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

Town values

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

MUNICIPALITY OF JASPER

Draft - May

Stability

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

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

Draft - June

Belonging

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

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

Key changes

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

Sample policy directions

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

Draft - May

Connection

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

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

Draft - June

Connection

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

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

Key changes

- Added **socially** to the description.

Sample policy directions

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

How does this updated value resonate with you?

Very strongly	Strongly	Neutral	Somewhat	Not at all

How does this updated value resonate with you?

Very strongly	Strongly	Neutral	Somewhat	Not at all

Town values

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

MUNICIPALITY OF JASPER

Draft - May

Nature

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

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

Draft - June

Nature

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

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

Key changes

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

Sample policy directions

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

How does this updated value resonate with you?

Very strongly	Strongly	Neutral	Somewhat	Not at all

Draft - May

Responsible

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

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

Draft - June

Responsible

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

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

Key changes

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

Sample policy directions

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

How does this updated value resonate with you?

Very strongly	Strongly	Neutral	Somewhat	Not at all

Town values

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

MUNICIPALITY OF JASPER

Draft - May

Prosperous

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

- **Activities**
- **Business**
- **Economy**
- **Employment**
- **Entertainment**

Draft - June

Thriving

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

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

Key changes

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

Sample policy directions

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

Draft - May

Inclusive

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

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

Draft - June

Inclusive

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

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

Key changes

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

Sample policy directions

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

How does this updated value resonate with you?

Very strongly	Strongly	Neutral	Somewhat	Not at all

How does this updated value resonate with you?

Very strongly	Strongly	Neutral	Somewhat	Not at all

Town values

MUNICIPALITY OF JASPER

What is important to you that is missing from the updated town values?

Please leave a sticky note.

How much do you agree with the following statement?

MUNICIPALITY OF JASPER

The Municipality should take action to enable and encourage more housing to be built for Jasperites.

Strongly agree	Agree	Neutral	Disagree	Strongly agree

Recommended policy changes

Objectives	Recommended policy changes
Simplify the Land Use Policy for all users	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

MUNICIPALITY OF JASPER

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

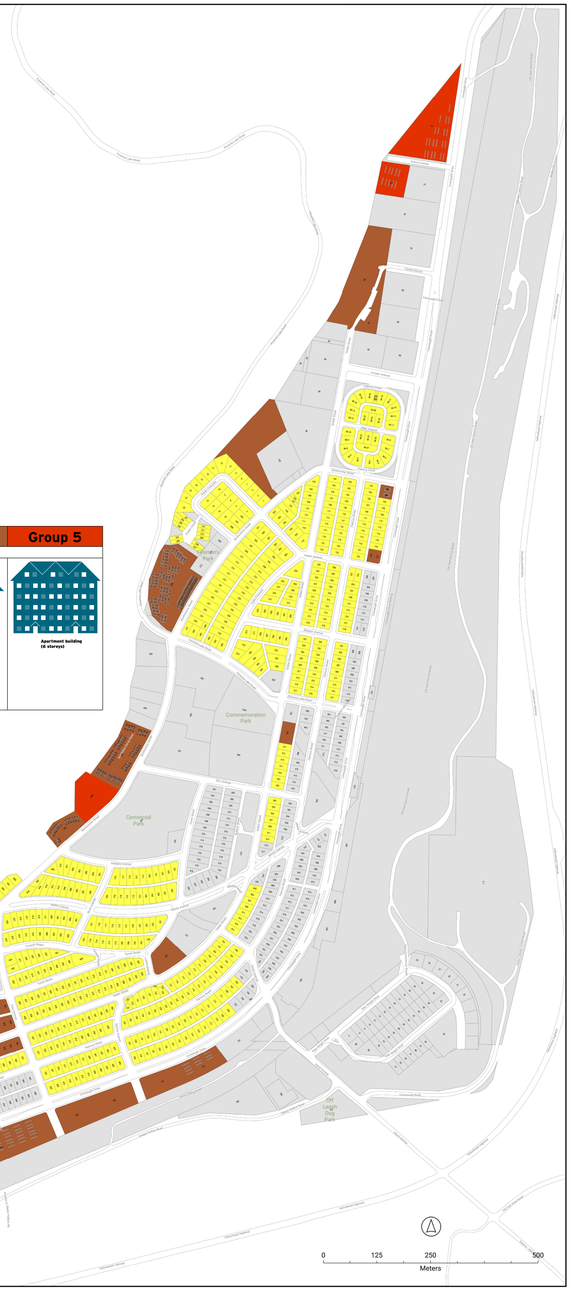
Group 5: Residential Medium-Density B District (RMDB)
- New district for six storey apartment buildings

Other Districts

Civic Number

What would be allowed

Group 1	Group 2	Group 3	Group 4	Group 5
Primary dwelling types				
One-unit dwelling (1 unit); Two-unit dwelling (2 units); Row house (3+ units); Multi-unit dwelling (3-6 units)	One-unit dwelling (1 unit); Two-unit dwelling (2 units); Row house (3+ units); Multi-unit dwelling (3-6 units)	One-unit dwelling (1 unit); Two-unit dwelling (2 units); Row house (3+ units); And manufactured homes	Apartment building (4 storeys)	Apartment building (6 storeys)
Accessory dwelling unit types				
Secondary suite; Garden suite; Garage suite	Secondary suite; Garden suite; Garage suite	Secondary suite		



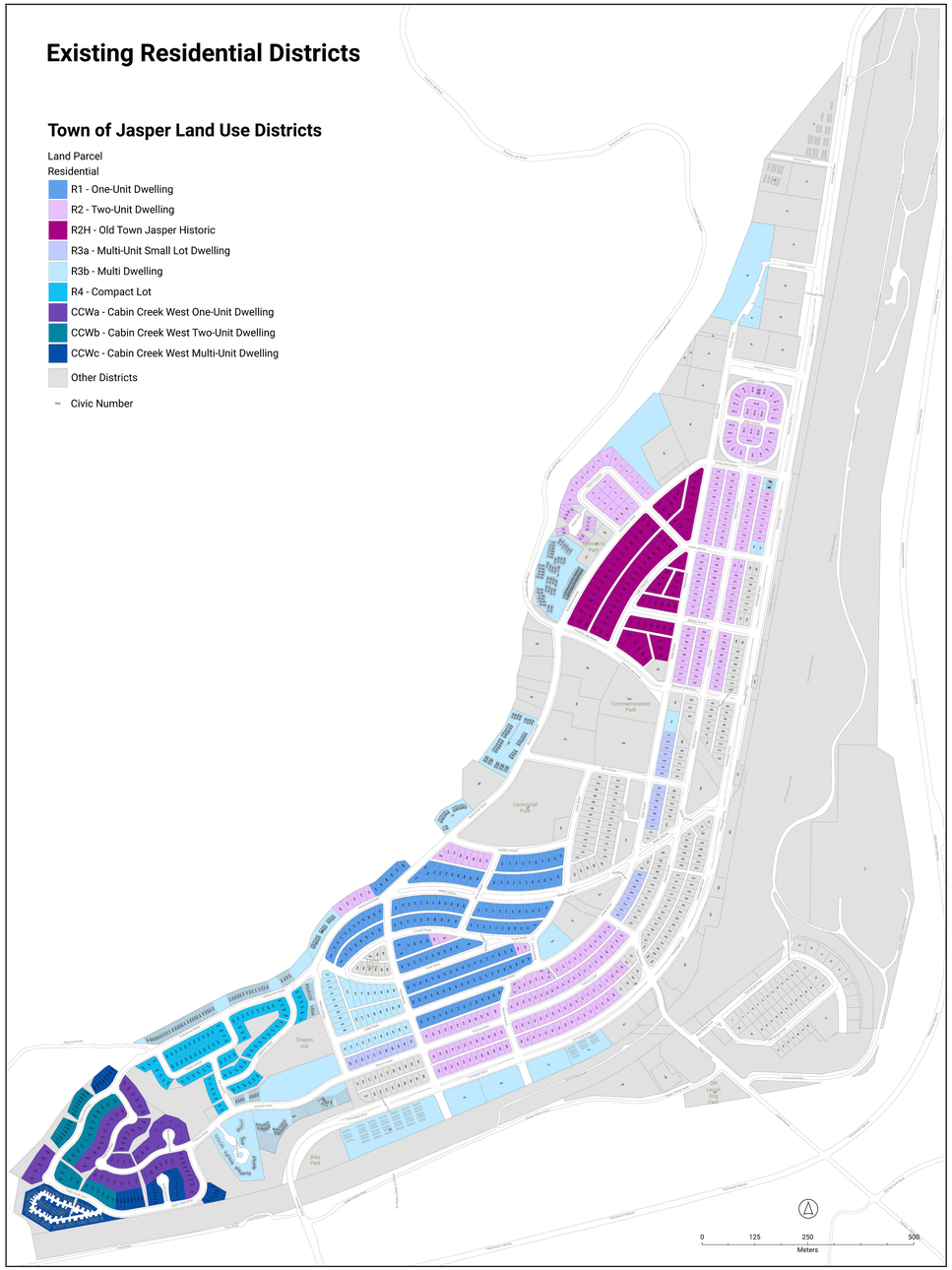
Existing Residential Districts

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)

MUNICIPALITY OF JASPER

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

MUNICIPALITY OF JASPER

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

MUNICIPALITY OF JASPER

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

MUNICIPALITY OF JASPER

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

20% maximum site coverage



Existing policy

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

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

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

What we heard

Garden and garage suites are welcomed across most of Jasper.

Recommended policy option A

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

Policy option B

No change.

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

How comfortable are you with recommended policy option A?

Very comfortable	Comfortable	Neutral	Uncomfortable	Very uncomfortable

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

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

Objective: Increase the number of homes



Existing policy

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

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

What we heard

Garden and garage suites are welcomed across most of Jasper.

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

Recommended policy option A

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

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

Policy option B

No change.

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

How comfortable are you with recommended policy option A?

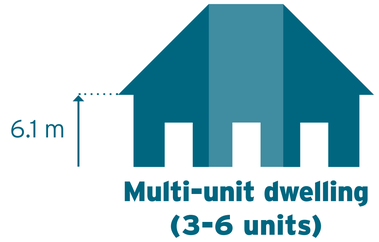
Very comfortable	Comfortable	Neutral	Uncomfortable	Very uncomfortable

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

MUNICIPALITY OF JASPER

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

MUNICIPALITY OF JASPER

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 eaveline 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 eaveline 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

MUNICIPALITY OF JASPER

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

Recommended policy changes

If you have any concerns about the recommended policy changes, what are they and how would you resolve them?

Please leave a sticky note.

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)

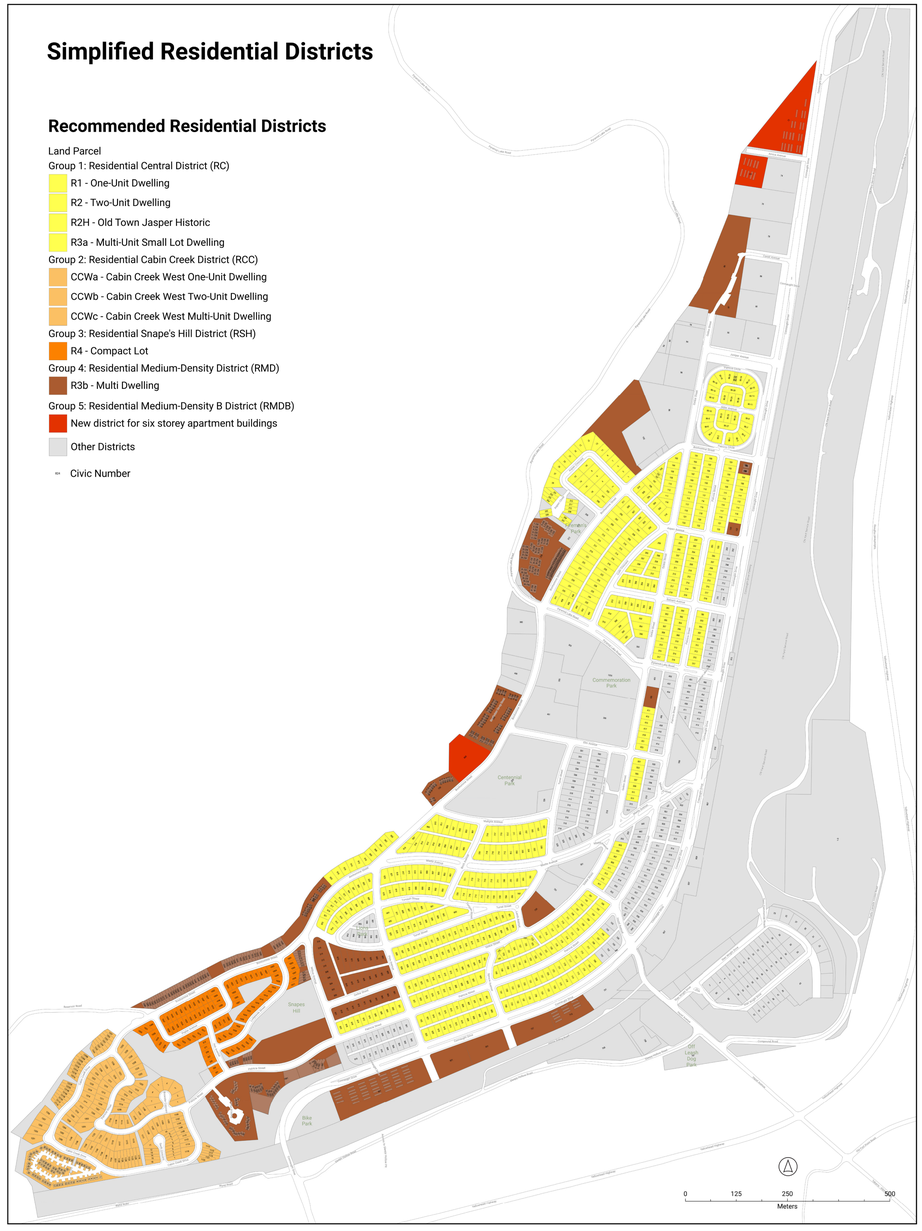
What we heard

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

How comfortable are you with the recommended strategy?

Very comfortable	Comfortable	Neutral	Uncomfortable	Very uncomfortable

Where are community residential parking areas needed?



Accessory Dwelling Unit Incentive Program

MUNICIPALITY OF JASPER

The ADU (Accessory Dwelling Unit) Program offers financial support and tools to help residents build or convert rental units on their property for long term rental. The goal is to reduce financial barriers and support long-term housing growth in Jasper.

Purpose of the Program

Accessory Dwelling Units (ADUs) help increase housing density in a smart and gentle way. By adding small homes like basement suites or garage apartments on existing lots, communities can grow without needing large apartment buildings. This type of housing fills the gap between single-detached homes and apartment buildings. ADUs make great use of space, provide more rental options, and help keep neighborhoods diverse and affordable.

The Accessory Dwelling Unit Program helps people add new housing units to their property or upgrade existing, unapproved units to meet local rules and building codes.

Program Details

The Municipality is providing grants to residents, to help cover some of the costs involved in developing rental housing. The funding comes from the Canada Mortgage and Housing Corporation's Housing Accelerator Fund (HAF).

Grant amounts are in the form of reimbursements for eligible expenses:

- **Up to $30,000 for a net new unit (where there was no ADU before)**
- **Up to $10,000 for a previously built but unpermitted ADU (for example: conversion of PHA to ADU for long-term rental use)**

The ADU Incentive Program is available to all Jasper leaseholders—to convert or add to existing buildings or for new buildings.

The total budget for the program is $800,000 over three years. Municipal Administration will monitor program uptake and report back to Council on its success.

Important:

Funds cannot be used to construct, renovate or convert long term rentals into short-term or vacation rentals. To make sure this requirement is followed, the Municipality will require successful applicants to sign a Funding Agreement, in place for 10 years, stipulating all funded units are used for long-term rentals only.

What is an Accessory Dwelling Unit (ADU)?

An Accessory Dwelling Unit is a building or part of a building, that is not the primary home on site. It can be:

- A basement suite
- A garage suite
- Any other self-contained unit on the same lot as a primary residence

Accessory dwelling unit types



Secondary suite

Located within a portion of a primary dwelling unit.



Garage suite

Located above a detached garage.



Garden suite

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

Where are Accessory Dwelling Units allowed?

District	Permitted accessory dwelling unit type
R1 - One-Unit Dwelling District R2 - Two-Unit Dwelling District R2H - Old Town Jasper Historic District	Secondary suite Garden suite Garage suite
R4 - Compact Lot District CCWa - Cabin Creek West One-Unit Dwelling District CCWb - Cabin Creek West Two-Unit Dwelling District CCWc - Cabin Creek West Multi-Unit Dwelling District	Secondary suite
R3a - Multi-Unit Small Lot Dwelling District	Garden suite Garage suite

Apply now!

Scan the QR code to visit the website, learn more, and fill out an application.

For assistance with your application, please contact Municipal Housing Staff at:

housing@jasper-alberta.ca