

Municipality of Jasper  
**Regular Council Meeting Minutes**

Tuesday, July 8, 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 is through Zoom livestreaming or in person attendance and participation during Council meetings is through in person attendance.

Present Mayor Richard Ireland, Deputy Mayor Wendy Hall, Councillors Helen Kelleher-Empey, Kathleen Waxer, Ralph Melnyk, and Scott Wilson.

Absent Councillor Rico Damota

Also present Bill Given, Chief Administrative Officer  
Christine Nadon, Director of Protective & Legislative Services  
Beth Sanders, Director of Urban Design & Standards  
Courtney Donaldson, Director of Operations & Utilities  
Leanne Pelletier, Housing Manager  
Lucas Sherwin, Town Planner  
Isla Tanaka, Town Planner  
Michael Boreland, Town Planner  
Marley Pollock, Town Planner  
Emma Acorn, Legislative Services Coordinator  
Bob Covey, The Jasper Local  
Peter Shokeir, The Fitzhugh  
Natasha Riebe, CBC Edmonton  
Jacqui Sundquist, CBC Edmonton  
Art Jackson, Resident  
Mike Merilovich, Resident  
Dwain Wacko, Resident  
Art Laurenson, Resident  
Gloria Keyes-Brady, Resident  
Brian Young, Resident  
Sheila Couture, Resident  
Susi Pfisterer, Resident  
Margot Walker, Resident  
Andrea Ziegler, Resident  
Ben Keyes, Resident  
Su Young-Leslie, Resident  
Gilbert Wall, Resident  
Nancy Caul, Resident  
45 observers

Call to order Mayor Ireland called the July 8, 2025 Regular Council meeting to order at 1:32pm.

Additions or deletions to agenda none

Approval of agenda #318/25 MOTION by Councillor Hall – BE IT RESOLVED that Council approve the agenda for the July 8, 2025 Regular Council meeting as presented.

FOR	AGAINST	
6 Councillors	0 Councillors	CARRIED

Approval of Regular minutes #319/25 MOTION by Councillor Melnyk – BE IT RESOLVED that Council approve the minutes of the June 17, 2025 Regular Council meeting as presented.

FOR	AGAINST	
6 Councillors	0 Councillors	CARRIED

Approval of Committee of the Whole Meeting minutes #320/25	MOTION by Councillor Kelleher-Empey – BE IT RESOLVED that Council approve the minutes of the June 24, 2025 Committee of the Whole meeting as presented.		
	FOR 6 Councillors	AGAINST 0 Councillors	CARRIED
Delegations	none		
Correspondence	none		
Public Hearing Process Land Use Policy Amendments to Increase Residential Density	<p>Mayor Ireland called the Public Hearing back to order at 1:37pm, after adjourning at 4:31pm, June 17, 2025, and reviewed the order of process.</p> <p>Director of Urban Design &amp; Standards Beth Sanders and Housing Manager Leanne Pelletier presented, on behalf of Administration, at the June 17, 2025 Public Hearing portion of the Regular Council meeting. Council was also given an opportunity to ask questions of Administration after the completion of public presentations that day.</p> <p>Mayor Ireland confirmed with Administration that the twenty-four written submissions received from the public by 4pm, July 7<sup>th</sup>, will be attached to today’s meeting minutes; and the <a href="#">DRAFT- What We Heard Report</a> has been added to the Engage Jasper website along with the <a href="#">June 17th presentation slides</a>.</p> <p>Members of the public were given another opportunity to make presentations with a three-minute time limit with additional time for questions from Council. The following residents each shared their concerns and asked questions of Council and Administration:</p> <ul style="list-style-type: none"> <li>• Art Jackson</li> <li>• Mike Merilovich</li> <li>• Dwain Wacko</li> <li>• Art Laurensen</li> <li>• Gloria Keyes-Brady</li> <li>• Brian Young</li> <li>• Sheila Couture</li> <li>• Susi Pfisterer</li> <li>• Margot Walker</li> <li>• Andrea Ziegler</li> <li>• Ben Keyes</li> <li>• Su Young-Leslie</li> <li>• Gilbert Wall</li> <li>• Nancy Caul</li> </ul>		
Recess	<p>Mayor Ireland called a recess from 2:35pm to 2:41pm.</p> <p>Following the public presentations, Councillors had another opportunity to ask questions of Administration. Ms. Sanders and CAO Bill Given were able to clarify information for Council.</p>		
#321/25	MOTION by Councillor Wilson – BE IT RESOLVED that the Public Hearing of July 8, 2025 be closed at 3:53pm.		
	FOR 6 Councillors	AGAINST 0 Councillors	CARRIED
Recess	Mayor Ireland called a recess from 3:55pm to 4:07pm.		
Motions Arising #322/25	<p>MOTION by Councillor Wilson – BE IT RESOLVED that Council endorse and recommend to the Superintendent of Jasper National Park consideration of the following objectives while making amendments to the Town of Jasper Land Use Policy:</p> <ul style="list-style-type: none"> <li>i) Simplify the Town of Jasper Land Use Policy for all users</li> <li>ii) Provide more types of housing in Jasper</li> </ul>		

	<div> <div>iii)</div> <div>Increase the number of homes in Jasper</div> </div>	
	<div> <div>FOR</div> <div>6 Councillors</div> </div>	<div> <div>AGAINST</div> <div>0 Councillors</div> </div>
		CARRIED
#323/25	<div> <div>MOTION by Councillor Wilson – BE IT RESOLVED that Council endorse implementation of the following amendments to the Town of Jasper Land Use Policy to create the following new residential districts:</div> <div> <div>i)</div> <div>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.</div> </div> <div> <div>ii)</div> <div>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.</div> </div> <div> <div>iii)</div> <div>The Residential Snape’s Hill District (RSH), which includes and replaces R4 – Compact Lot.</div> </div> <div> <div>iv)</div> <div>The Residential Medium-Density A District (RMDA), which includes and replaces R3b – Multi Dwelling.</div> </div> <div> <div>v)</div> <div>The Residential Medium-Density B District (RMDB), which is a new district for six-story apartment buildings.</div> </div> </div>	
#324/25	<div> <div>MOTION by Councillor Kelleher-Empey – BE IT RESOLVED that point “v” be amended to read: “The Residential Medium-Density B District (RMDB), which is a new district for six-story apartment buildings with the location to be determined at a later date and not necessarily identified in the location identified on the map.</div> </div>	
	<div> <div>FOR</div> <div>6 Councillors</div> </div>	<div> <div>AGAINST</div> <div>0 Councillors</div> </div>
		CARRIED
#325/25	<div> <div>MOTION by Councillor Wilson – BE IT RESOLVED that Council endorse implementation of the following amendments to the Town of Jasper Land Use Policy to create the following new residential districts:</div> <div> <div>i)</div> <div>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.</div> </div> <div> <div>ii)</div> <div>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.</div> </div> <div> <div>iii)</div> <div>The Residential Snape’s Hill District (RSH), which includes and replaces R4 – Compact Lot.</div> </div> <div> <div>iv)</div> <div>The Residential Medium-Density A District (RMDA), which includes and replaces R3b – Multi Dwelling.</div> </div> <div> <div>v)</div> <div>The Residential Medium-Density B District (RMDB), which is a new district for six-story apartment buildings with the location to be determined at a later date and not necessarily identified in the location identified on the map.</div> </div> </div>	
	<div> <div>FOR</div> <div>6 Councillors</div> </div>	<div> <div>AGAINST</div> <div>0 Councillors</div> </div>
		CARRIED
#326/25	<div> <div>MOTION by Councillor Hall – BE IT RESOLVED that Council endorse and recommend to the Superintendent of Jasper National Park the creation of general policies for accessory buildings.</div> </div>	
	<div> <div>FOR</div> <div>6 Councillors</div> </div>	<div> <div>AGAINST</div> <div>0 Councillors</div> </div>
		CARRIED
#327/25	<div> <div>MOTION by Councillor Melnyk – BE IT RESOLVED that Council endorse and recommend to the Superintendent of Jasper National Park to permit secondary suites in the existing Multi-Unit Small Dwelling District (R3a).</div> </div>	

	FOR 6 Councillors	AGAINST 0 Councillors	CARRIED
#328/25	MOTION by Councillor Hall – BE IT RESOLVED that Council endorse and recommend to the Superintendent of Jasper National Park to add ‘Garden suite’ and ‘Garage suite’ as permitted uses to the following districts: <ul style="list-style-type: none"> <li>i) Cabin Creek West One-Unit Dwelling District (CCWa).</li> <li>ii) Cabin Creek West Two-Unit Dwelling District (CCWb).</li> <li>iii) Cabin Creek West Multi-Unit Dwelling District (CCWc).</li> </ul>		
	FOR 6 Councillors	AGAINST 0 Councillors	CARRIED
#329/25	MOTION by Councillor Wilson – BE IT RESOLVED that Council endorse and recommend to the Superintendent of Jasper National Park to implement the following amendments to the Town of Jasper Land Use Policy: Add ‘Multi-unit dwelling’ as a permitted use to the following districts: <ul style="list-style-type: none"> <li>i) One-Unit Dwelling District (R1).</li> <li>ii) Two-Unit Dwelling District (R2).</li> <li>iii) Old Town Jasper Historic District (R2H).</li> <li>iv) Cabin Creek West One-Unit Dwelling District (CCWa).</li> <li>v) Cabin Creek West Two-Unit Dwelling District (CCWb).</li> <li>vi) Cabin Creek West Multi-Unit Dwelling District (CCWc).</li> </ul>		
	FOR 3 Councillors	AGAINST 3 Councillors (Kelleher-Empey, Melnyk, Waxer)	DEFEATED
#330/25	MOTION by Councillor Wilson – BE IT RESOLVED that Council endorse and recommend to the Superintendent of Jasper National Park to implement the following amendments to the Town of Jasper Land Use Policy: add ‘multi-unit dwelling’ as a permitted use to the following districts: <ul style="list-style-type: none"> <li>i) One-Unit Dwelling District (R1).</li> <li>ii) Two-Unit Dwelling District (R2).</li> </ul>		
	FOR 6 Councillors	AGAINST 0 Councillors	CARRIED
#331/25	MOTION by Councillor Waxer – BE IT RESOLVED that Council endorse and recommend to the Superintendent of Jasper National Park to allow row houses along the ground level of apartment buildings		
	FOR 6 Councillors	AGAINST 0 Councillors	CARRIED
#332/25	MOTION by Councillor Wilson – BE IT RESOLVED that Council endorse and recommend to the Superintendent of Jasper National Park retaining current residential parking requirements and consider variances for larger-scale residential projects provided they have creative, forward-thinking and viable solutions.		
	FOR 6 Councillors	AGAINST 0 Councillors	CARRIED
	Councillor Hall left the meeting at 5:05pm.		
#333/25	MOTION by Councillor Melnyk – BE IT RESOLVED that Council endorse and recommend to the Superintendent of Jasper National Park to develop policy for bike parking as part of multi-unit dwellings and apartments.		
	FOR 5 Councillors	AGAINST 0 Councillors	CARRIED

#334/25	MOTION by Councillor Kelleher-Empey – BE IT RESOLVED that Council endorse and recommend to the Superintendent of Jasper National Park to increase the maximum site coverage of accessory buildings (e.g., garages, sheds, garage suites, and garden suites) in residential districts to 20%.	FOR 5 Councillors	AGAINST 0 Councillors	CARRIED
#335/25	MOTION by Councillor Wilson – BE IT RESOLVED that Council endorse and recommend to the Superintendent of Jasper National Park to allow one garage suite and one garden suite per primary dwelling.	FOR 5 Councillors	AGAINST 0 Councillors	CARRIED
#336/25	MOTION by Councillor Wilson – BE IT RESOLVED that Council endorse and recommend to the Superintendent of Jasper National Park to Increase the maximum eave line height of multi-unit dwellings in the R3a district from 4.7m to 6.1m.	FOR 5 Councillors	AGAINST 0 Councillors	CARRIED
#337/25	<p>MOTION by Councillor Wilson – BE IT RESOLVED that Council endorse and recommend to the Superintendent of Jasper National Park implementation of the following amendment to the Town of Jasper Land Use Policy:</p> <ul style="list-style-type: none"> <li>• Increase the height of apartment buildings in the R3b district to four stories by: <ul style="list-style-type: none"> <li>i) Increasing the maximum ridge line height from 13.7m to 16.7m</li> <li>ii) Increasing the maximum eave line height from 6.6m to 9.2m</li> </ul> </li> </ul>	FOR 5 Councillors	AGAINST 0 Councillors	CARRIED
#338/25	MOTION by Councillor Kelleher-Empey – BE IT RESOLVED that, there being no further business, the Public Hearing portion of the Regular Council meeting of July 8, 2025 be adjourned at 5:21pm.	FOR 5 Councillors	AGAINST 0 Councillors	CARRIED
Extension of meeting #339/25	MOTION by Councillor Melnyk at 5:21pm that Council extend the July 8, 2025 Regular meeting beyond four hours.	FOR 5 Councillors	AGAINST 0 Councillors	CARRIED
Recess	Mayor Ireland called a recess from 5:22pm to 5:30pm.			
Jasper Recovery Coordination Centre Progress Update	Council received a Jasper Recovery Coordination Centre progress update from Housing & Social Recovery Manager Doug Olthaf. Highlights include information on interim housing; soil sampling and demolition close-out permits; development activity; the Recovery Pathfinders program; the Healing through Fire program; the Commerce Continuity Initiative; communications; and more.			
#340/25	MOTION by Councillor Waxer – BE IT RESOLVED that Council receive the progress update for information.	FOR 5 Councillors	AGAINST 0 Councillors	CARRIED
Jasper Wildfire Recovery Strategic Priorities	On February 11, 2025 Administration brought to Council a draft set of wildfire recovery specific strategic priorities for consideration to be included in the Jasper 2022-2026 strategic priorities. Council directed Administration to consult and			

	solicit feedback from the Recovery Advisory Committee (RAC) on the draft priorities. On July 4, 2025, Council reviewed the feedback received from the RAC on the wildfire recovery specific strategic priorities during a dedicated workshop. Mr. Given reviewed the priorities and Mayor Ireland thanked staff for all the work put into this initiative.		
#341/25	MOTION by Councillor Kelleher-Empey – BE IT RESOLVED that Council adopt the Wildfire Recovery Strategic Priorities as presented for planning purposes.		
	FOR 5 Councillors	AGAINST 0 Councillors	CARRIED
Director’s Report – Operations & Utilities	Council received a report from Director of Operations & Utilities Courtney Donaldson. Highlights include information on staffing; the Utility Master Plan; updates on the Skatepark construction; Stewardship Day; service trends; communications; and more.		
#342/25	MOTION by Councillor Waxer – BE IT RESOLVED that Council receive the report for information.		
	FOR 5 Councillors	AGAINST 0 Councillors	CARRIED
Advertising Bylaw 2025	MOTION by Councillor Melnyk – BE IT RESOLVED that Council give first reading to bylaw #271, the Advertising Bylaw 2025.		
#343/25	FOR 5 Councillors	AGAINST 0 Councillors	CARRIED
#344/25	MOTION by Councillor Melnyk – BE IT RESOLVED that Council select August 5, 2025 at 1:30 p.m. in the Quorum room as the date, time and location for the public hearing.		
	FOR 5 Councillors	AGAINST 0 Councillors	CARRIED
Climate Change Adaptation Action Plan	MOTION by Councillor Kelleher-Empey – BE IT RESOLVED that Council approve the Climate Adaptation Action Plan as presented.		
#345/25	FOR 5 Councillors	AGAINST 0 Councillors	CARRIED
Jasper Wildfire Recovery Needs Assessment Report	MOTION by Councillor Waxer – BE IT RESOLVED that Council receive the report for information and direct Administration to incorporate the Wildfire Recovery Needs Assessment Report findings in future work planning.		
#346/25	FOR 5 Councillors	AGAINST 0 Councillors	CARRIED
Extended Producer Responsibility Discount	MOTION by Councillor Wilson – BE IT RESOLVED that Council implement a discount for all residential recycling customers for the period of July 1, 2025, through to October 1, 2026, in recognition of the Extended Producer Responsibility program and contract.		
#347/25	FOR 5 Councillors	AGAINST 0 Councillors	CARRIED
Utilities Emergency Capital Funding Request	MOTION by Councillor Waxer – BE IT RESOLVED that Council approve the allocation of \$305,000 from the Utility Capital Reserve for repairs to Water Production Pump 2 and the Water Treatment Plant Entrance Slab Failure.		
#348/25	FOR 5 Councillors	AGAINST 0 Councillors	CARRIED

Notices of Motion	none						
Councillor Reports	<p>Mayor Ireland recently attended the following events:</p> <ul style="list-style-type: none"><li>• June 20 - National Indigenous Peoples Day Celebrations</li><li>• June 23 – Welcome BBQ at Marmot Meadows Interim Housing</li><li>• June 24 – Welcome BBQ at in town interim housing</li><li>• June 24 – Diploma Ceremony for École Desrochers Graduates</li><li>• June 26 – Utility Workshop</li><li>• June 26 – Jasper Junior/Senior High School Graduation</li><li>• June 30 – West Yellowhead Regional Waste Management Authority</li><li>• July 1 – Canada Day Pancake Breakfast, Flag Raising &amp; Parade</li><li>• July 2 – Via Rail Event with Parks Canada CEO Ron Hallman</li><li>• July 3 – Aerial tour of wildfire damage and work on Pyramid Bench</li><li>• July 4 – Jasper Wildfire Recovery Strategic Priorities Workshop</li><li>• July 7 – Recovery Advisory Committee meeting</li></ul>						
Upcoming events	Council received a list of upcoming events for information.						
Adjournment #349/25	<p>MOTION by Councillor Kelleher-Empey – BE IT RESOLVED that, there being no further business, the Regular Council meeting of July 8, 2025 be adjourned at 6:07pm.</p> <table><tr><td>FOR</td><td>AGAINST</td><td></td></tr><tr><td>5 Councillors</td><td>0 Councillors</td><td>CARRIED</td></tr></table>	FOR	AGAINST		5 Councillors	0 Councillors	CARRIED
FOR	AGAINST						
5 Councillors	0 Councillors	CARRIED					
	<div>_____ Mayor</div> <div>_____ Chief Administrative Officer</div>						

**From:** [Mike Wesbrook](#)  
**To:** [Emma Acorn](#)  
**Subject:** Residential Density and Parking Policy  
**Date:** June 17, 2025 9:42:07 PM

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Written Submission #1

I would like to express my concern related to the proposed parking policy. I believe there should be at least one parking spot per residential unit on the lot. If there is a secondary suite it should be required to have one parking spot on the lot as well. I understand the idea is to maximize potential living space but I do not want to live in a neighborhood that is lined with cars.

If the decision is to not require parking on a lot then one solution would be to provide one parking permit for each living unit in a building. The only vehicles permitted to park on the street would have to have one of these permits.

Thank you  
Mike Wesbrook  
[REDACTED] Turret Street  
780-852-[REDACTED]



**From:** [E.P](#)  
**To:** [Emma Acorn](#)  
**Subject:** Engage Jasper opinion  
**Date:** July 2, 2025 3:31:10 PM

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Written Submission #2

Hello,

I am writing to comment regarding a few items presented thus far with Engage Jasper. Having been away and out of country from April through to late June with no data plan and very little cellular connectivity I've joined the party a bit late.

The 1st point I raise is; will there be any stipulation regarding how the proposed increased amount of secondary suites are to be used? For example could a person have a secondary unit in the primary residence and a garage unit and rent them both out for nightly accommodation? I understand they are not eligible for the municipal grant to improve or create a unit unless it is for long term rental however how does the municipality ensure increased units are used to house Jasperites? I'm speaking of those units built not having received a grant.

2nd point; 6 stories in a beautiful mountain town is too high! Not fair to neighbours and will completely block views of said neighbours. In the downtown area, 3 stories on top of ground floor buildings is also too high. In my opinion 3 stories should be the maximum height in a small picturesque mountain town in a national park.

3rd point; The allowing of more businesses to build, for example a new hotel or the conversion of offices to a restaurant increases the demand for employees (housing) and this also needs to be taken into consideration when monitoring Jasper housing needs and approving business proposals.

4th point; What Jasper firstly requires is a seasonal space for summer workers to stay. This could be a campground style area with shower trailers, cooking shelters, possible security and if needed a shuttle service to town. Young people could stay in tents, vans, travel trailers for a summer in an affordable way for a few months. Charge by the week. Local employment required.

Thanks for your time!  
Elizabeth Prinz

**From:** [Leigh Pitoulis Budgell](#)  
**To:** [Emma Acorn](#)  
**Cc:** [#25 Leigh Budgell](#)  
**Subject:** Town Density  
**Date:** July 2, 2025 12:40:18 PM

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Written Submission #3

Dear Council,

I am totally in favour of the proposed rezoning that will increase density within certain areas of townsite. It certainly gives lots of leeway as development moves forward over the next many years. I would assume that sufficient parking will be included in the planning.

Sincerely,  
Leigh Pitoulis

Leigh Pitoulis Budgell  
Sent from my iPhone

From: Jacqueline McColl [REDACTED]  
Date: Friday, July 4, 2025 at 3:56 PM  
To: Beth Sanders <BSanders@jasper-alberta.ca>, Leanne Pelletier <LPelletier@jasper-alberta.ca>, Isla Tanaka <itanaka@jasper-alberta.ca>, Micheal Borland <mborland@jasper-alberta.ca>, engagejasper@jasper-alberta.ca <engagejasper@jasper-alberta.ca>, Municipality of Jasper <info@jasper-alberta.ca>  
Subject: Request for Accountability and Public Input Before Major Planning Decision

To Whom It May Concern,

With a municipal election approaching this fall, I believe it is both inappropriate and irresponsible for the Municipality of Jasper to move forward with major planning decisions—particularly those affecting residential density and parking—without proper public consultation and community consensus.

Hiring external “urban developers” to shape the future of our town, including proposals for increased density and virtually unlimited parking, without meaningful engagement with residents is unacceptable. Public input meetings that attract only 9 attendees cannot be considered representative of the over 3,000 permanent residents who live here.

Your flowcharts and reports may look impressive, but they do not reflect the lived experiences, values, or concerns of our community. Many of us question how our tax dollars are being spent when the priorities seem so misaligned with public sentiment.

How are the voices of over 1,500 Jasper residents—many of whom are currently unable to return to town—being heard in this process? How many long-time residents are living in temporary housing, and how many of the new arrivals were brought in under federal or provincial grant-funded programs? Why are some of our seniors—pillars of this community and part of the electorate that voted for this council five years ago—being made to feel unwelcome?

I, for one, do not want to see a four- or six-story building constructed on the land adjacent to my home. Would you?

Ask the residents who already have staff housing next door how they feel about the issues these developments bring—parking congestion, noise, and loss of privacy, among others.

Specifically, I want to understand how zoning is being changed—seemingly overnight—for parcels like the land next to the museum and RCMP detachment, which have never been zoned for large apartment complexes. These changes appear rushed, opaque, and dismissive of the public’s right to weigh in.

We’ve been told that the eight tiny homes being installed near the museum are intended for families. That could potentially mean 16 additional vehicles in an area already burdened by insufficient parking. Where exactly are these extra vehicles expected to go?

This town belongs to its residents—not to consultants or distant policymakers. We demand transparency, meaningful consultation, and respect for the existing character of our neighbourhoods before any further changes are made.

Respectfully,  
Jacqui McColl

**From:** [JOE POLISUK](#)  
**To:** [Emma Acorn](#)  
**Subject:** comments on land use policy  
**Date:** July 3, 2025 10:11:32 PM

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## Written Submission #5

Hi

I will be out of town for the next public hearing but wanted to provide my comments. Generally, if not specifically mentioned, I am either supportive or indifferent to the recommendations. But I do have comments in the following:

1. #3 - secondary suites in R3a - this is primarily about parking. I am not opposed per se to small lot higher density, but if parking requirements are removed, this district will bear the brunt of parking chaos, with narrower street frontage.

2. #7 - remove parking requirements. I achieved a degree in land use planning about thirty years ago. At that time, providing appropriate levels of parking was one of the primary goals of zoning. Much of our planning and regulatory regime was focused around parking. Much of the community concerns expressed at numerous consultations were around parking. I recognize that times have changed and it is conceivable that less people have vehicles now, but alot still do. Available parking around town has already been reduced by patios, bus stops, and wider corner sidewalks. If the intent is to increase residential use on upper storeys in the CBD, or in other higher density areas, and not provide parking at below grade level, for example, chaos will prevail. I guarantee that this will be an area of conflict in the future, and can not be corrected afterwards. Also, parking MUST be a requirement for homes with tourist suites.

3. #13 - six storey apts on two sites. One of the goals of instituting limits to commercial growth was to reduce the demand for housing, which was seen as being primarily tied to commercial activity. This is a huge leap - double what is permitted now and grossly out of context in a town of this size. While i would insist that four storeys in R3 areas should become the norm, I think that is sufficient. Many people who lost homes here will not be back, especially in the senior demographic, which was well represented in the Cabin Creek area. This will create some ownership opportunities. In summary, if commercial limits remain in place, then there should not be a demand for hundred and hundreds of housing units. And why six storeys? Five not enough and seven is too much? No solid rationale is provided as to how this was arrived at. I'd be a lot more comfortable with the entire town going to four storeys for the rebuilds destroyed by fire and anything new.

General comments:

1. The rationale for leaving the CCW districts as their own is that the lot sizes are irregular. This also applies, to a degree, to the R2H district, with exceptionally long lots.
2. The struggle to keep residential units from converting to nightly accommodation will continue, and probably intensify with more sleeping units internal to homes and not readily apparent from the exterior. "Binding agreements" are a waste of time unless there is a robust enforcement regime to support it. The financial rewards to provide tourist rooms are too great.
3. Finally, more thought should be given to using DC (Direct Control) zoning for lots with a potential to provide positive community benefits and are limited by unusual configurations, etc. I'm thinking of the destroyed hostel site as an example, or the proposed housing along the RR tracks that went through a painful DP process. This would eliminate the need to go to PDAC and accelerate permitting.

In conclusion, I am fully supportive of rebuilding fire destroyed neighborhoods to a higher density with suites, except for R3A.

R3 units should be provided incentive to add a fourth floor, as well as the seniors home, which is probably zoned Institutional.

And four storeys should be the max. as I'm concerned that increased densities and higher elevations will ultimately lead to an increase in available tourist room inventories over residential needs.

And do NOT eliminate parking requirements. At a bare minimum, one per living unit. This still easily

allows for four units on a standard 50 x 100 ft lot.

Thank you for the consideration.

I'm willing to expand on any of these concerns if required.

Joe Polisuk

Richard Ireland and Council  
Susanna Pfisterer  
July 4th, 2025

To whom it may concern,

I am writing to share my thoughts on the ongoing discussion around housing in Jasper. I fully understand and acknowledge the need for good quality, functional, and affordable housing in our community.

However, I do not believe that housing policy should be created in a vacuum. There are many interrelated issues that must also be addressed, such as future growth/population expectations, existing infrastructure, parking, density, environmental responsibility, our town's image and motif, and our heritage among other things.

While all of these are important, I would like to focus, in particular, on the last two, especially considering the context of our mass rebuild.

### **Motif and Image**

Though it may seem secondary to housing needs, overlooking the visual identity of our town would be short-sighted. Tourists are drawn to Jasper for the mountains, but they tend to spend the majority of their time in town. Both first-time and returning visitors expect the "Canadian mountain town" experience - charming, relaxing, engaging, and distinctive. That experience must extend beyond the downtown core and into residential areas.

Overcrowded neighbourhoods with chaotic architecture - buildings of mismatched sizes and styles - undermine this experience. Visitors will look elsewhere if we lose the character that makes Jasper unique. These are the reasons why design and zoning rules have existed in the past and if living in such an extraordinary place means respecting some of these rules, then that seems entirely reasonable to me. Tourist towns around the world, such as Santorini, Amalfi, Hallstat and Zermatt to name a few, maintain even stricter protections. A six-story modern apartment in the middle of any of those places would quickly drive away the very people who sustain them.

Motif matters, but so do size and density. Overheight buildings should not be placed in neighbourhoods of modest two-storey homes, and six-plexes should not be built on single lots, although strategically building in modest basement and garage suites is a great alternative to achieve the accommodation that we need.

There are other potential areas for development in the future including:


*Patricia Circle*, where older homes could be moved onto new, less widely spaced basements and renovated, leaving numerous empty lots to be developed. This was done very successfully in Calgary's Garrison Woods.

*Unused CN Land*, which needs to be cleaned up and mitigated now that CN has decreased its operations in Jasper.

**Heritage**

We have lost many beautiful heritage homes in the fire. Now, more than ever, we should work to protect what remains. The Old Town designation, height limits, and size restrictions should be preserved. Incentives for those who maintain our heritage would be a meaningful step. Finally, it is important that new build construction teams do not damage existing homes.

Thank you for this opportunity to express my thoughts and for your consideration of them.

Sincerely,  
Susanna Pfisterer  
(780)852-

**From:** [Nicole Caron](#)  
**To:** [Emma Acorn](#)  
**Date:** July 5, 2025 9:22:47 PM

Written Submission #7

---

I'm really against of the 4 and 6 floors appartments buildings.  
Where will those cars park ??? Our street is already busy with cars parking on the street.  
And now where those cars will park from those appartments buildings??? Not much thinking about these cars business...  
On top of that we will loose our privacy, which is important to us.  
The 6 floors appartements buildings on the RCMP lot was supposed to be an appartements buildings for seniors, when did that change ???  
And now you hired all those costly peoples, who is paying for them??? I suppose it's our tax dollars??? I think our tax dollars should be better spent.  
I also think that you are not transparent...  
Nicole # 11



**From:** [Connie Brochu](#)  
**To:** [Emma Acorn](#)  
**Subject:** Fwd: Subject: Request for Accountability and Public Input Before Major Planning Decision  
**Date:** July 6, 2025 4:50:53 PM

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To Whom It May Concern,

I **do not** want to see a four- or six-story building constructed on the land adjacent to my home. Would you?

Ask the residents who already have staff housing next door how they feel about the issues these developments bring—parking congestion, noise, and loss of privacy, among others.

Specifically, I want to understand how zoning is being changed—seemingly overnight—for parcels like the land next to the museum and RCMP detachment, which have never been zoned for large apartment complexes. These changes appear rushed, opaque, and dismissive of the public's right to weigh in.

We've been told that the eight tiny homes being installed near the museum are intended for families. That could potentially mean 16 additional vehicles in an area already burdened by insufficient parking. Where exactly are these extra vehicles expected to go?

This town belongs to its residents—not to consultants or distant policymakers. We demand transparency, meaningful consultation, and respect for the existing character of our neighbourhoods before any further changes are made.

Respectfully,

Connie Brochu  
Southview Co-op  
 Bonhomme St.

**From:** [Roseanne Burke](#)  
**To:** [Emma Acorn](#)  
**Subject:** Fwd: Request for Accountability and Public Input Before Major Planning Decision  
**Date:** July 6, 2025 8:18:25 PM

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Written Submission #9

----- Forwarded message -----

**From:** Roseanne Burke <[REDACTED]>  
**Date:** Sun, Jul 6, 2025 at 8:12 PM  
**Subject:** Request for Accountability and Public Input Before Major Planning Decision  
**To:** <[eacorn@jasper-ab.ca](mailto:eacorn@jasper-ab.ca)>

To Whom It May Concern:

With a municipal election approaching this fall, we believe it is inappropriate and irresponsible for the Municipality of Jasper to move forward with major planning decisions—particularly those affecting residential density and parking—without proper public consultation and community consensus.

Hiring external "urban developers" to shape the future of our town, including proposals for increased density and virtually unlimited parking without meaningful engagement with residents, is unacceptable. Public input meetings that attract only nine attendees cannot be considered representative of over 3,000 permanent residents who live here.

Your flowcharts and reports may look impressive, but they do not reflect the lived experiences, values, or concerns of our community. Many of us question how our tax dollars are being spent when the priorities seem so misaligned with public sentiment.

How are the voices of over 1,500 Jasper residents—many of whom are currently unable to return to town—being heard during this process? How many longtime residents are living in temporary housing, and how many of the new arrivals were brought in under federal or provincial grant-funded programs? Why are some of our seniors—pillars of this community and part of the electorate that voted for this council five years ago—being made to feel unwelcome?

I, for one, do not want to see a four- or six-story building constructed on the land next to my home. Is this something you yourself would want?

Ask the residents who already have staff housing next door how they feel about the issues these developments bring, like parking, congestion, noise, and loss of privacy, among other considerations. In our case, it would also result in a loss of sunlight and views.

Upon completion of rebuilding, and allowing our displaced community members to return to their homes here in Jasper, then and only then should the growth of Jasper begin to be shaped and take form.

Though we are not opposed to adding additional living spaces to the community, the effect of this proposal does not align with the existing design of our neighborhood and will directly

affect our quality of life and living\! There are other and much better locations that should be considered for these intrusive structures.

Specifically, I want to understand how zoning is being changed—seemingly overnight—for parcels like the land next to the museum and RCMP detachment, which have never been zoned for large apartment complexes. These changes appear rushed, opaque, and dismissive of the public's right to weigh in.

We've been told that the eight tiny homes being installed near the museum are intended for families. That could potentially mean 16 additional vehicles in an area already burdened by insufficient parking. Where exactly are these extra vehicles expected to go?

This town belongs to its residents—not to consultants or distant policymakers. We demand transparency, meaningful consultation, and respect for the existing character of our neighborhoods before any further changes are made.

Respectfully,  
Des and Roseanne Burke  
[REDACTED] Bonhomme St  
[REDACTED]  
[REDACTED]

## Written Submission #10

**From:** [Leigh Pitoulis Budgell](#)  
**To:** [Emma Acorn](#)  
**Subject:** Re: parking  
**Date:** July 6, 2025 10:15:22 AM

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Hi,

In reading through info again with an eye to parking it looks to me that it has not been fully addressed. In the rush to create more opportunities for housing the on-site parking is not really mentioned and it needs to be better emphasized.

For example, a single dwelling with a suite and garden house should have to have a minimum of four on-site stalls. It is unrealistic to think people will not have a vehicle even if they bike and walk. It is also unrealistic to think there is enough street parking to accommodate more vehicles. If a lot has no landscaping so be it ... we have a whole park and beautiful town green spaces.

The biggest issue I've heard since I first responded is what about parking when it comes to any of the rezoning proposals. It does need to be included in a more specific way with minimum realistic on-site stalls.

The second biggest issue for many is the six story building - both for parking and aesthetics - zoned to replace the RCMP building. I live in Southview Co-op and appreciate these concerns but also feel it could work with designs that would still ensure privacy for many units.

As an aside - why is there resident permit parking only in areas so close to the downtown core when all the houses have back alley parking?

Sincerely,  
Leigh Pitoulis

Leigh Pitoulis Budgell  
Sent from my iPhone



**From:** [Terry Parr](#)  
**To:** [Emma Acorn](#)  
**Cc:** [Terry Parr](#)  
**Subject:** Town of Jasper Zoning Regulations  
**Date:** July 6, 2025 10:31:29 AM

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Written Submission #11

To Whom it May Concern,

With a municipal election approaching this fall, we believe it is both inappropriate & irresponsible for the Municipality of Jasper to move forward with major planning decisions, particularly those affecting residential density & PARKING-without proper public consultation & community consensus.

Hiring external "urban developers" to shape the future of our town, including proposals for increased density & virtually UNLIMITED PARKING, without meaningful engagement with residents is unacceptable.

Public input meetings that attract 9 attendees on a good day, cannot be considered representative of the over 3,000 permanent residents who live here.

How are the voices of Jasper residents-many of whom are currently unable to return to town-being heard in this process? How many long time residents are living in temporary housing? Why are some of our seniors-pillars of this community & part of the electorate that voted for this council 5 years ago-being made to feel unwelcome?

We, personally, DO NOT want to see a four or six storey apartment structure being built on the land adjacent to the east or west end of Southview.

In the past 60 years there has been a building code of 13.7 m high, how can it go from that to 22.7m high?

Specifically, we would like to know how zoning is being changed-seemingly overnight-for parcels of land next to the Museum & RCMP detachment, which have never been zoned for large apartment complexes.

These changes appear rushed, opaque, & dismissive of the public's right to have a say in it.

We've been told that eight tiny homes are being installed between Southview & the Museum, & are intended for families. This potentially means 16 additional vehicles in that area, already over stressed with PARKING.

With that thought, between Pyramid Lake road & Maligne Ave. A Two Block distance.....

There is an Arena, Curling rink, Catholic Church, Our gym, Swimming Pool, High School, Elementary school, The Soccer field, Ball diamonds & now a Skate park.

There is not enough PARKING available on Bonhomme St. right now, ask our Bylaw Officers????

To think of building a Four story & Six storey apartment block would be just CRAZY.

Bonhomme St. is already the second busiest Street in Jasper (Connaught first). When the town residents get to start a rebuild..... What Street do You think will be used the most to truck materials & machinery to & from the middle & west end of town?

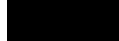
Of course We could go on & on.....

We have lived here for over 60 years,have seen Good things happen & Bad things.

This town belongs to its residents-not to consultants or distant policymakers who don't even live here.We ask for transparency,meaningful consultation,& respect for the existing character of our neighbourhoods before any further changes are made.

Respectfully,

Terry & Terry-Lee Parr

 Southview Co-op

**From:** [donna sipila](#)  
**To:** [Emma Acorn](#)  
**Subject:** zone changes  
**Date:** July 7, 2025 8:18:32 AM

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Written Submission #12

To Whom It May Concern,

With a municipal election approaching this fall, I believe it is both inappropriate and irresponsible for the Municipality of Jasper to move forward with major planning decisions—particularly those affecting residential density and parking—without proper public consultation and community consensus.

Hiring external “urban developers” to shape the future of our town, including proposals for increased density and virtually unlimited parking, without meaningful engagement with residents is unacceptable. Public input meetings that attract only 9 attendees cannot be considered representative of the over 3,000 permanent residents who live here.

Your flowcharts and reports may look impressive, but they do not reflect the lived experiences, values, or concerns of our community. Many of us question how our tax dollars are being spent when the priorities seem so misaligned with public sentiment.

How are the voices of over 1,500 Jasper residents—many of whom are currently unable to return to town—being heard in this process? How many long-time residents are living in temporary housing, and how many of the new arrivals were brought in under federal or provincial grant-funded programs? Why are some of our seniors—pillars of this community and part of the electorate that voted for this council five years ago—being made to feel unwelcome?

I, for one, **do not** want to see a four- or six-story building constructed on the land adjacent to my home. Would you?

Ask the residents who already have staff housing next door how they feel about the issues these developments bring—parking congestion, noise, and loss of privacy, among others.

Specifically, I want to understand how zoning is being changed—seemingly overnight—for parcels like the land next to the museum and RCMP detachment, which have never been zoned for large apartment complexes. These changes appear rushed, opaque, and dismissive of the public’s right to weigh in.

We’ve been told that the eight tiny homes being installed near the museum are intended for families. That could potentially mean 16 additional vehicles in an area already burdened by insufficient parking. Where exactly are these extra vehicles expected to go?

This town belongs to its residents—not to consultants or distant policymakers. We demand transparency, meaningful consultation, and respect for the existing character of our neighbourhoods before any further changes are made.

Respectfully, Donna Sipila      [REDACTED] Bonhomme St.

**From:** [Garth Lemke](#)  
**To:** [Emma Acorn](#)  
**Subject:** 4 and 6 story buildings, RCMP and Museum parcels.  
**Date:** July 5, 2025 1:03:31 PM

Written Submission #13

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To Beth Saunders, Leanne Pelletier, Isla Tanaka, Micheal Borland.

I appreciate your efforts in reaching out to the Jasper community on the topic of residential density and planning decisions. I hope my opinion and values help with your future planning decisions. Reaching a community consensus will be challenging in this regard is probably an understatement.

I have lived and worked in Jasper for 35 years. I reside in the Southview co-op behind the museum.

I have reviewed all the documents within "engage Jasper" and have concerns about allowing four or six story buildings constructed on the lands adjacent to my home on either the RCMP or Museum side. I think it is critical to consider the impacts to the residents of Southview coop and thus Southview co-op members should be allowed more weight to influence the final decision. We are the residents who would endure the consequences.

I do not want to see a four or six story building constructed on the lands next to the Southview coop. Some of the more obvious reasons include, and this is not an all inclusive list, too big, too high, increase parking pressures on an already limited space, inappropriate for maintaining small town character, view eliminated, congestion, noise, loss of privacy, and many others. Most importantly it reduces livability in an already barely liveable environment. This in itself goes against many of the town's principles in trying to make things better. Please put yourself in our shoes if this was proposed next to your home.

I sympathise that progress means change and that can be difficult particularly in light of Jasper's recent wildfire circumstances. Please consider the impacts to the Southview co-op and provide us with a larger say in this matter. It is easy to allow the decision to be influenced by those that it does not directly impact.

I see that several public consultations and surveys have been completed during the last few months and unfortunately I have not been able to attend nor contribute until just recently learning that these lands could have 4 or 6 story buildings. I want to understand how zoning is being changed for parcels of land at the museum and RCMP detachment, which have never been zoned for large apartment complexes before. From reading the 'Engage Jasper' documents, these changes appear driven by a limited percentage of the overall Jasper public with little regard or input from residents that actually live next to these parcels of land. I hope my input fills some of this void.

As an example, we've been told, not consulted nor asked for input, that eight family homes are being installed behind the museum literally right up to our fences. That will mean 16 or more additional vehicles in an area already burdened by insufficient parking and loss of an already tenuous privacy. Where are the extra vehicles to go?



Please consider consulting the Southview co-op members directly in these matters. Meaningful consultation and respect for the existing character of our neighbourhoods is important before any further changes are finalized.



Please confirm receiving this information. I hope my opinion helps.

Respectfully and sincerely,

Garth Lemke

 Southview coop  


**From:** [Rob Sipila](#)  
**To:** [Emma Acorn](#)  
**Subject:** Zoning Changes  
**Date:** July 7, 2025 8:29:04 AM

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Written Submission #14

To Whom It May Concern,

With a municipal election approaching this fall, I believe it is both inappropriate and irresponsible for the Municipality of Jasper to move forward with major planning decisions—particularly those affecting residential density and parking—without proper public consultation and community consensus.

Hiring external “urban developers” to shape the future of our town, including proposals for increased density and virtually unlimited parking, without meaningful engagement with residents is unacceptable. Public input meetings that attract only 9 attendees cannot be considered representative of the over 3,000 permanent residents who live here.

Your flowcharts and reports may look impressive, but they do not reflect the lived experiences, values, or concerns of our community. Many of us question how our tax dollars are being spent when the priorities seem so misaligned with public sentiment.

How are the voices of over 1,500 Jasper residents—many of whom are currently unable to return to town—being heard in this process? How many long-time residents are living in temporary housing, and how many of the new arrivals were brought in under federal or provincial grant-funded programs? Why are some of our seniors—pillars of this community and part of the electorate that voted for this council five years ago—being made to feel unwelcome?

I, for one, **do not** want to see a four- or six-story building constructed on the land adjacent to my home. Would you?

Ask the residents who already have staff housing next door how they feel about the issues these developments bring—parking congestion, noise, and loss of privacy, among others.

Specifically, I want to understand how zoning is being changed—seemingly overnight—for parcels like the land next to the museum and RCMP detachment, which have never been zoned for large apartment complexes. These changes appear rushed, opaque, and dismissive of the public’s right to weigh in.

We’ve been told that the eight tiny homes being installed near the museum are intended for families. That could potentially mean 16 additional vehicles in an area already burdened by insufficient parking. Where exactly are these extra vehicles expected to go?

This town belongs to its residents—not to consultants or distant policymakers. We demand transparency, meaningful consultation, and respect for the existing character of our neighbourhoods before any further changes are made.

Respectfully,

Robert Sipila

[REDACTED] Bonhomme st., Jasper Alberta T0E 1E0

[REDACTED] t

To Council, Town Managers, Design and Standards Team.  
July 6th, 2025

## Town Density and Parking Letter.

As the Municipality of Jasper moves forward with recovery action plans along with some major planning decisions, particularly those affecting residential density and parking, we as citizens will also contribute our ideas and also our major concerns with some of the proposals.

Community involvement is crucial and must include our many lived experiences, values and concerns with any steps or decisions being made for our special Mt. Towns community future.

I have attended 2 of the open house evenings so have tried to be informed as to the scope being created.

1. My particular concern, along with the majority of fellow Southview Coop members, is in regards to any proposed multi story apartment complex being built in the middle of a residential area bounded on both sides by Coop members housing. Mountain View included.

The size being proposed is totally out of sync with current building codes, R1, R2 Zoning and Parks Guidelines with the current height restrictions and parking regulations needed to set the standards and controls needed for on street parking and the congestion issues that will arise from such large scale proposals.

2. This land by the way was to be used for Senior housing which would enable Jasper's many Seniors to continue to live in Jasper and put back on the sale market the many large family homes currently in the West end of town that many do not want to maintain any more. All of sudden we have a totally different proposal with very limited public involvement or knowledge of the changes. The original Community Vision (2011?) was created with very extensive town folks involvement over many days of public meetings and that input has been a guiding document for the towns direction.

3. The direct impacts to our Coop members would be a total loss of privacy in making use of their own backyard space, an invasion of privacy and security through all the residents windows that would be facing any large multi story structure. Include the visual loss of all Mt views to the West and a large building could even block sunlight to people yards. Add that to the fact all the public parking currently needed on Bonhomme would also be gone when sporting events from all over the province come to town, also a big financial source for Jasper, which can then be jeopardized when no available street space just frustrates those groups.

The baseball, soccer, many other public gatherings would all lose any available needed parking due to unregulated parking from any large complex or other proposals.

4. Having the newly hired Urban style town planners with great ideas such as enabling funding grants, for example, to add secondary suites and Garden living areas are all great. These kinds of approaches blend in with the current housing and will provide a living space for many people as Jasper rebuilds to shape the future of our town in a meaningful way. This is critical in keeping the sense of community we have lived in for many years and helps continue that support with a much more personal involvement in community living rental connections. I see in the Public meeting notes that the importance of this type of community connection is highly valued. These N.B. connections can not be achieved by large faceless Apartment structures with no rent controls, no input from faceless tenants and out of town owners with no connections to a small unique world heritage Mt town. Rents in the new apartments near Snapes hill for example are totally out of affordable range and there is no recourse at this time to control these charges, in the thousands of dollars, along with all kinds of control conditions being dictated to the renters.

5. The proposals for increased density and virtually unlimited parking, without meaningful and more engagement with residents is unacceptable. Public input meetings that have attracted a handful of residents can not be considered representative of the 5,000 permanent residents who live here. Hopefully to return in the next few years as rebuilding starts.

I, for one, **do not** want to see any Apartment style type approach in this residential part of Jasper.

6. Towns East end, next to the new RCMP lot is a much more acceptable location for a max 4 story structure.

These proposed changes need much more of the citizens involvement as our Town recovers in slow steps.

This town belongs to its residents and we will continue to live the small town values in a Nationally famous protected landscape that sets us apart from most any other urban community.

In summary we all expect further transparency, meaningful consultation and respect for the existing character of our neighbourhoods before any further changes are proposed.

We know many folks new to Jasper are working hard to improve Jasper in the way they see it but the community residents will have the final say.

7. I request return comments, direct calls to myself on the above points I have brought up.

Council, Planning Team all asked to call back for further insights and actions being taken.

Thank you.

Cell, 780-852-[REDACTED]

Respectfully,

Art Jackson.

**From:** [Rick carter](#)  
**To:** [Emma Acorn](#)  
**Subject:** Fwd: Building of excessive height building on police lot  
**Date:** July 7, 2025 12:45:33 PM

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Sent from my iPad

Begin forwarded message:

**From:** Rick carter [REDACTED]  
**Date:** July 5, 2025 at 1:00:03 PM MDT  
**To:** eacorn@jasperalberta.ca  
**Subject:** Building of excessive height building on police lot

To whom it concerns

My name is Rick Carter I live at #18 southveiw coop.I have lived in jasper my entire life,and lived in south view since it was built about 30 years.I picked my unit so I could have a beautiful view of whistlers mountain and the south valley,also because of the good amount of light, sunshine and quiet on my deck.

I am opposed to the building of the 6 storey building proposed to be built on the now police lot on the west side of our complex.The reason for no other units this tall is to protect the beautiful views for home owners in Jasper.This 75 foot apartment building will take away my beautiful view and block the light and sunshine to my deck,also the amount of people living in this complex will take away my peaceful lifestyle.Once a precedent is set for a 6 storey building other business will demand the same privilege,this will destroy what little small town atmosphere we still have.

Please reconsider the size and or location of this apartment complex.

Thanks Rick Carter



**From:** [Rick carter](#)  
**To:** [Emma Acorn](#)  
**Subject:** Fwd: Request for Accountability and Public Input Before Major Planning Decision  
**Date:** July 7, 2025 12:47:03 PM

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Written Submission #17

Sent from my iPad

Begin forwarded message:

**From:** Rick carter [REDACTED]  
**Date:** July 5, 2025 at 12:22:59 PM MDT  
**To:** [eacorn@jasperalberta.ca](mailto:eacorn@jasperalberta.ca)  
**Subject:** Request for Accountability and Public Input Before Major Planning Decision

Sent from my iPad

**Subject: Request for Accountability and Public Input Before Major Planning Decision**

To Whom It May Concern,

With a municipal election approaching this fall, I believe it is both inappropriate and irresponsible for the Municipality of Jasper to move forward with major planning decisions—particularly those affecting residential density and parking—without proper public consultation and community consensus.

Hiring external “urban developers” to shape the future of our town, including proposals for increased density and virtually unlimited parking, without meaningful engagement with residents is unacceptable. Public input meetings that attract only 9 attendees cannot be considered representative of the over 3,000 permanent residents who live here.

Your flowcharts and reports may look impressive, but they do not reflect the lived experiences, values, or concerns of our community. Many of us question how our tax dollars are being spent when the priorities seem so misaligned with public sentiment.

How are the voices of over 1,500 Jasper residents—many of whom are currently unable to return to town—being heard in this process? How many long-time residents are living in temporary housing, and how many of the new arrivals were brought in under federal or

provincial grant-funded programs? Why are some of our seniors—pillars of this community and part of the electorate that voted for this council five years ago—being made to feel unwelcome?

I, for one, **do not** want to see a four- or six-story building constructed on the land adjacent to my home. Would you?

Ask the residents who already have staff housing next door how they feel about the issues these developments bring—parking congestion, noise, and loss of privacy, among others.

Specifically, I want to understand how zoning is being changed—seemingly overnight—for parcels like the land next to the museum and RCMP detachment, which have never been zoned for large apartment complexes. These changes appear rushed, opaque, and dismissive of the public's right to weigh in.

We've been told that the eight tiny homes being installed near the museum are intended for families. That could potentially mean 16 additional vehicles in an area already burdened by insufficient parking. Where exactly are these extra vehicles expected to go?

This town belongs to its residents—not to consultants or distant policymakers. We demand transparency, meaningful consultation, and respect for the existing character of our neighbourhoods before any further changes are made.

Respectfully,  
Richard Carter  
South view Co- op  
780-852- [REDACTED]

**From:** Sarah Tassoni [REDACTED]

**Date:** Sunday, July 6, 2025 at 4:46 PM

**To:** Beth Sanders <BSanders@jasper-alberta.ca>

**Cc:** Dave Tassoni <[REDACTED]>

**Subject:** Request for Accountability and Public Input Before Major Planning Decisions

To Whom It May Concern,

With a municipal election approaching this fall, I believe it is both inappropriate and irresponsible for the Municipality of Jasper to move forward with major planning decisions—particularly those affecting residential density and parking—without proper public consultation and community consensus.

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How are the voices of over 1,500 Jasper residents—many of whom are currently unable to return to town—being heard in this process? How many long-time residents are living in temporary housing, and how many of the new arrivals were brought in under federal or provincial grant-funded programs? Why are some of our seniors—pillars of this community and part of the electorate that voted for this council five years ago—being made to feel unwelcome?

I, for one, **do not** want to see a four- or six-story building constructed on the land adjacent to my home. Would you?

Ask the residents who already have staff housing next door how they feel about the issues these developments bring—parking congestion, noise, and loss of privacy, among others.

Specifically, I want to understand how zoning is being changed—overnight—for parcels like the land next to the museum and RCMP detachment, which have never been zoned for large apartment complexes. These changes appear rushed, opaque, and dismissive of the public’s right to weigh in.

We’ve been told that the eight tiny homes being installed near the museum are intended for families. That could potentially mean 16 other vehicles in an area already burdened by insufficient parking. Where exactly are these extra vehicles expected to go?

This town belongs to its residents—not to consultants or distant policymakers. We demand transparency, meaningful consultation, and respect for the existing character of our neighbourhoods before any further changes are made.

Respectfully,

Dave and Sarah Tassoni

[REDACTED] Bonhomme Street (Southview Coop)

780-[REDACTED] or 780-852-[REDACTED]



**From:** [Craig McCarthy](#)  
**To:** [Emma Acorn](#)  
**Subject:** Zone Changes to RCMP and Museum  
**Date:** July 7, 2025 7:33:45 AM

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Written Submission #19

Good morning,

I am writing on behalf of # [REDACTED] Southview Coop to express our thoughts on the proposed developments for the RCMP and museum properties. While not opposed to the developments on either site to address Jaspers ongoing and heightened housing concerns, we do have reservations about the scale of the projects. A 4-6 story building would far exceed any existing structure in Jasper, would seem out of place anywhere but especially at these locations.

Development on either site within the traditional buildings scope of Jasper townsite we feel could be a benefit to Jaspers rebuild .

Take Care Tiffany Toussaint and Craig McCarthy

**From:** [Mary Koleman](#)  
**To:** [Emma Acorn](#)  
**Subject:** Fwd: Subject: Request for Accountability and Public Input Before Major Planning Decision  
**Date:** July 7, 2025 1:56:21 PM

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Sent from my iPhone

Begin forwarded message:

**From:** Southview Coop <[REDACTED]>  
**Date:** July 4, 2025 at 3:37:46 PM MDT  
**To:** Southview Coop <[REDACTED]>

To Whom It May Concern,

With a municipal election approaching this fall, I believe it is both inappropriate and irresponsible for the Municipality of Jasper to move forward with major planning decisions—particularly those affecting residential density and parking—without proper public consultation and community consensus.

Hiring external “urban developers” to shape the future of our town, including proposals for increased density and virtually unlimited parking, without meaningful engagement with residents is unacceptable. Public input meetings that attract only 9 attendees cannot be considered representative of the over 3,000 permanent residents who live here.

Your flowcharts and reports may look impressive, but they do not reflect the lived experiences, values, or concerns of our community. Many of us question how our tax dollars are being spent when the priorities seem so misaligned with public sentiment.

How are the voices of over 1,500 Jasper residents—many of whom are currently unable to return to town—being heard in this process? How many long-time residents are living in temporary housing, and how many of the new arrivals were brought in under federal or provincial grant-funded programs? Why are some of our seniors—pillars of this community and part of the electorate that voted for this council five years ago—being made to feel unwelcome?

I, for one, **do not** want to see a four- or six-story building constructed on the land adjacent to my home. Would you?

Ask the residents who already have staff housing next door how they feel about the issues these developments bring—parking congestion, noise, and loss of privacy, among others.


Specifically, I want to understand how zoning is being changed—seemingly overnight—for parcels like the land next to the museum and RCMP detachment, which have never been zoned for large apartment complexes. These changes

appear rushed, opaque, and dismissive of the public's right to weigh in.

We've been told that the eight tiny homes being installed near the museum are intended for families. That could potentially mean 16 additional vehicles in an area already burdened by insufficient parking. Where exactly are these extra vehicles expected to go?

This town belongs to its residents—not to consultants or distant policymakers. We demand transparency, meaningful consultation, and respect for the existing character of our neighbourhoods before any further changes are made.

Respectfully,  
Darin and Mary Koleman

Unit  south view co~op

The people who want to hear from us are:  
Beth Saunders, Leanne Pelletier, Isla Tanaka, and Micheal Borland  
**SBOD**  
**Responsible, Transparent & Fair**

**From:** [carolyn dan](#)  
**To:** [Emma Acorn](#)  
**Subject:** Zone Changes RCMP & Museum  
**Date:** July 7, 2025 2:29:04 PM

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Written Submission #21

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Respectfully,  
Carolyn Daniels and Adam Hartwick

**From:** [brian lackey](#)  
**To:** [Emma Acorn](#)  
**Cc:** [Beth Sanders](#)  
**Subject:** Building restrictions  
**Date:** July 7, 2025 3:14:44 PM

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Written Submission #22

Hello,

First, my understanding is that you are to whom this email should be addressed; if you are not, please forward it to the appropriate person (s).

Although I have not seen the proposal, my understanding is that there is consideration being taken to change the existing limit of three stories for buildings in Jasper, and in addition, to allow for a building of a height in excess of three stories to be built on the site of the existing RCMP station.

While I support the building of more housing within the townsite to address the shortage, I am vehemently opposed to a change of existing height limits, and believe that the RCMP station site would be suitable for seniors housing.

Brian Lackey  
500 Bonhomme St

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Gilly Thomas

Box [REDACTED], Jasper, AB | [REDACTED]

Date: July 7, 2025

Mayor Richard Ireland & Municipal Councilors  
Municipality of Jasper  
303 Pyramid Lake Rd  
Jasper, Alberta T0E 1E0  
RE: Land Use Proposal

Dear Mayor and Council,

Thank you for the opportunity to address the Land Use Proposal and Parking (LUP). Planning rules exist for the good of the whole community, but this plan has been written to address housing shortage only, not the balance of all things community. I have a number of questions because once a building is built, it is difficult to claw back a view or create a sense of neighborhood. Concerns and questions are: how are the housing needs of different groups identified, what recognition is there of Jasper as a destination resort, how would increasing building height impact neighborhood character, what are the parking needs, and how does HAF apply to Jasper? These concerns are peppered with observations and suggestions.

1) The LUP increases density without targets or designated uses, so what needs are being met and who is it benefitting? Development is needed for 3 different populations:

- Long-term residents (+427 units by 2042, prior to the fire). Many of these could be by tastefully densifying Cabin Creek or other neighborhoods. 3-6 unit multi unit buildings in existing low height neighbourhoods are large and looming, garden or garage suites could be fine, if well designed.
- Seasonal workers: What is the preferred form for this: university dorm style group accommodation? Common kitchens, hard wearing buildings, easy commute to work. How many are needed, and where are they placed? Who owns them and runs them? Free camp and the 4 lagoons trailer park were historical solutions. Currently some workers are lodged in single family homes purchased and adapted for their use. Is this the best use of homes with gardens in Jasper?
- Tourists looking for short term accommodation. Hotels are already a built form in Jasper. Are tourists also looking for character suites in local's houses and laneway buildings, or rooms with Bed and Breakfast? If so, how many are needed?
- Increasing rental stock disenfranchises local young families who need to buy affordable condos, or houses with mortgage helpers. Changing land ownership to strata increases ownership stock. These two forms need to be distinguished and allocated to maintain balance. Adding suites and laneway houses increases rental stock for long term, seasonal workers and tourist accommodation. Multi-unit buildings on single lots, and 4 and 6 storey buildings could be rental or strata owned.
- Who is served by increasing height and accommodation in downtown buildings?

Seasonal worker housing  
Long term owner/rental for residents  
Tourist accommodation?

Without identifiable targets for these planning relaxations, the form of the town could be altered drastically without improving the housing situation for these specific target groups. It is likely that controls on the use of the new stock will be required to maintain the availability of housing, since experience in other municipalities is that use tends to migrate to the highest rate of return, not the greatest need. In fact, it is likely that part of Jasper's housing shortage to date has been caused by economic factors, not just planned density.

With increased housing units and population there will likely be additional needs for commercial space. What is the current demand for additional commercial or professional space, and is it addressed in the downtown planning change?

Where is the planned space for housing the industrial type businesses that need to exist in Jasper? The industrial park space was critically small before the fire, and many businesses were forced to rent from the owners of that scarce space resource, increasing the cost of doing business in town. The plan does not address any increase in allocation for business space that is required for industrial, construction, vehicle related, tourism back-of-house, or maintenance services that need to exist in town.

## 2) Jasper as a destination resort

- Retention or even enhancement of the character of the built form and community feel is important to attract visitors.
- 'Old Jasper' is a draw and should remain as a character feature of the visited parts of town. Possible use of heritage building status to control demolition of stock of small and old buildings in the face of densification.
- 'Old Jasper' built buildings of locally available materials which gave the first generation of buildings a unique appearance, and amongst the lowest measures of embodied carbon possible.
- Stays in local accommodation keeps money in the local economy, vs chain hotels owned elsewhere. However short-term rentals are proven to reduce availability of long-term rentals, therefore it is necessary to control short term rental stock. Is there provision for this in the town's planning? Note the HAF based related \$10k incentive to build long term rental suites available for 10 years, has this been an effective policy? Will it continue to be past the horizon of the 10 contracts?
- Mountain views for existing residences can be obliterated by neighbouring building heights, unless setbacks, visual corridors and aesthetics are considered.
- What is a resort municipality status and what is the benefit to Jasper? In BC it allows the provincial government to work on improvements in the town, likely as a strategy to draw tourism to the province. Is this contemplated in Alberta?

## 3) Neighbourhood character impacted by height

- Increasing height of buildings makes the town feel like any other town because views are diminished or obliterated. Built form is important.
- Current high roof line 4 unit MURBs in residential areas are already overpowering local houses. MURBs should be clustered with other high-density forms, and Single-Family Homes with laneway suites should be clustered together. The LUP intends to mix large and small development which is detrimental to the heart and soul of neighbourhoods.
- Raising height of downtown could block views of the valley and mountains from many sites in the town. Before this is contemplated the impact should be studied to establish heights and protected views. (REVIT model or scale drawing)
- Tall buildings along the base of the western hill are appropriate. Increased height and density along the hill puts new units in proximity to the recreation centre and town centre for car free access.

#### 4) Parking

- Increasing housing without associated parking will result in parking scarcity and tensions between residents, tourists and users of downtown businesses.
- Curb space in Jasper is already limited, especially in the summer.
- Parking policy requires a study of numbers, and provision of either private spaces or a public facility to respond to predicted demand.
- Developers of densified sites must either provide sufficient on-site parking to supplement curb space, or contribute to a municipal fund for a parkade or other public solution.
- Tourist parking should be dealt with separately from resident parking since the length of stay and size of vehicles are quite distinct.

There are advantages to community parking as a solution, but the cost is of course borne by the community. Therefore, new developments that require the parking should contribute to the building and maintenance of a parking facility, not the property tax payers of Jasper. Parking is a significant cost of densification, between \$50,000 and \$100,000 per space for multistory structures.

5) HAF is a made in Ottawa solution for big city problems. The broad-brush precepts are not appropriate for Jasper, a small and compact town with unique housing needs.

- The language in the proposal discusses transit-oriented development in hubs – Jasper is already a 15-minute walkable community for the most part. Car use in the centre is already dis-incentivized by the lack of parking, and a large fraction of the population bicycle or walk to commute and run errands year-round.
- Jasper has a distinct and compact town boundary established in the Park and so use of to-date unused land, and densification are the only ways to increase population.
- Reconstruction of the fire ravaged portions of the town represent a unique opportunity to reform neighbourhoods.
- The mix of housing needs ranging from long term residents, seasonal workers, to short stay tourists, is very different than is contemplated by the HAF formula proposed.



Jasper is an established community and has an established rhythm. Housing increases should augment the success of the town for local residents by improving their quality of life, and for tourists by improving the quality of their visits, not destabilize those. The current plan does not identify what those qualities are and how they will be maintained through the densification. As discussed above, there is potential for improving all aspects of life in Jasper through this process, however petitions for blanket densification serve some groups interests over others. Under the HAF plans to date, it seems that construction of multistory rental buildings benefits the organizations that built them, not the residents of the communities in which they are built.

The foregoing questions and observations need to be addressed with further community input before any binding decisions are implemented.

Best wishes and thank you,

Gilly Thomas

Dear Mayor and Council and any applicable parties –

Please consider the following facts and information when providing recommendations regarding residential density and parking.

- As of June 2025 I was ~47<sup>th</sup>/70 on the waitlist for a parking spot in a fenced municipal storage lot, having registered on April 9, 2020.
- The first name of the waitlist provided to me by Bylaw was registered and has been waiting for a spot since June 12<sup>th</sup> 2015. Over 10 years. This does not speak to effective turn over or management as some of the spots were occupied by temporary sheds and canoes prior to the cancelation of the bylaw governing usage and management, a task assigned to [REDACTED].
- The paved S-Block parking lot was opened to residents on a trial basis over winter 2024 and extended to summer, with no notification given to residents. Assignment and management was assigned, in practice to [REDACTED]. My spot was terminated along with pre-authorized payment without notification. It was and is to be utilized as necessary for recovery efforts, however spots remain largely empty to date and occupied by municipal implements, included a spot assigned to a single tractor bucket. An incredibly frustrating use of a valuable space given that the municipality has its own storage and parking compound.

There is also a significant disconnect between bylaw and land use requirements and enforcement:

- PHA approval requires additional parking, however there is nothing required that the spots be used by guests, who often simply park on the street.
- [REDACTED] seems to have been granted an unbridled use of discretion in his enforcement criteria of municipal parking bylaws (244), and [REDACTED] is either unwilling or unable to act as a point of accountability, as demonstrated in my May 6<sup>th</sup> appearance to mayor and council, which provided absolutely no resolution of an ongoing violation of municipal parking bylaw 244 7.4, eventually resolved by Parks Canada and the RCMP.

I also kindly ask that all members of council and mayor please disclose anything that may be perceived as a conflict of interest or competing interest including:

- The ownership of a home (or multiple) in Jasper.
- The approval of PHA (or multiple PHA).
- Work as a general contractor / property developer.
- Work as a lawyer, which includes property transfer documents. And if you have represented members of council in such transactions, which may have not gone as planned or expected and are still in process.

- If you have faced complaints from neighbours and other residents over land use / developments.

Thanks,

Robert Fougere