What's changed?

New policy	Old policy	Rationale
Accessory Buildings		
Consolidated policies for Accessory Buildings from across all residential districts into one section. Created consistent requirements for site coverage, setbacks and height for all zones.	Residential districts had inconsistent policies for Accessory Buildings.	This change simplifies the Land Use Policy for all users. It also enables greater flexibility and incorporates fire resiliency considerations.
Garage Suites and Garden Suites		
Increased the maximum total site coverage of all Garage Suites, Garden Suites, and Accessory Buildings (e.g., garages and sheds) in residential districts to 20%.	The maximum total site coverage varied between residential districts from 10% to 20%.	This change creates consistency across zones and improves the function and viability of suites by enabling more habitable space.
Allowed one Garage Suite and one Garden Suite per Primary Dwelling.	Only one Garage Suite or Garden Suite was allowed per Primary Dwelling.	This change will help increase the number of homes in Jasper.
Allowed Garden Suite and Garage Suite 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) by adding Accessory Dwelling Units as a permitted use.	Garage Suites and Garden Suites were not allowed in these districts.	This change will give homeowners the option to add an additional Accessory Dwelling Unit type on their property. This will support increased housing variety and supply.
Multi-unit Dwellings and Apartment Buildings		
Increased the maximum eave line height of Multi-Unit Dwellings in the Multi-Unit Small Dwelling District (R3a) to 6.1 m.	The maximum eave line height of Multi-unit Dwellings in the Multi-Unit Small Dwelling District (R3a) was 4.7 m.	This change will create greater design flexibility to enable additional habitable space in Multi-unit Dwellings, and make it easier to design the maximum permitted number of units in the R3a District.
Increased the height of Apartment Buildings in the Multi-Unit Dwelling District (R3b) district to four stories. • **Maximum ridge line height: 16.7 m.** • **Maximum eave line height: 9.6 m.**	The maximum height of Apartment Buildings was three stories. • Maximum ridge line height: 13.7 m. • Maximum eave line height: 6.6 m.	This change will help increase the number of homes in Jasper.
Revised the definition of Apartment Building to allow Row Houses along the ground level.	Dwelling units in Apartment Buildings were required to have shared entrance facilities, preventing alternative forms of housing on the ground level.	This change will help provide more types of housing and supports improved built form and function.
Secondary Suites		
Allowed Secondary Suites in the Multi-Unit Small Dwelling District (R3a) by adding Accessory Dwelling Units as a permitted use.	Secondary Suites were not allowed in the Multi-Unit Small Dwelling District (R3a) district.	This change brings the R3a District into alignment with Secondary Suite permission across most of Jasper and increases opportunities for Accessory Dwelling Units.
Parking		
Established criteria for evaluating requests for reduced on-site vehicle parking for larger-scale residential projects. The change establishes the expectation that projects with reduced parking provide alternative and active transportation opportunities based on guiding standards.	No criteria specific to larger-scale residential projects existed.	This change will help create more homes in Jasper by using less space for vehicle parking, while supporting alternative modes of transportation.
Added minimum bike parking requirements and design standards for Multi-unit Dwellings and Apartment Buildings.	No bike parking requirements existed for Multi-unit Dwellings and Apartment Buildings.	This change will encourage people to choose biking as a viable transportation mode.