

MUNICIPALITY OF JASPER  
**REGULAR COUNCIL MEETING AGENDA**  
June 17, 2025 | 1:30 pm  
Jasper Library & Cultural Centre – Quorum Room  
[Municipality of Jasper Strategic Priorities 2022-2026](#)



**Notice:** Council members and staff are at the Jasper Library and Cultural Centre. 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 1:30 pm, use this Zoom link:**  
<https://us02web.zoom.us/j/87657457538>

**1 CALL TO ORDER**

**2 APPROVAL OF AGENDA**

2.1 Regular meeting agenda, June 17, 2025 attachment

*Recommendation: That Council approve the agenda for the regular meeting of June 17, 2025 as presented.*

**3 APPROVAL OF MINUTES**

3.1 Regular meeting minutes, June 3, 2025 attachment

*Recommendation: That Council approve the minutes of the June 3, 2025 Regular Council meeting as presented.*

3.2 Committee of the Whole meeting minutes, June 10, 2025 attachment

*Recommendation: That Council approve the minutes of the June 10, 2025 Committee of the Whole meeting as presented.*

**4 DELEGATIONS**

**5 CORRESPONDENCE**

5.1 Correspondence – Jasper Park Chamber of Commerce & Tourism Jasper #1 attachment

*Recommendation: That Council receive the correspondence for information.*

5.2 Correspondence – Jasper Park Chamber of Commerce #2 attachment

*Recommendation: That Council receive the correspondence for information.*

5.3 Correspondence – Tourism Jasper attachment

*Recommendation: That Council receive the correspondence for information.*

**6 NEW BUSINESS**

MUNICIPALITY OF JASPER  
**REGULAR COUNCIL MEETING AGENDA**

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[Municipality of Jasper Strategic Priorities 2022-2026](#)

6.1 Jasper Recovery Coordination Centre Progress Update

attachment

*Recommendation: That Council receive the report for information.*

6.2 Values to Guide the Development of Jasper's Town Plan - [June 10, 2025 Committee meeting agenda](#)

*Recommendation: That Council receive the values of "belonging, connection, nature, responsible, thriving and inclusive" as information; and*

*That 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.*

## **7 PUBLIC HEARING**

7.1 CALL TO ORDER

7.2 Public Hearing Agenda, June 17, 2025

attachment

*Recommendation: That Council approve the agenda for the Public Hearing of June 17, 2025 as*

*presented.* 7.3 Public Hearing Agenda - Land Use Policy Amendments to Increase Residential

attachment

Density 7.3.1 Presentation by Administration

7.3.2 Public Presentations

7.3.3 Close the Public Hearing

7.3.4 Motions arising

7.4 Adjournment

*Recommendation: That, there being no further business, the Public Hearing of June 17, 2025 be adjourned at*

\_\_\_\_\_.

## **8 NOTICES OF MOTION**

## **9 COUNCILLOR REPORTS**

## **10 UPCOMING EVENTS**

National Indigenous Peoples Day – 11am-3:30pm, June 20, Commemoration Park

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

Stewardship Day – June 24

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

MUNICIPALITY OF JASPER  
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[Municipality of Jasper Strategic Priorities 2022-2026](#)

**11 ADJOURNMENT**

*Recommendation: That, there being no further business, the regular meeting of June 17, 2025 be adjourned at \_\_\_\_\_.*

*Please note: All regular and committee meetings of Council are video recorded and archived on YouTube.*

Municipality of Jasper  
**Regular Council Meeting Minutes**  
Tuesday, June 3, 2025 | 1:30pm  
Jasper Library and Cultural Centre, Quorum Room

Virtual viewing and participation	Council attendance is in Council chambers at the Jasper Library and Cultural Centre. This meeting was also conducted virtually and available for public livestreaming through Zoom. Public viewing and participation during Council meetings is through both Zoom livestreaming and in-person attendance.		
Present	Mayor Richard Ireland, Deputy Mayor Scott Wilson, Councillors Helen Kelleher-Empey, Rico Damota, Ralph Melnyk, and Wendy Hall.		
Absent	Councillor Kathleen Waxer		
Also present	Bill Given, Chief Administrative Officer Beth Sanders, Director of Urban Design & Standards Natasha Malenchak, Director of Finance & Administration Courtney Donaldson, Director of Operations & Utilities Lisa Daniel, Acting Assistant Director of Community Development Lisa Riddell, Acting Assistant Director of Community Services Doug Olthaf, Housing & Social Recovery Manager Emma Acorn, Legislative Services Coordinator Peter Shokeir, The Fitzhugh Bob Covey, The Jasper Local 14 observers		
Call to order	Mayor Ireland called the June 3, 2025 Regular Council meeting to order at 1:34pm and began with a <a href="#">Traditional Land Acknowledgement</a> . He also noted that June is National Indigenous History Month.		
Approval of agenda #266/25	MOTION by Councillor Melnyk – BE IT RESOLVED that Council approve the agenda for the June 3, 2025 Regular Council meeting as amended: <ul style="list-style-type: none"><li>Amend the CN Letter of Support Request to be item 6.12</li></ul>		
	FOR 5 Councillors	AGAINST 0 Councillors	CARRIED
Approval of Regular minutes #267/25	MOTION by Councillor Kelleher-Empey – BE IT RESOLVED that Council approve the minutes of the May 20, 2025 Regular Council meeting as presented.		
	FOR 5 Councillors	AGAINST 0 Councillors	CARRIED
Approval of Committee of the Whole Meeting minutes #268/25	MOTION by Councillor Melnyk – BE IT RESOLVED that Council approve the minutes of the May 27, 2025 Committee of the Whole meeting as presented.		
	FOR 5 Councillors	AGAINST 0 Councillors	CARRIED
Delegations	none		
Correspondence – Jasper Filipino-Canadian Society #269/25	Council received a request for a flag raising at Commemoration Park on June 12, 2025 from the Jasper Filipino-Canadian Society.  MOTION by Councillor Melnyk – BE IT RESOLVED that Council approve the Jasper Filipino-Canadian Society flag raising request as presented.		
	FOR 5 Councillors	AGAINST 0 Councillors	CARRIED
Jasper Recovery Coordination Centre Progress Update	Council received a Jasper Recovery Coordination Centre progress update from Housing and Social Recovery Manager Doug Olthaf. Highlights include information on interim housing; demolition permits and soil testing; the Pathfinder program; the Pop-Up Village Initiative; the Contractor Camping program; and more.		

#270/25	MOTION by Councillor Kelleher-Empey – BE IT RESOLVED that Council receive the progress update for information.			
	FOR 5 Councillors	AGAINST 0 Councillors		CARRIED
Director's Report – Community Development	Council received a report from the Community Development department. The report included updates on outreach services & programs; funding supports; staffing; service trends; communications & engagement; and more. Acting Assistant Directors Lisa Daniel and Lisa Riddell were both present to review their respective sections and answer Council questions.			
#271/25	MOTION by Councillor Hall – BE IT RESOLVED that Council receive the report for information.			
	FOR 5 Councillors	AGAINST 0 Councillors		CARRIED
Seniors' Week Proclamation #272/25	MOTION by Councillor Melnyk – BE IT RESOLVED that Council proclaim June 2-8, 2025 as Seniors' Week in Jasper.			
	FOR 5 Councillors	AGAINST 0 Councillors		CARRIED
Jasper Taxation Rates Bylaw 2025 #273/25	MOTION by Councillor Melnyk – BE IT RESOLVED that Council give third reading to the Jasper Taxation Rates Bylaw 2025.			
	FOR 5 Councillors	AGAINST 0 Councillors		CARRIED
Jasper Fire Department Bylaw 2025 #274/25	MOTION by Councillor Kelleher-Empey – BE IT RESOLVED that Council give third reading to the Jasper Fire Department Bylaw 2025.			
	FOR 5 Councillors	AGAINST 0 Councillors		CARRIED
Jasper Rotation of Ballots Bylaw 2025 #275/25	MOTION by Councillor Damota – BE IT RESOLVED that Council third reading to the Jasper Rotation of Ballots Bylaw 2025.			
	FOR 5 Councillors	AGAINST 0 Councillors		CARRIED
Waiving of Water Utility Bill – Jasper United Church #276/25	MOTION by Councillor Damota – BE IT RESOLVED that 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 Jasper United Church.			
	FOR 5 Councillors	AGAINST 0 Councillors		CARRIED
Establishment of New Public EV Charging Stations Update #277/25	MOTION by Councillor Melnyk – BE IT RESOLVED that 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.			
	FOR 5 Councillors	AGAINST 0 Councillors		CARRIED
Recess	Mayor Ireland called a recess from 2:43pm to 2:56pm.			

Construction Coordinator – Recovery #278/25	MOTION by Councillor Hall – BE IT RESOLVED that Council approve the establishment of a full-time, two-year term Construction Coordinator–Recovery position, subject to confirmation of DRP eligibility.		
	FOR 5 Councillors	AGAINST 0 Councillors	CARRIED
Council Meeting Schedule – July 2025 #279/25	MOTION by Councillor Melnyk – BE IT RESOLVED that 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.		
	FOR 5 Councillors	AGAINST 0 Councillors	CARRIED
	Councillor Wilson joined the meeting at 3:05pm.		
Regional Recovery Transit Service RFP Award  #280/25	Councillor Kelleher-Empey and Councillor Melnyk both declared a conflict of interest and left the room for this portion of the meeting. CAO Bill Given reviewed the procurement process; applications; and scoring methods used in the forming of a recommendation to Council.		
	MOTION by Councillor Hall – BE IT RESOLVED that Council award the turnkey operation of the Jasper Regional Recovery Transit Service to SunDog Tours.		
	FOR 4 Councillors	AGAINST 0 Councillors	CARRIED
	Councillor Wilson left the meeting at 3:17pm.		
CN Rail Letter of Support Request  #281/25	Mayor Ireland shared that Council had an opportunity to meet with CN officials in Ottawa last week while they were attending the Federation of Canadian Municipalities (FCM) conference. They discussed the proposed moving of the Jasper terminal to Hinton and how that may affect CN employees currently residing in Jasper.		
	MOTION by Councillor Damota – BE IT RESOLVED that Council direct the Mayor to provide a letter to CN confirming Municipality of Jasper support for CN employees remaining in Jasper.		
	FOR 5 Councillors	AGAINST 0 Councillors	CARRIED
Notices of Motion	none		
Councillor Reports	<p>Councillors Kelleher-Empey, Waxer, Damota, Hall, Wilson, and Mayor Ireland were in attendance at the FCM conference in Ottawa from May 28<sup>th</sup> to June 1<sup>st</sup>.</p> <p>Councillor Kelleher-Empey attended an Evergreens Foundation meeting on May 22<sup>nd</sup> and a Trans Canada Yellowhead Highway Association meeting on May 23<sup>rd</sup>.</p> <p>While in Ottawa for the FCM conference, Mayor Ireland had the opportunity to meet with The Honourable Eleanor Olszewski, Minister of Emergency Management and Community Resilience, and Minister responsible for Prairies Economic Development Canada.</p> <p>Mayor Ireland also met with Parks Canada President and Chief Executive Officer Ron Hallman in Ottawa and shared his appreciation for the collaboration during the wildfire recovery.</p>		
Upcoming events	Council received a list of upcoming events for information.		

Adjournment  
#282/25

MOTION by Councillor Damota – BE IT RESOLVED that, there being no further business, the Regular Council meeting of June 3, 2025 be adjourned at 3:29pm.

FOR	AGAINST	
5 Councillors	0 Councillors	CARRIED

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Chief Administrative Officer

Municipality of Jasper  
**Committee of the Whole Meeting Minutes**  
Tuesday, June 10, 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, Helen Kelleher-Empey, Wendy Hall, Ralph Melnyk, and Rico Damota		
Absent	none		
Also present	Beth Sanders, Director of Urban Design & Standards Michael Fark, Director of Recovery Leanne Pelletier, Housing Manager Doug Olthaf, Housing & Social Recovery Manager Isla Tanaka, Town Planner Michael Boreland, Town Planner Cam Jenkins, Housing Coordinator Emma Acorn, Legislative Services Coordinator Jacqui Sundquist, CBC Edmonton 11 observers		
Call to Order	Deputy Mayor Wilson called the June 10, 2025 Committee of the Whole meeting to order at 9:30am.		
Additions or deletions to agenda	Mayor Ireland requested the following item be added to the June 10, 2025 Committee of the Whole meeting agenda: <ul style="list-style-type: none"><li>6.1 Correspondence – Jasper Park Chamber of Commerce &amp; Tourism Jasper</li></ul>		
Approval of agenda #283/25	MOTION by Councillor Kelleher-Empey that Committee approve the agenda for the June 10, 2025 Committee of the Whole meeting as amended: <ul style="list-style-type: none"><li>Add 6.1 Correspondence – Jasper Park Chamber of Commerce &amp; Tourism Jasper</li></ul>		
	FOR 6 Councillors	AGAINST 0 Councillors	CARRIED
Business arising from May 27, 2025 minutes	Committee asked if there were any updates to share on the Construction Coordinator position and its eligibility for the Disaster Recovery Program funding. Director of Recovery Michael Fark confirmed there was no update to share today.		
Delegations	none Councillor Damota joined the meeting at 9:35am.		
Correspondence – Jasper Park	Committee received an email over the weekend signed by both the Jasper Park Chamber of Commerce and Tourism Jasper regarding congestion at fuel stations in the townsite.		



Chamber of Commerce #284/25	<p>MOTION by Mayor Ireland that Committee direct Administration to add the correspondence to the next Regular Council meeting agenda; and</p> <p>That Committee direct Administration to report on any possible efforts for amelioration of the identified problem.</p>	<p>FOR 7 Councillors</p> <p>AGAINST 0 Councillors</p>	CARRIED
Director's Report – Urban Design & Standards	Committee received a departmental update from Director of Urban Design & Standards Beth Sanders. Highlights include information on community engagement on values for Jasper's Town Plan and residential density and parking; service trends; staffing; town planning; development coordination; housing; and updates on the Climate Change Adaptation Action Plan.		
#285/25	MOTION by Councillor Waxer that Committee receive the report for information.	<p>FOR 7 Councillors</p> <p>AGAINST 0 Councillors</p>	CARRIED
Values to Guide the Development of Jasper's Town Plan	Committee received a request for decision from the Urban Design & Standards department focused on the values expressed by residents in recent engagement sessions to guide the development of the next iteration of Jasper's Town Plan. The current plan is the Jasper Community Sustainability Plan, established in 2011.		
#286/25	MOTION by Mayor Ireland that Committee recommend Council receive the values of "belonging, connection, nature, responsible, thriving and inclusive" as information.	<p>FOR 7 Councillors</p> <p>AGAINST 0 Councillors</p>	CARRIED
#287/25	MOTION by Councillor Waxer 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.	<p>FOR 7 Councillors</p> <p>AGAINST 0 Councillors</p>	CARRIED
Public Hearing Process – Land Use Policy Amendments to Increase Residential Density #288/25	<p>Committee received a report regarding proposed amendments to the Town of Jasper Land Use Policy. Ms. Sanders reviewed the community engagements initiatives which have taken place so far, and shared the reasons for considering a public hearing in the near future to provide another opportunity for residents to share their input.</p> <p>MOTION by Mayor Ireland 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.</p>		

	FOR 7 Councillors	AGAINST 0 Councillor	CARRIED
Recovery Advisory Committee Feedback on Draft Wildfire Recovery Priorities #289/25	<p>Committee reviewed the feedback given by the Recovery Advisory Committee (RAC) on the list of Wildfire Recovery Strategic Priorities. Housing &amp; Social Recovery Manager Doug Olthaf spoke to the amendments suggested by the RAC; recommendations made by Administration, and possible alternatives for consideration.</p> <p>MOTION by Councillor Hall 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.</p>		
	FOR 7 Councillors	AGAINST 0 Councillors	CARRIED
Motion Action List #290/25	<p>Administration reviewed the Motion Action List.</p> <p>MOTION by Councillor Waxer that Committee approve the Motion Action List as presented.</p>		
	FOR 7 Councillors	AGAINST 0 Councillors	CARRIED
Councillor upcoming meetings	<p>Councillor Hall will be attending a Jasper Municipal Library Board meeting this evening; a Yellowhead Regional Library Board meeting next week; and the first Pathfinders gathering tomorrow.</p> <p>Councillor Melnyk attended a workshop last week with the rest of Council on Residential Density &amp; Parking, as well as a meeting of the Recovery Advisory Committee with Councillors Hall and Waxer.</p> <p>Councillor Melnyk will be attending a Jasper Yellowhead Historical Society meeting this evening.</p> <p>Councillor Waxer will be at the Community Conversation for Early Childhood and School Age children tomorrow and at a Communities in Bloom meeting this Friday.</p> <p>Mayor Ireland will be acting as a panelist this Saturday at a Rural Resilience Symposium.</p>		
Upcoming Events	Council reviewed a list of upcoming events.		
Adjournment #291/25	<p>MOTION by Councillor Hall that, there being no further business, the Committee of the Whole meeting of June 10, 2025 be adjourned at 10:40am.</p>		
	FOR 7 Councillors	AGAINST 0 Councillors	CARRIED



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## AGENDA ITEM 5.1

May 6, 2025

Mayor Richard Ireland and Councilors  
The Municipality of Jasper

Dear Mayor and Councilors,

On behalf of our members, the Jasper Park Chamber of Commerce and Tourism Jasper would like to bring forward a concern regarding the potential for impacted traffic flow and congestion on Connaught Drive near the two operational fuel stations in Jasper.

Although Jasper has not yet reached peak visitation, we are already observing notable congestion at the approaches to these stations. In particular, some community members have noted growing delays and driver frustration at the Balsam Avenue intersection.

Collectively, we would like to encourage the Municipality to consider exploring traffic management strategies or intersection improvements as a proactive step, recognizing that the situation is likely to become more challenging as we move into the busy summer season.

We kindly request that council direct administration to prioritize this matter and explore opportunities to improve traffic management through these high demand areas. Please do not hesitate to contact us with any questions.

Sincerely,

Paul Butler  
Executive Director  
Jasper Park Chamber of Commerce

Tyler Riopel  
CEO  
Tourism Jasper



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## AGENDA ITEM 5.2

12 June, 2025

Mayor Richard Ireland and Municipal Councillors  
The Municipality of Jasper

Dear Mayor and Councillors,

Tourism is our only industry, bringing prosperity and stability to our town. For most of us, Tourism directly or indirectly affords us the privilege of living responsibly in this connected and inclusive community amid the natural environment we value so highly. And we know our natural environment attracts valued visitors from around the world to our community, driving our economy and supporting our lifestyle.

We know also that residents do in fact highly value our sole industry and recognize the importance of our visitor economy to the well being – indeed the existence – of our town. Yet the six words selected to reflect residents' core values include no reference at all to that value.

Even words that might at least connote that value – like Stability and Prosperity – are edited out.

The 2011 Jasper Community Sustainability Plan lists five foundational principals, one of which is Economy. Now, Economy has been demoted to the fine print while words like Business and Employment have been stricken entirely.

How can a Jasper Town Plan founded on values devoid of reference to our sole industry be expected to guide us toward future stability and prosperity? How can it be that a community engagement plan meant to identify core values has failed to include even one heading like Visitor Economy, Visitation, Destination or Tourism? This is a significant oversight.

While we respect the importance of the community engagement process that led to this outcome, as Mayor and Council you are the chosen representatives of our community with final word on this issue. On behalf of the JPCC Board and membership I urge you, when directing Administration with respect to incorporation of Town Values, to correct this oversight.

Sincerely,

Paul Butler  
Executive Director

CC: Tyler Riopel, CEO, Tourism Jasper



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[www.jasper.travel](http://www.jasper.travel)

June 13, 2025

**Mayor Richard Ireland & Municipal Councillors**

Municipality of Jasper  
303 Pyramid Lake Rd  
Jasper, Alberta T0E 1E0

**RE: Alignment of Community Plan with the Destination Stewardship Plan**

Dear Mayor and Council,

Tourism Jasper appreciates the inclusive approach to developing the new Community Plan and commends the municipality's efforts to engage residents in shaping Jasper's core values and future direction.

While we fully respect and support the community-driven nature of this exercise, we would like to offer a constructive perspective regarding the broader systems that support Jasper's long-term resilience, sustainability, and prosperity. Specifically, we believe the Jasper Destination Stewardship Plan (DSP) provides a robust, future-oriented strategic framework that can meaningfully inform the next phases of community planning. The DSP was developed through a collaborative process that included input from the Municipality of Jasper, Parks Canada, Tourism Jasper, and residents through community consultation.

The DSP is rooted in the same themes that emerged through recent community engagement—housing, affordability, connection, inclusion, and environmental protection. However, it also takes a systems-level view that integrates the importance of business continuity, economic diversification, and the visitor economy—elements that are currently underrepresented in the draft Community Plan values.

As you are aware, the visitor economy plays a vital role in supporting Jasper's overall community viability and sustainability. It enables employment, supports public services through tax revenue, sustains small businesses, and underpins the infrastructure and amenities that benefit both residents and visitors. A future vision for Jasper must include not only the values that guide our social and environmental well-being but also the mechanisms that ensure continued economic resilience.

The five pillars of the Destination Stewardship Plan—People, Planet, Prosperity, Policy, and Place—remain highly relevant to Jasper's future. They offer an integrated model that aligns



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with community values while ensuring that we do not lose sight of the interconnected systems that make Jasper a thriving and inclusive place to live, work, and visit.

We encourage Council to formally consider the DSP as a foundational document in guiding community development, recovery initiatives, and the strategic direction of the Community Plan. By anchoring future work in this shared and well-developed framework, we can ensure that Jasper's unique challenges and opportunities are addressed with the full complexity they require.

Tourism Jasper remains committed to working in partnership with the Municipality, Parks Canada, and the broader community as we navigate this important work together.

Sincerely,

Tyler Riopel  
CEO  
Tourism Jasper

# JASPER RECOVERY COORDINATION CENTRE (JRCC)

- June 17, 2025

## PROGRESS UPDATE

# JRCC EXECUTIVE SUMMARY

- **Interim Housing:** 237 households (471 individual residents) have moved into Interim Housing as of June 11, 2025. Additional landscaping activities will begin on all interim housing sites in mid to late June. Neighbourhood welcome BBQs for all interim housing sites are planned for June 23 and 24, 2025.
- **Demolition Permits:** 100% of demolition permits issued, 98% physical debris removed, 61 close-out permits issued, and 120 soil testing reports submitted for Parks Canada review.
- **Town Rebuild:** 379 pre-application meetings since the end of October 2024, over 2,100 emails and phone calls responded to from lessees and contractors since the beginning of December. 155 Development Permits, and 50 Building Permits have been issued since August 2024.
- **Social Recovery:** The JRCC is coordinating events around the 1-year commemoration of the 2024 Jasper Wildfire, which will centre around an official recognition of the anniversary on July 22nd. The Healing Through Fire program, which combines Indigenous Knowledge and scientific insights to help residents process the wildfire recovery experience, will launch on July 23rd. Pursuit has provided funding for the full scope of the Pathfinders program.
- **Economic Recovery:** Seven businesses moved into Pop-Up Village. Temporary quieter generator installed until ATCO infrastructure can be installed. Industrial interim: mainline infrastructure installed.
- **Communications:** Applications are open for the Contractor Camping Program at Wabasso Campground. Supporting Social Recovery on one-year commemorative events.



## INTERIM HOUSING

- As of June 11, 2025, 237 interim housing units are occupied by 471 residents. A further 29 households (56 residents) are in various stages of lease-signing and move-in processes with the Canadian Red Cross.
- 162 applicant households have not received offers of housing and 85 more are on a waitlist for options that better suit their needs (unmet needs = 247 households)
- 49 of 51 long-term campsites at Whistlers campground are currently occupied. These include 37 residential occupants and 12 business occupants.
- Additional landscaping activities, including hydro-mulching, paving and the installation of additional access staircases, will begin on all interim housing sites in mid-late June.
- The JRCC is coordinating neighbourhood welcoming BBQs for all interim housing neighbourhoods on June 23 and 24. The events are supported by several of the vendors who supplied interim housing units and installation services.

# DEBRIS MANAGEMENT

- **Demolition permits:** 100% of demolition permits have been issued.
- **Physical debris removal complete by Spring 2025:** Over 98% of lots having debris removed. Sampling analysis and administrative work continues to ensure sites are clean and safe for rebuild.
- **Confirmatory soil sampling:** 120 reports have been submitted; 54 have been confirmed contamination-free and passed for Certificate of Completion; 14 were returned for more information; the remainder are under review.
- **Demolition Close-out Permits:** 61 close-out permits have been issued.
- While the post-debris removal sampling process occurs, lessees can submit development permit applications for review and approval; however, building permits cannot be issued until the demolition close-out permit is finalized.

# JOINT TOWN REBUILD

- **Development activity:**
  - 379 pre-application meetings since October 28, 2024, over 2,100 emails/phone calls answered between December 1, 2024, and June 6, 2025, from lessees and contractors.
  - 155 Development Permits issued since August, including rebuilds of 32 fire-impacted homes, 1 condo complex, 1 apartment building, 3 outlying hotels, 6 commercial properties, 1 cabin and 1 other structure at Lake Edith
  - 50 Building Permits issued since August, including rebuilds for 4 in-town commercial properties, 1 outlying hotel, 5 in-town residential properties and 1 apartment building
- **Streamlining development review and approvals**
  - 42% of permit applications received since August are complete and conforming.
  - For development permits issued in May, it took 36 business days on average to approve complete and conforming applications. For incomplete/non-conforming applications, it took 124 business days.
- **Community support**
  - 18 applications received for Accessory Dwelling Unit Incentive Program.
  - June 17, 2025, Council public hearing to recommend Land Use Policy changes about residential density and parking to Superintendent.

# SOCIAL RECOVERY

- **Commemoration of 1 Year post-wildfire:** the JRCC is leading the coordination of events surrounding the 1-year commemoration of the Jasper Wildfire. Events will centre around the official recognition of the anniversary on July 22, 2025. Plans are in place to ensure psychosocial supports are mobilized around all commemorative events and programs. .
- **Recovery Pathfinders:** Pursuit has committed to providing funding for the full scope of the program through 2027, with additional support already received from the Jasper Rotary Club, Samaritan's Purse, and Arc'teryx. 31 Pathfinders have completed training, with an additional cohort beginning training on June 18, 2025.
- **Healing Through Fire:** The JRCC is collaborating with Parks Canada Visitor Experience and Indigenous Relations teams as well as Indigenous partners to present a resident-focused program that helps Jasperites process the wildfire recovery experience through the lenses of Indigenous Knowledge and scientific insights. It will begin on July 23, 2025.

# ECONOMIC RECOVERY

- Economic Recovery Working group undergoing chartering objective review to ensure it continues to align with developing recovery needs.
- **Commerce Continuity Initiative (CCI):**
  - **Pop-Up Village:** Seven businesses now on-site. Quieter generator brought in temporarily while waiting for ATCO to install power infrastructure. Artisan sea can coming, space for artisans who lost commercial space and art to participate. Wayfinding signage and placemaking elements being developed.
  - **Interim Industrial Park:** Mainline water, sewer, and gas installed.
  - **Contractor Laydown Areas:** Launch of the official application process for laydown sites has been delayed. When ready, it will be available through Engage Jasper.

# COMMUNICATIONS

- Applications are open for the [Contractor Camping Program](#).
- Supporting Social Recovery on one-year commemorative events.
- Work to reinstall essential utilities to Cabin Creek will begin in July. Residents of Cabin Creek have been informed.

## AGENDA ITEM 7.3 - Report from June 10, 2025 Committee of the Whole meeting

### REQUEST FOR DECISION

**Subject:** Public Hearing Process  
Land Use Policy Amendments to Increase Residential Density  
**From:** 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.

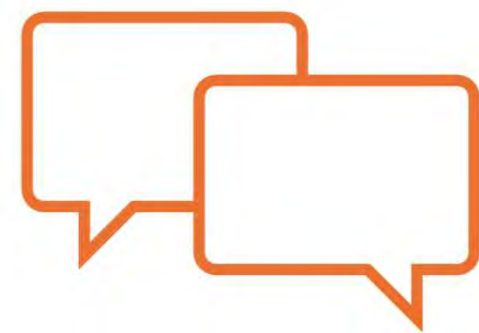
## What is the Housing Action Plan (HAP)?

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

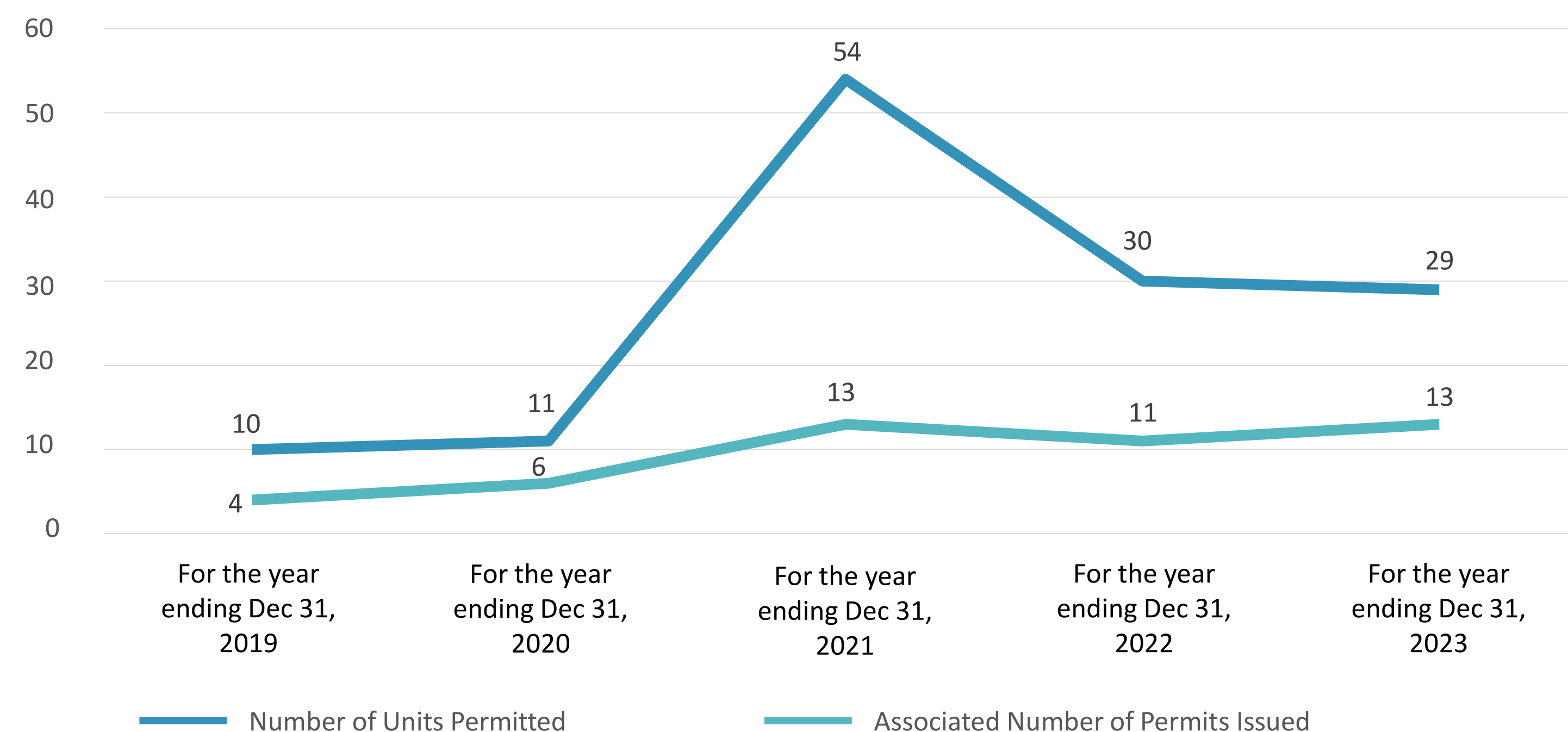
## Housing supply

- 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%.

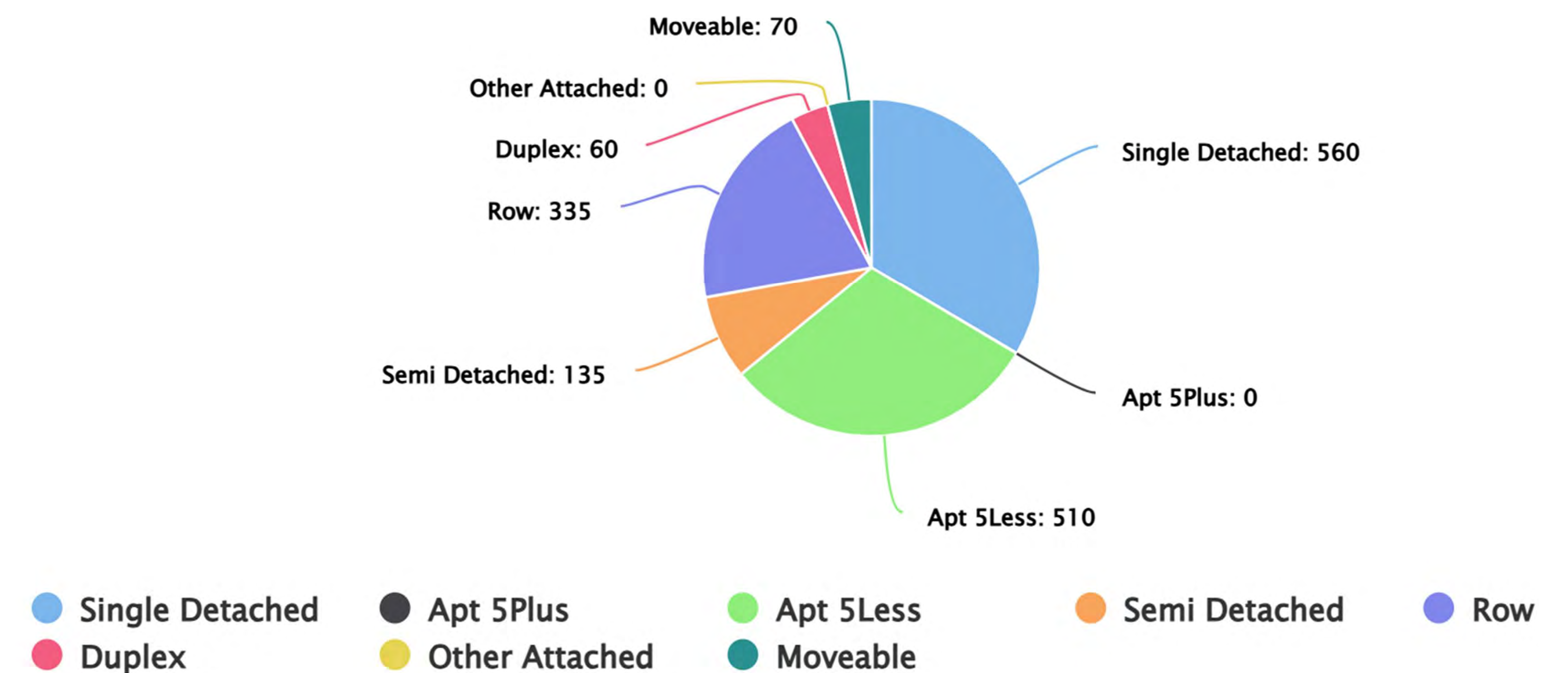
### Net New Units out of Development Permits



## 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

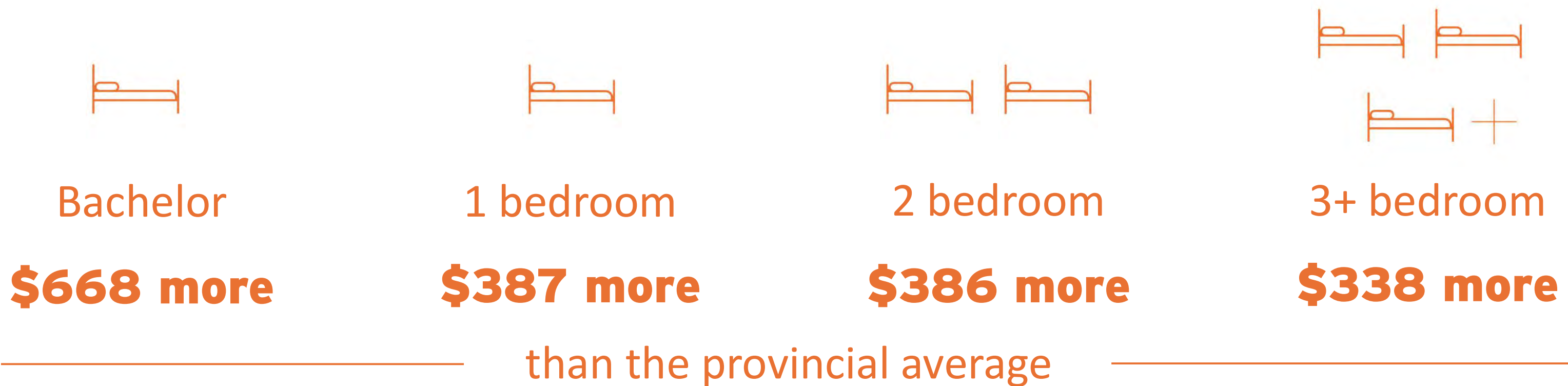
Year	Jasper Apartment Vacancy Rate	Provincial Apartment Vacancy Rate	National Vacancy Rate
Data Source	GoA – Apartment Vacancy and Rental Cost Survey	CMHC – Alberta Historical Vacancy Rates: CMHC Rental Market Survey	CMHC – Canada Historical Vacancy Rates: CMHC Rental Market Survey
2023	0.0	2.1	1.5
2022	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

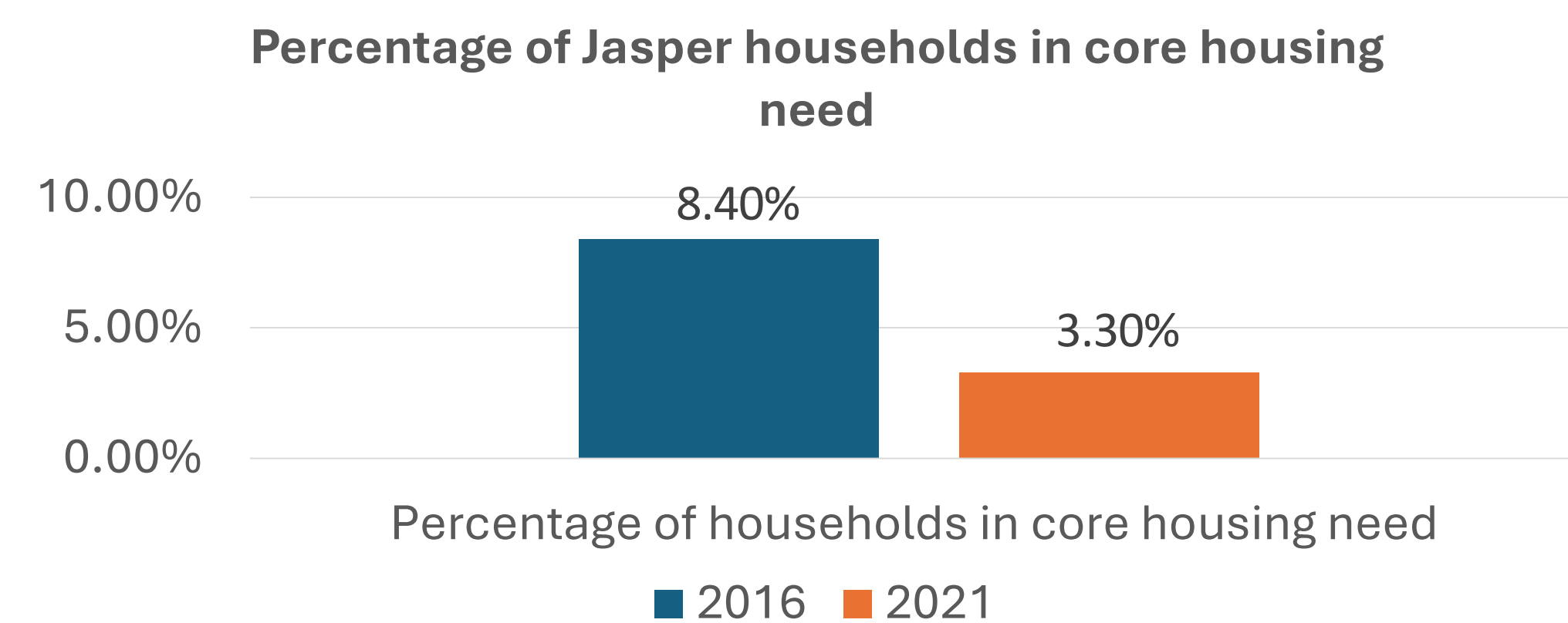
## Living wage

- 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

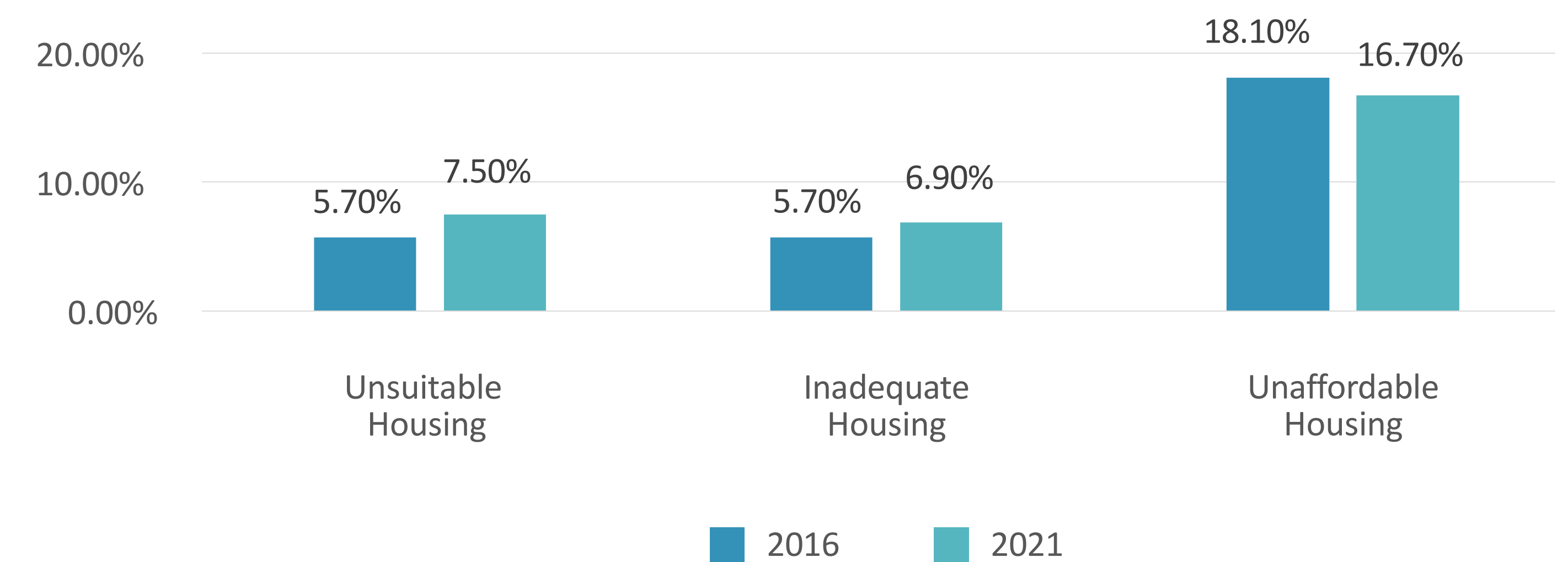
- In 2021, **3.3%** of households in Jasper lived in **core housing need**.
- A household is considered to be in **core housing need** if it meets two criteria:
  1. A household is **below one or more** of the **adequacy, suitability** and **affordability** standards.
  2. The household would have to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



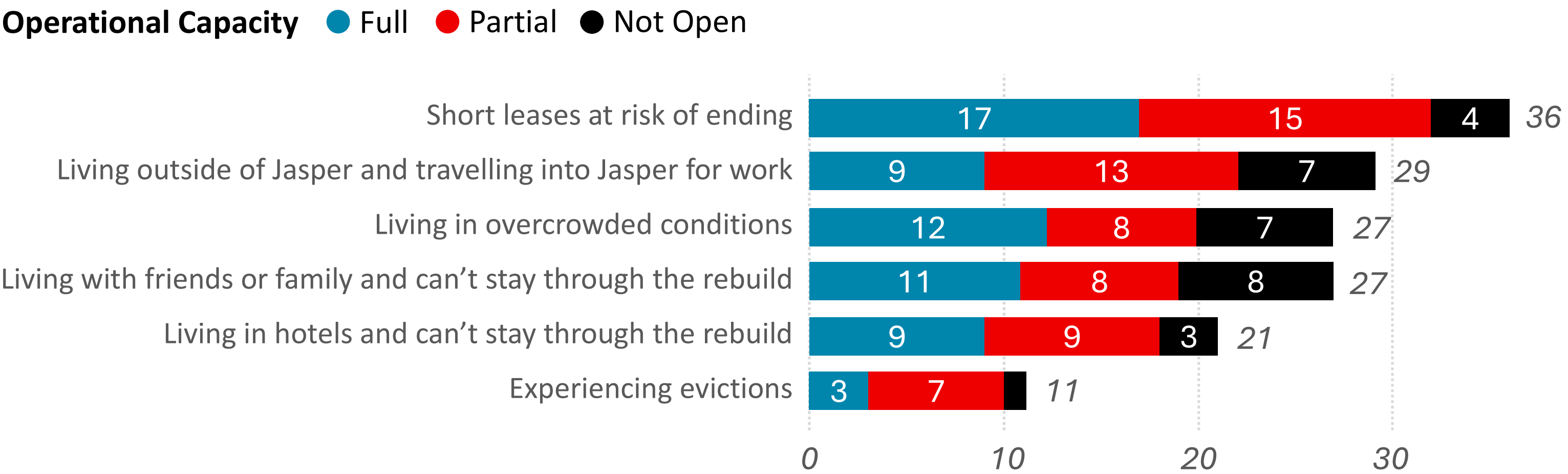
# Jasper's housing situation



## Housing gap

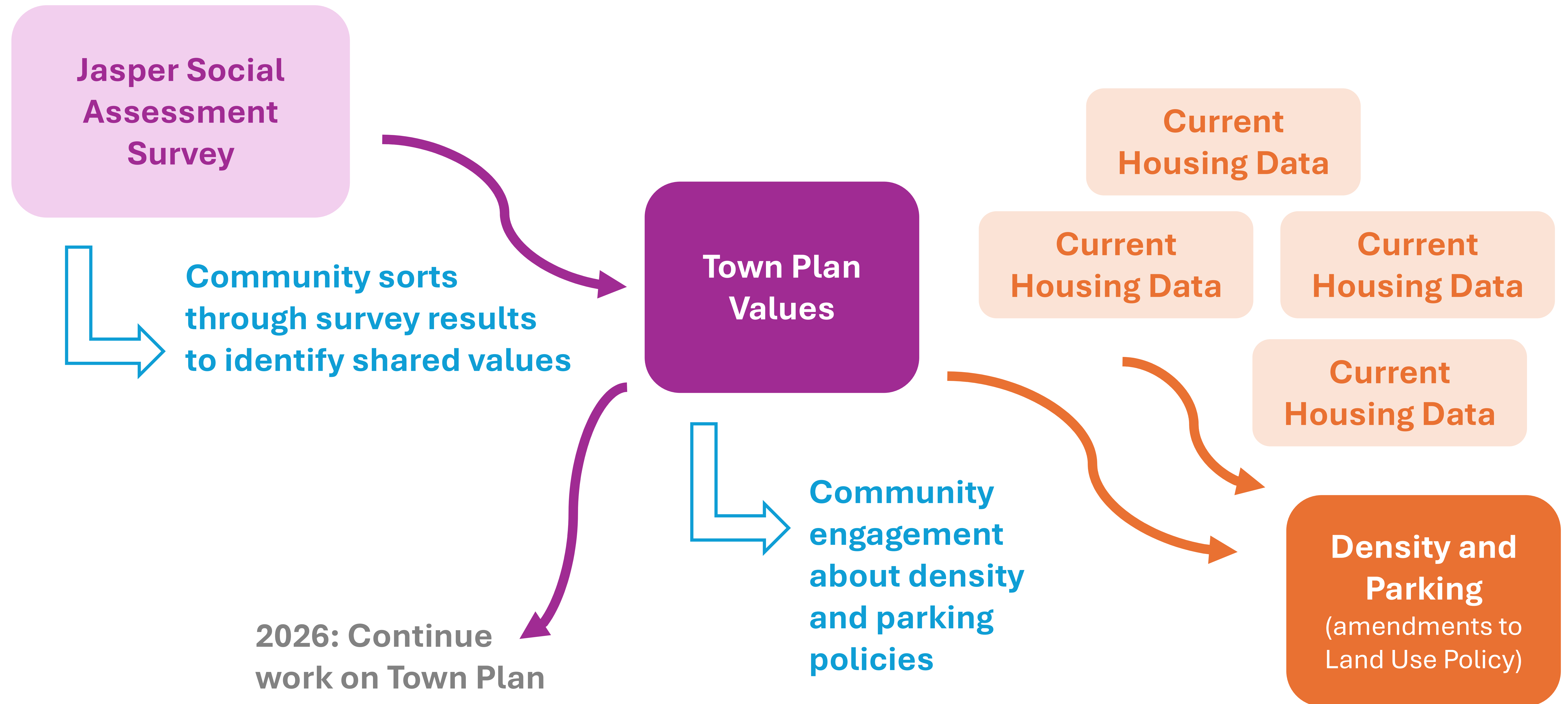
- The 2022 Housing Gap Analysis calculated the **2021 deficits** as:
  - **150 dwelling units** for the **year-round population**.
  - **609 dwelling units** for the **seasonal population** (based on a three-person household).
- The **2042 deficits** are projected as:
  - **322 dwelling units** for the **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

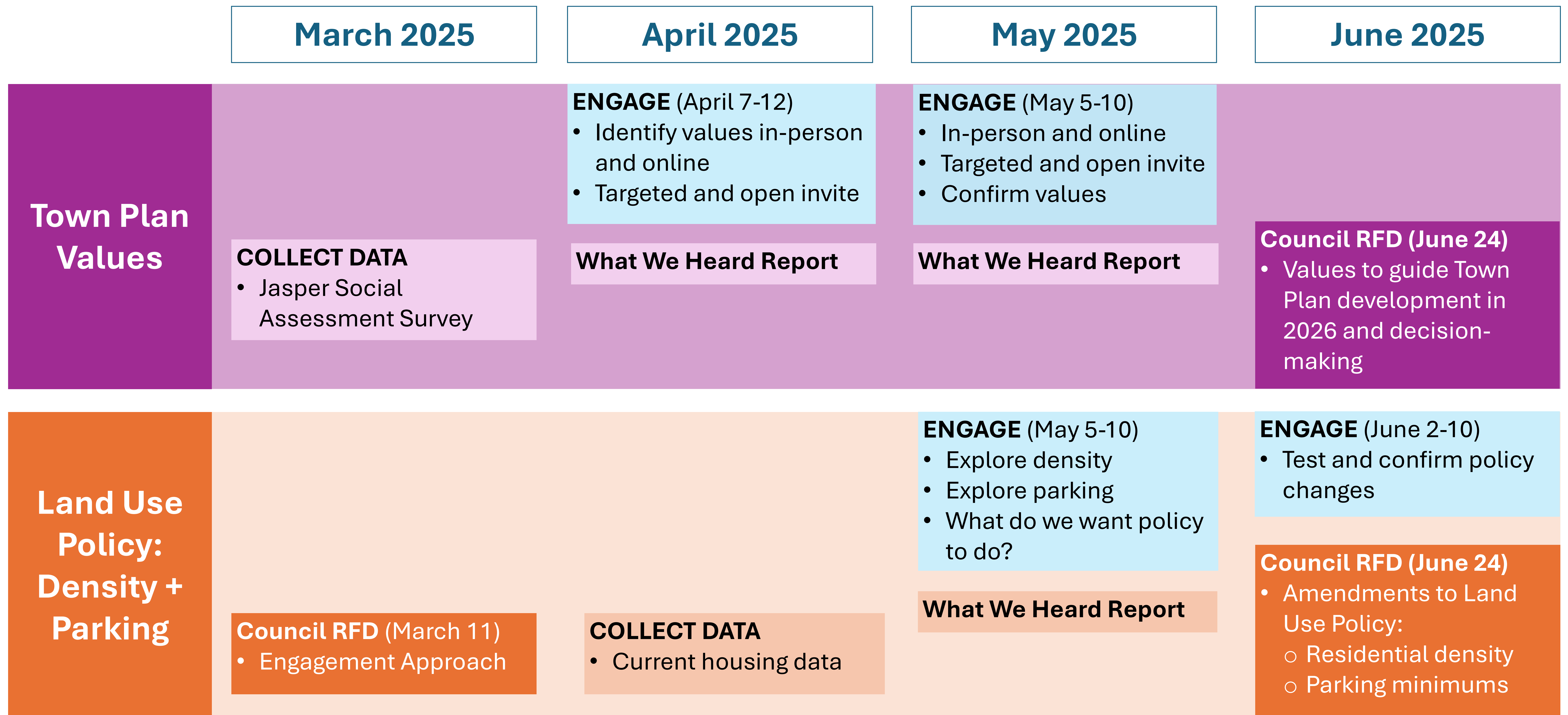


Source: Jasper Wildfire Interim Staff Accommodation Initiative Survey (January 2025)

# Community engagement approach



# Engagement approach timeline





# Who we heard from

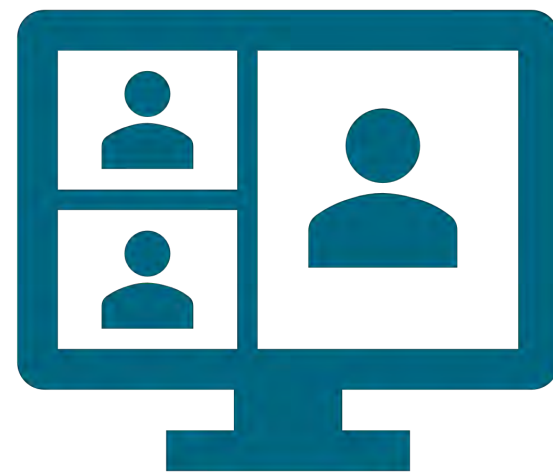
## During April



**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

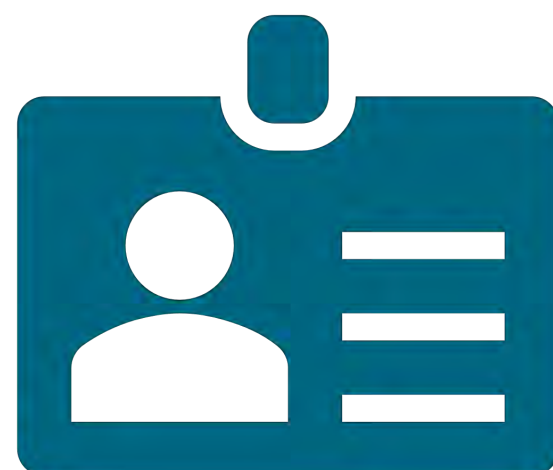
April 9 at 6 PM



**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.

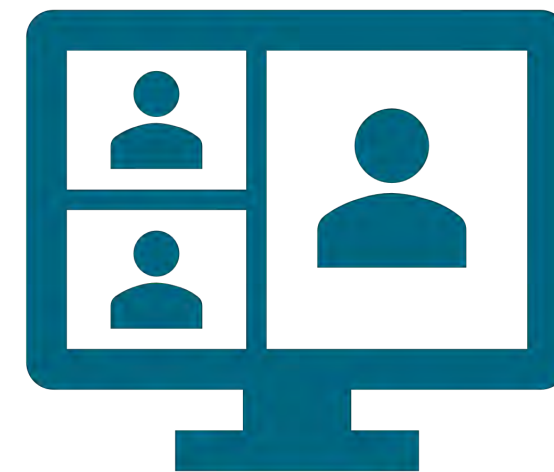
## During May



**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

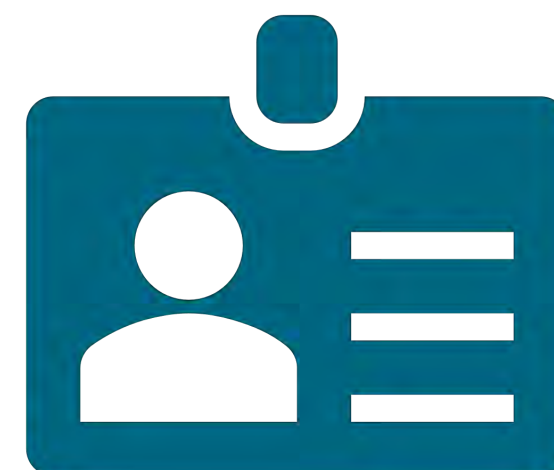
May 7 at 6 PM



**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

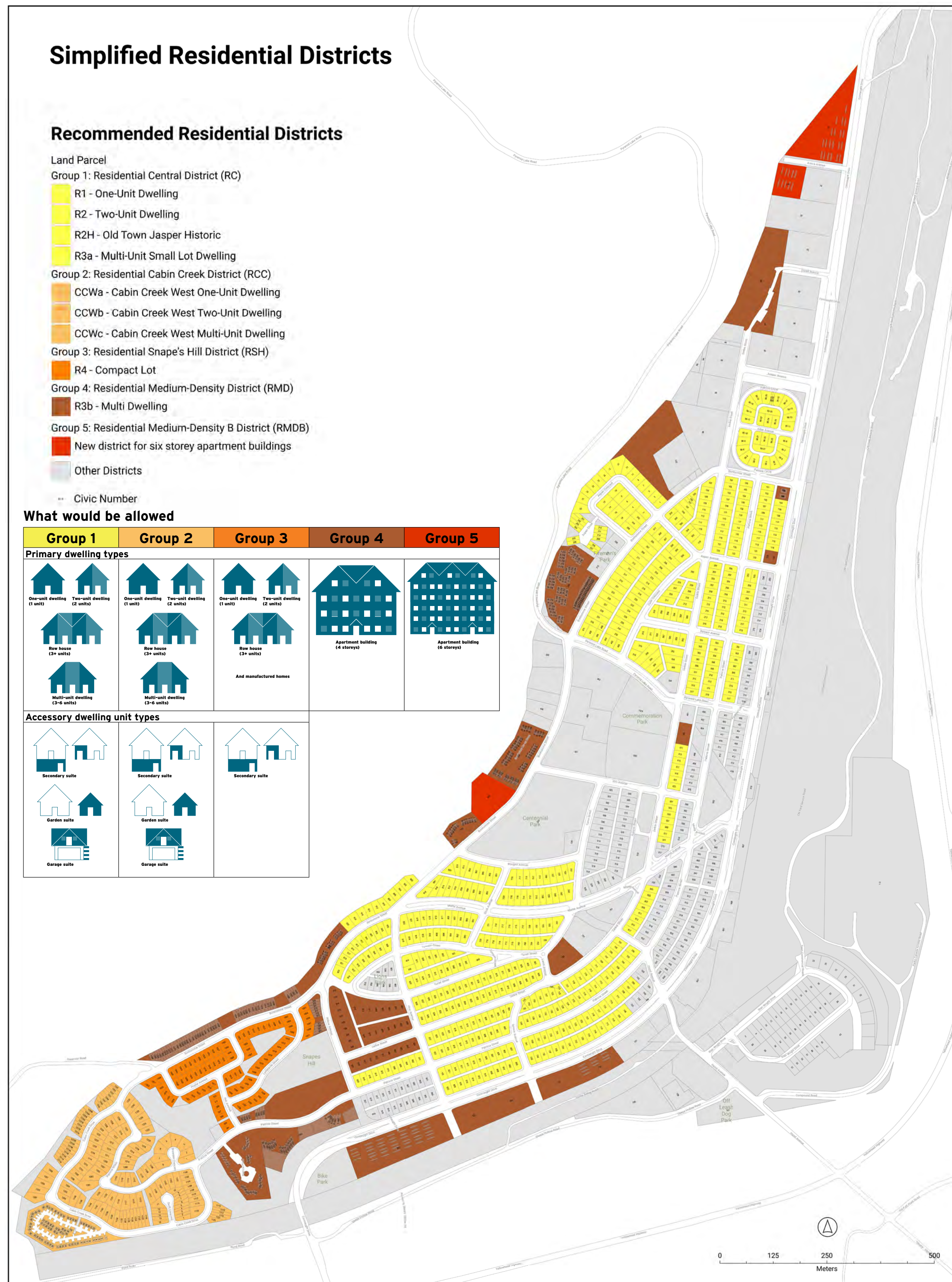
## Simplified Residential Districts

### 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

### What would be allowed

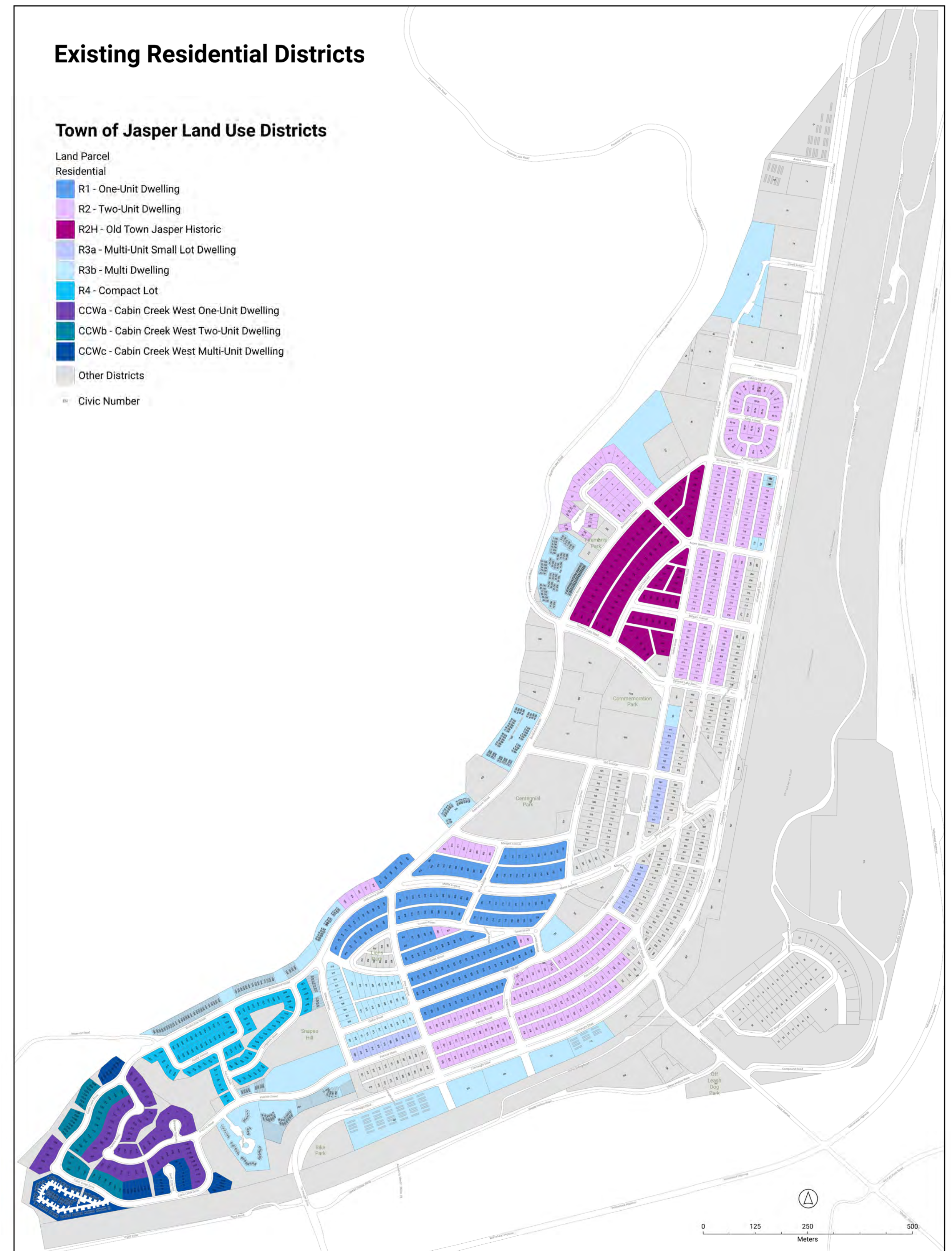
Group 1	Group 2	Group 3	Group 4	Group 5
<b>Primary dwelling types</b>				
<b>Accessory dwelling unit types</b>				



## 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

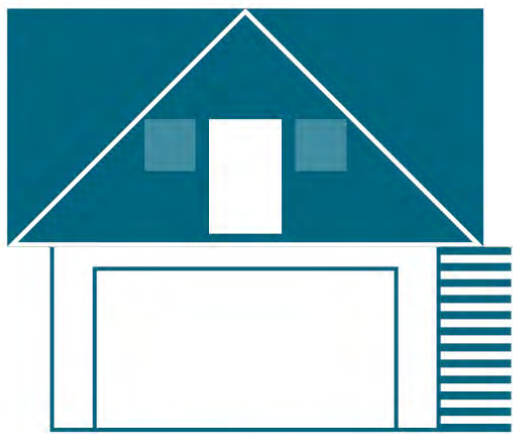


# 4 Permit garden and garage suites in more residential districts

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.

## 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?

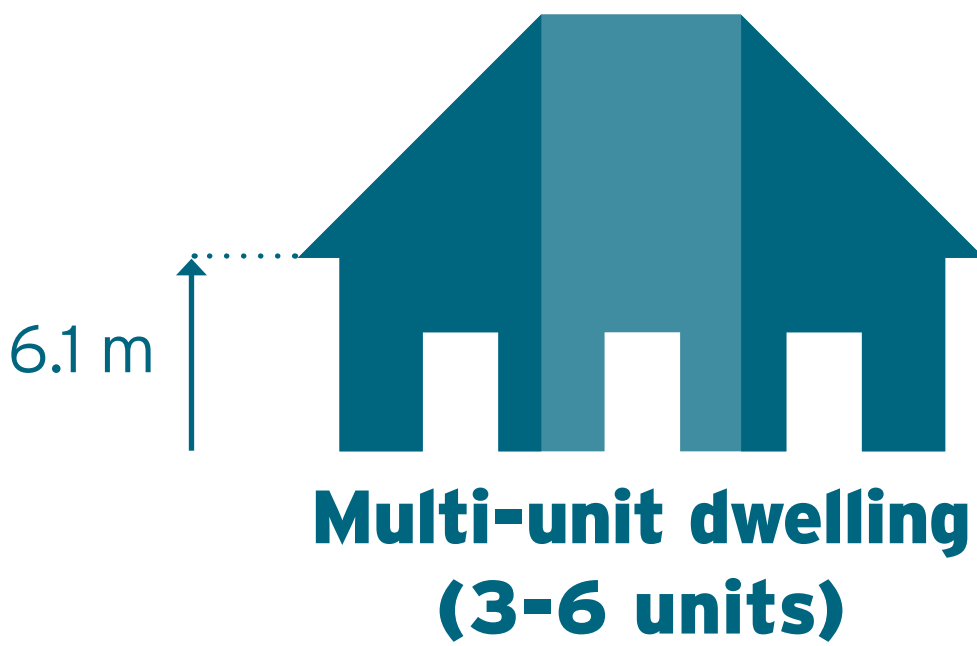
Very comfortable	Comfortable	Neutral	Uncomfortable	Very uncomfortable

# 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

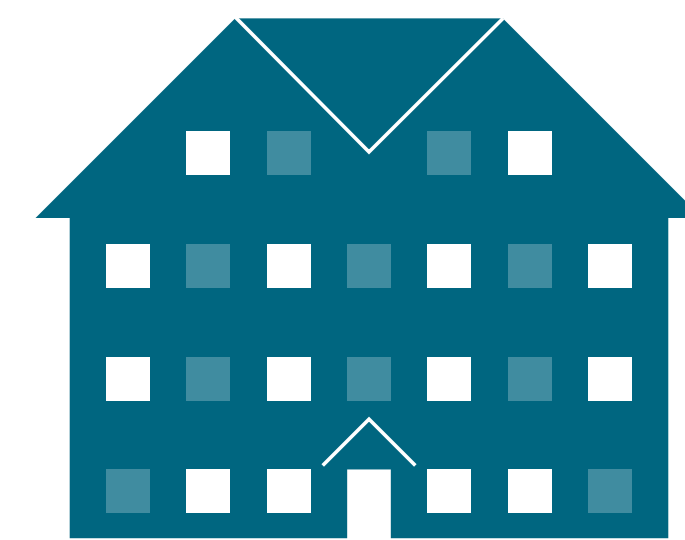


# 12

## 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

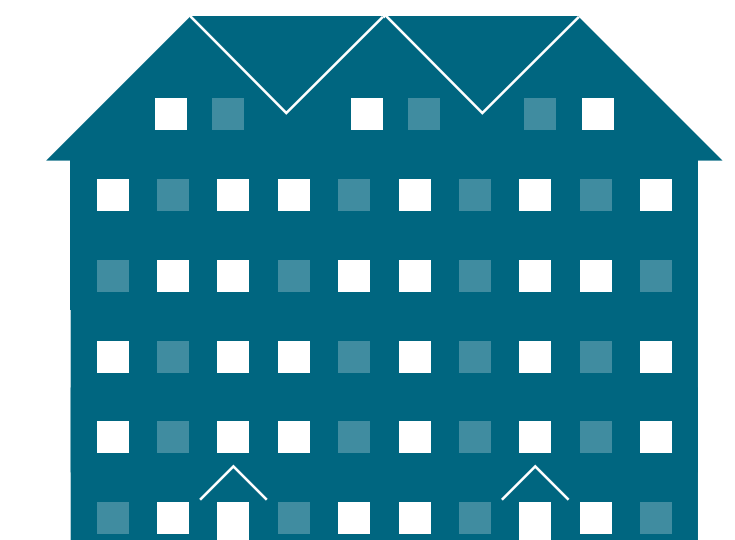
# 13

## 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.

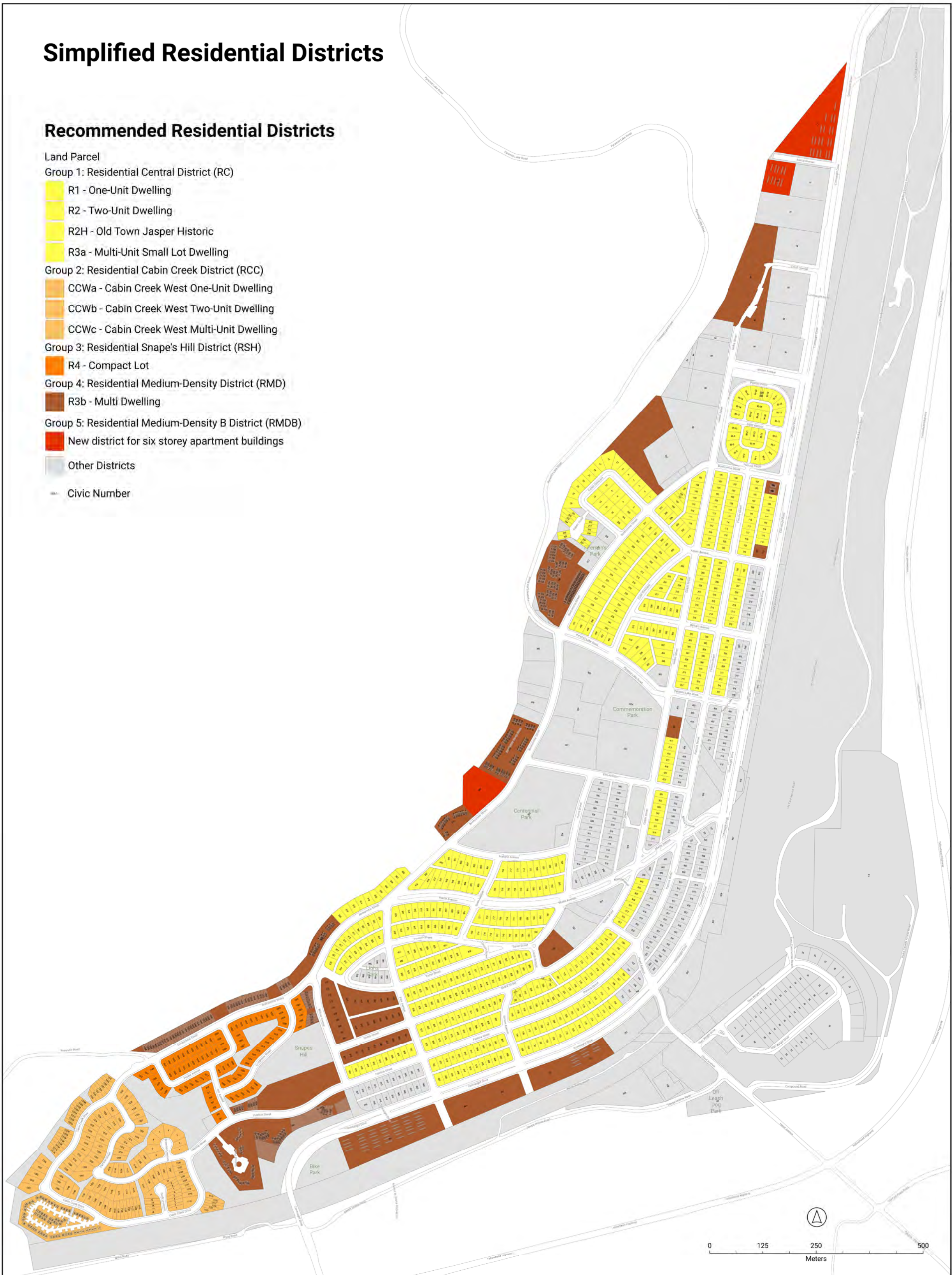
**Proposal:** The Municipality create a community parking strategy separate from the Land Use Policy. The strategy could include:

- 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