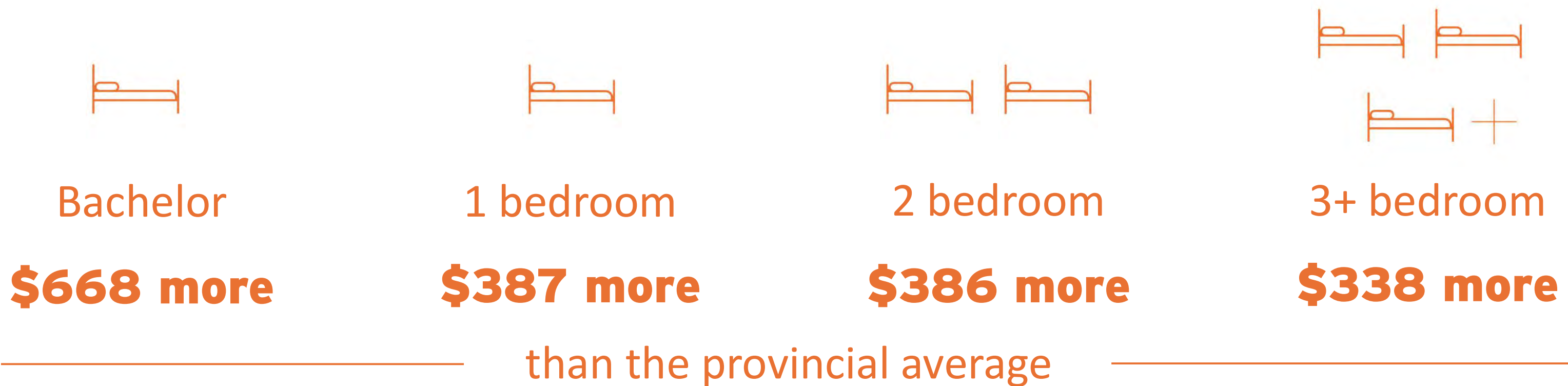
Year	Jasper Apartment Vacancy Rate	Provincial Apartment Vacancy Rate	National Vacancy Rate
Data Source	GoA – Apartment Vacancy and Rental Cost Survey	CMHC – Alberta Historical Vacancy Rates: CMHC Rental Market Survey	CMHC – Canada Historical Vacancy Rates: CMHC Rental Market Survey
2023	0.0	2.1	1.5
2022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

Source: Statistics Canada; Government of Alberta - Apartment Vacancy and Rental Cost Survey  
\*No Government of Alberta - Apartment Vacancy and Rental Cost Survey data available for years 2019 and 2020

## Affordability of apartment rentals

- Apartment rental rates in Jasper are **higher than the average provincial rates**.

### 2023 average apartment rental rates in Jasper



Comparison of Apartment Rental Rates – Local/Provincial/National Rates

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

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

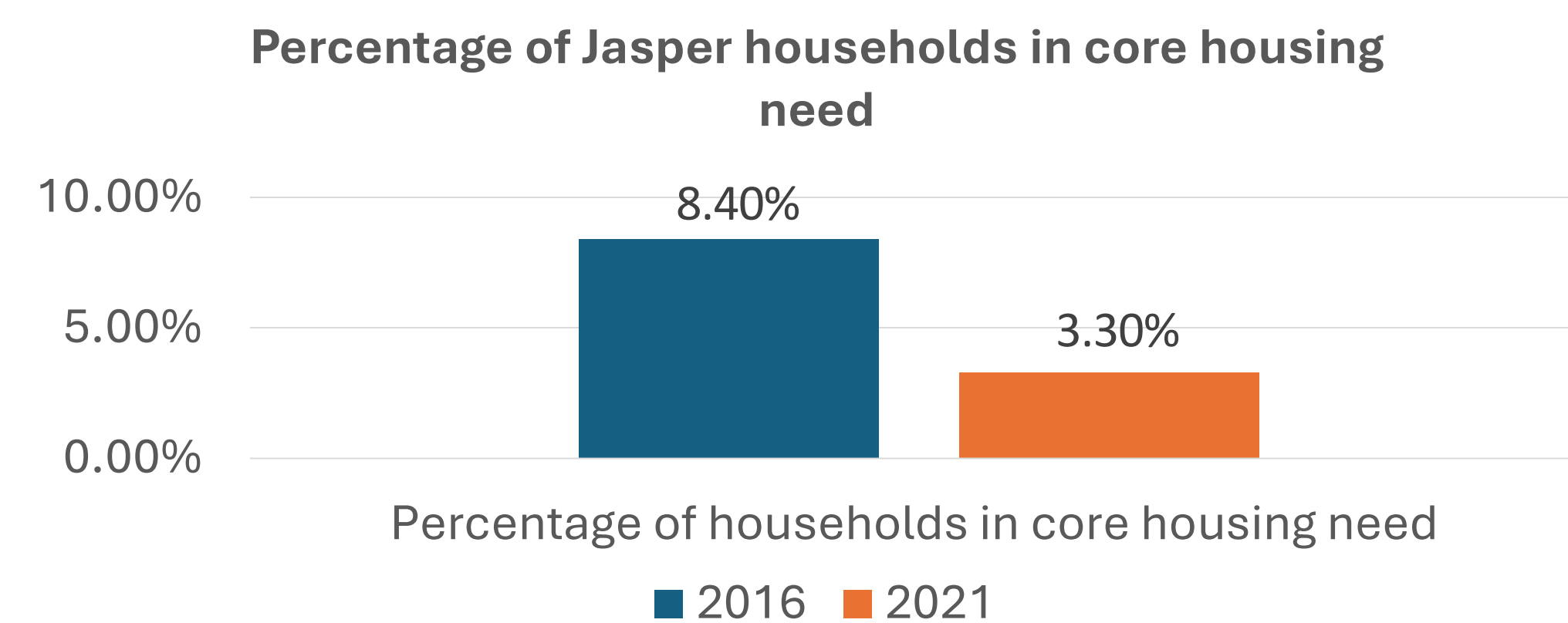
## Living wage

- Living wage is defined as the hourly wage a worker needs to earn to cover their basic expenses and have a modest standard of living.
- Living wage calculations consider community-specific costs of living, including rent, food, transportation, and childcare, while also factoring in government transfers and deductions.
- Jasper’s living wage is \$31.40/hour** as calculated in 2024 by the Alberta Living Wage Network (ALWN), double the **provincial minimum wage of \$15.00/hour**.
- Of the 21 Alberta communities participating in the ALWN, **Jasper has the highest living wage**. The next three communities, at a living wage of \$24.50, \$24.45 and \$24.30 are Barrhead, Calgary, and Airdrie. \$6.90 separates Jasper’s living wage and the next highest community.

# Jasper's housing situation

## Core housing need

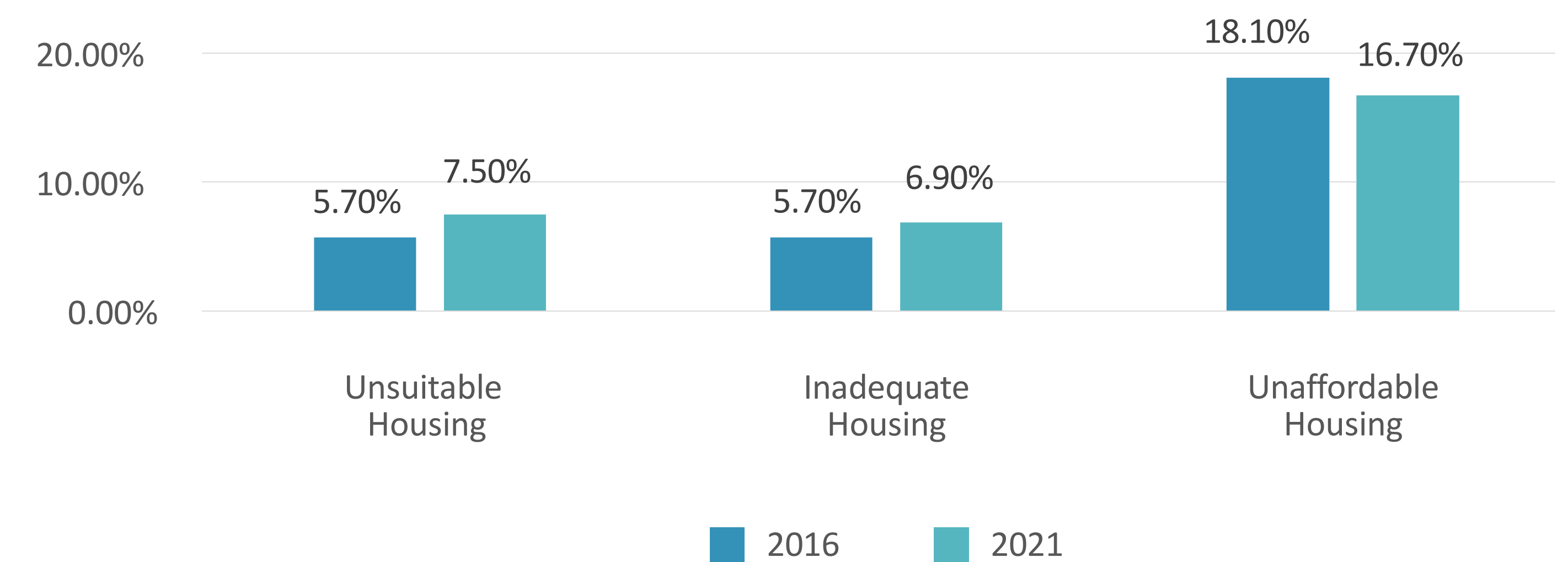
- In 2021, **3.3%** of households in Jasper lived in **core housing need**.
- A household is considered to be in **core housing need** if it meets two criteria:
  1. A household is **below one or more** of the **adequacy, suitability** and **affordability** standards.
  2. The household would have to **spend 30% or more** of its before-tax household income **to access housing that meets all three standards**.



Source: Statistics Canada 2016 and 2021 Census

## Households in unsuitable, inadequate, or unaffordable housing

Percentage of Jasper households in unsuitable, inadequate, or unaffordable housing



Source: Statistics Canada 2016 and 2021 Census

### Unsuitable housing

- **Unsuitable housing** means the dwelling lacks enough bedrooms for the household size.
- In 2021, **7.5%** of Jasper households lived in **unsuitable housing**.

### Inadequate housing

- **Inadequate housing** means the dwelling requires significant repairs (plumbing, electrical, or structural issues).
- In 2021, **6.9%** of Jasper households lived in **inadequate housing**.

### Unaffordable housing

- **Unaffordable housing** means that rent or mortgage payments, consume 30% or more of a household's before-tax income.
- In 2021, **16.7%** of Jasper households lived in **unaffordable housing**.



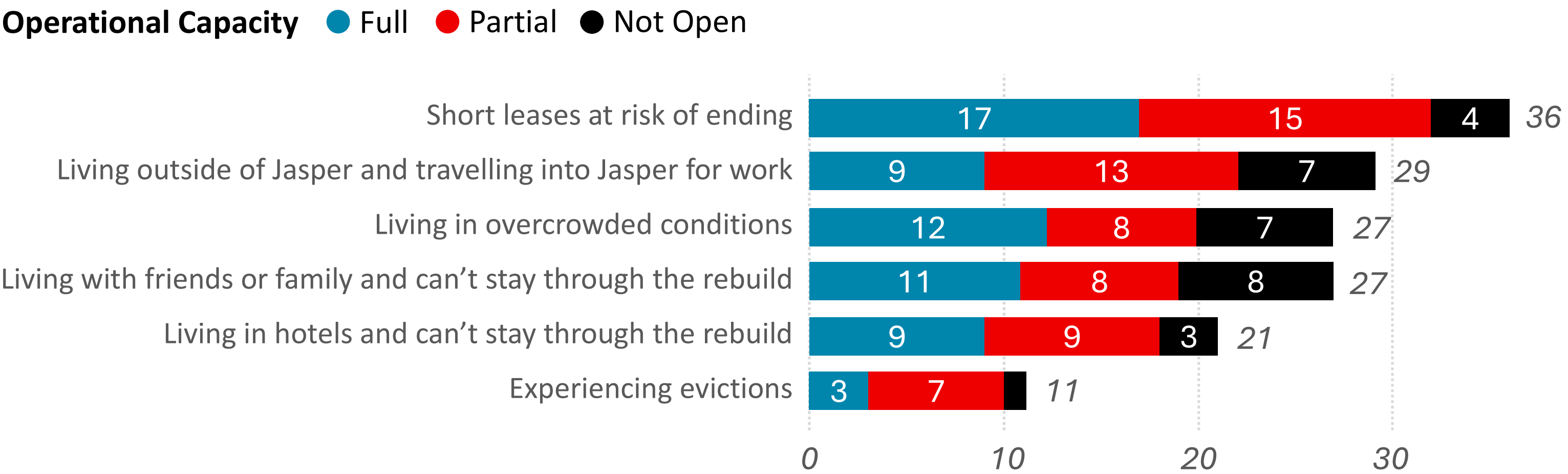
# Jasper's housing situation



## Housing gap

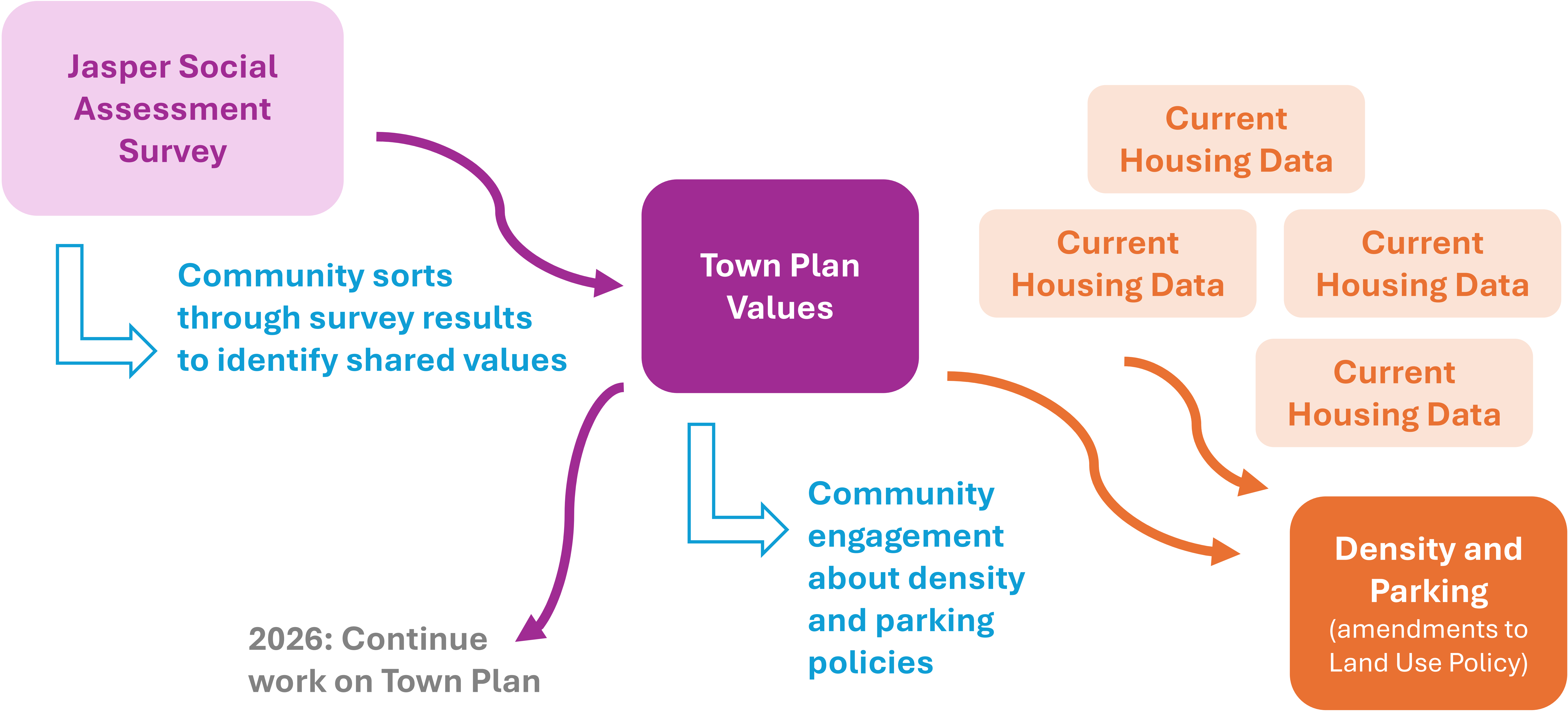
- The 2022 Housing Gap Analysis calculated the **2021 deficits** as:
  - **150 dwelling units** for the **year-round population**.
  - **609 dwelling units** for the **seasonal population** (based on a three-person household).
- The **2042 deficits** are projected as:
  - **322 dwelling units** for the **year-round population**.
  - **804 dwelling units** for the **seasonal population** (based on a three-person household).
- According to the 2021 Census, Jasper’s permanent population is 4,738 residents. The 2022 Housing Gap Analysis projects a permanent population of 5,464 in 2042.

## Operating capacity vs. staff accommodation challenges



Source: Jasper Wildfire Interim Staff Accommodation Initiative Survey (January 2025)

# Community engagement approach



# Engagement approach timeline



	March 2025	April 2025	May 2025	June 2025
Town Plan Values	<div>COLLECT DATA<ul style="list-style-type: none"><li>Jasper Social Assessment Survey</li></ul></div>	<div>ENGAGE (April 7-12)<ul style="list-style-type: none"><li>Identify values in-person and online</li><li>Targeted and open invite</li></ul></div> <div>What We Heard Report</div>	<div>ENGAGE (May 5-10)<ul style="list-style-type: none"><li>In-person and online</li><li>Targeted and open invite</li><li>Confirm values</li></ul></div> <div>What We Heard Report</div>	<div>Council RFD (June 24)<ul style="list-style-type: none"><li>Values to guide Town Plan development in 2026 and decision-making</li></ul></div>
Land Use Policy: Density + Parking	<div>Council RFD (March 11)<ul style="list-style-type: none"><li>Engagement Approach</li></ul></div>	<div>COLLECT DATA<ul style="list-style-type: none"><li>Current housing data</li></ul></div>	<div>ENGAGE (May 5-10)<ul style="list-style-type: none"><li>Explore density</li><li>Explore parking</li><li>What do we want policy to do?</li></ul></div> <div>What We Heard Report</div>	<div>ENGAGE (June 2-10)<ul style="list-style-type: none"><li>Test and confirm policy changes</li></ul></div> <div>Council RFD (June 24)<ul style="list-style-type: none"><li>Amendments to Land Use Policy:<ul style="list-style-type: none"><li>Residential density</li><li>Parking minimums</li></ul></li></ul></div>



# Who we heard from



## During April



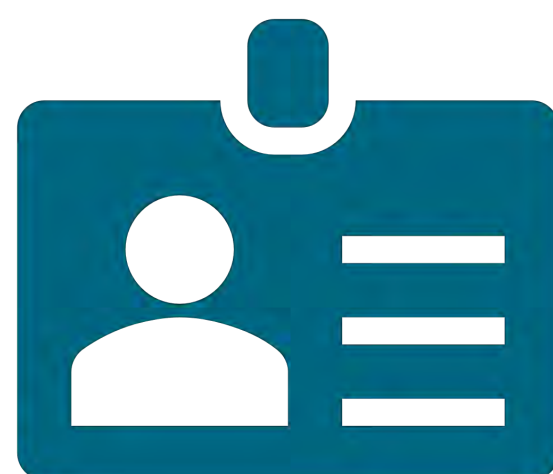
**In-person public workshop**  
38 people attended  
April 7 at 10 AM (16 people) and  
6 PM (22 people)



**Online public workshop**  
12 people attended  
April 9 at 6 PM



**Recovery Advisory Committee workshop**  
9 people attended  
April 7 at 3 PM



**Municipality of Jasper lunch and learn workshop**  
21 people attended  
April 10 at 11 AM



**Youth perspectives**  
Students completed the Social Assessment survey.  
Youth participated in the Rec Room program on April 15.

## During May



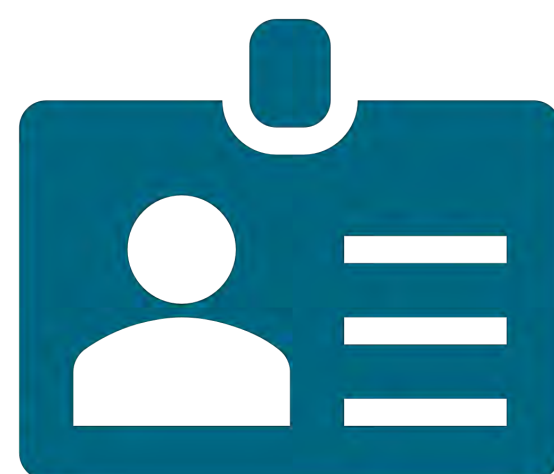
**In-person public workshop**  
29 people attended  
May 8 at 10 AM (9 people) and  
6 PM (20 people)



**Online public workshop**  
14 people attended  
May 7 at 6 PM



**Recovery Advisory Committee workshop**  
8 people attended  
May 12 at 3 PM



**Municipality of Jasper lunch and learn workshop**  
14 people attended  
May 7 at 11 AM



**Youth perspectives**  
Youth participated in the Tween Steam program at the Jasper Municipal Library on May 13.



**Online survey**  
22 people completed

# Who we are hearing from

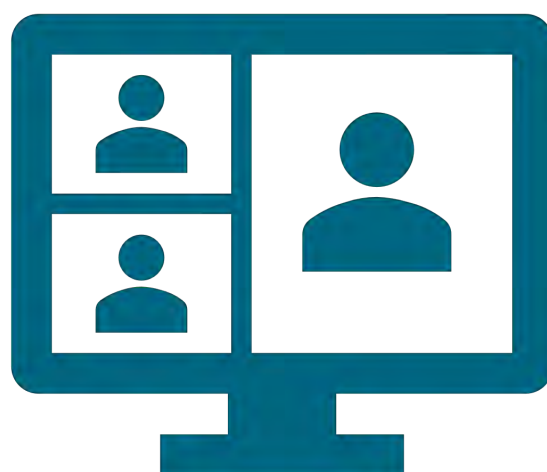
## During June



**In-person drop-in open house**

## people attended

June 4 at 11 AM (## people) and  
5 PM (## people)



**Online open house**

## people attended

June 5 at 5 PM



**Online survey**

## people completed

Available from June 4 to 15

# Recommended policy changes

## Objectives

**Simplify the Land Use  
Policy for all users**

## Recommended policy changes

- 1. Combine similar residential districts**
- 2. Create general policies for accessory buildings**

**Provide more types of  
housing**

- 3. Permit secondary suites in the Multi-Unit Small Lot Dwelling District (R3a)**
- 4. Permit garden and garage suites in more residential districts**
- 5. Allow multi-unit dwellings in more residential districts**
- 6. Allow row houses along the ground level of apartment buildings**

**Increase the number  
of homes**

- 7. Remove minimum parking requirements for new residential development**
- 8. Develop policy for bike parking as part of multi-unit dwellings and apartments**
- 9. Increase the maximum site coverage for garage and garden suites**
- 10. Allow one garage suite and one garden suite per primary dwelling**
- 11. Increase the maximum eaveline height of multi-unit dwellings in the R3a district**
- 12. Increase the height of apartment buildings in the R3b district to four storeys**
- 13. Create a new residential district for six storey apartment buildings**
- 14. Allow three storeys of residential located above the first floor of commercial buildings**
- 15. Change one-unit dwellings to discretionary use classes**



# 1 Combine similar residential districts



Combining similar residential districts will make the Land Use Policy simpler and easier to use for all users.

**Objective: Simplify the Land Use Policy for all users**

### Existing policy

The Jasper Land Use Policy has a total of nine residential districts:

- One-Unit Dwelling District (R1).
- Two-Unit Dwelling District (R2).
- Old Town Jasper Historic District (R2H).
- Multi-Unit Small Lot Dwelling District (R3a).
- Multi-Unit Dwelling District (R3b).
- Compact Lot District (R4).
- Cabin Creek West One-Unit Dwelling District (CCWa).
- Cabin Creek West Two-Unit Dwelling District (CCWb).
- Cabin Creek West Multi-Unit Dwelling District (CCWc).

### What we heard

There are too many residential districts which makes understanding policies overly complicated.

Similar permitted uses are allowed in multiple districts.

Inconsistent development policies across residential districts cause confusion and slow down development approval times.

### Recommended policy option A

Combine the existing nine residential districts into four and create a new district:

- Residential Central District (RC).
  - *Existing districts: R1, R2, R2H and R3a.*
- Residential Cabin Creek District (RCC).
  - *Existing districts: CCWa, CCWb, CCWc.*
- Residential Snape's Hill District (RSH).
  - *Existing district: R4.*
- Residential Medium-Density A District (RMDA).
  - *Existing district: R3b.*
- Residential Medium-Density B District (RMDB).
  - *New district for six storey apartment buildings.*

This will require minor adjustments to development regulations (e.g., setbacks, height, and site coverage).

### Policy option B

Maintain the existing residential districts.

Not recommended. This option maintains a complicated, hard-to-use Land Use Policy for all users.

### Policy option C

Further combine the existing nine residential districts into three and create a new district:

- Residential Low-Density District (RLD).
  - *Existing districts: R1, R2, R2H, R3a, CCWa, CCWb, and CCWc.*
- Residential Low-Density Snape's Hill District (RLD-SH).
  - *Existing district: R4.*
- Residential Medium-Density A District (RMD).
  - *Existing district: R3b.*
- Residential Medium-Density B District (RHD).
  - *New district for six storey apartment buildings.*

Not recommended. The Cabin Creek West districts have different lot sizes compared to the R1, R2, and R2H districts, and warrant the need for different setbacks.

### How comfortable are you with recommended policy option A?

Very comfortable	Comfortable	Neutral	Uncomfortable	Very uncomfortable



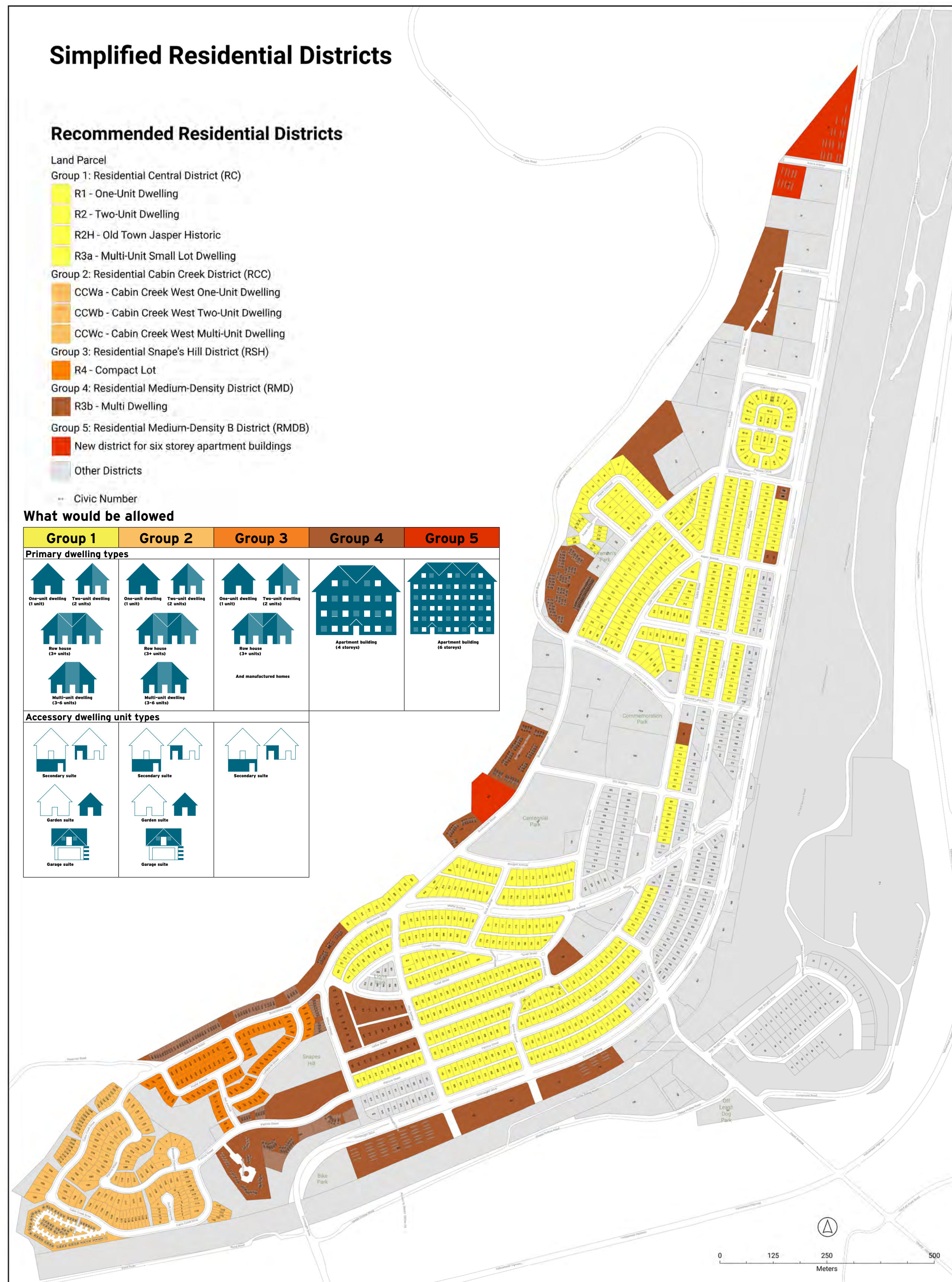
# 1 Combine similar residential districts

## Simplified Residential Districts

### Recommended Residential Districts

- Land Parcel
- Group 1: Residential Central District (RC)
- R1 - One-Unit Dwelling
  - R2 - Two-Unit Dwelling
  - R2H - Old Town Jasper Historic
  - R3a - Multi-Unit Small Lot Dwelling
- Group 2: Residential Cabin Creek District (RCC)
- CCWa - Cabin Creek West One-Unit Dwelling
  - CCWb - Cabin Creek West Two-Unit Dwelling
  - CCWc - Cabin Creek West Multi-Unit Dwelling
- Group 3: Residential Snape's Hill District (RSH)
- R4 - Compact Lot
- Group 4: Residential Medium-Density District (RMD)
- R3b - Multi Dwelling
- Group 5: Residential Medium-Density B District (RMDB)
- New district for six storey apartment buildings
- Other Districts
- Civic Number

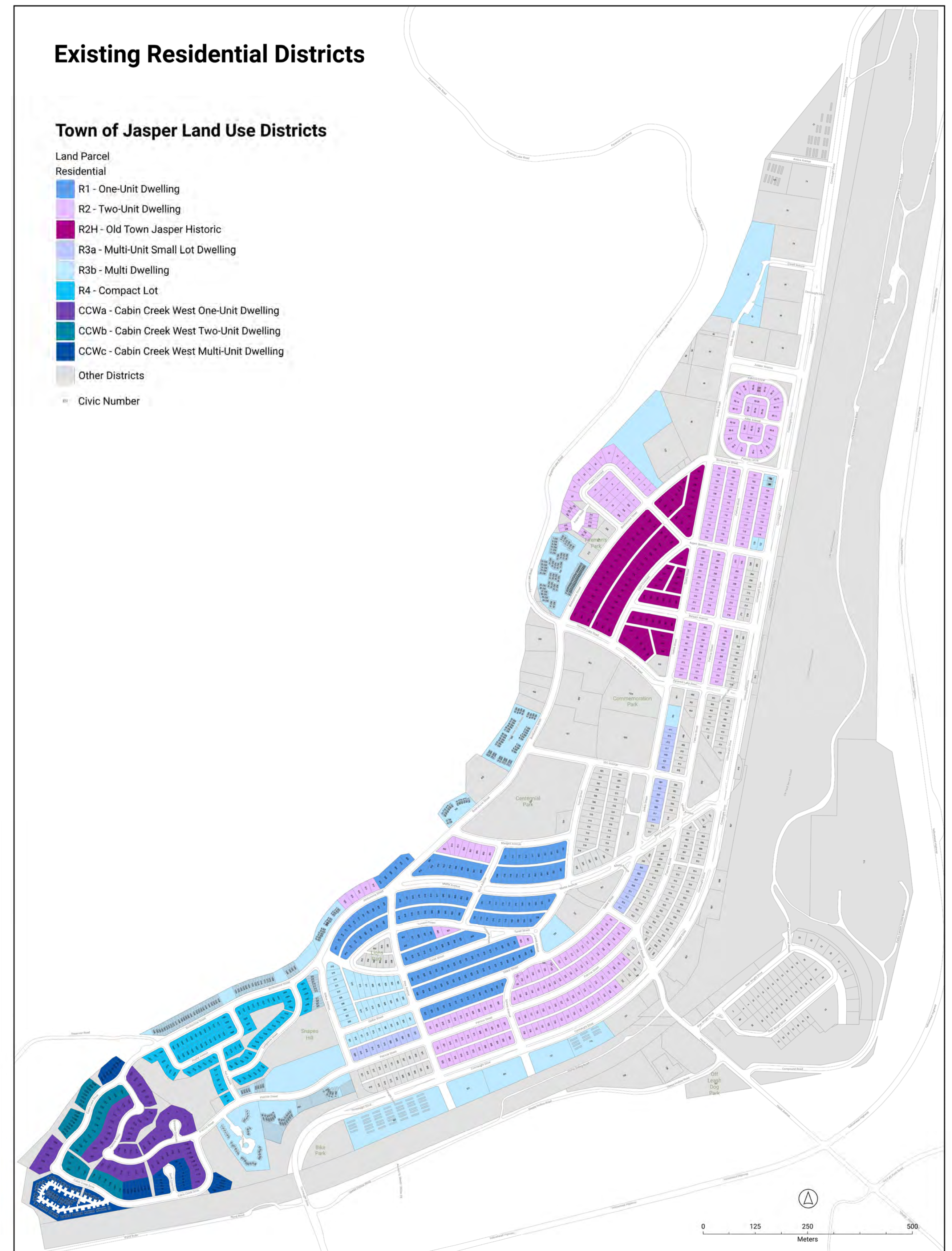
Group 1	Group 2	Group 3	Group 4	Group 5
Primary dwelling types				
Accessory dwelling unit types				



## Existing Residential Districts

### Town of Jasper Land Use Districts

- Land Parcel
- Residential
- R1 - One-Unit Dwelling
  - R2 - Two-Unit Dwelling
  - R2H - Old Town Jasper Historic
  - R3a - Multi-Unit Small Lot Dwelling
  - R3b - Multi Dwelling
  - R4 - Compact Lot
  - CCWa - Cabin Creek West One-Unit Dwelling
  - CCWb - Cabin Creek West Two-Unit Dwelling
  - CCWc - Cabin Creek West Multi-Unit Dwelling
- Other Districts
- Civic Number





# 2 Create general policies for accessory buildings

Creating a general policy section for accessory buildings will simplify the Land Use Policy and make it easier to use for all users.

**Objective: Simplify the LUP for all users**

### Existing policy

Some residential districts have different, confusing, or missing policies for accessory buildings related to the use class, number of accessory buildings, maximum site coverage, setbacks, and maximum height.

### What we heard

Inconsistent development policies for accessory buildings in different residential districts cause confusion and slow down development approval times.

### Recommended policy option A

Create consistent and clear policies for accessory buildings across all residential districts.

#### Policy option B

Maintain the existing development policies for accessory buildings in residential districts.

Not recommended. This option does not address the inconsistent development policies for accessory buildings in residential districts. Users will continue to experience confusion. The application process remains frustrating.

#### Policy option C

Create general policies for accessory buildings and add them to each residential district.

Not recommended. This option creates duplicate policies and makes the Land Use Policy harder to maintain. This option also increases the risk of inconsistencies if updates are not applied uniformly.

### How comfortable are you with recommended policy option A?

Very comfortable	Comfortable	Neutral	Uncomfortable	Very uncomfortable

# 3 Permit secondary suites in the Multi-Unit Small Lot Dwelling District (R3a)



A secondary suite is a type of accessory dwelling unit located within a portion of a primary dwelling unit.

Some properties within the Multi-Unit Small Lot Dwelling District (R3a) currently have one-unit dwellings and two-unit dwellings. By adding secondary suites as a permitted use in this district, homeowners will have the opportunity to add secondary suites to existing homes. This change supports providing different housing types and increases density using existing homes.

**Objective: Provide more types of housing**



**Secondary suite**  
Located within a portion of a primary dwelling unit.

### Existing policy

Secondary suites are not a permitted use in the Multi-Unit Small Lot Dwelling District (R3a).

### What we heard

Secondary suites are welcomed across most of Jasper.

### Recommended policy option A

Add secondary suites as a permitted use to the Multi-Unit Small Lot Dwelling District (R3a).

#### Policy option B

Continue to restrict secondary suites in the Multi-Unit Small Lot Dwelling District (R3a).

Not recommended. Not permitting secondary suites in this district is a missed opportunity to add net new units to existing one-unit dwellings and two-unit dwellings.

### How comfortable are you with recommended policy option A?

Very comfortable	Comfortable	Neutral	Uncomfortable	Very uncomfortable

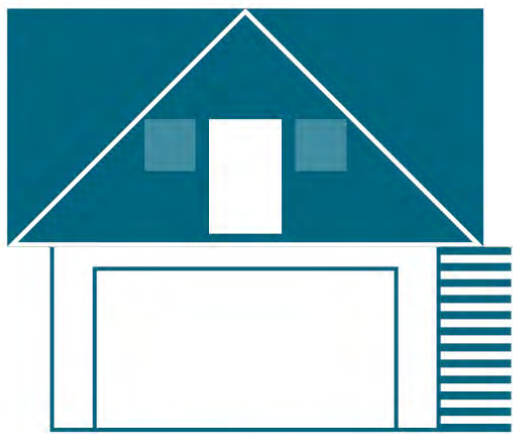


# 4 Permit garden and garage suites in more residential districts

Adding garden and garage suites as permitted uses in the Cabin Creek West Districts, will give homeowners the opportunity to add an additional dwelling unit type. This change supports providing different housing types and increases density.

Properties in Cabin Creek do not have alleys; however, innovative site design may allow space for garden and garage suites.

**Objective: Provide more types of housing**



Garage suite

Located above a detached garage.



Garden suite

Located in a separate building that is subordinate to the primary dwelling unit.

## Existing policy

Garden and garage suites are not permitted uses in the Cabin Creek West One-Unit Dwelling District (CCWa), Cabin Creek West Two-Unit Dwelling District (CCWb), and Cabin Creek West Multi-Unit Dwelling District (CCWc).

## What we heard

Garden and garage suites are welcomed across most of Jasper.

## Recommended policy option A

Add garden and garage suites as permitted uses in the Cabin Creek West One-Unit Dwelling District (CCWa), Cabin Creek West Two-Unit Dwelling District (CCWb), and Cabin Creek West Multi-Unit Dwelling District (CCWc).

### Policy option B

Continue to restrict garden and garage suites in the Cabin Creek Districts.

Not recommended. Not permitting garden and garage suites in the Cabin Creek Districts is a missed opportunity to add more housing options.

## How comfortable are you with recommended policy option A?

Very comfortable	Comfortable	Neutral	Uncomfortable	Very uncomfortable

# 5 Allow multi-unit dwellings in more residential districts



A multi-unit dwelling is a building containing three to six dwelling units.

Adding multi-unit dwelling as a permitted use to more residential districts supports providing different housing types for people at different life stages. This change also encourages gentle density, meaning adding more homes without changing the overall feel of the neighbourhood.

**Objective: Provide more types of housing**



Multi-unit dwelling (3-6 units)

## Existing policy

Multi-unit dwellings are only permitted in the Multi-Unit Small Lot Dwelling District (R3a).

## What we heard

Multi-unit dwellings are welcomed across most of Jasper.

## Recommended policy option A

Add multi-unit dwellings as a permitted use to the following districts:

- One-Unit Dwelling District (R1).
- Two-Unit Dwelling District (R2).
- Old Town Jasper Historic District (R2H).
- Cabin Creek West One-Unit Dwelling District (CCWa).
- Cabin Creek West Two-Unit Dwelling District (CCWb).
- Cabin Creek West Multi-Unit Dwelling District (CCWc).

### Policy option B

Continue to permit multi-unit dwellings in only in the Multi-Unit Small Lot Dwelling District (R3a).

Not recommended. Not permitting multi-unit dwellings in more residential districts is a missed opportunity to introduce gentle density that fits the scale and character of existing neighbourhoods.

## How comfortable are you with recommended policy option A?

Very comfortable	Comfortable	Neutral	Uncomfortable	Very uncomfortable



# 6 Allow row houses along the ground level of apartment buildings

Allowing row houses along the ground level of apartment buildings will help break up building massing and support people-friendly streetscapes.

**Objective: Provide more types of housing**



### Existing policy

The current definition of apartment building requires dwelling units to have shared entrance facilities.

### What we heard

There are opportunities to add apartment buildings on undeveloped lands.  
It is important to maintain the built form character of Jasper’s streetscape.

### Recommended policy option A

Update the definition of apartment buildings and create policies to allow apartment buildings with ground-level units that have direct street access and that look and function like row houses.

### Policy option B

Maintain the existing definition of apartment building.  
Not recommended. The existing definition of apartment building prevents apartment buildings with ground-level units that have direct street access and that look and function like row houses.

## How comfortable are you with recommended policy option A?

Very comfortable	Comfortable	Neutral	Uncomfortable	Very uncomfortable

# 7 Remove minimum parking requirements for new residential development



- Removing minimum parking requirements for new residential developments will:
- Allow land to be used more efficiently for more homes.
  - Allow property owners, during the development permit process, the freedom to decide how much parking they need.
  - Possibly lower construction costs and make it easier to build homes.
  - Encourage walking, biking, and transit use.

**Objective: Increase the number of homes**

### Existing policy

Minimum of one parking stall per primary dwelling unit.  
No required parking stall for an accessory dwelling unit

### What we heard

Some participants were supportive of removing minimum parking requirements for new residential developments.  
Some participants were not supportive of removing minimum parking requirements for new residential developments.

### Recommended policy option A

No minimum parking requirements for new residential development.

### Policy option B

Maintain the existing minimum parking requirements for residential development.  
Not recommended. The existing policy limits how many dwelling units can be built in multi-unit dwellings and apartment buildings because of the amount of land required for parking.

### Policy option C

Less intensive option. Reduce or remove minimum parking requirements for multi-unit dwellings and apartment buildings and maintain the existing minimum parking requirements for other residential types.  
Not recommended. Having separate parking policies for multi-unit dwellings and apartment buildings versus other residential types is unfair.

## How comfortable are you with recommended policy option A?

Very comfortable	Comfortable	Neutral	Uncomfortable	Very uncomfortable

# 8 Develop policy for bike parking as part of multi-unit dwellings and apartments

Developing policy requirements for the quantity, design, size, and location of bike parking for multi-unit dwellings and apartments will:

- Encourage people to bike.
- Create well designed areas for bike parking.

**Objective: Increase the number of homes**



**Existing policy**

No policies exist for bike parking as part of multi-unit dwelling and apartment developments.

**What we heard**

Many people in Jasper bike.

**Recommended policy option A**

Establish minimum bike parking requirements for multi-unit dwellings and apartments related to quantity (1 per unit), size, and location.

**Policy option B**

No change.

Not recommended. Not developing bike parking policies for multi-unit dwelling and apartments is a missed opportunity to provide an amenity that encourages people to bike.

How comfortable are you with recommended policy option A?

Very comfortable	Comfortable	Neutral	Uncomfortable	Very uncomfortable

# 9 Increase the maximum site coverage for garage and garden suites



Allowing a maximum site coverage of 20% for garden and garage suites will create accessory dwelling units with more habitable spaces. This will provide functional layouts and make them practical housing options for Jasperites.

**Objective: Increase the number of homes**



**Existing policy**

The maximum site coverage of garden and garage suites follows the maximum site coverage of garages within the subject residential district.

The maximum site coverage of garden and garden suites varies between residential districts from 10%, 15%, 18%, to 20% and 100 - 250 sq m.

Some districts include conflicting policies that require maximum garage site coverages of 10% and 20%.

**What we heard**

Garden and garage suites are welcomed across most of Jasper.

**Recommended policy option A**

Allow a maximum site coverage of 20% for all accessory buildings (e.g., garages, sheds, garage suites, and garden suites).

**Policy option B**

No change.

Not recommended. The existing policies for the maximum site coverage for garden and garage suites are unclear and inconsistent across residential districts. This causes confusion and slows down development approval times.

How comfortable are you with recommended policy option A?

Very comfortable	Comfortable	Neutral	Uncomfortable	Very uncomfortable



# 10 Allow one garage suite and one garden suite per primary dwelling

Allowing a garage suite and a garden suite on the same lot will support providing different housing types and increase density.

**Objective:** Increase the number of homes



## Existing policy

A total of two accessory dwellings are allowed per primary dwelling in the following combinations:

- One secondary suite and one garden suite.
- One secondary suite and one garage suite.

## What we heard

Garden and garage suites are welcomed across most of Jasper.

There is interest in allowing both a garage suite and a garden suite on the same lot.

## Recommended policy option A

A total of two accessory dwelling units are allowed per primary dwelling in the following combinations:

- One secondary suite and one garden suite.
- One secondary suite and one garage suite.
- One garden suite and one garage suite.

## Policy option B

No change.

Not recommended. Not allowing a garage suite and a garden suite on the same lot is a missed opportunity to increase density.

## How comfortable are you with recommended policy option A?

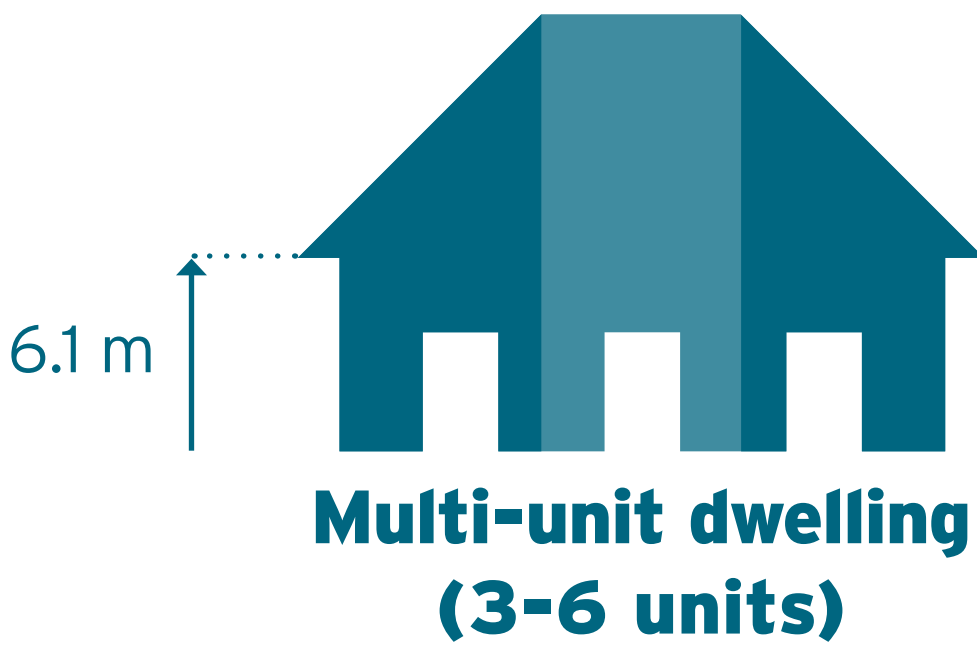
Very comfortable	Comfortable	Neutral	Uncomfortable	Very uncomfortable

# 11 Increase the maximum eaveline height of multi-unit dwellings in the R3a district



Increasing the eaveline height will create more habitable space within multi-unit dwellings. The existing policy makes it difficult to construct to the allowed maximum six primary dwelling units. Variances have been granted in the past for this. This change will enable additional density.

**Objective:** Increase the number of homes



## Existing policy

Maximum eaveline height: 4.7 m

## What we heard

No feedback from the public.

Identified by development officers.

## Recommended policy option A

Maximum eaveline height: 6.1 m

## Policy option B

No change.

Not recommended. If no change is made, it is likely that future variances will be requested and this will slow down development approval times.

## How comfortable are you with recommended policy option A?

Very comfortable	Comfortable	Neutral	Uncomfortable	Very uncomfortable



# 12

## Increase the height of apartment buildings in the R3b district to four storeys

Some of the remaining undeveloped lands in town are within the Multi-Unit Dwelling District (R3b). Increasing the height of apartment buildings in this district from three storeys to four storeys will create more homes.

**Objective: Increase the number of homes**



Apartment building  
(4 storeys)

### Existing policy

The maximum overall building height to the ridge line as measured from grade is 13.7 m with a maximum eaveline of 6.6 m above grade at all four sides of the building.

### What we heard

Four storey apartment buildings are welcomed on the lands near the town edges such as next to the train tracks and at the north end of town.

Limit height on lots by the train tracks to protect the view.

### Recommended policy option A

The maximum overall building height to the ridge line as measured from grade is 16.7 m with a maximum eaveline of 9.6 m above grade at all four sides of the building.

#### Policy option B

No change.

Not recommended. Not increasing the height of apartment buildings in the Multi-Unit Dwelling District (R3b) will not increase space for housing.

### How comfortable are you with recommended policy option A?

Very comfortable	Comfortable	Neutral	Uncomfortable	Very uncomfortable

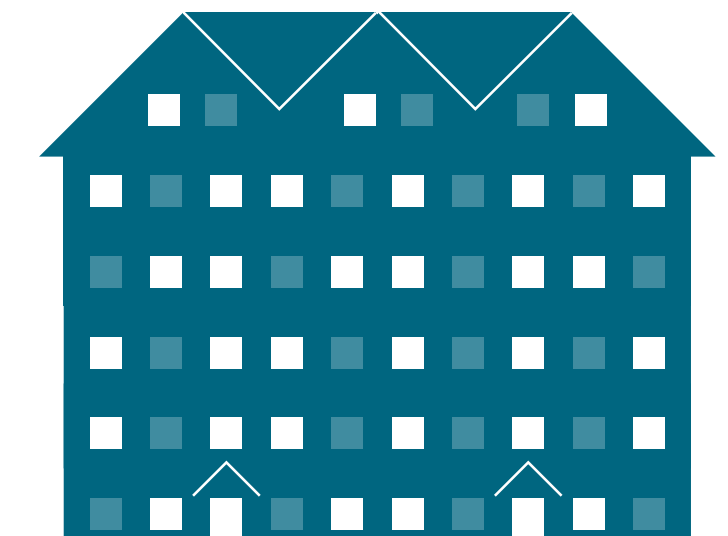
# 13

## Create a new residential district for six storey apartment buildings



Creating a new residential district for six storey apartment buildings will maximize the number of future homes on remaining undeveloped lands in town.

**Objective: Increase the number of homes**



Apartment building  
(6 storeys)

### Existing policy

No existing district or policies permit six storey apartment buildings.

### What we heard

Six storey apartment buildings are welcomed:

- At the north end of town.
- On the current Royal Canadian Mounted Police lot.
- Along the bench.

### Recommended policy option A

This district is intended for the current Royal Canadian Mounted Police property and undeveloped lots on the north end of town.

The maximum overall building height to the ridge line as measured from grade is 22.7 m with a maximum eaveline of 15.6 m above grade at all four sides of the building.

#### Policy option B

No change.

Not recommended. Not creating a district for six storey apartment buildings will not increase the number of homes in Jasper.

#### Policy option C

Create a district for five storey apartment buildings.

The maximum overall building height to the ridge line as measured from grade is 19.7 m with a maximum eaveline of 12.6 m above grade at all four sides of the building.

Not recommended. We need to make the best use of undeveloped land where views of current residents are not blocked.

### How comfortable are you with recommended policy option A?

Very comfortable	Comfortable	Neutral	Uncomfortable	Very uncomfortable

# 14 Allow three storeys of residential located above the first floor of commercial buildings

- Allowing commercial buildings with three storeys of residential located above will:
- Provide more homes.
  - Efficiently use land and municipal services.
  - Create active and vibrant streets.

**Objective: Increase the number of homes**



Three storeys of residential located above the first floor of commercial buildings

## Existing policy

The maximum overall building height to the ridge line as measured from grade is 9.0 m with a maximum eave line of 6.0 m facing the street.

Apartment housing shall only be permitted on the second storey and shall be occupied by eligible residents.

## What we heard

Some people identified opportunities to locate homes above commercial space downtown.

## Recommended policy option A

The maximum overall building height to the ridge line as measured from grade is 16.7 m with a maximum eave line of 9.6 m above grade at all four sides of the building.

Apartment housing shall only be permitted on the second and additional storeys.

### Policy option B

No change.

Not recommended. One floor of apartment housing located about ground floor commercial uses presents feasibility and property management challenges for property owners.

### Policy option C

Allow two floors of residential.

The maximum overall building height to the ridge line as measured from grade is 13.7 m with a maximum eave line of 6.6 m above grade at all four sides of the building.

Apartment housing shall only be permitted on the second and additional storeys.

## How comfortable are you with recommended policy option A?

Very comfortable	Comfortable	Neutral	Uncomfortable	Very uncomfortable

# 15 Change one-unit dwellings to discretionary use classes



Making one-unit dwellings a discretionary use in districts will gradually increase density as existing lots are redeveloped over time. This will not apply to homes destroyed by natural disasters.

**Objective: Increase the number of homes**

## Existing policy

One-unit dwelling is a permitted use in most residential districts:

- One-Unit Dwelling District (R1).
- Two-Unit Dwelling District (R2).
- Old Town Jasper Historic District (R2H).
- Multi-Unit Small Lot Dwelling District (R3a).
- Compact Lot District (R4).
- Cabin Creek West One-Unit Dwelling District (CCWa).
- Cabin Creek West Two-Unit Dwelling District (CCWb).
- Cabin Creek West Multi-Unit Dwelling District (CCWc).

## What we heard

This topic was not engaged on.

## Recommended policy option A

Make one-unit dwellings a discretionary use with the exception of homes destroyed by natural disasters.

### Policy option B

No change.

Not recommended. The redevelopment of existing residential lots normally occurs gradually over a long period of time. Increasing the density of one-unit dwellings to housing types with more units at the time of redevelopment will help increase density.

## How comfortable are you with recommended policy option A?

Very comfortable	Comfortable	Neutral	Uncomfortable	Very uncomfortable



# Create a community parking strategy (for residents)

The Land Use Policy requires leaseholders to have a minimum number of parking spaces on private leaseholder land. Should this minimum requirement be removed, a community residential parking strategy will help address changing parking demands.



### Recommended strategy

If leaseholders have the freedom to choose how many parking spaces are needed on their land, a community-wide strategy will help address resident parking challenges if they arise.

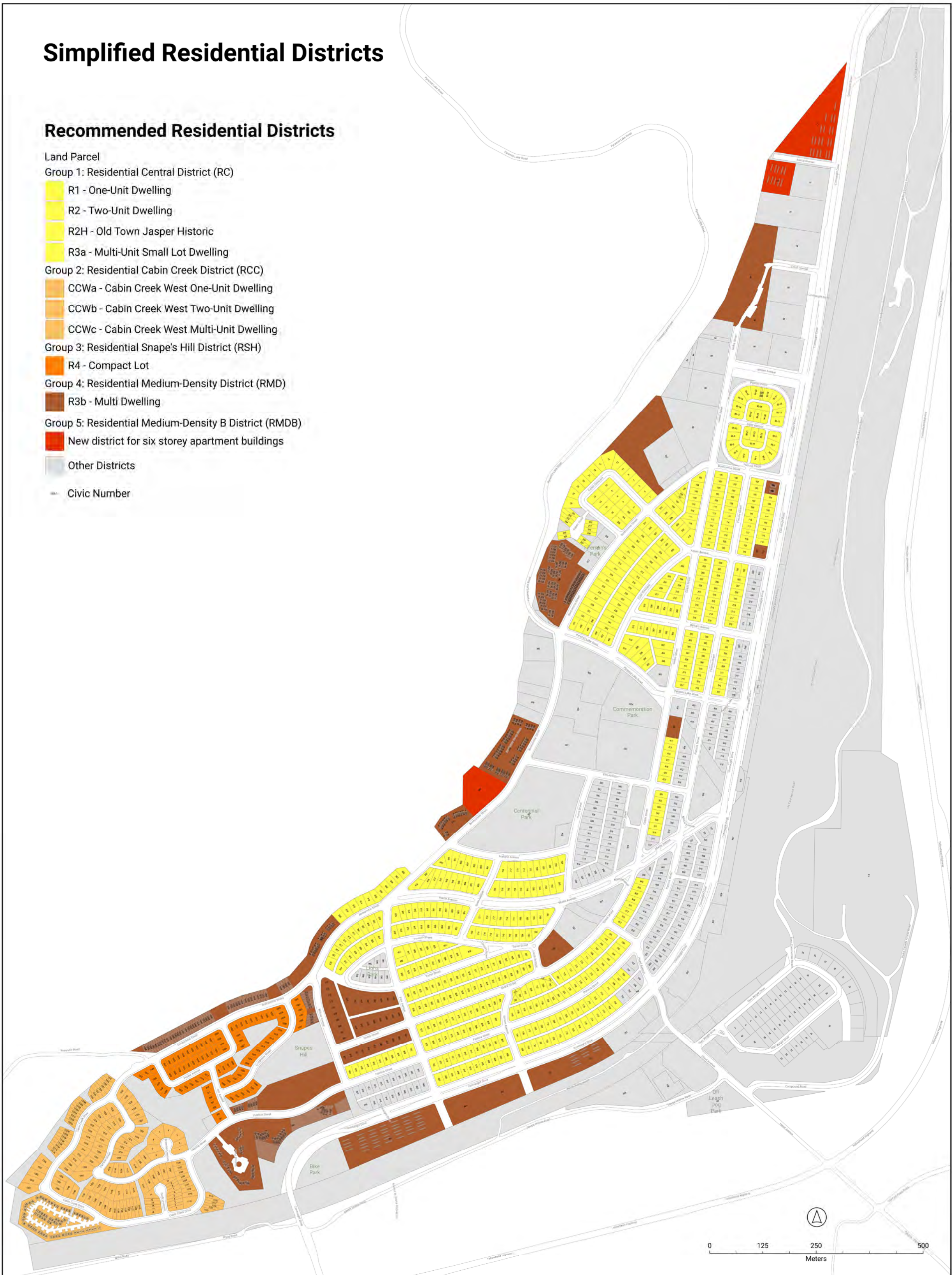
**Proposal:** The Municipality create a community parking strategy separate from the Land Use Policy. The strategy could include:

- Provide neighbourhoods with greater flexibility to accommodate changing parking demands for on-street parking.
- Identify public lands and areas of road right-of-way for additional resident-only on-street parking.
- Support the use of public transit.
- Improve pedestrian and bicycle infrastructure (routes and parking)

### What we heard

Some people suggested residential-only parking areas and community parking lots.

### Where are community residential parking areas needed?



### How comfortable are you with the recommended strategy?

Very comfortable	Comfortable	Neutral	Uncomfortable	Very uncomfortable



## AGENDA ITEM 7.4

### REQUEST FOR DECISION

**Subject:** Recovery Advisory Committee Feedback on Draft  
Wildfire Recovery Priorities

**From:** Bill Given, Chief Administrative Officer

**Prepared by:** Doug Olthof, Housing & Social Recovery Manager

**Date:** June 10, 2025



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#### Recommendation:

- That Committee direct Administration to organize a Council Strategic Priorities workshop to consider and integrate the Recovery Advisory Committee's feedback on the draft wildfire recovery strategic priorities.

#### Alternatives:

- That Committee direct Administration to integrate the recommendations of the Recovery Advisory Committee into revised draft Recovery Strategic Priorities and present at a future Committee of the Whole meeting.
- That Committee receive the report for information and maintain Council's existing strategic priorities.

#### Background:

On January 14, 2025, Committee directed Administration to develop draft Wildfire Recovery Strategic Priorities, leveraging existing guidance documents and previous public engagement processes, and return to a future Committee of the Whole meeting.

In response, Administration prepared a draft list of Wildfire Recovery Strategic Priorities that were presented to Committee by the Director of Recovery during a Committee of the Whole meeting on February 11, 2025.

On February 11, 2025, Committee directed Administration to seek feedback on the draft Recovery Strategic Priorities from the Recovery Advisory Committee (RAC) and return to a future Committee of the Whole meeting. In response, Administration presented the draft priorities to RAC for review and comment. The committee provided detailed feedback on each priority area and proposed several additions.

The full RAC feedback has been summarized in the attached document.

#### Discussion:

The RAC suggested several amendments to Council's draft strategic priorities for wildfire recovery. These include articulating a dual focus on short and long-term housing and incorporating themes of affordability, diversity, and neighbourhood character. The RAC also recommends expanding the focus of economic recovery to include non-

tourism sectors and emphasizing long-term policy and governance improvements.

RAC suggestions also included adding several additional wildfire strategic priorities. These include Social Recovery, Truth & Reconciliation, Monitoring & Evaluation, and Communication & Alignment.

Administration recommends holding a dedicated workshop for Council to consider these adjustments. A strategic priorities workshop would provide the time and setting for members of Council to fully explore the feedback, including determining which recommendations might be properly considered tactics in support of achieving strategic outcomes and where overlap might exist with existing strategic priorities.

One alternative is to direct Administration to revise the draft Recovery Strategic Priorities using the RAC's input and return the revised draft for Committee's consideration. Another alternative is to receive the report for information and take no further action, thereby maintaining Council's existing strategic priorities as being broad and flexible enough to encompass wildfire recovery considerations.

**Strategic Relevance:**

- Build our internal capacity to advance our housing priorities.
- Take proactive steps to reduce the risk of people becoming vulnerable and respond when they are vulnerable.
- Strengthen our voice by partnering with those who share our interests.

**Inclusion Considerations:**

The RAC's feedback emphasizes inclusive and community-driven approaches to recovery. Thoughtful review of this feedback will help ensure that recovery planning addresses collective trauma and recognizes diverse resident needs.

**Relevant Legislation:**

- Recovery Advisory Committee Terms of Reference

**Financial:**

Organizing and facilitating a Council strategic priorities workshop will incur minor administrative costs, which are anticipated to be absorbed within existing operational budgets.

**Attachments:**

- Summary of Recovery Advisory Committee Feedback on Draft Wildfire Recovery Strategic Priorities



## Recovery Advisory Committee Recommendations on Council's Wildfire Recovery Strategic Priorities

The Recovery Advisory Committee (RAC) has reviewed the Municipality of Jasper Council's strategic priorities for wildfire recovery. The following document presents consolidated feedback on each priority area, along with proposed additions to strengthen the overall strategic approach to recovery.

Wildfire Recovery	Recovery Advisory Committee Feedback
<b>To further Jasper's recovery, we...</b>	
Work with all parties to deliver interim, seasonal staff, and rebuild workforce housing in ways that address immediate needs while not sacrificing our future.	<ul style="list-style-type: none"> <li>- Consolidate three housing priorities into two or one: focused on immediate/interim needs and the other on medium- to long-term solutions.</li> <li>- Emphasize affordable, diverse housing as essential to the return and retention of long-term residents and seasonal workers.</li> <li>- Address character, resilience, densification, and diversification through housing strategies.</li> </ul>
Collaborate with industry partners, provincial and federal governments to see Jasper achieve its share of the province's vision for tourism expenditures of \$1.3 billion by 2035.	<ul style="list-style-type: none"> <li>- Avoid reliance on specific monetary targets; instead, emphasize enabling Jasper's long-term tourism viability.</li> <li>- Broaden the economic recovery focus to include all sectors of the local economy, while recognizing tourism's dominant role.</li> <li>- Introduce a business retention strategy for enterprises still in crisis.</li> <li>- Include mechanisms for establishing a quantitative economic baseline and ongoing recovery monitoring (e.g., impact assessments, employment trends, business health indicators).</li> <li>- Support reconstruction of commercial properties and explore temporary land-use solutions to aid business continuity.</li> </ul>
Identify opportunities to resource and implement programs that promote resilient rebuilding efforts while increasing the supply of permanent housing.	<ul style="list-style-type: none"> <li>- Use the rebuild as a strategic opportunity to address Jasper's long-standing housing deficit and implement improved policies and regulations.</li> <li>- Reframe the rebuild as a chance to enhance housing diversity, affordability, and suitability for all resident segments, including seasonal and workforce housing, through approaches like densification, design innovation, and diversification.</li> <li>- Emphasize alignment with long-term community needs and broader objectives for resilient rebuilding.</li> </ul>
Ensure recovery planning and implementation is driven by local needs and empowers residents and businesses to meaningfully participate in rebuilding their community.	<ul style="list-style-type: none"> <li>- <b>Retain as written.</b></li> </ul>

Ensure that recovery and rebuilding projects uphold Jasper's unique small mountain community character and preserve its distinctive built heritage.	<ul style="list-style-type: none"> <li>- Consider removing if redundant with Parks Canada's Architectural Motif.</li> <li>- If retained, clarify whether the focus is tourism branding or resident sense of place.</li> <li>- Tailor framing to either visitor experience (iconic destination) or local values (what makes Jasper "home").</li> </ul>
Leverage the opportunity to review systems and practices, making bold improvements and lasting advancements.	<ul style="list-style-type: none"> <li>- Specify the systems are being referenced (e.g., environmental, regulatory, infrastructure).</li> <li>- Emphasize long-term policy and governance improvements to avoid short-term decision pitfalls.</li> <li>- Include language on institutional learning and adaptive governance informed by the wildfire experience.</li> </ul>

## Additional Recommendations

The RAC recommends the following additions for consideration to strengthen the Municipality of Jasper Council's wildfire recovery priorities:

### 1. Social Recovery & Community Retention:

- Introduce a strategic priority specifically focused on social recovery.
- Address mental health services, trauma-informed programming, and community reconnection/retention.
- Acknowledge collective trauma and expand support beyond traditional vulnerable groups.
- Invest in initiatives that foster belonging, cultural identity, and local leadership.

### 2. Truth & Reconciliation:

- Include truth and reconciliation with Indigenous Peoples as a cross-cutting priority across all areas of recovery, recognizing the deep cultural, territorial, and ecological relationships that Indigenous Peoples have with this landscape.
- Promote processes that make space for Indigenous voices in governance, planning, and recovery dialogue, including support for cultural revitalization.

### 3. Monitoring and Evaluation:

- Establish a strategic priority dedicated to monitoring and evaluating recovery progress.
- Implement annual reporting, performance indicators, and feedback mechanisms.
- Include processes for ongoing community engagement and adaptive course correction.

### 4. Governance, Coordination, and Messaging:

- Strengthen governance and coordination across jurisdictions and organizations.
- Ensure consistent and transparent public messaging.
- Support tourism recovery and enhance Jasper's destination reputation through aligned communication efforts.

## 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.	August 2025	
Climate Change Adaptation Plan	August 27, 2024	CAO and Director of Urban Design & Standards	That Council direct Administration to proceed with developing a five-year Climate Change Adaptation Action Plan with internal resources and present the plan at a future Committee of the Whole Meeting in spring 2025.	June 2025	
Parcel CH Access Road & Spruce Avenue Development Tender Award	September 17, 2024	CAO	That Council direct Administration to initiate a Local Improvement Bylaw process to recover the servicing costs the Parcel CH Access Road from benefitting adjacent parcels.	July 2025	
Transit Bus RFP	November 19, 2024	CAO	That Council direct Administration to reissue an RFP in spring of 2025 for the procurement of electric buses and/or any other viable zero emission options.	December 2025	
Utility Rate Model	January 21, 2025	CAO and Director of Finance & Administration	That Council direct Administration to host a workshop to review the utility rate model with interested stakeholders.	June 2025	
Wildfire Recovery Strategic Priorities	February 11, 2025	Director of Recovery	That Committee direct Administration to seek feedback on the draft Recovery Strategic Priorities from the Recovery Advisory Committee and return to a future Committee of the Whole meeting.	June 2025	

<b>Recovery Advisory Committee Recommendations</b>	<b>March 11, 2025</b>	<b>Director of Recovery</b>	That Committee direct Administration gather input on the triparty Jasper Recovery Plan from the Recovery Advisory Committee and return to a future meeting.	<b>July 2025</b>	
<b>Grande Yellowhead Public School Division Joint Agreement</b>	<b>March 18, 2025</b>	<b>Director of Community Development</b>	That Council direct Administration to bring an update to a future meeting on a joint agreement with the Grande Yellowhead Public School Division.	<b>June 2025</b>	
<b>Jasper Artists Guild Lease</b>	<b>April 22, 2025</b>	<b>CAO</b>	That Committee refer the correspondence from the Jasper Artists Guild to Administration for a report back at a future Committee of the Whole meeting.	<b>November 2025</b>	
<b>2026 Budget</b>	<b>May 20, 2025</b>	<b>CAO and Director of Finance &amp; Administration</b>	That Council direct Administration to incorporate increased non-property tax revenue into the development of the 2026 budget.	<b>November 2025</b>	
<b>Taxation Workshop</b>	<b>May 20, 2025</b>	<b>CAO and Director of Finance &amp; Administration</b>	That Council direct Administration to set up a workshop to look at the residential/business taxation split.	<b>August 2025</b>	