What We Heard Report

Town Plan Values & Density and Parking Policies



June 2025

MUNICIPALITY OF
JASPER

Urban Design & Standards Department

Land Acknowledgement

The Municipality of Jasper respectfully acknowledges that the Municipality of Jasper is on Treaty 6 and 8 Territories as well as The Jasper House Métis District. This land is the Traditional Territory, meeting ground, gathering place, travelling route and home for the Dane-zaa, Aseniwuche Winewak Asʹinʹîʹwaʹchî Niʹyaw, Nêhiyawak, Anishinaabe, Secwépemc, Stoney Nakoda, Mountain Métis and Métis.

Council will connect with all the Indigenous communities in Jasper to collaborate on developing the Town Plan. Engagement approaches and processes will be confirmed with the Indigenous communities.

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1 Introduction

1.1 Project background

From April to June 2025, the Municipality of Jasper invited Jasperites to help **create** town values and **advise** on pathways to increase residential density.

Being clear on our values will help us choose the land use policy tools to welcome more homes in Jasper and will be a first step in creating a new town plan for Jasper in 2026.

The key objectives of the project are to talk about:

- The **values** that are important to Jasper.
- How to welcome **more homes** in Jasper.

Why does Jasper need values?

Values are guideposts that help us choose our direction as a community. The last time we identified values was in the 2011 Jasper Community Sustainability Plan. The Municipality of Jasper is working with Parks Canada to replace this plan with the Jasper Town Plan.

Initial work on the Jasper Town Plan starts with values that will help shape further community work on the Plan in 2026. In the meantime, the values will help guide land use and community decision-making.

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

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

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

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

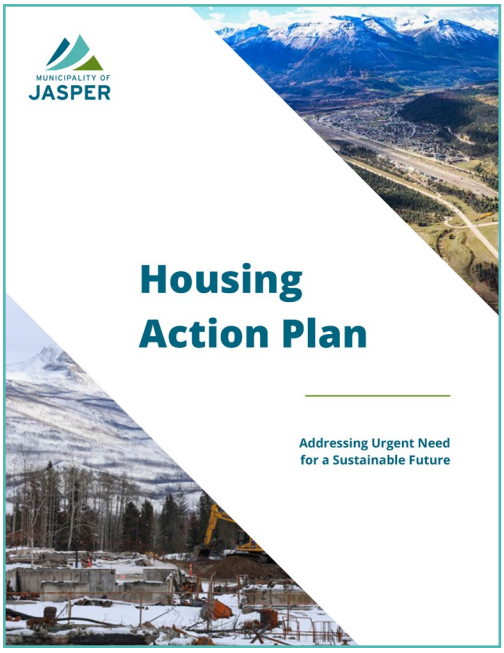
Why does Jasper need more homes?

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

What is the Housing Action Plan (HAP)?

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

- Update Land Use Policy to incent development and promote density
- Explore changes to parking requirements tied to housing
- Promote the accessory dwelling unit and secondary suite incentive program
- Expedite and simplify the housing development permit process
- Develop financial tools for affordable housing development
- Develop a land and asset acquisition strategy for community housing
- Continuous assessment of housing needs
- Community engagement to develop a new Town Plan



Which actions is the spring/ summer 2025 engagement informing?

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

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

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

What is the Housing Accelerator Fund (HAF)?

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

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

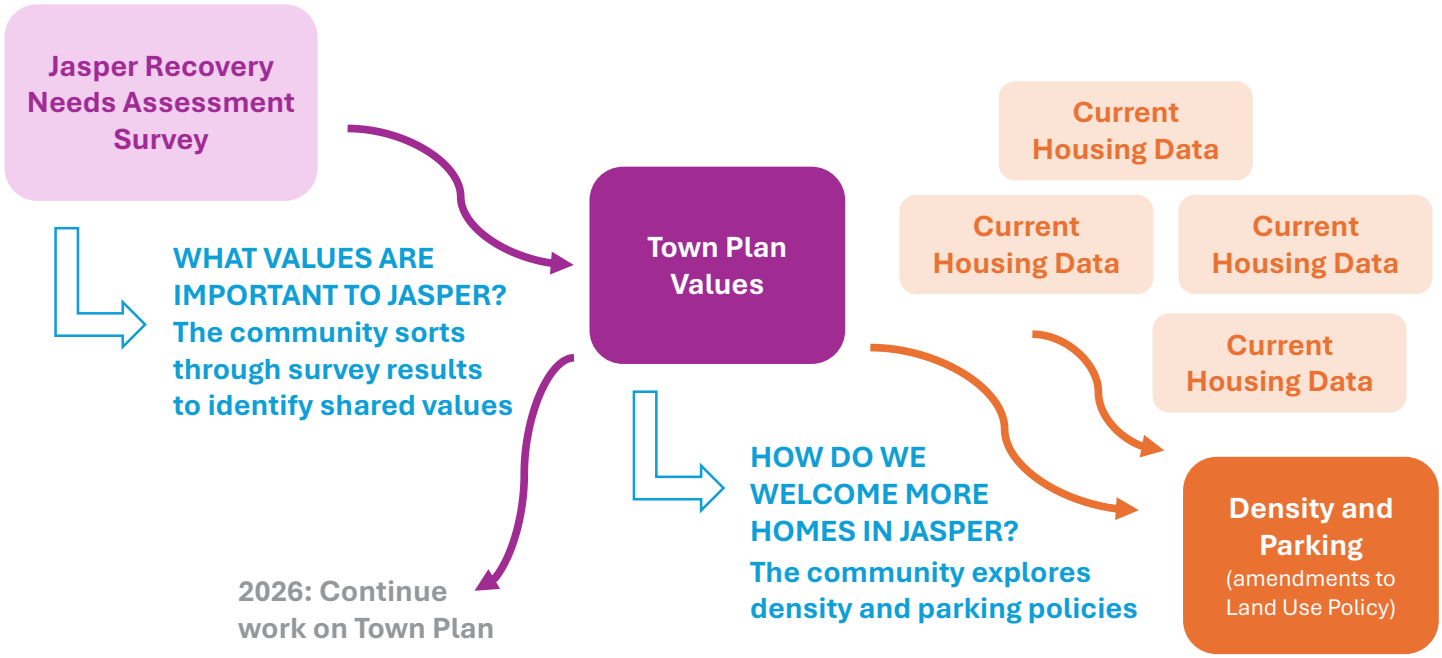
1.2 Engagement approach

Phases

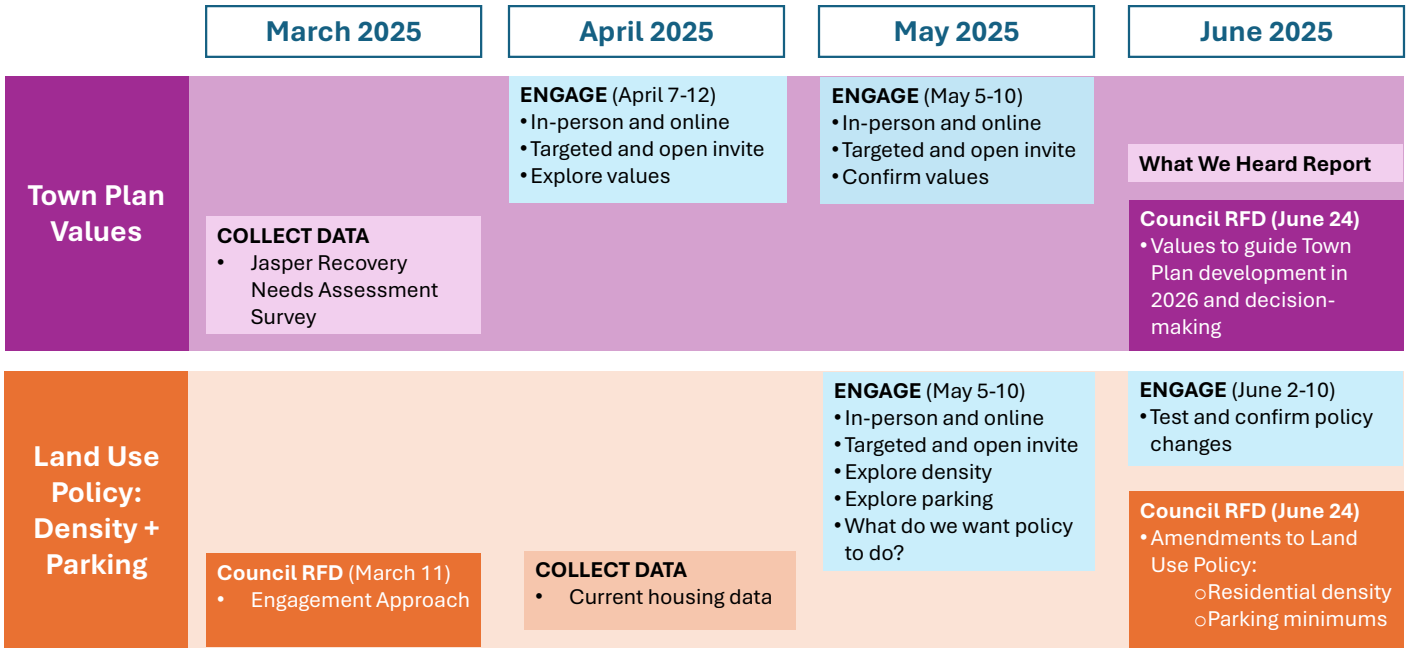
There were three phases of in-person and virtual community engagement:

- Phase 1: Develop values (April 7 – 12)
- Phase 2: Confirm values and explore density and parking (May 5 – 18)
- Phase 3: Confirm density and parking (June 2 – 15)

Process



Timeline



Levels of engagement

The engagement approach was developed using the below IAP2 (International Association for Public Participation) Spectrum. The purpose of the IAP2 Spectrum is to help determine the level of public involvement in decision-making processes.

The blue circles on the spectrum show what level(s) of public involvement were included in each month of engagement.

Engagement months

A April M May J June

During **all** engagement, Jasperites were:

- **Informed** about the project through digital newspaper ads, posters, Engage Jasper email updates, and social media posts.
- **Informed** about project background information and proposals through display panels, conversations with staff, and web content updates.

During **April** engagement, Jasperites were:

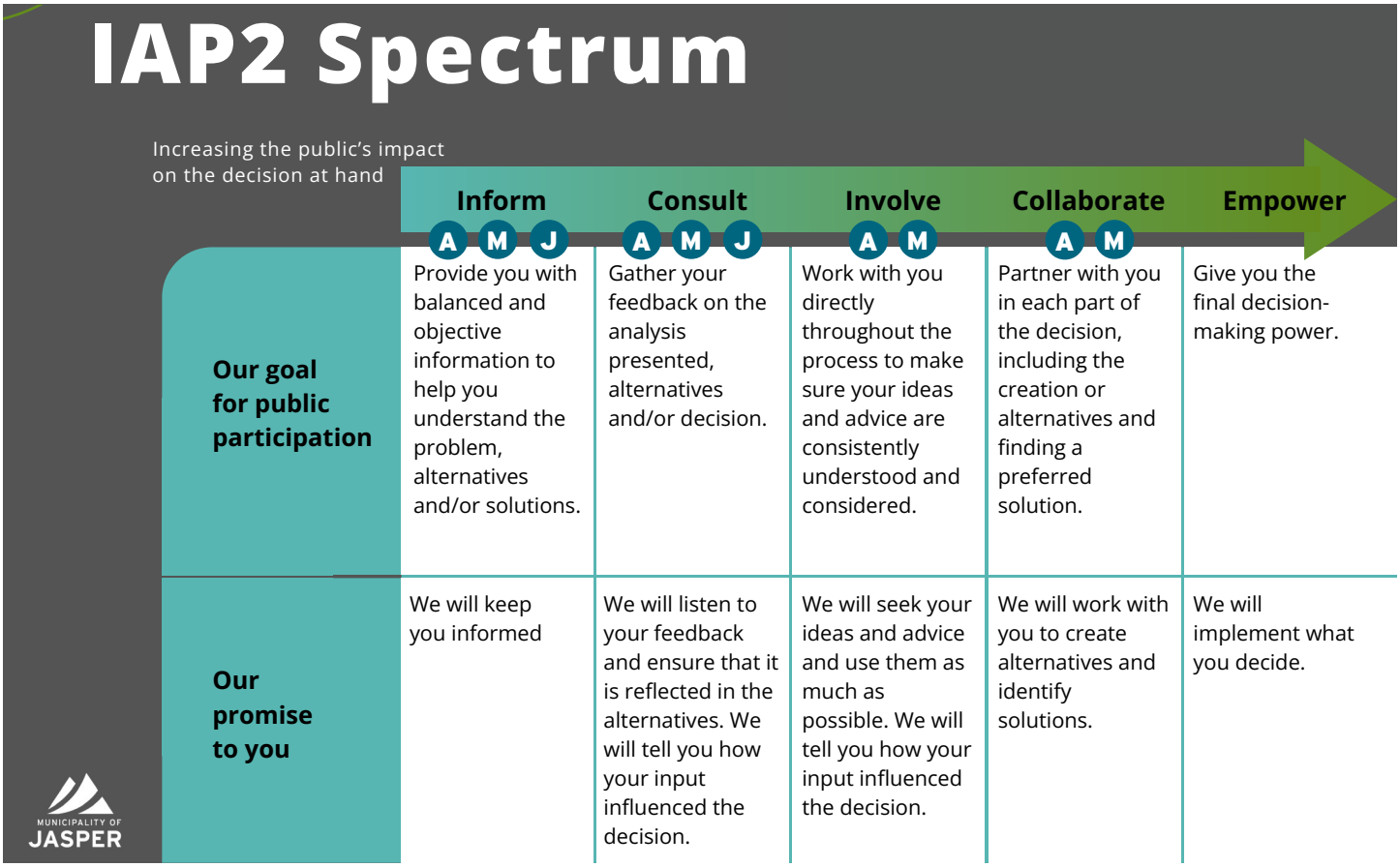
- **Involved** in and **collaborated** with in identifying town values to guide future municipal decision-making processes.
- **Consulted** to provide feedback on Jasper's current housing situation statistics.

During **May** engagement, Jasperites were:

- **Consulted** to provide feedback on the draft town values.
- **Collaborated** with to refine the draft town values.
- **Involved** in identifying how and where Jasper could welcome more homes.

During **June** engagement, Jasperites were:

- **Consulted** to provide feedback on recommended Land Use Policy updates.



2 April engagement

In April, Jasperites explored two questions:

What values guide us through good and hard times?

What do you think about Jasper's housing situation?



2.1 Who we heard from



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

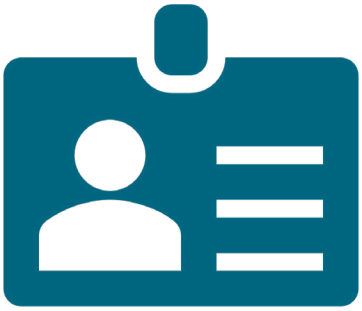
April 9 at 6 PM



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.

2.2 Activity 1: Identify key themes

Process

Public in-person workshops and internal workshops (Recovery Advisory Committee and MoJ Lunch and Learn)

Pieces of paper with responses to the following questions of the 2025 Jasper Social Assessment Survey were shared on tables:

- What do/did you like most about living in Jasper?
- What would make Jasper a better place to live?

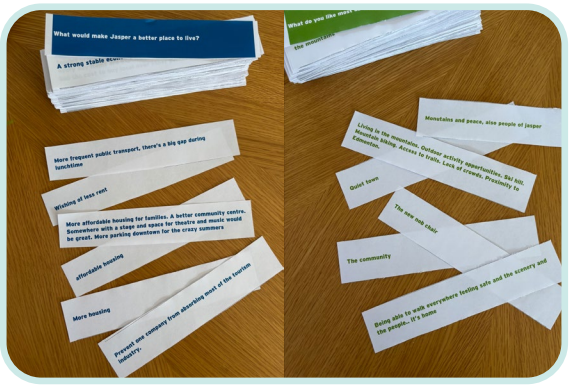
In groups of 3-4, participants were asked to:

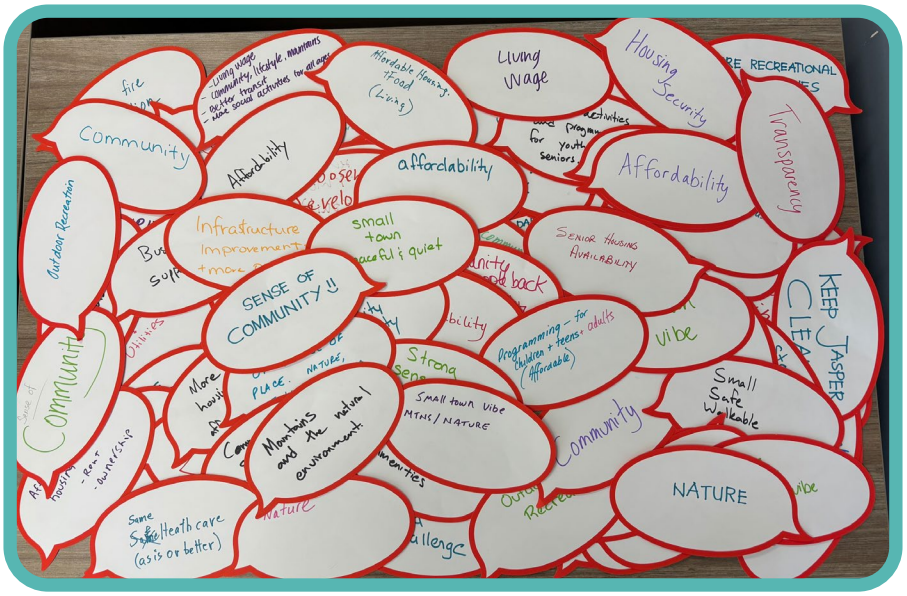
- Sort through the pieces of paper.
- Create groups of similar data.
- Write key themes on sticky notes.

Public online workshop

The key themes identified in the two public in-person workshops and the Recovery Advisory Committee workshop were shared as digital sticky notes in a Zoom whiteboard.

Online workshop participants were split into two breakout rooms and asked to sort the key themes into big ideas.





Activity 1. Identify key themes: Results

Public in-person workshops

The following key themes were identified.

Accessibility

- Education.
- Housing.
- Social activities.

Active transportation

- People walking and biking.

Affordability

- Cost of living.
- Housing.
- Living wages.
- Programming for children, teenagers, and adults.

Community

- Focus on local people.
- Friendly.
- Respect.
- Sense of community.
- Small town feel and vibe.
- Supportive and caring.
- Walkable.

Development

- Less development restrictions.

Economy

- Job and business opportunities.
- Locally owned businesses and housing.
- More resilient economy.

Fire management

Government

- Reduce and change regulations.
- Responsible municipal spending.

Housing

- Affordable.
- Available.
- Inclusive.
- More long-term.
- More options.
- Rent control.

Housing availability

- Always an issue.
- Seniors.

Lifestyle

Nature

- Recreational opportunities.
- Wildlife.

Recreation

- Outdoor recreation.

Safety

- More fire prevention.
- Positive sense of security.
- Safe community for all ages.

Seniors' advocacy

- Address vulnerability and security.
- Protected respect.
- Simplified housing.

Services and programs

- Better transit.
- Medical, school, and social.
- Youth programs.
- More services.
- More social activities for all ages.
- More recreational facilities and cultural activities.
- Social, cultural, and citizen services.
- Town amenities.
- Youth and senior programs.

Town infrastructure and utilities

Transparency



Activity 1. Identify key themes: Results

Internal workshops

The following key themes were identified during the Recovery Advisory Committee and Municipality of Jasper staff lunch and learn workshops.

Affordability

- Affordability, quality, and quantity of housing is a challenge.
- Affordable housing (rent and ownership).
- Affordability of food/activities and living wages.
- More housing options and affordable housing.
- Rent controls.

Amenities and services

- Affordability and access to services.
- Commercial services (restaurants, recreation services, etc.).
- Community and public services.
- Infrastructure improvements and more options.
- More activities and programming for youth and seniors.
- Small town amenities and services.

Community

- Community needs.
- Concerns of municipality and Parks Canada.
- More community connectivity.
- Peaceful and quiet.
- Quality of life.
- Safe and walkable.
- Small town vibe.

Economy

- Economic stability.
- Economic opportunities and challenges.
- Business.

Employment

- Business support and opportunities.
- Stability of employment.

Government

- Communication.
- Development, deregulation, and diversity.

Nature

- Appreciation of sense of place, nature, environment and stewardship.
- Being in nature.
- Mountains and the natural environment.
- Outdoor recreation.
- Recreation and hobbies.
- What people love about Jasper and the Park.

Safe community

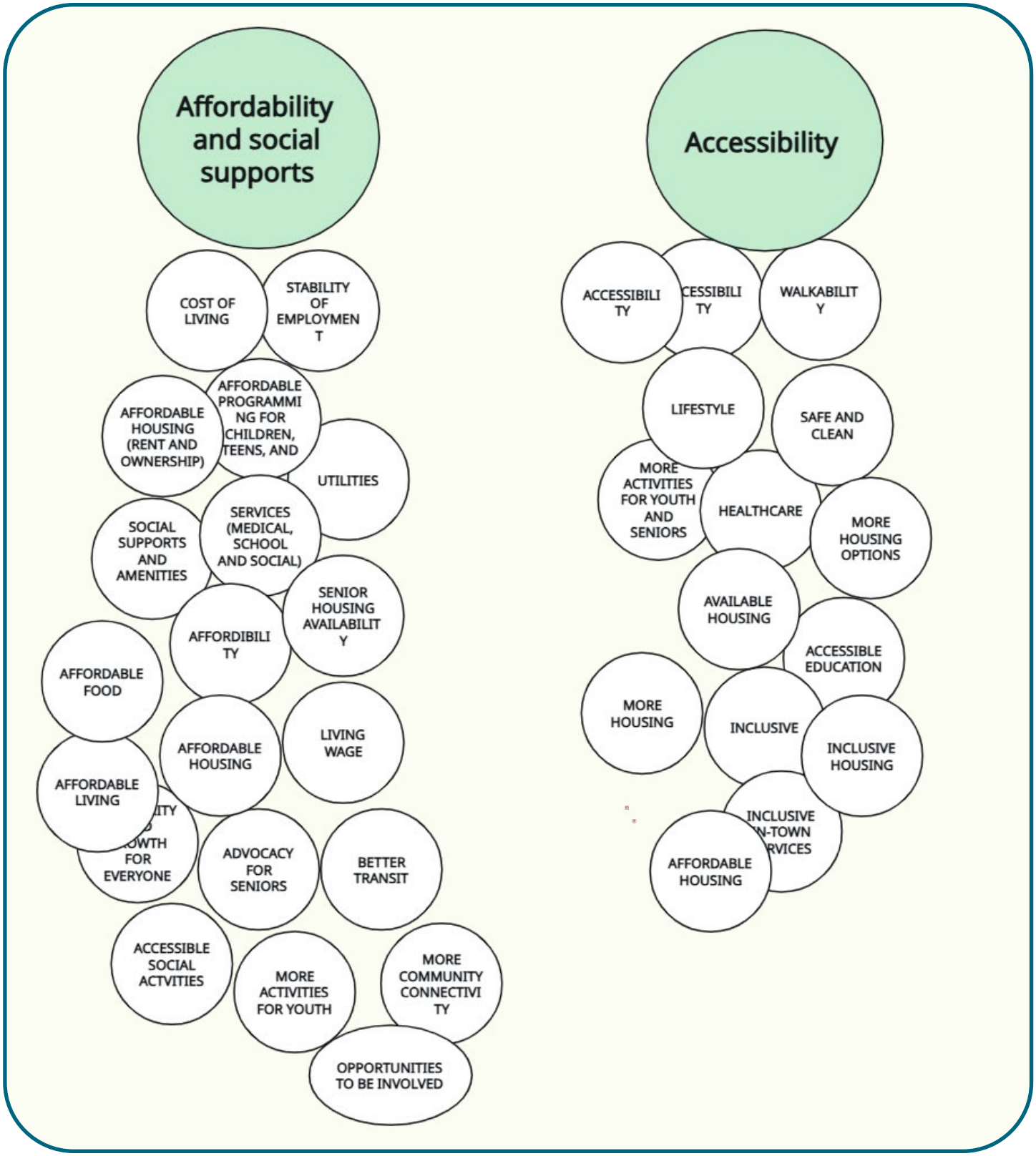
- Safe and clean.
- Strengthen sense of community.
- Social supports and amenities.



Activity 1. Identify key themes: Results

Public online workshop

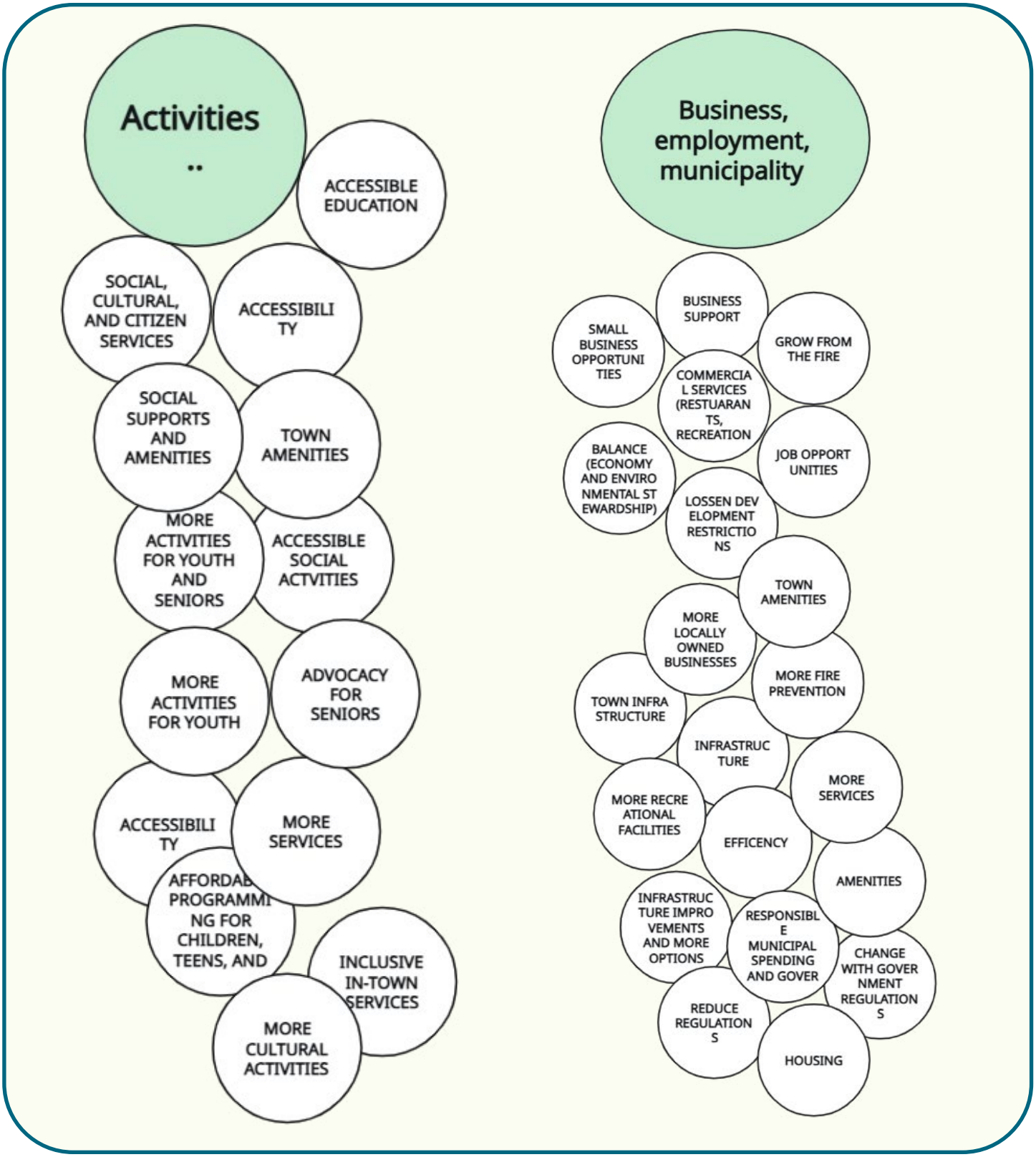
The following big ideas were identified.



Activity 1. Identify key themes: Results

Public online workshop

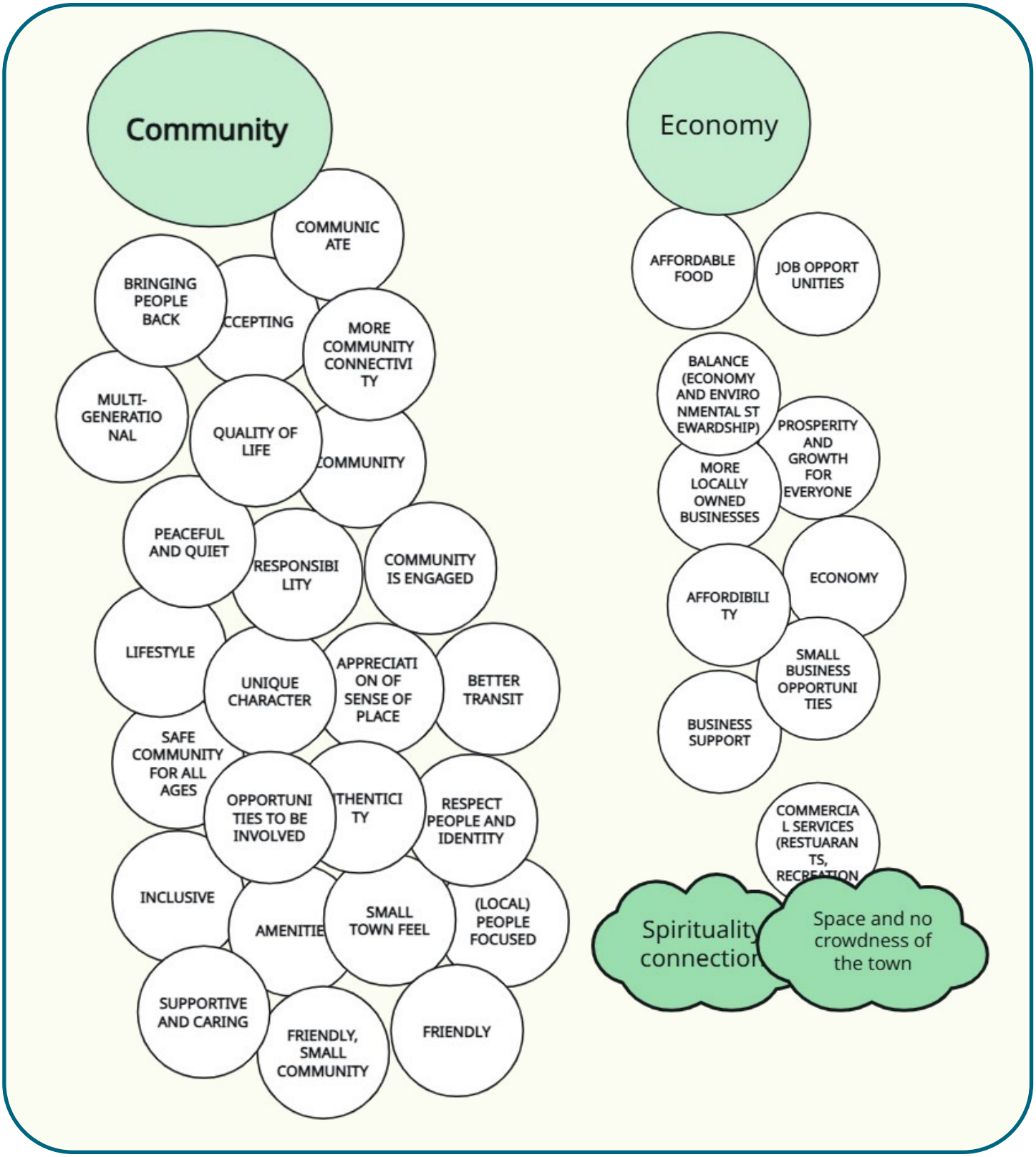
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Activity 1. Identify key themes: Results

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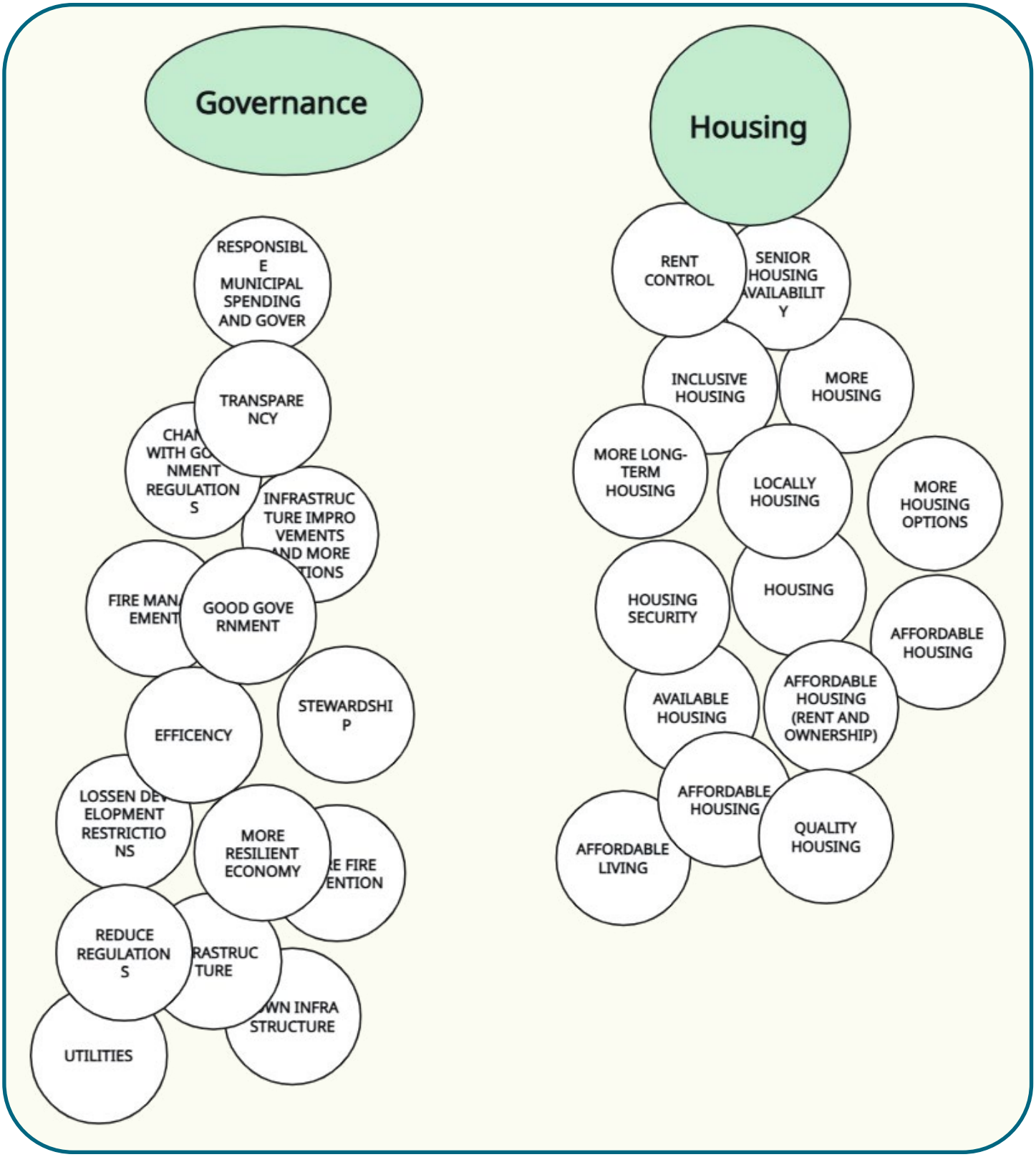
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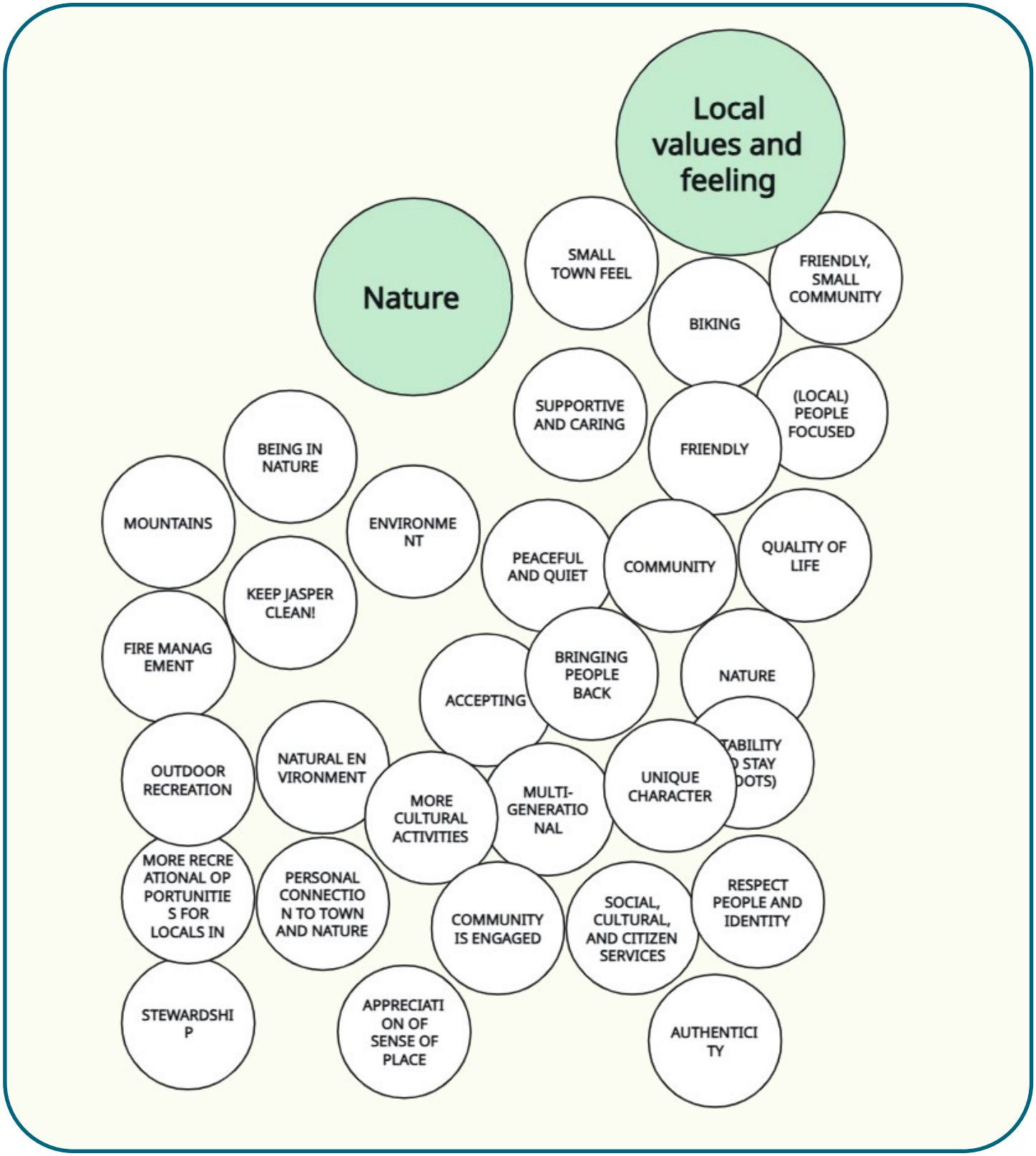
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Activity 1. Identify key themes: Results

Public online workshop

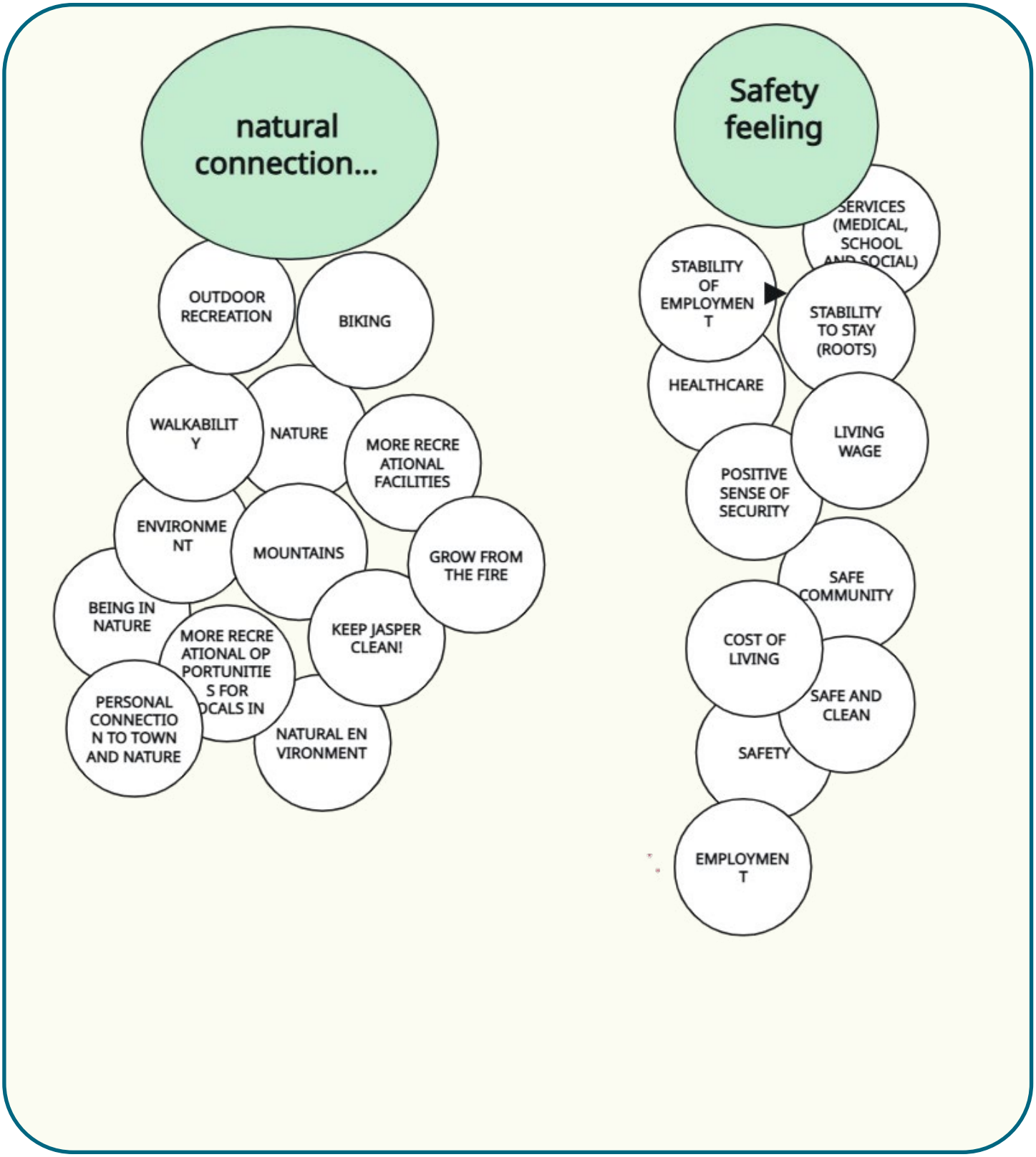
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Activity 1. Identify key themes: Results

Public online workshop

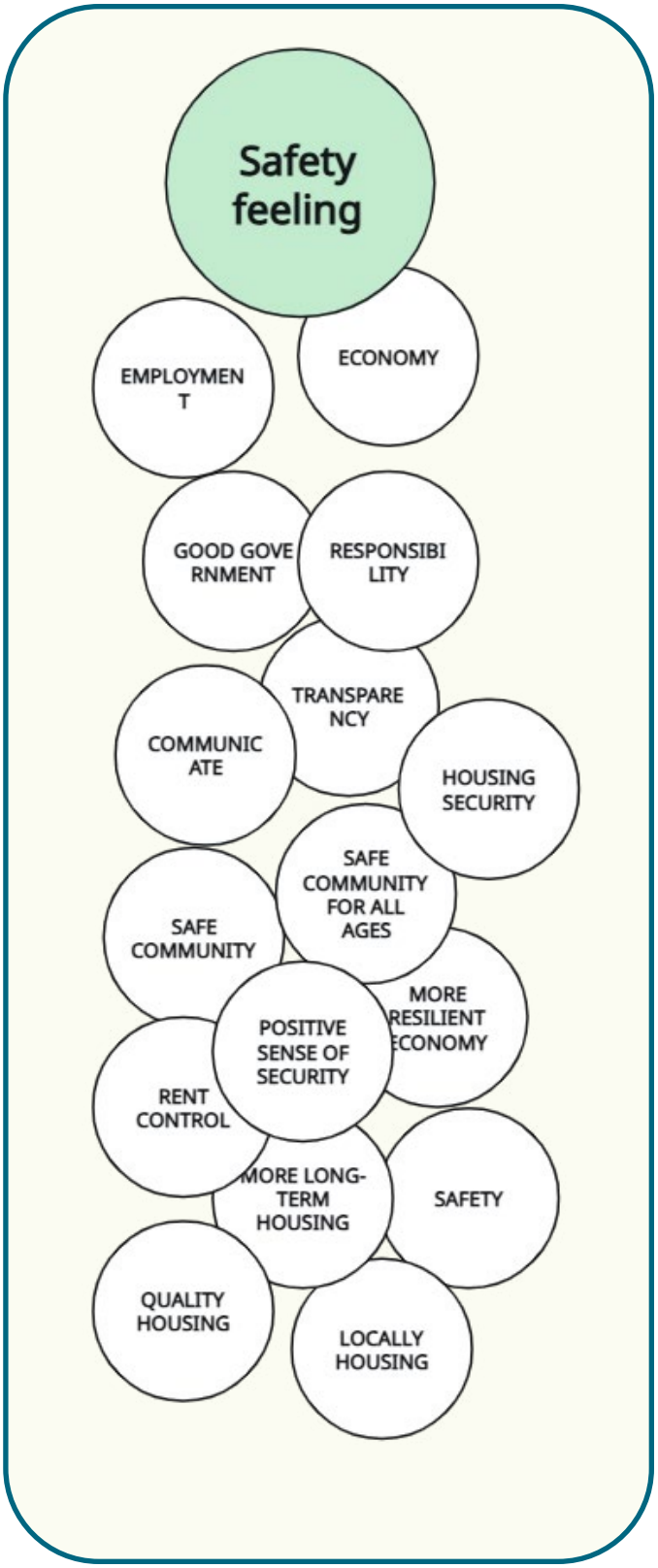
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Activity 1. Identify key themes: Results

Public online workshop

The following big ideas were identified.



2.3 Activity 2: Explore key themes

Process

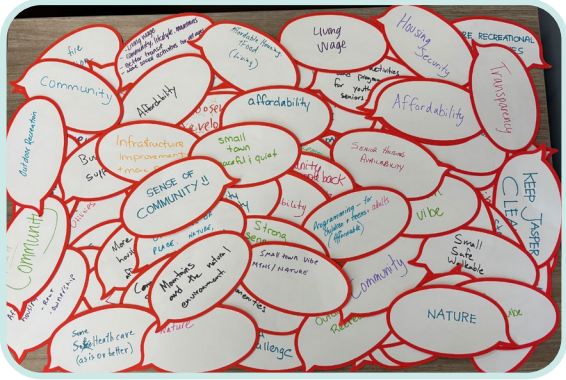
Public in-person workshops and internal workshops (Recovery Advisory Committee and MoJ Lunch and Learn)

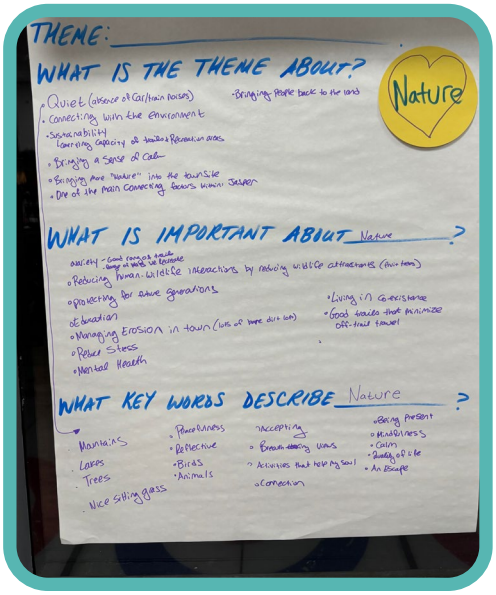
Participants were invited to explore key themes identified in the first activity in more detail. As table groups, participants recorded their answers to the following questions about selected key themes on chart paper:

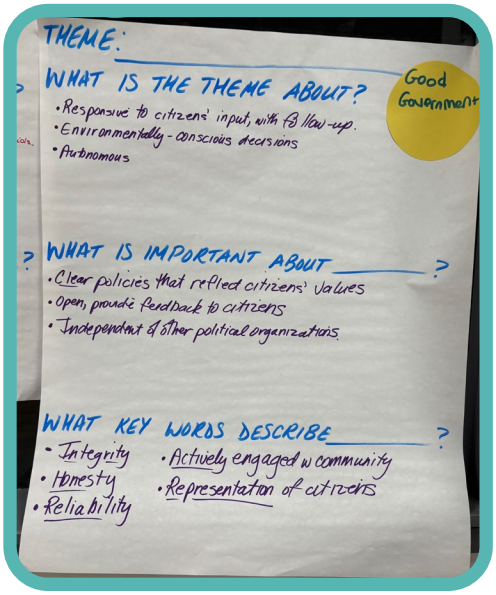
- What is the theme about?
- What is important about "key theme"?
  - The question for the public in-person morning workshop was slightly different: What is it about "key theme" that gets us through thick and thin?
- What key words describe "key theme"?

Public online workshop

Online participants collectively sorted the big ideas from activity 1 into similar themes.







Activity 2. Explore key themes: Results

Public in-person workshops

The following key themes were explored by the groups.

Affordable housing

What is it about "key theme" that gets us through thick and thin?

- Adaptable people.
- Considerate, patient, generous.
- Flexible and open to sharing.
- People who can work together.
- People who understand that people are entitled to a wonderful quality of life vs. profits.
- Understanding people.

What key words describe "key theme"?

- Adaptable.
- Generous.
- Inclusion for all types of people.
- Open minded.
- Opportunity.
- Quality of life.
- Supply.
- Together.

Affordable living

What is the theme about?

- Wages.
- Housing options.
- Groceries.

What is important about "key theme"?

- Supports community through long-term residents.
- Raising kids that can stay in town.
- Can save for retirement.

What key words describe "key theme"?

- Opportunity.
- Community.
- Non-profit.
- Long-term.

Community

What is the theme about?

- All-encompassing.
- Connecting.
- Relationships.
- Sense of belonging.
- Sense of safety.

What is it about "key theme" that gets us through thick and thin?

- Uncertainty/isolation.

Good government

What is the theme about?

- Responsive to citizens' input, with follow-up.
- Environmentally conscious decisions.
- Autonomous.

What is important about "key theme"?

- Clear policies that reflected citizens' values.
- Open, provide feedback to citizens.
- Independent to other political organizations.

What key words describe "key theme"?

- Integrity.
- Honesty.
- Reliability.
- Actively engaged with community.
- Representation of citizens.

Activity 2. Explore key themes: Results

Public in-person workshops

Housing security

What is the theme about?

- Affordability.
- Conflict of interest/small town dynamics.
- Foreign workers may not understand Alberta tenancy laws.
- Insecure – Jasper experience/community.
- Lack of resources (tenant information/rights/support).
- Living wage.
- Monopolization.
- Power dynamic/empowerment.
- Rent "control".
- Rights.
- Shortages.
- Staff accommodation (attached to employment).
- Standard of rentals.

What is it about "key theme" that gets us through thick and thin?

- Core need for mental health/safety (somewhere to go that feels secure/safe).
- Hard to build the community if people don't feel secure to start a family or stay long enough to become a larger part of the community.
- Sense of home (especially for people away from home and family).
- Will not participate in community/volunteer or enjoy Jasper if not mentally well.

What key words describe "key theme"?

- Affordability.
- Community.
- Knowledge (rights).
- Landlord/tenant power dynamic.
- Living wage vs. income.
- Mental health.
- Shortages and monopolies driving up market.
- Standard of living.

Inclusive in town services

What is the theme about?

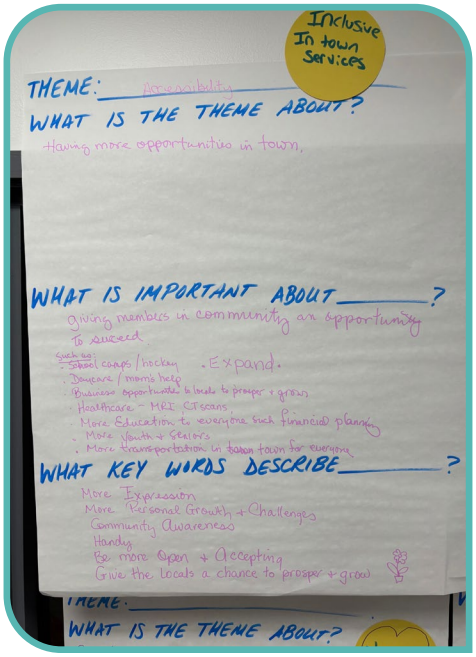
- Having more opportunities in town.

What is important about "key theme"?

- Giving members in community an opportunity to succeed.
- School camps/hockey.
- Daycare/mom's help.
- Business opportunities to locals to prosper and grow.
- Healthcare – MRI, CT scans.
- More education to everyone such as financial planning.
- More youth and seniors.
- More transportation in town for everyone.

What key words describe "key theme"?

- More expression.
- More personal growth and challenges.
- Community awareness.
- Handy.
- Be more open and accepting.
- Give the locals a chance to prosper and grow.



Activity 2. Explore key themes: Results

Public in-person workshops

Nature

What is the theme about?

- Connecting with the environment.
- Sustainability (carrying capacity of trails and recreation areas).
- Bringing a sense of calm.
- Brining more "nature" into the townsite.
- One of the main connecting factors within Jasper.

What is important about "key theme"?

- Variety of trails and ways we recreate.
- Reducing human wildlife interactions by reducing wildlife attractions.
- Protecting for future generations.
- Education.
- Managing Erosion in town (lots of bare dirt lots).
- Reduce stress.
- Mental health.
- Living in coexistence.
- Good trails that minimize off-trail travel.

What key words describe "key theme"?

- Accepting.
- Activities that help my soul.
- An escape.
- Animals.
- Being present.
- Birds.
- Breathtaking views.
- Calm.
- Connection.
- Lakes.
- Mindfulness.
- Mountains.
- Nice sitting grass.
- Peacefulness.
- Quality of life.
- Quiet (absence of car/train noises).
- Reflective.
- Trees.

Programming for all ages

What is it about "key theme" that gets us through thick and thin?

- Activities to give people something to do.
- Building connections.
- Community support.
- Improve mental health.
- Keeps people out of trouble.
- Mentorship.
- People have a place to go.
- Resident retention.

What key words describe "key theme"?

- Belonging.
- Connection.
- Peer-to-peer support.
- Resident retention.

Senior housing and affordability

What is it about "key theme" that gets us through thick and thin?

- Community support.
- Money.
- Options.

What key words describe "key theme"?

- Affordability.
- Choice.
- Inclusion.
- Seniors.

Activity 2. Explore key themes: Results

Public in-person workshops

Small town

What is the theme about?

- The vibe.
- Physically small town.
- Social connections.
- United community.
- Friendly, welcoming, inclusive.
- Familiarity.

What is important about "key theme"?

- Walkability, accessibility, and bike ability.
- Safety – bike, don't lock doors, community members look out for each others kids.
- Easy/walkable access to services.
- Knowing your neighbours/community members.
- Having a voice/being seen and therefore having an impact/influence.
- Character (built) of community.
- Common ground/interests/values.
- Exceptional and diverse services for the size of the town.
- Not overdeveloped.

What key words describe "key theme"?

- Common ground/shard values.
- Friendly.
- Inclusive.
- Familiarity.
- Character/uniqueness.
- Compact.
- Safe.
- Spaciousness.

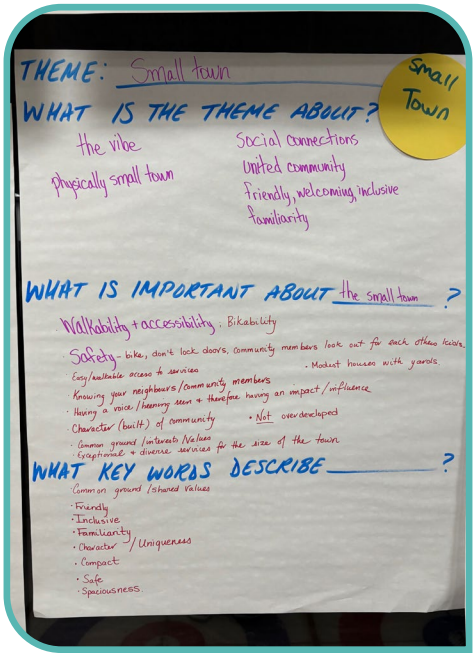
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Activity 2. Explore key themes: Results

Internal workshops

The following key themes were explored during the Recovery Advisory Committee and Municipality of Jasper staff lunch and learn workshops.

Communicate

What is the theme about?

- Clear messaging.
- Timely communications.
- Meeting people where they are at.
- Information sharing.
- External messaging/internal messaging.
- Inclusive.

What is important about "key theme"?

- Clarity.
- Timely.
- Keeping residents informed.
- Engaged.
- Information sharing.
- Strong key messaging.
- Collaboration.
- Information in and out.

What key words describe "key theme"?

- Clarity.
- Transparent.
- Engagement.
- Professional.
- Relevant.
- Simple.
- Informative.
- Two-way.
- Collaboration.

Community

What is the theme about?

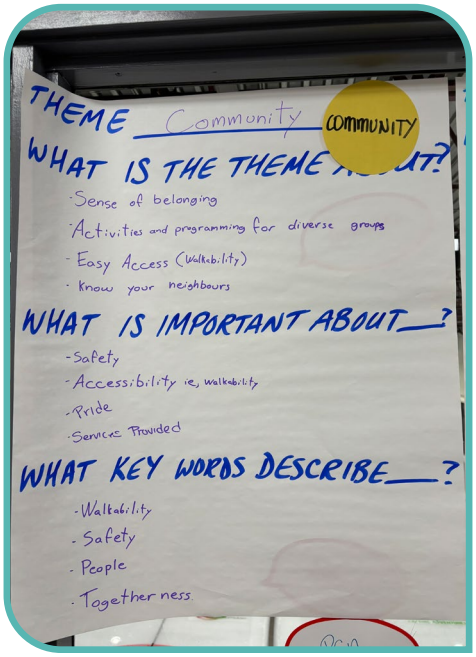
- Sense of belonging.
- Activities and programming for diverse groups.
- Easy access (walkability).
- Know your neighbours.

What is important about "key theme"?

- Safety.
- Accessibility (i.e. walkability).
- Pride.
- Services provided.

What key words describe "key theme"?

- Walkability.
- Safety.
- People.
- Togetherness.



Activity 2. Explore key themes: Results

Internal workshops

Employment

What is the theme about?

- Taxation.
- Overcoming seasonality.
- Stability.
- Balance.
- Gainful employment (12 months/year).
- Retention. Including youth. Linked to housing.
- Lifestyle. People don't all live here because of their job.

What is important about "key theme"?

- Need to reside.
- Meet basic needs.
- Sense of worth/value.
- Contribution to community (economic, social, etc.).
- Stability usually leads to increased engagement in community.

What key words describe "key theme"?

- Stability.
- Community strength.
- Foundational.
- Self perpetuating cycle.

Governance

What is the theme about?

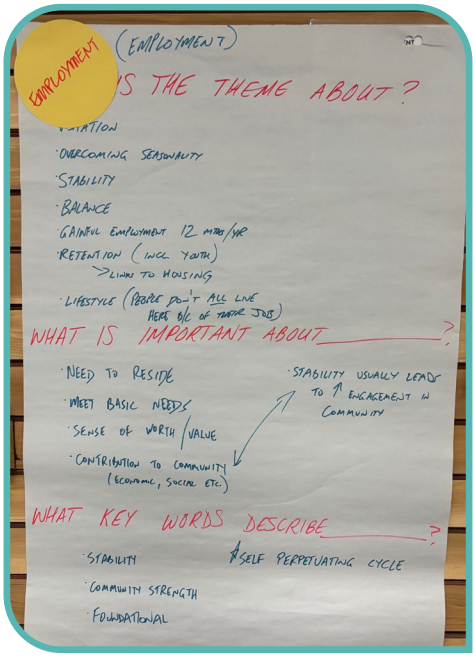
- Community's relationships with Parks Canada and Province. Rules and regulations. Review what works and what doesn't.
- Disconnect between Parks Canada and the community.
- "Big Machine". Rules that don't' make sense. Experts versus residents. Applying 'Parks' lens to understand decisions.
- "Faraway". Missing local context.
- Evolution of the relationship.
- Education. What is a park for?

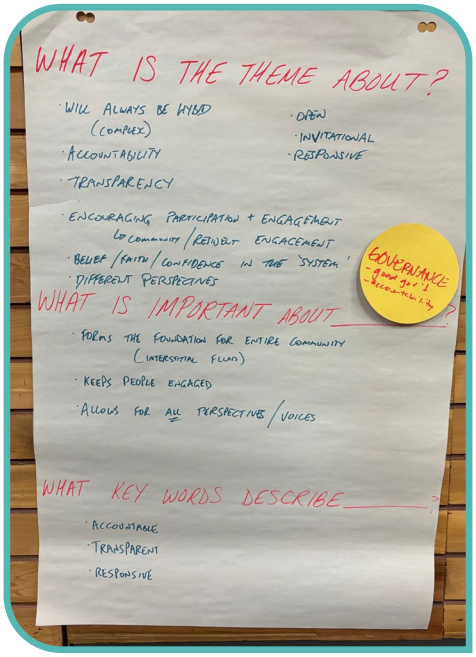
What is important about "key theme"?

- Jasper sits at the intersection of three levels of government (Indigenous Communities, Parks Canada, and Alberta).
- Jasper belongs to all and means something to Canadians. Therefore, the community needs to consider the bigger lens.

What key words describe "key theme"?

- Partnership.
- Politics.
- Intersection.





Activity 2. Explore key themes: Results

Internal workshops

Governance (good government and accountability)

What is the theme about?
- Will always be hybrid.
- Accountability.
- Transparency.
- Encouraging participation and engagement with community and residents.
- Belief, faith, and confidence in the 'system'.
- Different perspectives.

What is important about "key theme"?
- Form the foundation for entire community (interstitial fluid).
- Keeps people engaged.
- Allows for all perspectives/voices.

What key words describe "key theme"?
- Accountable.
- Transparent.
- Responsive.

Housing (1)

What is the theme about?
- Goal for housing: Availability, affordability, and quality.
- Long-term appropriate: Seniors, seasonal, supported living for people with needs, and young families.
- Support sense of community/livability.

What is important about "key theme"?
- Community stability/attractiveness.
- Age in place.
- Accommodate seasonal demand for housing.
- R1/R2 availability for families vs use as staff accommodation (corporate ownership).
- Right type of housing for those being housed.

What key words describe "key theme"?
- Appropriate/affordable housing for each segment of the community (single, young, families, and seniors).
- Availability, affordability, and quality.
- Suits the segment it's designed for.

Housing (2)

What is important about "key theme"?
- Foundation of community.
- Fundamental right.
- Safety and mental health.
- Base of our economy.
- There should be choice.
- Retention of professionals.
- Home ownership leads to investing/community engagement by residents.
- Balance of residents owning vs. businesses owning homes.

What key words describe "key theme"?
- Choice.
- Retention.
- Equity.
- Stability.
- Community.
- Connection.
- Safety.
- Affordability.
- Engagement.

Infrastructure

What is the theme about?
- Good infrastructure makes remote small town life possible.
- Infrastructure makes mountain experience accessible.
- Provided a foundation for an economy.

What is important about "key theme"?
- Important as it provides opportunities in Jasper.
- Brings people to our community.
- Opportunities to explore.
- Creates possibilities.

What key words describe "key theme"?
- Accessibility.
- Opportunity.
- Efficiency.

Activity 2. Explore key themes: Results

Internal workshops

Natural environment

What is important about "key theme"?

- Outdoor recreation and access to it (proximity and spectrum of skills).
- Scenery.
- Clean air and water.
- UNESCO World Heritage/Natural Park.
- Wildlife and living with animals.
- Health and wellbeing from being in nature.

What key words describe "key theme"?

- Accessibility of nature.
- Mental health.
- Physical health.
- Living in a national park.
- Stewardship over park.
- Natural.

Quality of life in Jasper

What is the theme about?

- Attitude.
- Access to trails and lakes.
- Fresh air.
- Mental health.

What is important about "key theme"?

- Happiness.
- Affordability.
- Sense of community.
- Activities.
- Nature.
- Diversity.
- Community services.

What key words describe "key theme"?

- Sense of community.
- Natural beauty.

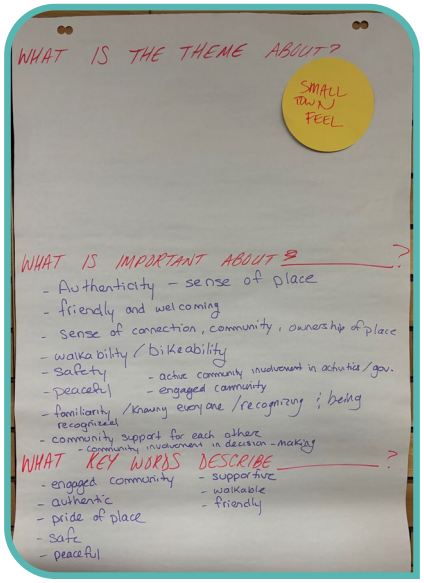
Small town feel

What is important about "key theme"?

- Authenticity – sense of place.
- Friendly and welcoming.
- Sense of connection, community, and ownership of place.
- Walkability/bike ability.
- Safety.
- Peaceful.
- Familiarity, knowing everyone, recognizing and being recognized.
- Community support for each other.
- Community involvement in decision-making.
- Active community involvement in activities/ government.
- Engaged community.

What key words describe "key theme"?

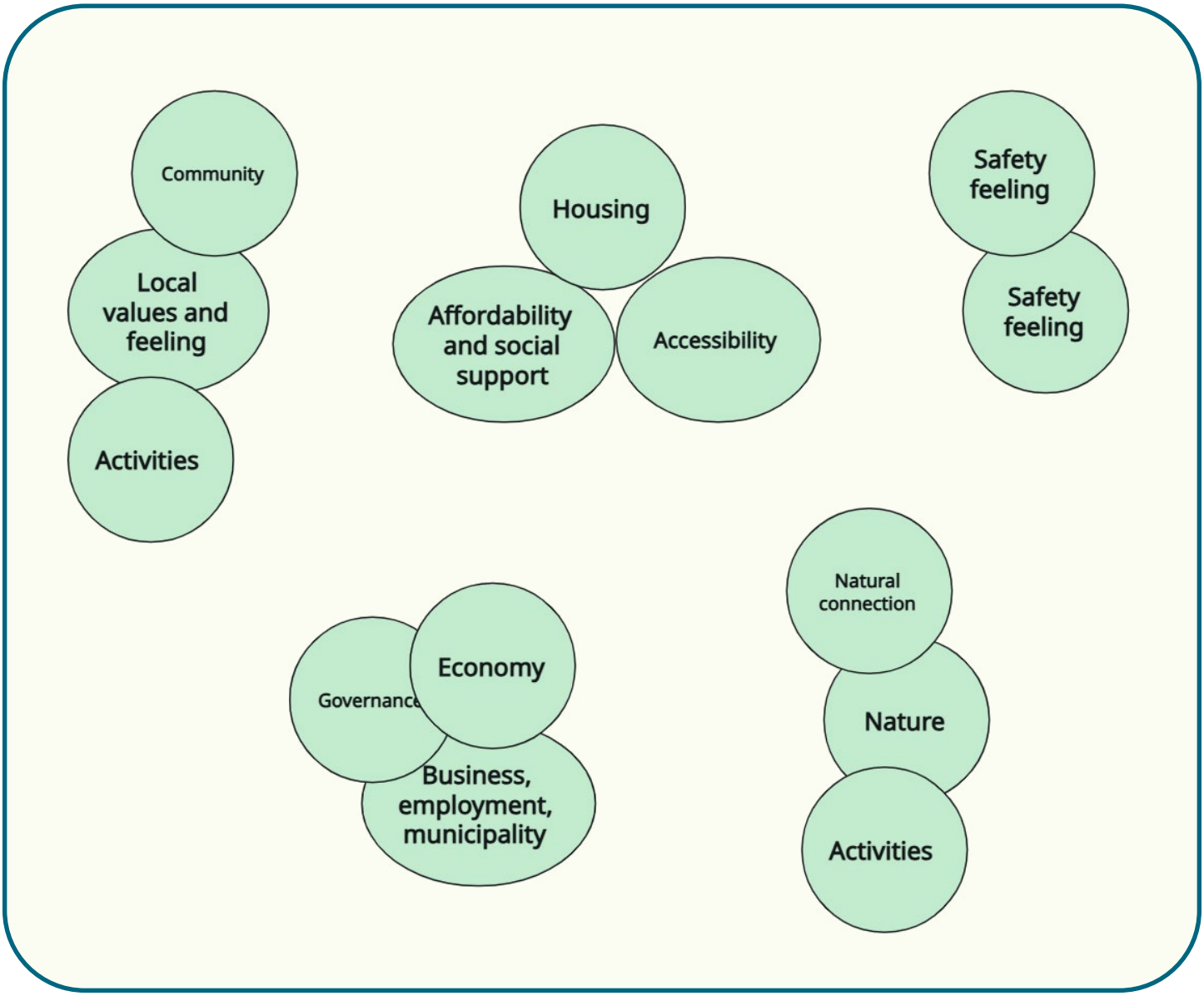
- Engaged community.
- Authentic.
- Pride of place.
- Safe.
- Peaceful.
- Supportive.
- Walkable.
- Friendly.



Activity 2. Explore key themes: Results

Public online workshop

The big ideas from activity 1 were sorted into similar groups.



2.4 Activity 3: Identify values

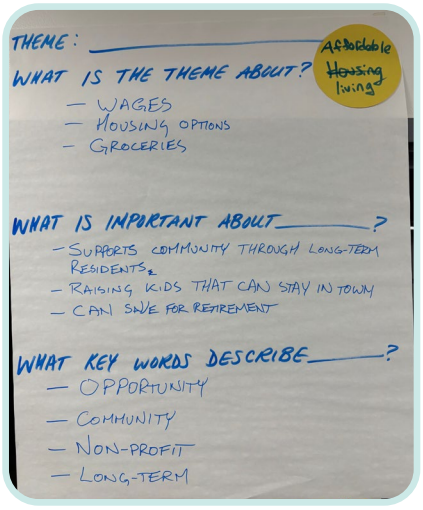
Process

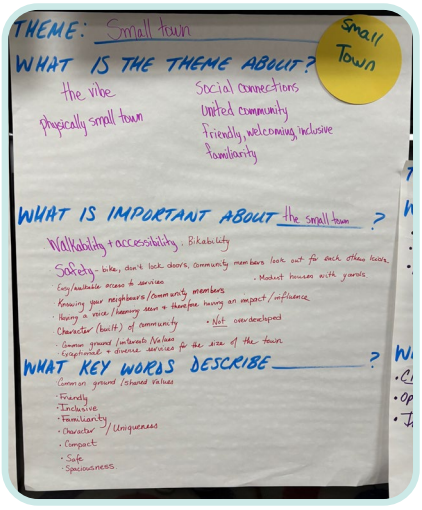
Public in-person workshops and internal workshops (Recovery Advisory Committee and MoJ Lunch and Learn)

The groups collectively reviewed the chart papers from the second activity and identified values that stood out.

Public online workshop

This activity was not part of the online workshop.







Activity 3. Identify values: Results

Public in-person workshops

The following values were identified.

- Accepting and inclusive
- Access to knowledge (tenant rights)
- Adaptable
- Affordability
- All-encompassing
- Choice
- Communicate and engaged
- Community
- Community support
- Connecting
- Connection
- Friendship
- Generous
- Growth from the fire
- Inclusion
- Mental health
- Multi-generational
- Open-minded
- Opportunity
- Peer-to-peer support
- Personal connection to town and nature
- Privilege
- Prosperity and growth for everyone
- Quality of life
- Relationships
- Resident retention
- Security
- Seniors
- Sense of belonging and safety
- Supply
- Transparency
- Unique character
- Quality of life

Activity 3. Identify values: Results

Internal workshops

The following values were identified.

Accessibility **Accountability** **Affordability** **Balance/stewardship**

Economy **Efficiency** **Engagement** **Equity**

Intersection of governments **Lifestyle (quality of life)** **Opportunity**

Opportunity (impact on government, engaged, and involved) **Quality of life**

Responsibility **Retention** **Sense of community**

Sense of place/authenticity **Stability** **Stability to stay (roots)**



2.5 Activity 4: Thoughts on Jasper's housing situation

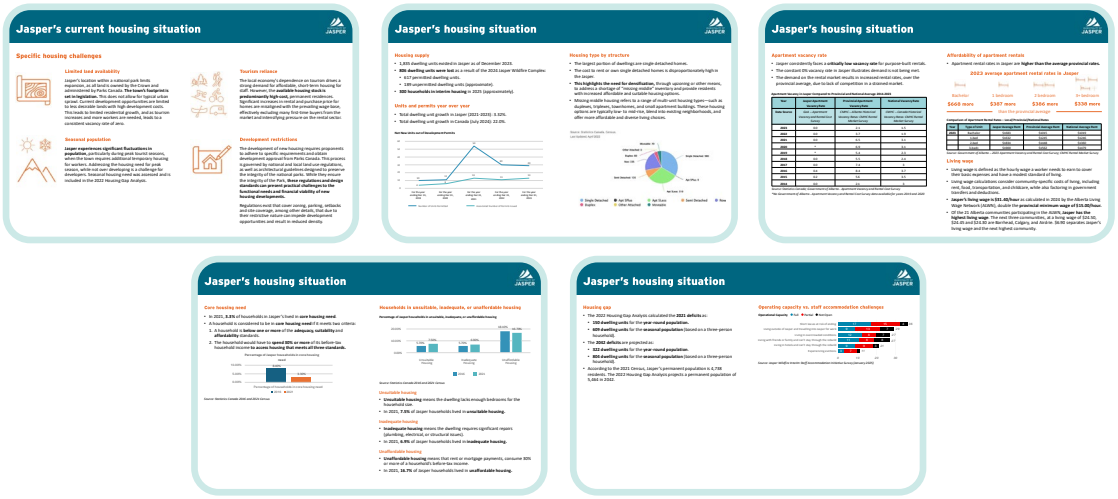
Process

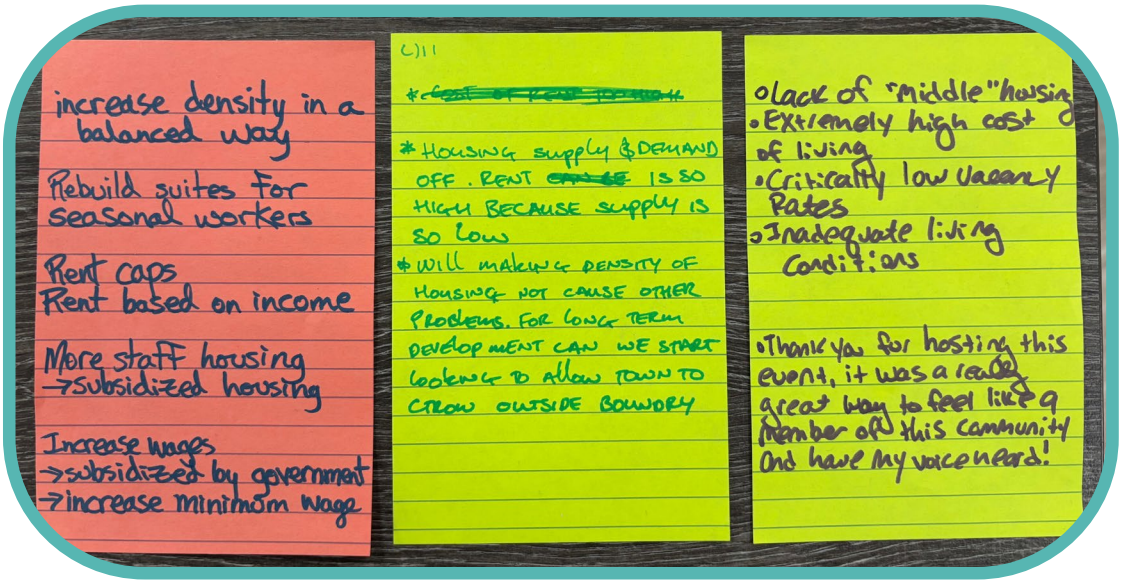
Public in-person workshops and internal workshops (Recovery Advisory Committee and MoJ Lunch and Learn)

Participants reviewed handouts with background and statistical information on Jasper's housing situation (see pages 6 - 10 of the **April 2025 workshop display boards**). They were asked to discuss the information in small groups and record their reactions and comments on sticky notes.

Public online workshop

Polls were used to gauge participants' reactions to different housing information. Individuals were able to provide multiple reactions to the same information set.





Activity 4. Thoughts on Jasper's housing situation: Results

Public in-person workshops

Responses were sorted into the following key themes.

Affordability

- Affordability issues.
- Apartment rental rates are disgusting.
- Crazy - i.e. average rates for rentals in Jasper.
- Explore subsidized housing based on income and rent caps to provide affordable housing options.
- Extremely high cost of living.
- High cost of living a part of the "Jasper Tax".
- How is anyone coming in for the first time that wants to stay supposed to save enough for a house or family especially considering how far below living wage are being paid.
- Increase wages.
- I've lived here most of my life and it never occurred to me to stay to build my future because I knew I'd never be able to afford it and thrive here.
- Landlords need to charge to offset high housing costs.
- Missing middle housing created over the last few years has not made housing more affordable.
- More affordable housing for low-income families is needed.
- Most kids who grew up in Jasper can't afford to live and work here.
- Need for living wage.
- The cost of housing is very high in Jasper.
- We need a rent cap.

Comparison of housing data

- Some individuals would like to see Jasper's housing data compared to similar communities rather than provincial averages.

Density

- Concern that changes to housing densities may cause other problems.
- Increase density in a balanced way.
- Need for densification.

Development process

- Parks "no basement windows" but will be used for accommodation.
- Parks needs to make rebuilds easier, user-friendly, and fair.
- Permitting process to build units is too complicated.
- Regulations and design standards do not seem excessive compared to other town/cities.
- Streamline requirements.
- Too many barriers.
- Too much red tape that drives people into renting illegal units.
- Too much red tape to start a business as a contractor. Leads to less builds for rentals or expensive builds.

Inclusivity

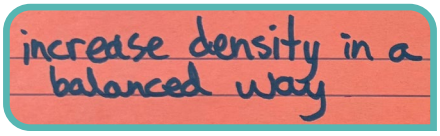
- Jasper is for everyone, so we advertise.

Land availability

- For long-term development can we start looking to allow the town to grow outside boundary.
- Keep footprint the same. We have expanded before. Doesn't work. Will impact healthcare and policing and cost more money for tax payers.
- Limited land availability.
- Wish more people knew about the legislation that limits land availability in Jasper.

Opportunity

- The fire has made this worse but has also opened opportunities for change.



Activity 4. Thoughts on Jasper's housing situation: Results

Public in-person workshops

Projections

- Future housing deficits seem tied to constant growth. Where is the data on projected visitation and business growth?

Reactions

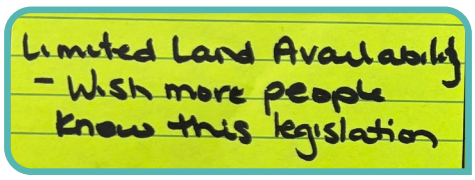
- A big challenge
- A mix of shock and sadness for our community
- Affordability issues
- Angry
- Concerned
- Confirmation of what we have been hearing around
- Confusion. How did we let this happen?
- Cost prohibitive
- Depressing
- Difficult!
- Disgusting (rent in Jasper)
- Frustrating
- Greedy
- Heartbreaking
- Help!
- Highly complex
- Hopeless
- In need of change
- Mad - extremely
- Not surprised
- Overwhelming
- Sad
- Upset
- Wow!

Tourism

- Greedy AirBNBs and approved accommodation need to be limited.
- Tourism reliance. Time limit in co-op housing? Alternative solutions?

Supply

- A diversity of population groups with different needs.
- Create a larger number of rental units to lower cost and give people a chance.
- Critically low vacancy rates.
- Housing currently housed but some may need to move many times more.
- Housing shortages have been a long-standing issue.
- Housing supply and demand are off. Rent is high because the supply is so low.
- Inadequate living conditions.
- Information doesn't cover issues like unethical landlords/staff accommodation being owned by your employer.
- Lack of "middle housing".
- Many young people move to Jasper for temporary employment and their needs are different. At the same time many of the young people stay and make Jasper their home.
- Not enough interim housing.
- Please do not let companies buy up all the housing in town, all that will do is fix things short term, it will end up lowering the housing available to people who want to stay and drive up the cost. There needs to be another option because I also don't want the town to expand. It'll contribute to the destruction of our beauty.
- Rebuild suites for seasonal workers and provide more staff housing.
- Seasonal housing vs. long-term housing.
- Seasonal population. Staff housing but not locked to employer.
- Single detached is out, attached multi-unit dwellings are better for the environment, North Americans need to change their thinking on that.
- Two issues are temporary housing during rebuild and long-term planning.
- What portion of all businesses provide for their own staff?



Activity 4. Thoughts on Jasper's housing situation: Results

Internal workshops

Responses were sorted into the following key themes.

Affordability

- Pricey to live here. The costs might be higher than published.
- I would like to see longer census data. Jasper has always been a desirable place to live. Increasing housing will only increase the population with only very short-term affordability impact.
- Wages are not enough for rent.
- The living wage is two times the minimum wage.

Data

- Jasper is clearly an outlier in Canada and Alberta.
- Limitations to the solutions are self imposed.
- Unsurprised but disappointed.

Density

- So much density potential within the townsite.

Infrastructure

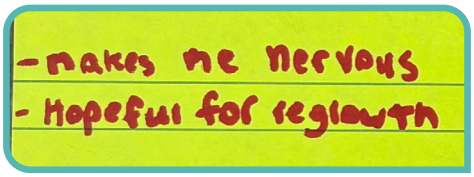
- Increasing density does make me nervous regarding critical community infrastructure.

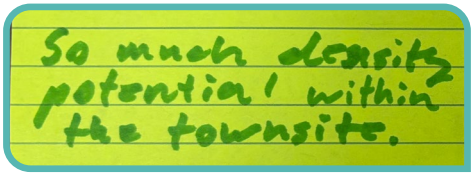
Opportunity

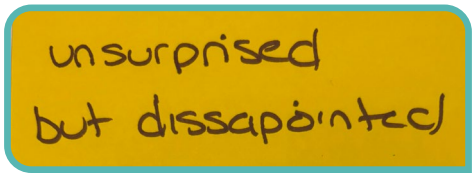
- Hopeful for regrowth.

Supply

- 560 single detached is too much.
- Entry-level home ownership to pull people from staff accommodations.
- I don't believe Jasper has a housing issue but more of a staff housing issue and a lack of entry-level housing (i.e. condos or equivalent).
- Loss vs what we had.
- Staff accommodation to address sustainability, adequacy, and affordability.
- Staff village vs family housing.
- Surprised by the number of actual dwellings pre-fire.







Activity 4. Thoughts on Jasper's housing situation: Results

Public online workshop

The following are responses to polls to gauge participants' reactions to different images of housing information.

Reactions to Image 1: Housing type by structure

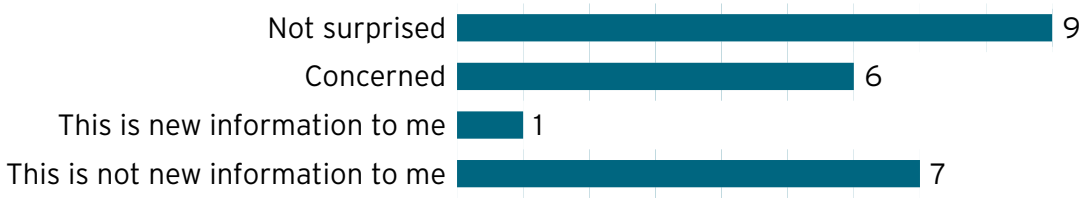
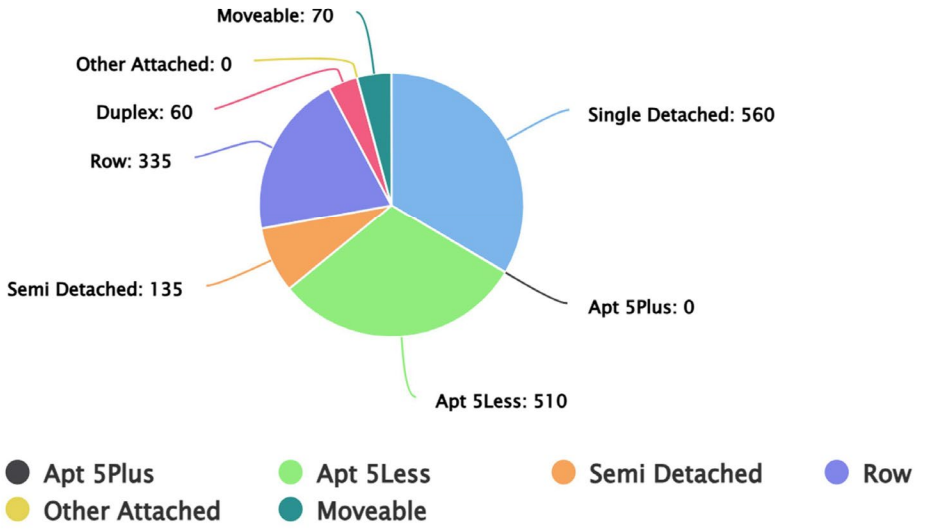


Image 1: Housing type by structure

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

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



Activity 4. Thoughts on Jasper's housing situation: Results

Public online workshop

Reactions to Image 2: Apartment vacancy rate

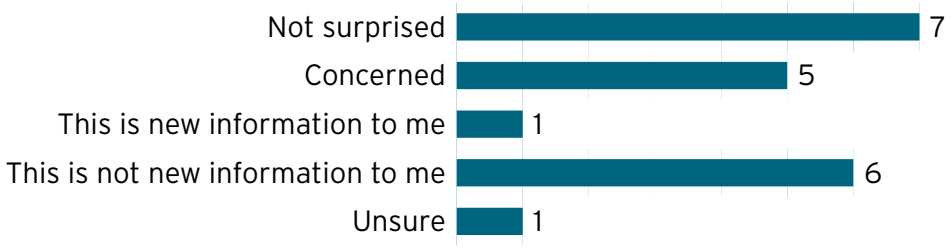


Image 2: Apartment vacancy rate

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

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

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

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

Activity 4. Thoughts on Jasper's housing situation: Results

Public online workshop

Reactions to Image 3: Affordability of apartment rentals

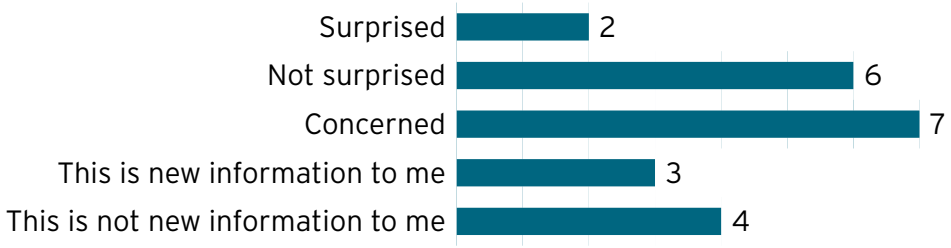


Image 3: Affordability of apartment rentals

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

2023 average apartment rental rates in Jasper

Bachelor	1 bedroom	2 bedroom	3+ bedroom
$668 more	**$387 more**	**$386 more**	**$338 more**

than the provincial average

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

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

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

Activity 4. Thoughts on Jasper's housing situation: Results

Public online workshop

Reactions to Image 4: Living wage

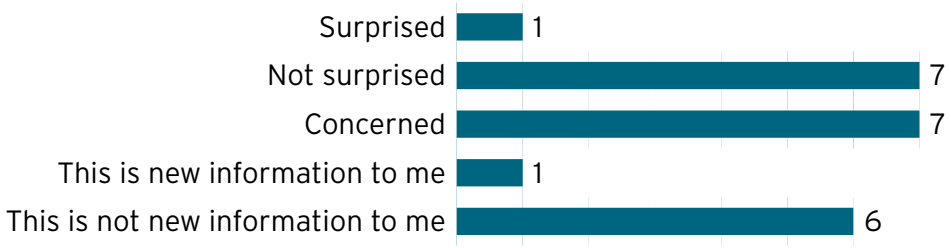


Image 4: Living wage

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

Activity 4. Thoughts on Jasper's housing situation: Results

Public online workshop

Reactions to Image 5: Households in unsuitable, inadequate, or unaffordable housing

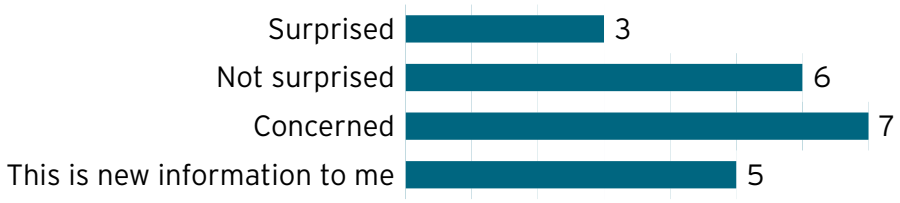
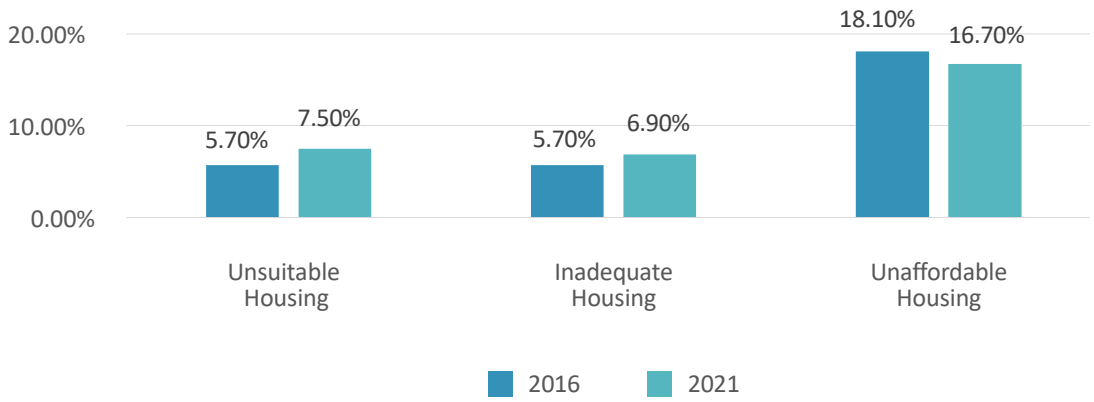


Image 5: Households in unsuitable, inadequate, or unaffordable housing

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



Source: Statistics Canada 2016 and 2021 Census

Unsuitable housing

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

Inadequate housing

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

Unaffordable housing

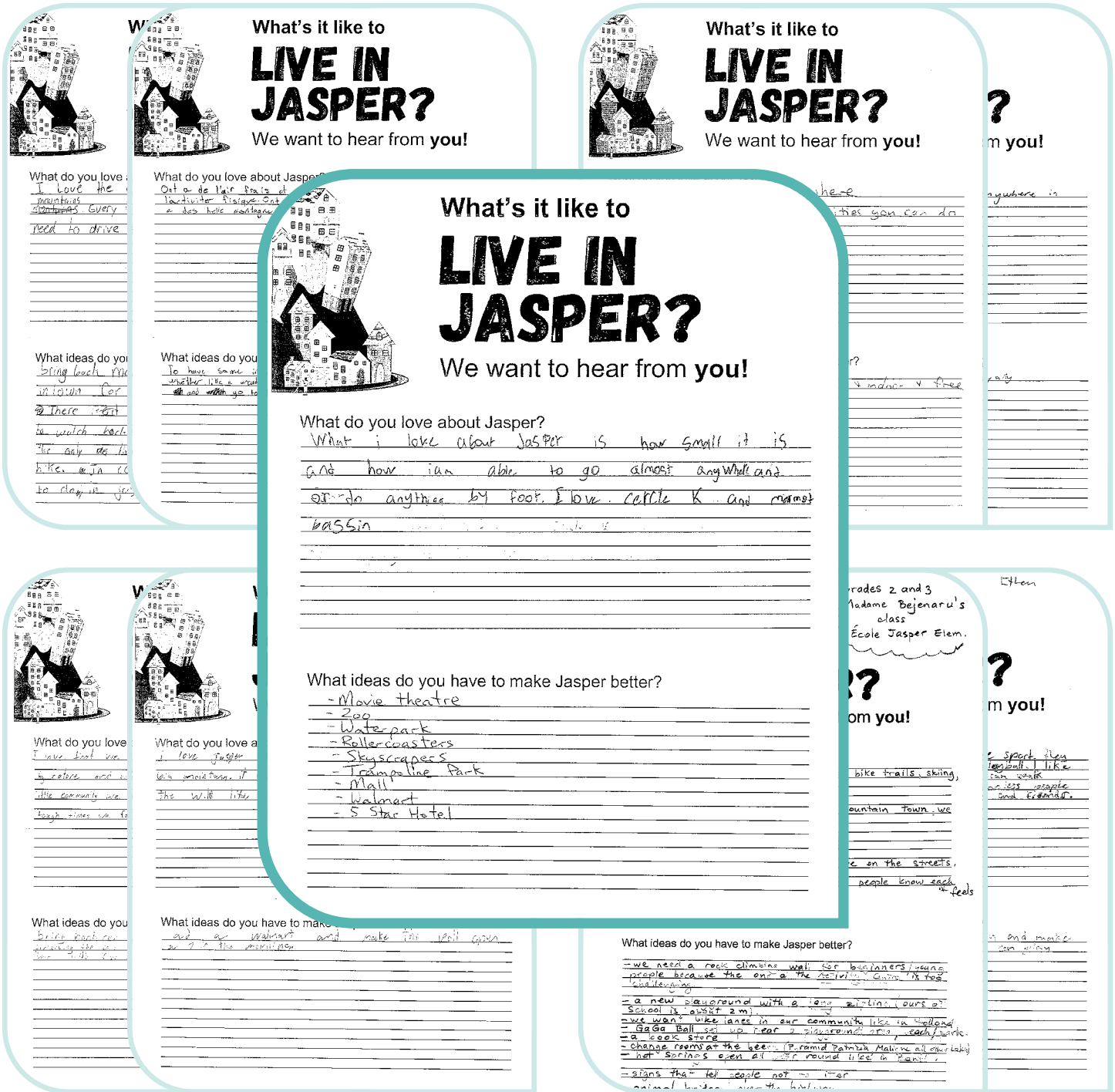
- **Unaffordable housing** means that rent or mortgage payments, consume 30% or more of a household's before-tax income.
- In 2021, **16.7%** of Jasper households lived in **unaffordable housing.**

2.6 Youth engagement

Process

Youth perspectives were heard by:

- Completing the **Social Assessment survey** during school classes.
- Participating in the **Rec Room program** on Tuesday, April 15, 2025.



Youth engagement: Results

The following are responses from both youth groups.

What do you love about Jasper?

Community

- Feels cozy.
- Know each other.
- The people.
- There for each other.

Safety

- Can walk around without being attacked.
- Feel protected by the mountains.
- Feel safe and secure.
- Freedom - can go places without parents.
- No homeless people.

Nature

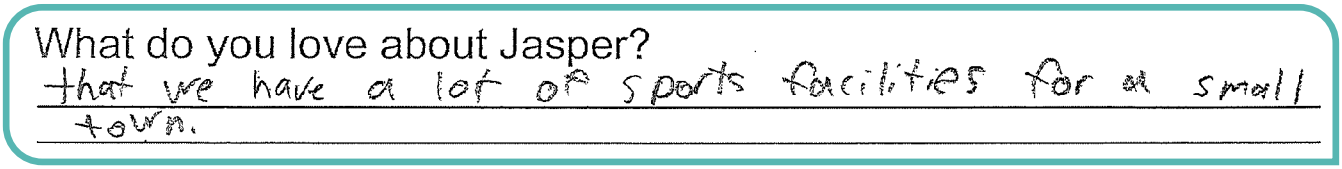
- Fresh air.
- Lakes.
- Mountains.
- Pretty views.
- Trees, flowers, and plants.
- Wildlife.
- Winter and summer seasons.

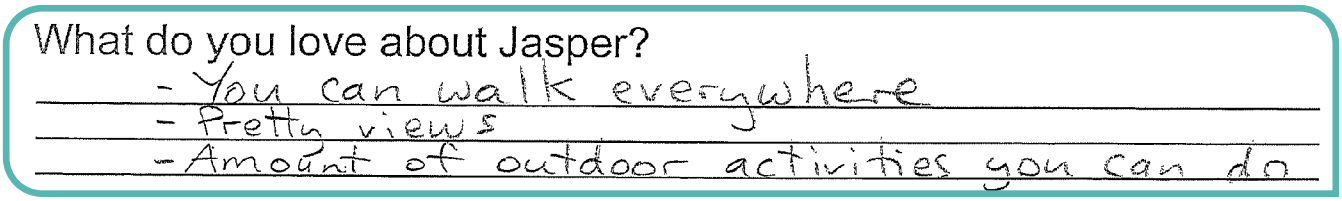
Small town

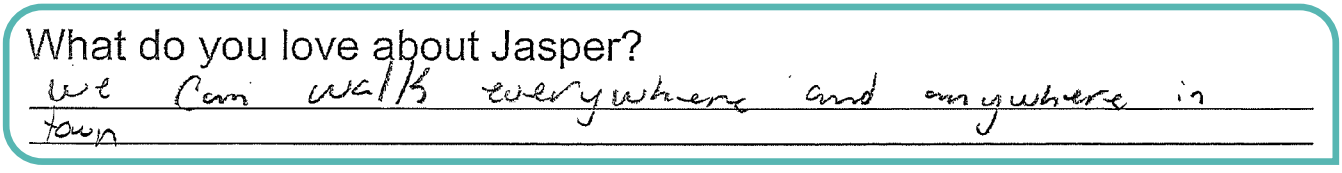
- Can walk everywhere.
- Easy to get around, it's small.
- Mountain town.
- That I know everyone in the community.

Recreation

- Activity centre.
- Badminton.
- Bike trails.
- Hockey.
- Horse stables.
- Lots of outdoor activities.
- Pool.
- Skating.
- Skiing.
- Snowboarding.
- Soccer.
- Sports.
- Tennis.
- The hockey arena.
- Volleyball.







Youth engagement: Results

The following are responses from both youth groups.

What ideas do you have to make Jasper better?

Activities

- Activities for teens – outdoor, indoor & free.
- Arcade.
- Big lights and scoreboard at the soccer field.
- Bowling.
- Bring back drop-in volleyball.
- Changing rooms at the beach (Pyramid, Patricia, Maligne...).
- Fix boards in arena.
- GaGa ball.
- Hot springs open year-round.
- Longer soccer season.
- Movie theatre.
- New playground with long zipline.
- Outdoor pool.
- Rock climbing wall for beginners.
- Rollercoasters.
- Skyscrapers.
- Soccer dome to extend the season.
- Trampoline park.
- Waterpark.
- Zoo.

Entertainment

- An arcade (3x kids said this).
- Bowling alley.
- Clubs dedicated to fun games like bowling, video games.
- Laser tag.
- More people.
- More stuff for teens to do.
- Movie theatre (5x kids said this).
- Places for teens to hang out inside in the winter.

Sports

- Add a new bike park.
- Better soccer field maintenance.
- Big lights and scoreboard at soccer field.
- Have a AA hockey team in town.
- Lights at the soccer field.
- More clubs/sports teams.
- More soccer fields.

More services

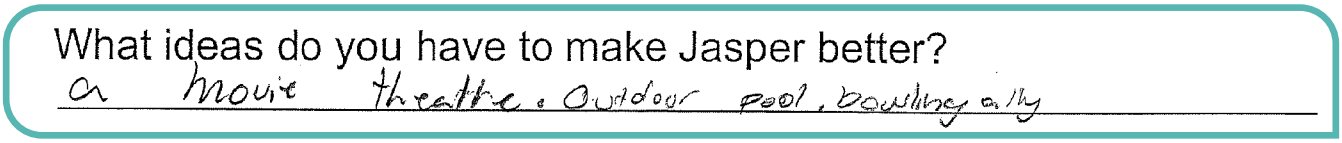
- 5-star hotel.
- Bookstore.
- Fewer marijuana stores.
- Mall.
- McDonald's.
- Walmart.

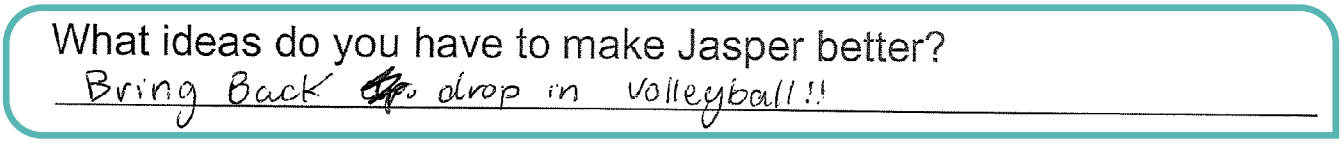
Stewardship

- Animal bridges over the highway.
- More fire breaks.

Infrastructure

- Bike lanes.
- More lights around the burnt areas of town.
- Signs to tell people not to litter.





Youth engagement: Results

The following are responses from both youth groups.

What is a challenge about living in Jasper?

Affordability

- No shops that I can afford.

Amenities

- No dog park in town.
- Not much things to do.

Housing

- Living in a trailer.
- Not many houses for people.
- Housing is hard.

Remote

- Some things are very far away like shops and airports.
- There are not a lot of new people.
- Wildfires.

Small town

- Everyone knows everyone.

Winter

- Hard to find things to do in the winter.
- Difficult to play sports in the winter and after it gets dark.

What challenges do you face in Jasper?

Were very isolated from the big city's where things are much much cheaper. So we have to drive 4 + hars just to get things

What challenges do you face in Jasper?

I can't play soccer very easily in the winter or once the sun sets in the fall.

What challenges do you face in Jasper?

The fire
Seeing burned houses

3 May engagement

In May, Jasperites:

Confirmed the town values.

Explored tools for welcoming more homes in Jasper.



3.1 Who we heard from



Online public workshop

14 people attended

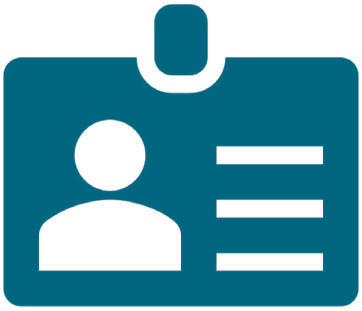
May 7 at 6 PM



In-person public workshop

29 people attended

May 8 at 10 AM (9 people) and 6 PM (20 people)



Municipality of Jasper lunch and learn workshop

14 people attended

May 7 at 11 AM



Recovery Advisory Committee workshop

8 people attended

May 12 at 3 PM



Youth perspectives

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



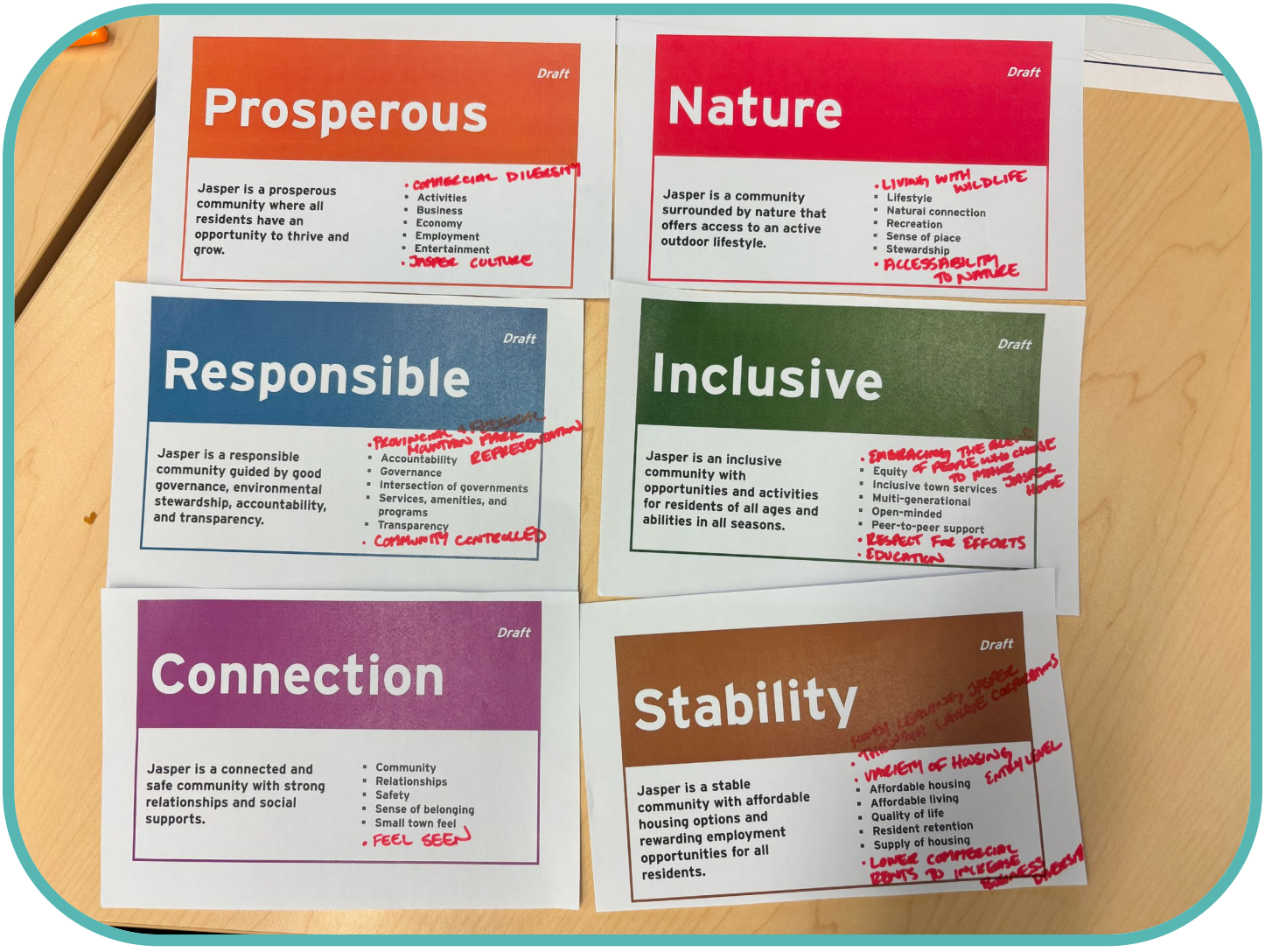
Online survey

22 people completed

3.2 Activity 1: Edit the draft town values

Process

The draft town values were developed based on community input received during phase 1 in April. Participants were split into small groups and asked to review, discuss, and edit the draft town values.



Activity 1. Edit the draft town values: Results

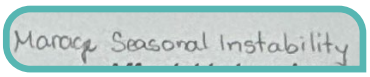
The following summarizes the comments of participants from the public workshops, public survey, and internal workshops.

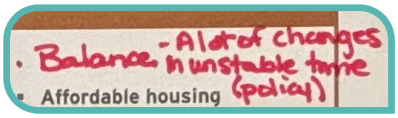
Draft

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**





Key words

Public

- Balance: A lot of changes in unstable time (policy).
- Caps on population, density, and visitation.
- Ethical business practices.
- Limits to growth.
- Manage seasonal instability.
- Quality of life.
- Resident retention.
- Stable work force.
- Supporting senior population.
- Variety of housing (entry level).

Internal

- Affordable housing – community.
- Supply of housing – staff.
- End good.

Comments

Public

- Concern about the commercial use of private home accommodations on residential land.
- Consistent zoning and enforcement.
- Densification: Designate specific areas of zoning.
- Encourage more diversification of economy.
- Is CN staying in Jasper?
- It would be nice to have designated areas for row housing/apartment. High density vs. single-family dwellings.
- Lower commercial rents to increase business diversity.
- Many leaving Jasper.
- Parking for all.
- The stability section feels like something we are striving for in Jasper and not a reflection of the current.

Internal

- Change "Stability" to "Flexible", "Thriving", or "Vital".
- Change "Stability" to "Sustainability".
- The meet changing needs.
- Something with energy.
- "Stable" does not mean does not change.
- Jasper is a community with affordable housing options and fulfilling employment opportuni-ties for all residents.
- We don't have a community housing issue. We have a staff housing issue.
- Jasper is committed to affordable housing options and rewarding economic opportunities for all residents.
- Change "Stability" to "Attractive".
- Jasper is an attractive community with affordable housing options and rewarding employ-ment opportunities for all residents.

Activity 1. Edit the draft town values: Results

The following summarizes the comments of participants from the public workshops, public survey, and internal workshops.

Draft

Connection

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

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

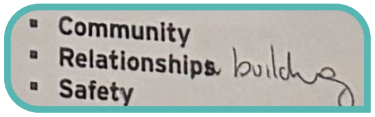
Key words

Public

- Feel seen.
- Friendly.
- Sense of belonging.
- Volunteerism.

Internal

- Access (walk and bike).
- Relationship building.



Comments

Public

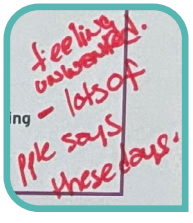
- Connected to what? Within itself or to something outside of the community? We have a connection to the rest of the world (tourism). Does this matter as a community? We think so.
- Is connection and inclusive redundant?
- Lots of people feeling unwanted.
- Sense of belonging before the fire was lost – how do we regain that.
- Should safety be under responsible?
- Small town feel:
  - Is a priority.
  - Core value when talking about densification and parking.
  - This needs to be more prominent. Need to balance this with density, not too dense.

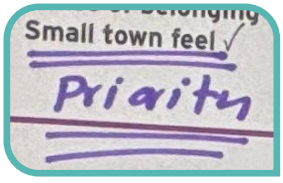
Internal

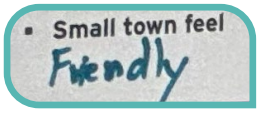
- "Sense of belonging" is a huge thing and could be its own.
- Change "Connection" to "Cohesion".
- Change "Connection" to "Social.
- Jasper is a **cohesive** and safe community with strong relationships and social supports.
- Jasper is a **social** and safe community with strong relationships and social supports.













Activity 1. Edit the draft town values: Results

The following summarizes the comments of participants from the public workshops, public survey, and internal workshops.

Draft

Nature

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

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

Key words

Public

- Accessibility to nature.
- Awareness.
- Clean.
- Living with wildlife.
- Planet.
- Sustainability.
- Waste stream sustainability.

Internal

- Balanced.
- National Park.
- Proximity to nature.
- Work-life balance.

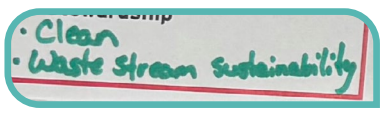
Comments

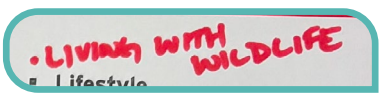
Public

- "Jaser is a community embedded in nature...".
- Does responsible overlap with environmental responsibility?
- Protection of greenspace/zoning/lot sizes.
- The fact that we are in a National Park should be incorporated into this word. This puts us aside from other communities who are also surrounded by nature. We like that the word "Stewardship" incorporates what we stand for as residents of Jasper.

Internal

- Jasper is a community surrounded by nature that offers access to an active outdoor lifestyle **and residents want to take care of the space.**
- Jasper is a community **embracing** nature that offers access to an active outdoor lifestyle.
- Not just surrounded, also nature throughout the townsite.
- Jasper is a community surrounded by nature that offers access to an active outdoor lifestyle **and is a major destination for visitors looking for nature.**
- Walk. Bike. Ski. From your house no vehicle required.
- The reason we are here.
- Jasper is a community that values healthy ecosystems and prioritizes environmental stewardship.
- Jasper is a community surrounded by nature that offers access to an active outdoor lifestyle **and the opportunity to connect with nature.**







Activity 1. Edit the draft town values: Results

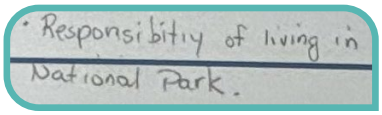
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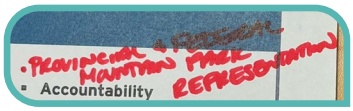
Draft

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**





Key words

Public

- Communication.
- Community centred.
- Contribute to community.
- Public engagement.
- Responsibility to the environment.
- Responsibility.

Internal

- Acknowledgement of Jasper's history.
- Communication.
- Truth and reconciliation.

Comments

Public

- Governance: Council and admin need to be reminded they work for the town people.
- Housing for different demographics including youth and seniors.
- How are we addressing limits to growth/limited capacity in regards to development?
- Importance on transparency.
- Jasper is a responsible community guided by good governance, environmental stewardship, accountability, transparency, and **balance (architectural).**
- Parking for all.
- Provincial and Federal mountain park representation.
- Responsibility of living in a National Park.
- Sense of responsibility for both community and corporations to do good for community.

Internal

- How do we work with the Provincial and Federal governments?
- Close relationships.
- Who is? General public?
- Change "Responsible" to "Stewardship".

Activity 1. Edit the draft town values: Results

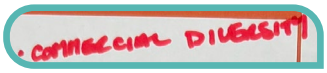
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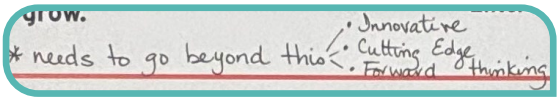
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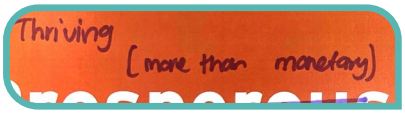
Prosperous

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

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









Key words

Public

- Commercial diversity.
- Cultural/art scene.
- Healthcare (physical and mental).
- Jasper culture.
- Needs to go beyond this:
  - Innovative.
  - Cutting edge.
  - Forward thinking.
- Prosperity.
- Prosperous and/or thriving.
- Purpose.

Internal

- Services.
- Properly compensated jobs.
- Engagement.
- Resilient opportunities.
- Enjoy.
- Tourism.

Comments

Public

- Business (more variety and no franchises).
- Definition of prosperous? Accumulation of wealth? Is prosperity a measure of success?
- Growth is not sustainable. At some point it needs to be limited.
- Leadership. Leaders in sustainability. Too business focused.
- Need money. Taxes prevent this. Stretched too thin.
- Need more clarity around "Economy".
- Not so far!
- Not too much entertainment.
- Prosperous: Too much emphasis on economy/money.
- Strange - Need a different word than "Prosperous".
- Vibrant or thriving instead of prosperous.
- We want the prosperity of our community to be kept within our community/country's means. We don't mind partnering (that's often important for prosperity) but we want to ensure the power stays within.

Internal

- "Prosperous" sounds too much like "cash".
- Can live here AND enjoy the benefits.
- Change "Prosperous" to **"Flourishing".**
- Change "Prosperous" to "Potential".
- Change "Prosperous" to "Thriving" - More than monetary.
- Development rules/motif.
- Fixed town boundary.
- Is this value actually attainable or realistic for out community?
- Jasper is a **thriving** community where all residents have an opportunity to thrive and grow.

Activity 1. Edit the draft town values: Results

The following summarizes the comments of participants from the public workshops, public survey, and internal workshops.

Draft

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**

Key words

Public

- Education.
- Inclusive town services, including housing.
- Inclusivity.
- Mobility accessible.
- Respect for efforts.

Internal

- Inclusive **and accessible** town services.
- Diversity or dynamic and diverse.
- Diversity.
- Truth and reconciliation.

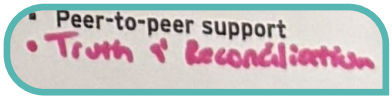
Comments

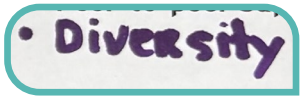
Public

- Embracing the role of people who choose to make Jasper home.
- Ensure capacity for seasonal workers.
- How does equity apply? Feels like a buzz word. That's equality.
- Limited terms for Mayor and Council (two terms).
- Strengthen connection with Indigenous partners.

Internal

- How is municipal infrastructure more accessible?
- Jasper is an inclusive community with opportunities and activities for residents of all ages**, cultures** and abilities in all seasons.
- Jasper is an inclusive community with opportunities and activities for residents of all ages, abilities**, and backgrounds** in all seasons.
- Jasper is an inclusive community with opportunities, activities**, and services** for residents of all ages and **backgrounds.**
- Not just a housing problem.
- Parental discrimination – How do we ensure people aren't secretly discriminated against?
- Senior's housing?
- We have had this for a while.







3.3 Activity 2: Where could we add more homes?

Process

The groups of participants were given simplified land use table maps of Jasper and cut-outs of different housing types. Participants were asked to place the housing cut-outs in areas of the town where more homes could be welcomed.



Activity 2: Where could we add more homes?: Results

The following summarizes key themes of the maps from the public and internal workshops, as well as the public survey.



Apartment buildings (3 storeys)

Public

- 3-story apartment building on RCMP lot.
- 52 units at Pine Grove seniors building, right now 32?
- Around Yellowhead apartments.
- Behind the co-op housing by the fire road towards the bench.
- Get the United Church to give up their lot and build a 3-story universal access building geared towards senior housing, but could be occupied by others. This person has already created a proposal for this, and has asked to be contacted.
- If Parks Canada moves across the tracks, tear down the RCMP building and build a 3-story apartment block.
- In the mobile home area of town.
- More 3+ level apartment buildings in the Residential group 4 near the train tracks.
- More of these in the residential group 4 parcels.
- Multiple 3 level apartments on parcels by the train tracks.

Internal

- Apartment style homes on Sleepy Hollow rd.
- Apartment style houses allowed outside the S block.
- At the north of town in land available.
- Everywhere where a developer is willing to purchase a site large enough to accommodate their building. Other than keeping house values and aesthetics, there are no practical reasons for limiting these developments, as long as extra parking is accounted for: https://missingmiddlehousing.com/
- I think rebuilding the apartment buildings that burnt down is crucial. And staying with the original plan of building apartments on Connaught next to the train tracks, and anywhere else on the outskirts of town. But I think that residents and tourists like the small town vibe of Jasper so we shouldn't get carried away with loading every empty space on the outskirts of the townsite with apartments buildings. And I think the municipality should limit the number of apartment units that businesses can pre-purchase for staff accom.
- More of these on Geikie Street from the Legion to the lot where Pine Grove – Seniors Home was located.



Apartment buildings (4 storeys)

Public

- 4-storys apartments in Cavelle apartments lot.
- By Pine Grove area.
- Have them in the Residential group 4 near the train tracks.
- More of these (at the land available for a potential residential area) in the north of town.

Internal

- As many as you can fit in the parcels by the train tracks going west.
- Consider these types of buildings in group 4 areas on the periphery of the town.
- In parcels by the train tracks.
- In Patricia Circle.
- In S block.

Activity 2: Where could we add more homes?: Results

The following summarizes key themes of the maps from the public and internal workshops, as well as the public survey.



Apartment building (5 storeys)

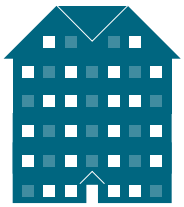
Apartment buildings (5 storeys)

Public

- N/A.

Internal

- At the parking lot of the Activity Centre.



Apartment building (6 storeys)

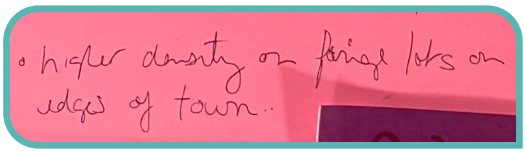
Apartment buildings (6 storeys)

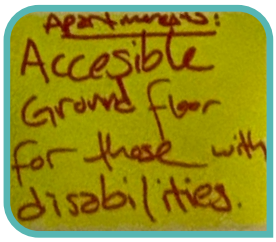
Public

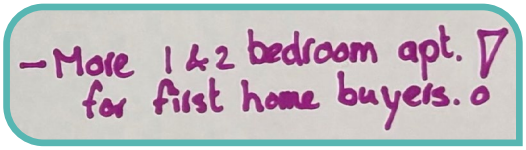
- A 6-story apartment building on the road to Pyramid Lake.
- Allow/have them around the north end of town (4).
- In the Anglican/United church lot.
- In the CN area for hospitality industry workers.
- In the RCMP lot (2).
- Large apartment-style housing should be along the bench.

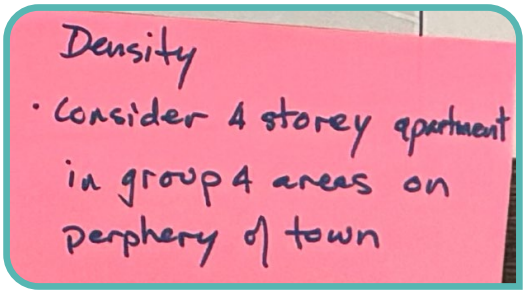
Internal

- Have them on the parcels on Connaught by the train tracks (3).
- Have as many as you can fit in the north side of town.
- Taller buildings at the north of town due to topography.











Activity 2: Where could we add more homes?: Results

The following summarizes key themes of the maps from the public and internal workshops, as well as the public survey.



Fourplex (4 units)



Garage suite



Garden suite

Fourplex

Public

- 16 units of fourplexes next to the Forest Park Hotel.
- In Patricia Circle.
- In the lot behind Bear Hill Lodge.
- More fourplexes in block 31.
- Parcel by the train tracks.

Internal

- In Patricia Circle.

Garage suites

Public

- Allow them in residential group 2.
- Everywhere.
- More in residential group 1.

Internal

- All lots in residential group 1 with a back alley should be able to have an ADU/garden suite/ carriage house.
- In residential group 1.

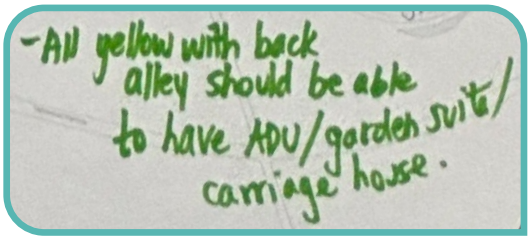
Garden suites

Public

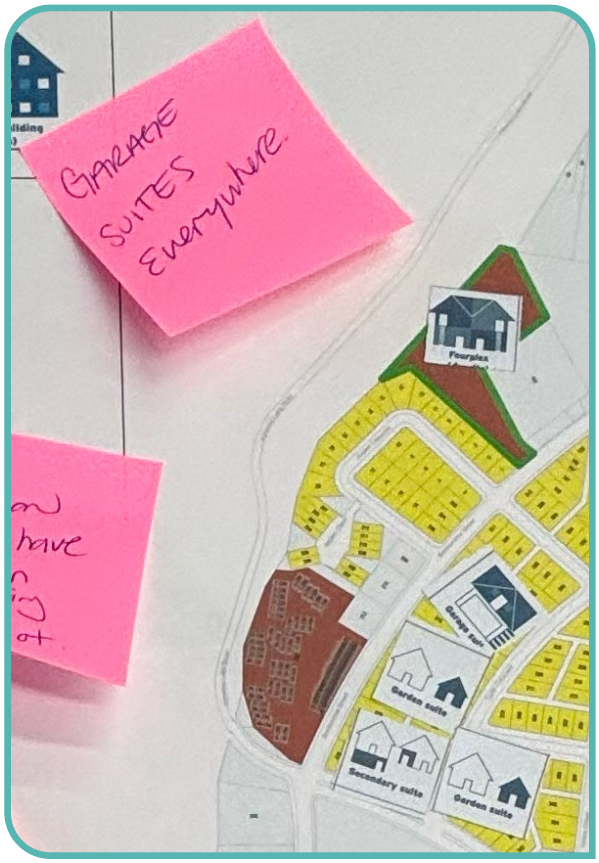
- Allow them in residential group 1.

Internal

- In all residential groups 2 and 3.
- Small units/garden suites style development; senior-focused on lot behind Bear hill Lodge.







Activity 2: Where could we add more homes?: Results

The following summarizes key themes of the maps from the public and internal workshops, as well as the public survey.

Height

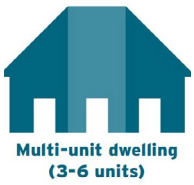
Public

- Same height of buildings in the parcels by the train tracks to allow for a view of the valley.

Internal

- I don't think we should exceed the building height restrictions that are already in place.
- I think taller buildings make sense here (Lote GA on Connaught Drive) and in other areas outside the townsite. However, I don't agree with increasing the limit of how high the buildings can be in Jasper. It will lose the views that tourists come to enjoy and the small-town feel that residents and tourists know and love.
- I would allow taller buildings to be built everywhere.
- It doesn't matter where we increase the height. People can't take their NIMBY attitudes and leave if they aren't willing to adapt to the required needs of the town.
- Limit height on lots by the train tracks to protect the view.





different height restrictions for different areas

Multi-unit dwellings

Public

- 24 units on block 32 (by Lions Park), currently only 12.
- Allow for multi-unit dwellings on Patricia Circle.
- Between the Pine Grove Seniors apartment and the United Church.
- In residential group 2.
- In the lot behind Bear Hill Lodge.
- More condos near the fitness and aquatic centre.
- More on Patricia Place (2).
- On parcels by the train tracks, same height to respect the views down the valley (2).
- RCMP Lot turn into row houses for seniors.

Internal

- Everywhere. https://missingmiddlehousing.com/
- Expand town boundaries and have more of these in those areas.
- Have them in the Cabin Creek area.
- In lots by Centennial Park.
- In Patricia Circle.
- In the lot behind Bear Hill Lodge.
- More allowance for rowhouses and 4 and 6-plexes all over town.
- More of these at the parcel north of town.
- Providing multi-dwelling units in the areas where temporary housing currently sits. I know the original plan was to keep some of the modular homes the province was supposed to send to create permanent housing. I think we should revisit that plane once we have people put of the trailers.
- R1 should not exist in this day in age. Housing development limits that exist only to maintain house values and aesthetics are the foundation of are unequal society, and are the speed brakes to our prosperity, and productive growth.
- There are no real practical reasons for segregated development limits in a town the size of Jasper - other than to for keeping house values or aesthetics. Parking is not a valid argument, especially when you are allowing Airbnb everywhere.
- Why not add in the green space beside the museum and church.

Activity 2: Where could we add more homes?: Results

The following summarizes key themes of the maps from the public and internal workshops, as well as the public survey.

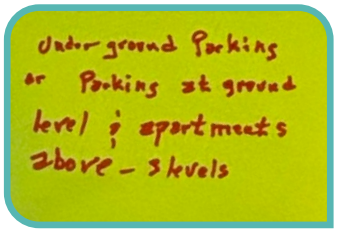
Parking

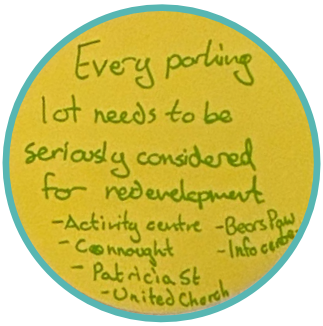
Public

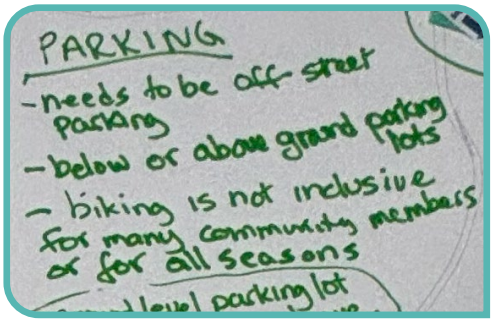
- Building parkades in existing parking lots.
- Changing the regulation pertaining to soft/hard landscape for more driveways.
- Have public parking outside of the town, and have a shuttle for tourists.
- Love the idea of the homeowner deciding how many parking spots your home needs (2).
- More angled parking.
- More multilevel parking.
- More public bike parking.
- Need for off-street parking.
- Outdoor level parking where the Anglican and the united church are located.
- Parking alongside Connaught Street.
- Underground parking or parking at ground level and apartments above (2).
- Underground parking.

Internal

- Add parkade by S block.
- Community parking lots.
- Decrease the percentage of green space (in residential lots) that can be turned into parking.
- Every parking lot needs to be seriously considered for redevelopment.
- Have buildings with parking on the main floor.
- I am very concerned about parking , Its become a problem in the last ten years and it seem like more unit comes with more cars , The project on Pat Street is going to make it a very congested area and it seem like parking rule have been thrown out the window even before the fire.
- If parking is tight, why do we remove parking for patios to be put up? Or to bypass a patio on the sidewalk.
- Important to keep some kind of coupling.
- Residential only parking areas.
- Residential parking passes.
- RV parking in Sleepy Hollow Road closer to the intersection with Connaught Drive.
- Underground parking.







Activity 2: Where could we add more homes?: Results

The following summarizes key themes of the maps from the public and internal workshops, as well as the public survey.



Secondary suite

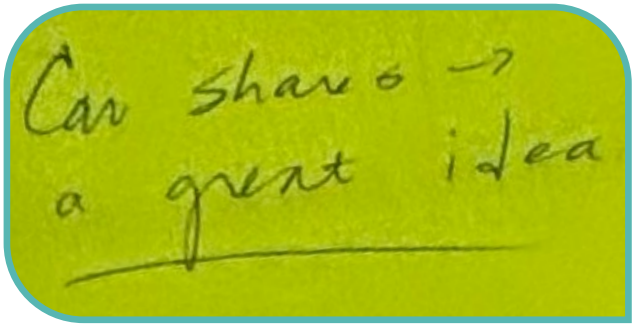
Secondary suites

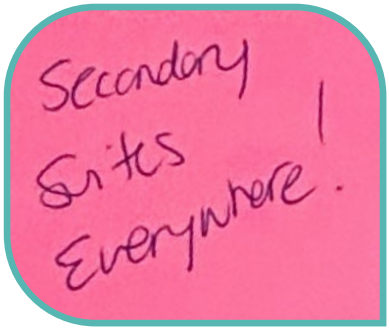
Public

- Allow them in residential group 1.
- Everywhere!
- More in the residential group 2.

Internal

- I think rezoning residential areas for long term rentals vs tourist accommodation is a good idea. It still gives residents the opportunity to have extra income while providing more long-term housing for people coming to live and work in Jasper. It would help bring the cost of rent down by providing more options and provide businesses with a more reliable work force. However it will need to be managed properly to ensure people are providing housing that is respectable for what they are charging.
- Lots of these and garden suites.





Activity 2: Where could we add more homes?: Results

The following summarizes key themes of the maps from the public and internal workshops, as well as the public survey.



Affordable and diverse housing options

Public

- Allow secondary suites, garden and garage suites to all residential group 1.
- Cap the number of duplexes per neighbourhood in residential group 1.
- Co-op Housing where people live in community and own a piece of the building.
- Could hotels create apartment housing for staff, similar to what MPL did with MPL Place.
- Focus dense housing in areas with less mix of housing types in each block – large mix and likely good to Coro---? between neighbours.
- For apartments: Make them accessible for those with physical disabilities.
- Hostel-style housing for seasonal staff.
- More 1- and 2-bedroom apartments for first home buyers.
- More apartments on the edges. Less infill.
- More non-profit housing along Connaught Drive for young families and seasonal staff who want to stay in Jasper.
- Replace PHAs with residential suites. Max 10 years for existing PHAs.

Internal

- Can the United and Anglish church lots be adjusted to be residential?
- Create Staff Village on the north side of town. We don't have a community housing issue, we have a staff housing issue. Season staff do not need to live in community housing.
- RCMP in S block to allow more housing on the lot designated.
- Redevelop Patricia Circle to be multi-dwelling.
- Split Commemoration Park to have housing in the section facing the school.
- Turn the RCMP lot into Multi-Dwelling zone.

Car sharing and transportation options

Public

- Biking is not inclusive for many community members or for all seasons.
- Bring back the Jasper white bikes.
- Car Share – Like Evo (2).
- Encourage bike use to the location.
- More public transit.
- Municipal car share program for residents.

Internal

- N/A.

Civic and community facilities

Public

- Build a community centre with art gallery, food bank, thrift store, chapel office, habitat for the arts and cultural centre and café (lot 301).
- Build the new RCMP station with its own staff housing in the back.
- Parks Canada moves out of the train station into RCMP Barracks or across the tracks to their existing compound.
- Rebuild the Anglican church as a theatre and multi-denominational chapel (lot 301).

Internal

- Make the Baptist church the museum.
- Make the museum the town hall and have a parking lot behind it.

Activity 2: Where could we add more homes?: Results

Concerns

Public

- The proposed apartment block on Connaught should not be built; it's too big, too high, inappropriate for the streetscape, and destroys the character and the views along the main street.
- Why do we need so much more housing if there are limits to the amount of commercial space available.

Internal

- We don't need green space in town other than the necessary municipal fire breaks. We live in a national park.
- We lost a lot of the built heritage, so protecting the "character" of the area is important for visitors.

Empty, underused, or redevelopable spaces

Public

- CN Bunkhouse out of town.
- Empty houses and commercial penalty.
- Encourage CNR to leave town and take its workers to Hinton so more houses become available here.
- If CNR is slowly vacating the Jasper yard, then negotiate with them to get some of the land.

Internal

- Delinquent and vacant property tax?

Land use and building ideas

Public

- Have limited housing in the S block. IE: Dog daycare.
- If you are going to increase housing, then add more light industrial lots in the S block to handle the extra population.
- Instead of concrete, look at steel or PVC and LVC to build a parkade.
- Modern building materials to allow flexibility in building cost (steel or wood).
- Second level of the commercial area for housing or offices, and a co-working space.

Internal

- Allow for residential above commercial building.
- Expand town boundaries.

Museum, art gallery, and train station ideas

Public

- Muni uses the art gallery space as offices.
- Museum and Jasper Art Gallery move into the train station.
- The museum gives up the 3 lots it is on and builds an apartment block.
- Would love the museum in the train station.

Internal

- Museum and Activity Centre lands, redevelop with the museum.

Parking and commercial development

Public

- Move the hardware store to the lot where interim housing is on Connaught by the train tracks, and use the previous hardware store lot for day use parking.
- Rebuild the areas in town where the grocery stores and gas stations are, with businesses on the street level and staff accommodation above.
- The lots by the train tracks should be used for commercial space like grocery stores and gas stations, one story high.

Internal

- Have a gas station by the intersection of Connaught Drive and Hwy 16.

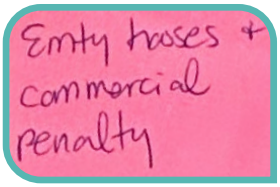
Storage needs

Public

- Need storage for all new buildings.
- Storage facilitates needed.

Internal

- N/A.



Activity 2: Where could we add more homes?: Results

The following are perspectives shared by youth at the Tween STEAM program at the Jasper Municipal Library on May 13.

Youth

- 3- 4 story apartment buildings at the north of town, if interim housing moves out.
- 4-story and 3-story apartment buildings by the current dog park.
- Dog park at Robson Park.
- Duplexes, fourplexes and condos with suites all over Cabin Creek West.
- Fourplexes and garage suites on parcels by the train tracks.
- Fourplexes in all Residential group 1.



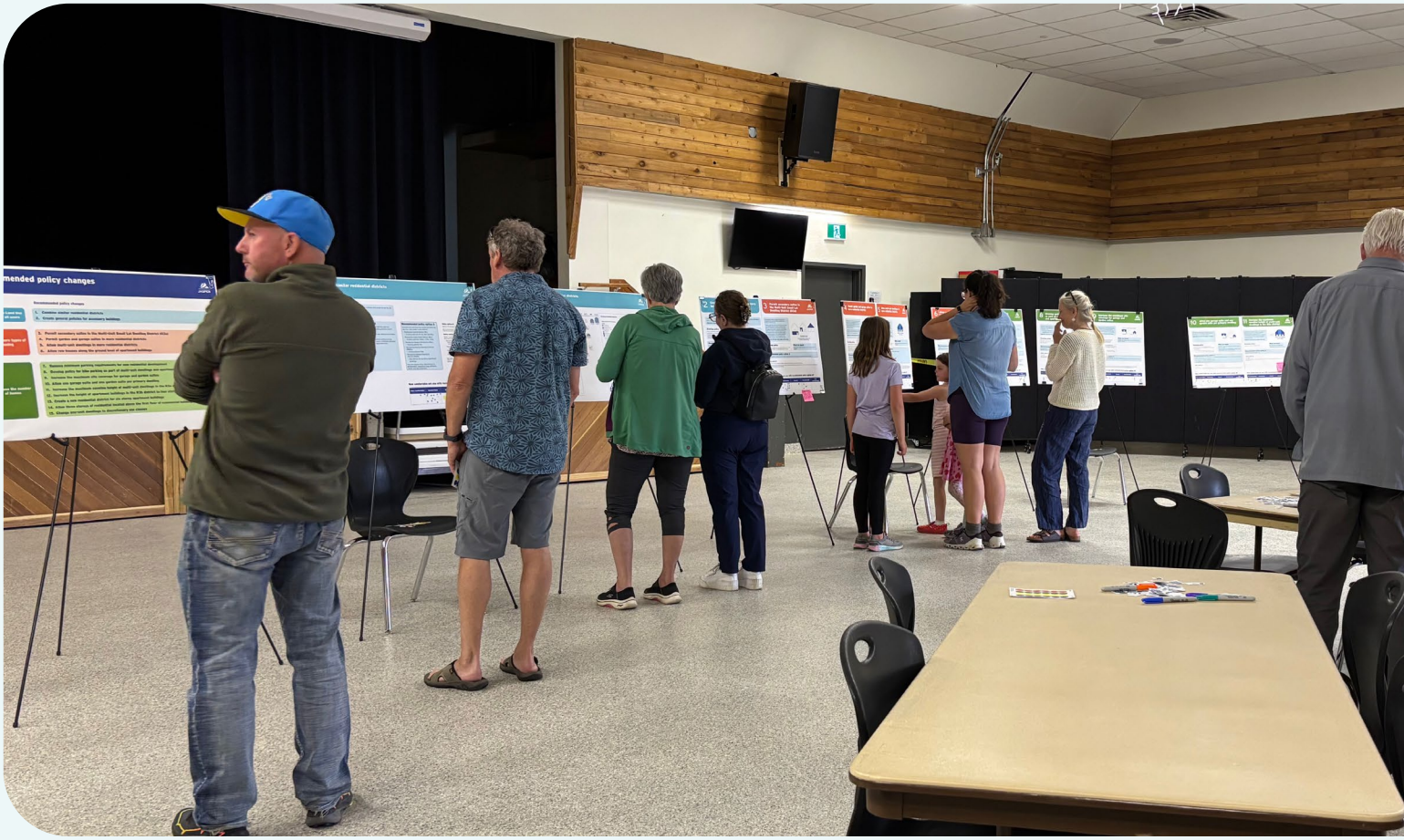


4 June engagement

In June, Jasperites learned about and provided feedback on:

The updated town values.

Potential policy changes related to residential density and parking.



4.1 Who we heard from



In-person drop-in open house

78 people attended

June 4 between 11 AM - 1 PM and 5 - 7 PM



Online open house

3 people attended

June 5 at 5 PM



Online survey

86 people completed the survey

The survey was available from June 4 to 15



Community Summer Celebration

Project team talked with 154+ people

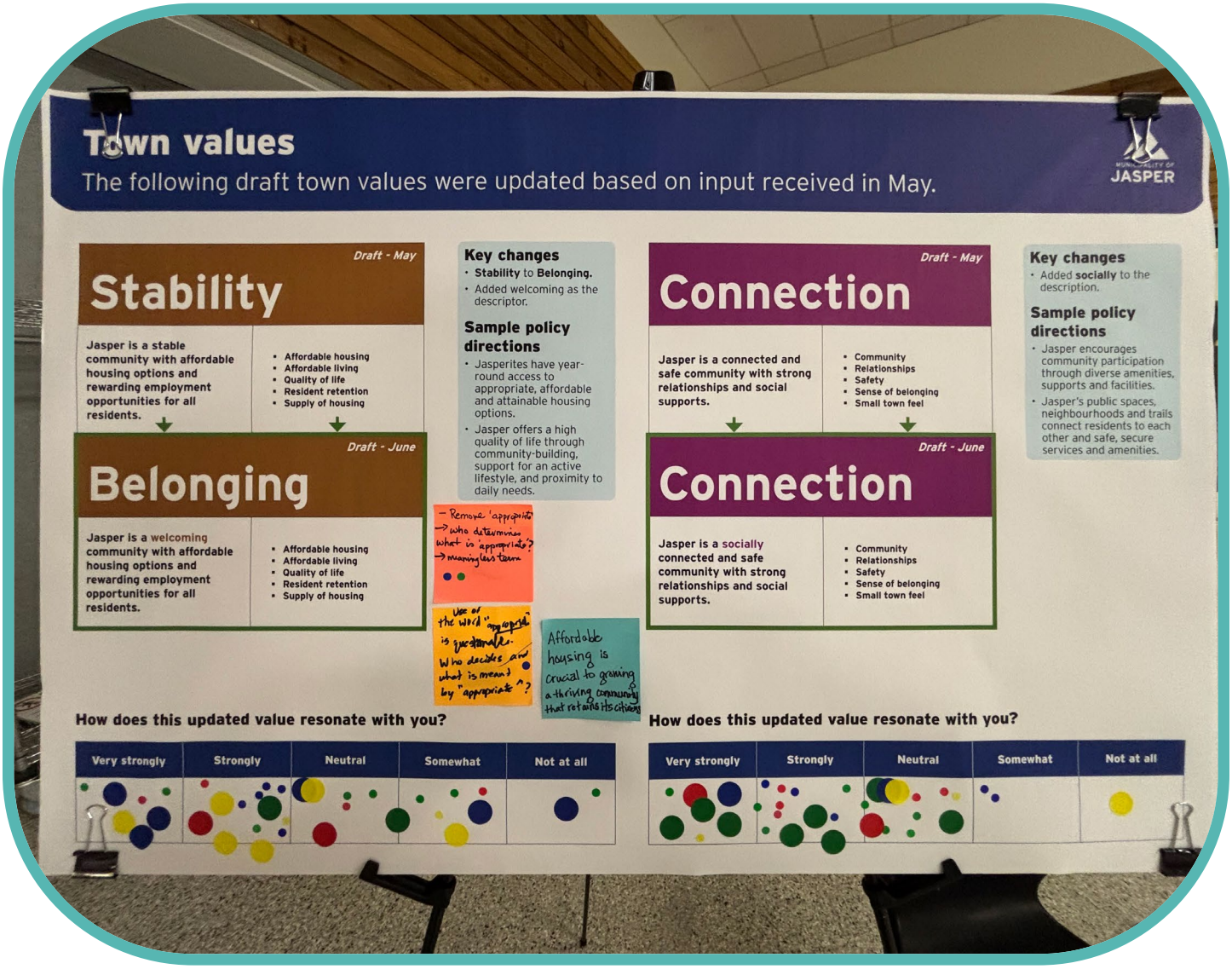
June 8 from 11 AM - 6 PM

4.2 Activity 1. Provide feedback on the updated town values

Process

The draft town values were updated based on input received in May. Key changes between the May and June draft values were highlighted.

Open house participants and survey respondents were asked to identify how strongly the updated values resonated with them.

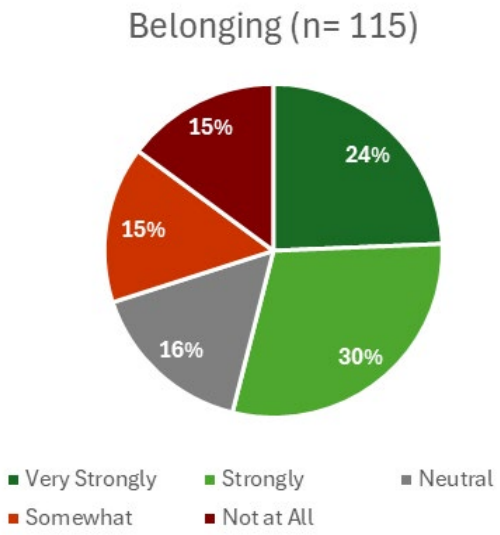


Activity 1. Provide feedback on the updated town values: Results

The following pages show the updated values and feedback received in June from the open houses and online survey.

Belonging

How does the updated value resonate with you?



Comments

- Affordable housing is crucial to growing a thriving community that retains its citizens.
- Comments on the sample policy directions:
  - Remove "appropriate". Who determines what is appropriate? Meaningless term.
  - Use of the work "appropriate" is questionable. who decides and what is meant by "appropriate"?
- I don't think belonging adequately explains the need for affordability.
- I like 'Stability' instead of Belonging - I think belonging is captured in 'connection'.
- I don't believe Jasper offers stability or affordability for housing.

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.

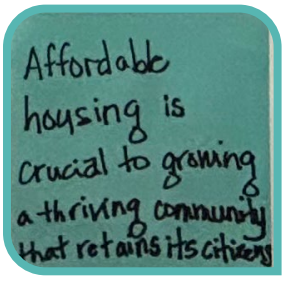
- **Affordable housing**
- **Affordable living**
- **Quality of life**
- **Resident retention**
- **Supply of housing**

Key changes

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

Sample policy directions

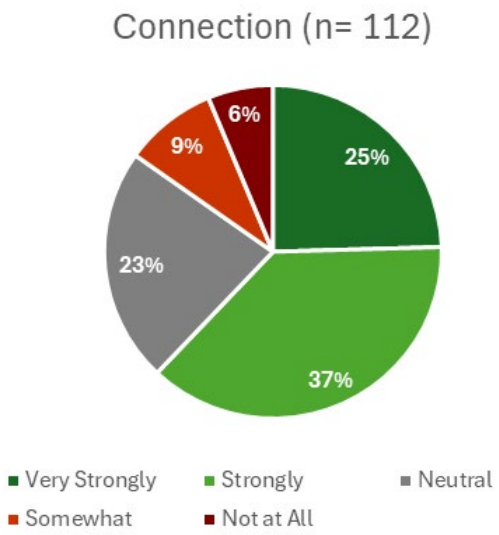
- Jasperites have year-round access to appropriate, affordable and attainable housing options.
- Jasper offers a high quality of life through community-building, support for an active lifestyle, and proximity to daily needs.



Activity 1. Provide feedback on the updated town values: Results

Connection

How does the updated value resonate with you?



Comments

- Social Connection as it relates to the physical form of Jasper also important.

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.

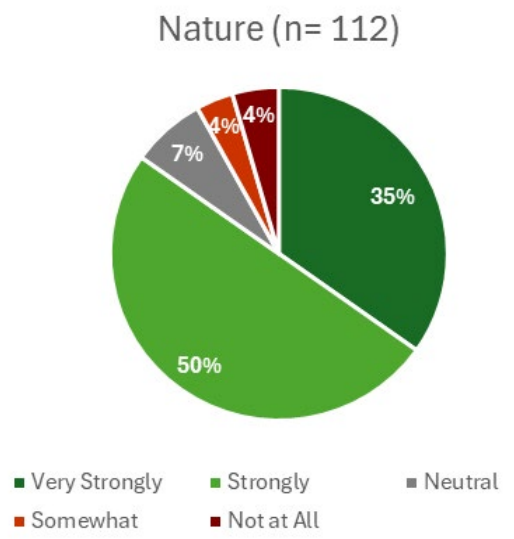
Sample policy directions

- 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.

Activity 1. Provide feedback on the updated town values: Results

Nature

How does the updated value resonate with you?



Comments

- "Good" is there a better word? To me, good = mediocre.
  - Ethical.
- I don't think the idea of environmental stewardship is actually included in connection to nature. There is nothing else in the values that reflect any environmental responsibility.
- Under nature: "an opportunity to connect with nature" seems too closed... suggest "many/ample/ various opportunities to connect with nature" or even "direct connection to nature".
- Environmental stewardship is not meaningfully represented under "nature" - is "Nature" a value? It is something we value...?

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.**

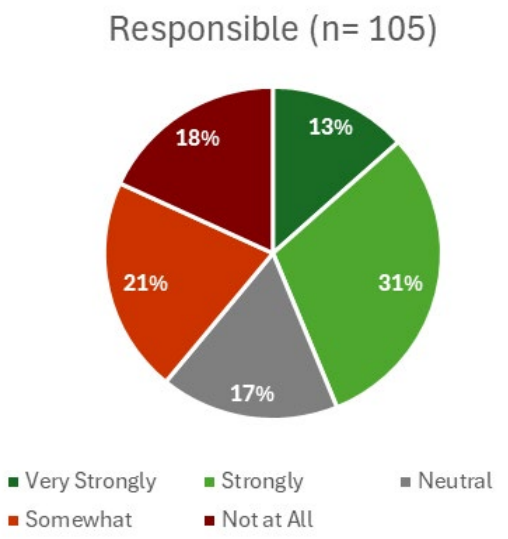
Sample policy directions

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

Activity 1. Provide feedback on the updated town values: Results

Responsible

How does the updated value resonate with you?



Comments

- Environmental stewardship is a key element of living in Jasper it needs to stay in.
- Environmental stewardship / environmentalism.
- Environmental stewardship needs to be restored. I don't see this covered under "nature."
- I don't like the removal of environmental stewardship from this value.
- Environment in nature speaks to something different in my mind than in this category. Nature = environment is inherent. Responsible = important responsibility.
- Under "Responsible" I like that you added "Truth and Reconciliation." I don't like that you removed environmental stewardship. I think both are important.
- "Responsible" Values: Environmental stewardship does not appear under "Nature." I suggest adding it explicitly in either value.
- With the change to "Responsible" the word "environmental" no longer appears any where … seems strange.
- Actually following being environmental stewards.
- Responsible is a passive verb. Can we use a more active word that captures these pieces.

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.

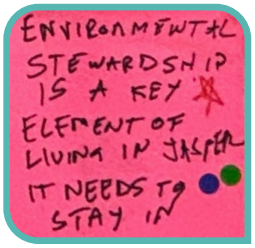
- **Communication**
- **Intersection of governments**
- **Services, amenities, and programs**
- **Truth and Reconciliation**
- **Partnerships**

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

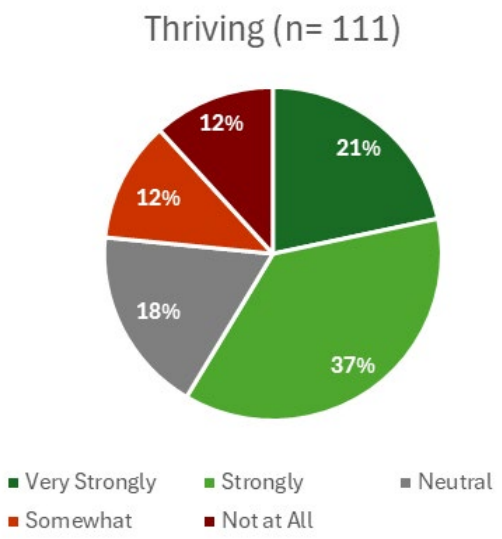
- Jasper recognizes the present-day relationship Indigenous Peoples have with this area and is committed to ongoing reconciliation efforts in partnership with those whose Traditional Territory the Municipality of Jasper occupies.



Activity 1. Provide feedback on the updated town values: Results

Thriving

How does the updated value resonate with you?



Comments

- Resident retention "for life". Senior retirement housing options, transportation and ageing in place supports should a senior choose to remain in their home.
- Retention is linked to opportunity to buy/afford housing.
- THRIVING - again, affordable living not available for all, which directly affects quality of life. How can you enjoy all the community has to offer when you are working multiple jobs to make ends meet while living in sub-optimal housing circumstances.
- "Under welcoming or thriving (or both) should be a reference to our visitors and the importance of the visitor economy.
- Under thriving should be a reference to relationships between local Government, TJ and the business community to ensure they are working toward a common goal based on shared values. Especially bolstering the shoulder seasons."

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.

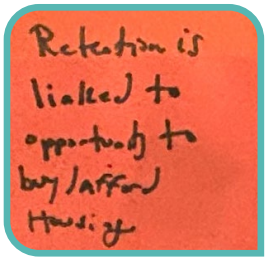
- **Activities**
- **Affordable living**
- **Economy**
- **Quality of life**
- **Resident retention**

Key changes

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

Sample policy directions

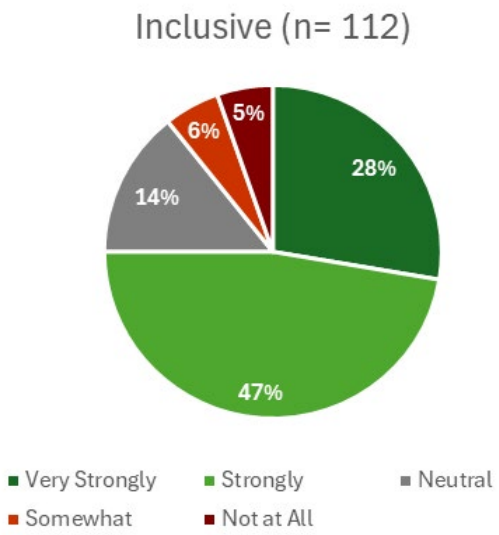
- Jasper offers a broad range of cultural, social and economic opportunities for residents to thrive and grow.
- Jasper promotes its tourism sector and seeks new opportunities to meet the needs of visitors.



Activity 1. Provide feedback on the updated town values: Results

Inclusive

How does the updated value resonate with you?



Comments

- It is not missing but I want to highlight the importance of "multi-generational" in the 'inclusive' value. Particularly for younger generations, it is really tough to stay in Jasper. Without these generations, the town misses out on lots of culture and vibrancy.

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.

Activity 1. Provide feedback on the updated town values: Results

The following are responses to the below question, from the open house and survey, sorted into similar themes.

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

Accessible

- Jasper needs to be more accessible to people with mobility issues.

Accommodating

Accountability

- Where's the accountability when these values aren't met?

Affordability

- While it all sounds very nice on paper, it would be nice to see these measures taken a step further and actually materialize into reality. Take affordable housing for example, there is absolutely nothing affordable about living here. Especially without some stricter regulations on rental caps.
- Affordable is mentioned several times. This isn't really the case and the town is a long way off from being that. It would be good to bridge that gap in the language somehow.
- Jasper does not have any affordable housing options. We need affordable places to buy, not expensive places to rent. My personal experience with some of the council members, is that of corruption and self motivation not for the good of the town.
- it isn't missing, it is just so incredibly important. affordable housing!!! an apartment building in town is charging 2700 for a 2 bedroom apartment. That is ridiculous.
- Well first of all, Jasper is not affordable for families ... so having that in the values is incorrect.

Economic

- Support for service industry workers.
- Respect and support for local businesses.

Density

- "I've been to the various in person sessions and an item that kept coming up was small town feel, it's included but seems to be included in a sense of social connection and safety, but what is missing is the the actual size of town. Small town feel also includes areas that aren't intensively densified. It won't feel like a small town if every lot/block in town is developed to the maximum amount possible. Having row housing/multi-unit dwellings everywhere would greatly impact the small town feel.
- A lot of the changes that have been made recently seem to push densification which we do need, but there doesn't seem to be a balance, with some areas being densified and others not. Pre-fire the housing in Jasper was an eclectic mix and it seems like this will disappear along with the charm of this town. Balance is missing from the town values."

Activity 1. Provide feedback on the updated town values: Results

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

Enforcement

- Forcing senior leadership to adhere to existing town policies.
- Enforce the Municipal Traffic Safety Bylaw when a valid request for enforcement is submitted. When a request for resolution of an unfair use of discretion is submitted to the CAO and council, don't dismiss the request because you "support your officers". Act as the point of accountability. Enforce the bylaw as written, or amend or repeal. Not doing so counteracts all the other town values of welcoming and inclusion and community.

Equality

- "Equality. Whether it's A business the size of Pursuit, or a small yoga studio, business opinions should be considered no matter what the size of the business is.
- The same can be said from a personal/residential point of view. As long as you are a resident of Jasper your opinion should matter."

Financial

- It is important that you stop wasting money on words that supposedly represent town values.
- Quit spending so much money on hiring people to door absolutely nothing but make these stupid questionnaires.
- Budgeting considerations and keeping within.

National Park

- What is missing from values: explicit acknowledgment of living in a national park.
- The fact that we live in a national park - environmental stewardship is fundamental.

Need to reside

- Someone owns homes and no one lives in them. Why is this happening? Need to reside.
- Owner occupied should be revised. Not out of community owners of homes.

Format

- Each question should start with "Jasper will be" to stress that this a is a mission statement of aspiration and not a survey of what is the current or past situation.
- You've made each of this new value statements wordy. Try editing them to increase fluidity.

Preservation of our natural environment

- The piece that I think is missing or indirect about these values is preservation of our natural environment. This is important to me and I would want to see that underscored as it is so key to supporting some of the ongoing great work like dedicating less space to parking, public transit, active transportation, increasing housing density, etc.

Private home accommodation

- Private home accommodation is a serious problem.

Relationships with Indigenous communities

Activity 1. Provide feedback on the updated town values: Results

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

Safety

- Safe.
- Manner and respect you used to be able to walk around town as a kid safely not any more.
- Psychological health & safety.

Seniors

- The importance of seniors. Many have had to leave.
- Jasper would benefit from reliable and accessible senior supports to retain the people who built our community.
- Senior's Housing/Centre needs/aloow senior's input.
- More senior housing options since the population is aging.

Services

- Jasper needs a home for persons with special needs.

Small town feel

- Once you are done there will be NO small town feel ! Just another Banff !! Well done enjoy your Legacy.

Support

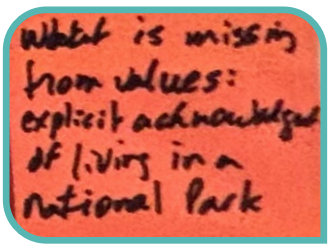
- That all looks great.
- I think the values listed are good and reasonable to work towards. There are just some values that I don't feel we are meeting at this present moment, but still good areas to work towards.

Tourism

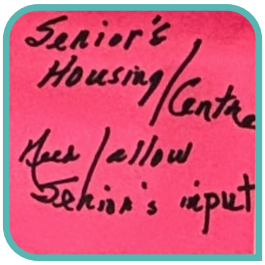
- Jaspers importance as a tourism community.
- Jaspers importance to regional residents and beyond.

Youth

- It would be great to see more consideration put towards offering something for the youth of our community. Particularly for the age range of 10-17. Basically if your child is not into outdoor athletics, there is literally nothing here for them.
- Teen drop in.



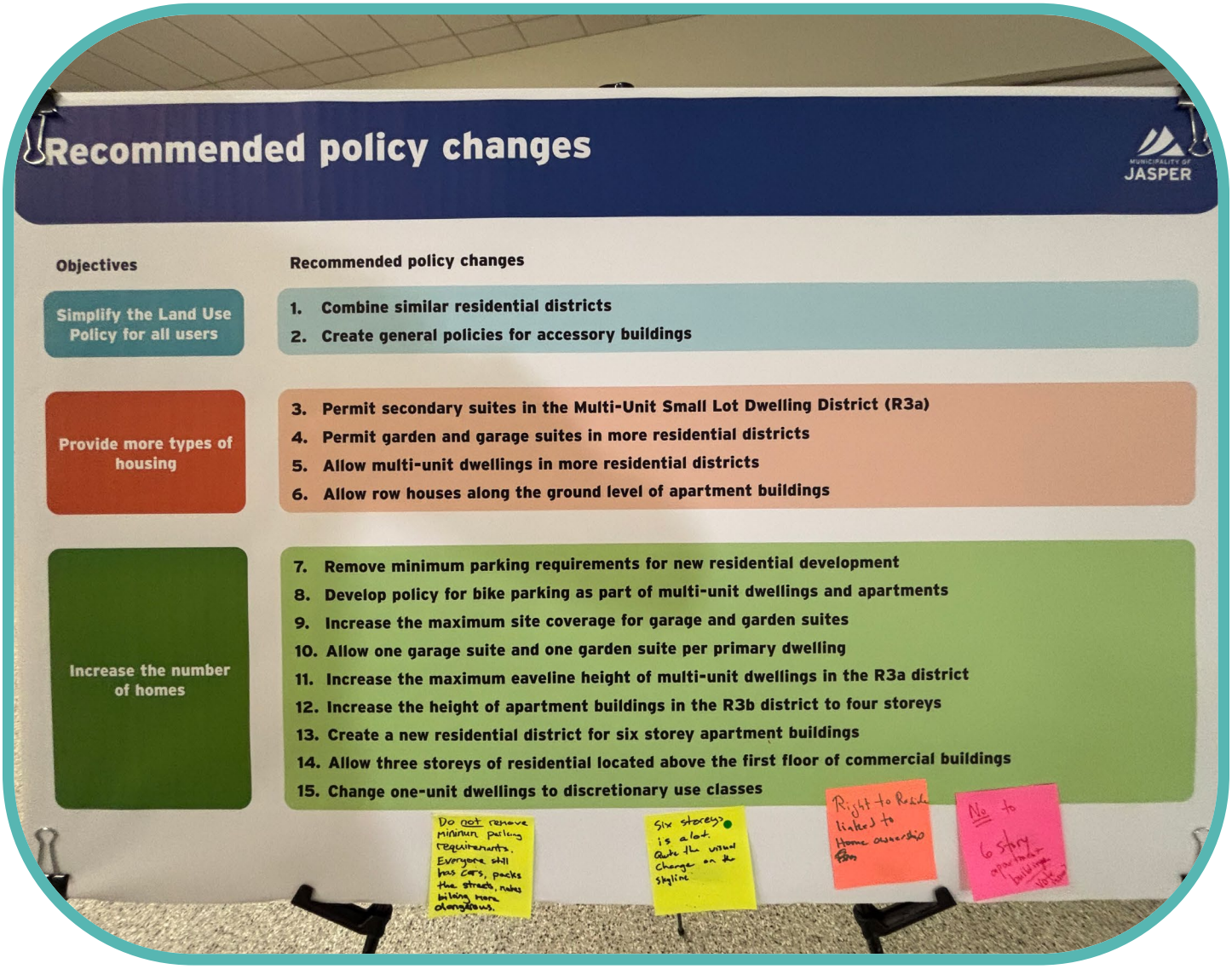




4.3 Activity 2. Provide feedback on potential policy changes related to residential density and parking

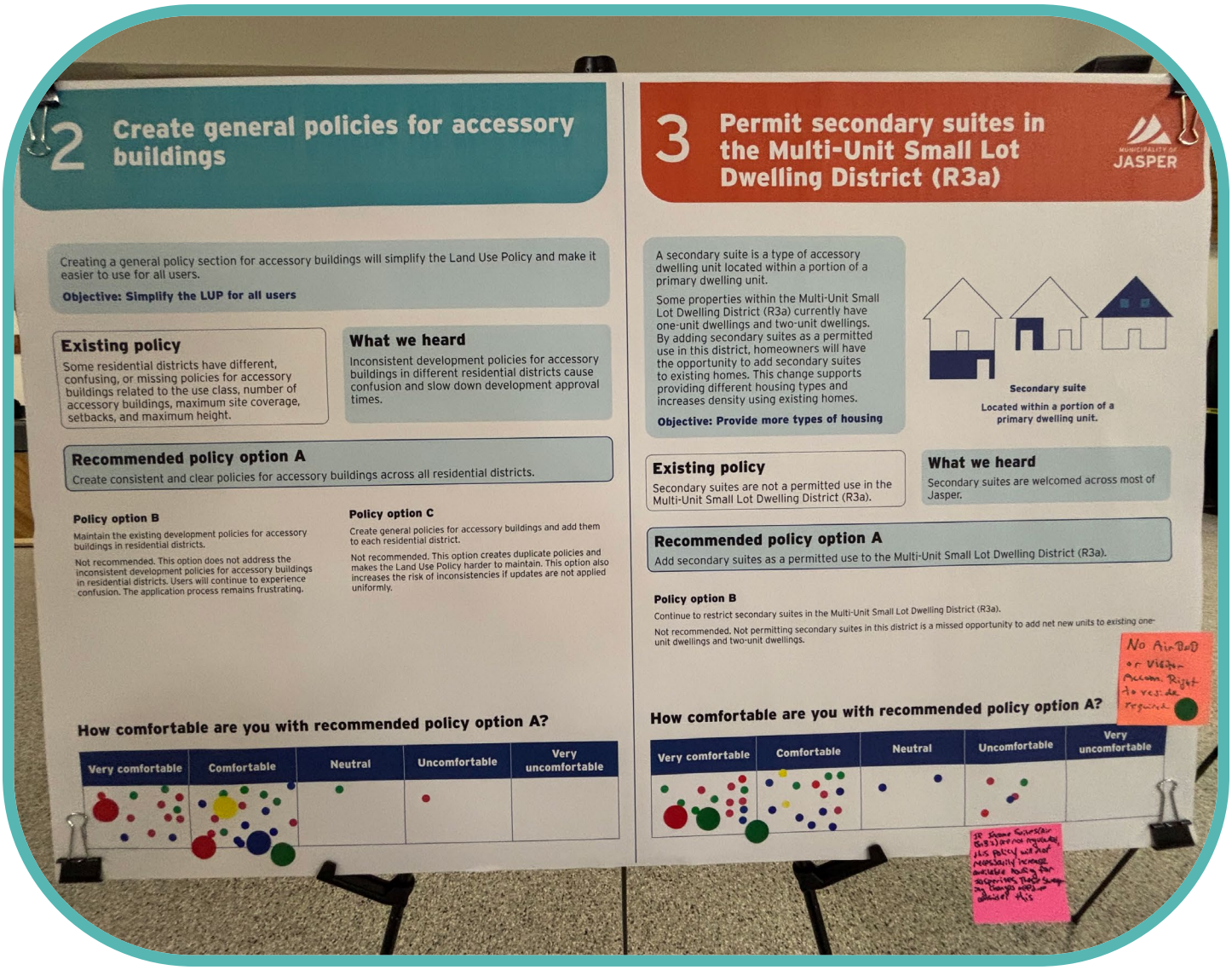
Process

Fifteen potential policy changes related to residential density and parking policies were presented. Open house participants and survey respondents were asked to identify their level of comfort regarding each recommended policy change.



Activity 2. Provide feedback on potential policy changes related to residential density and parking: Results

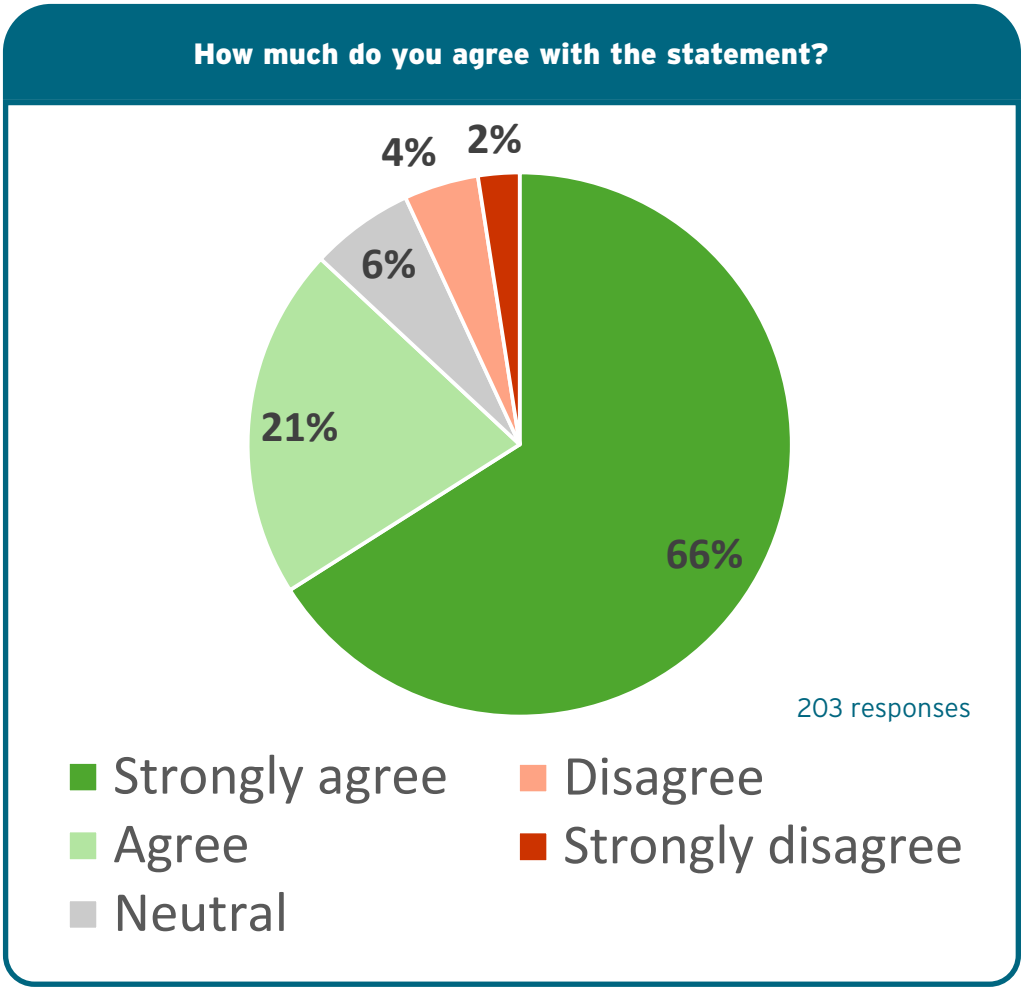
The following pages show the fifteen recommended policy changes and feedback provided from the open houses and online survey.



Activity 2. Provide feedback on potential policy changes related to residential density and parking: Results

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

How much do you agree with the statement?



Activity 2. Provide feedback on potential policy changes related to residential density and parking: Results

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

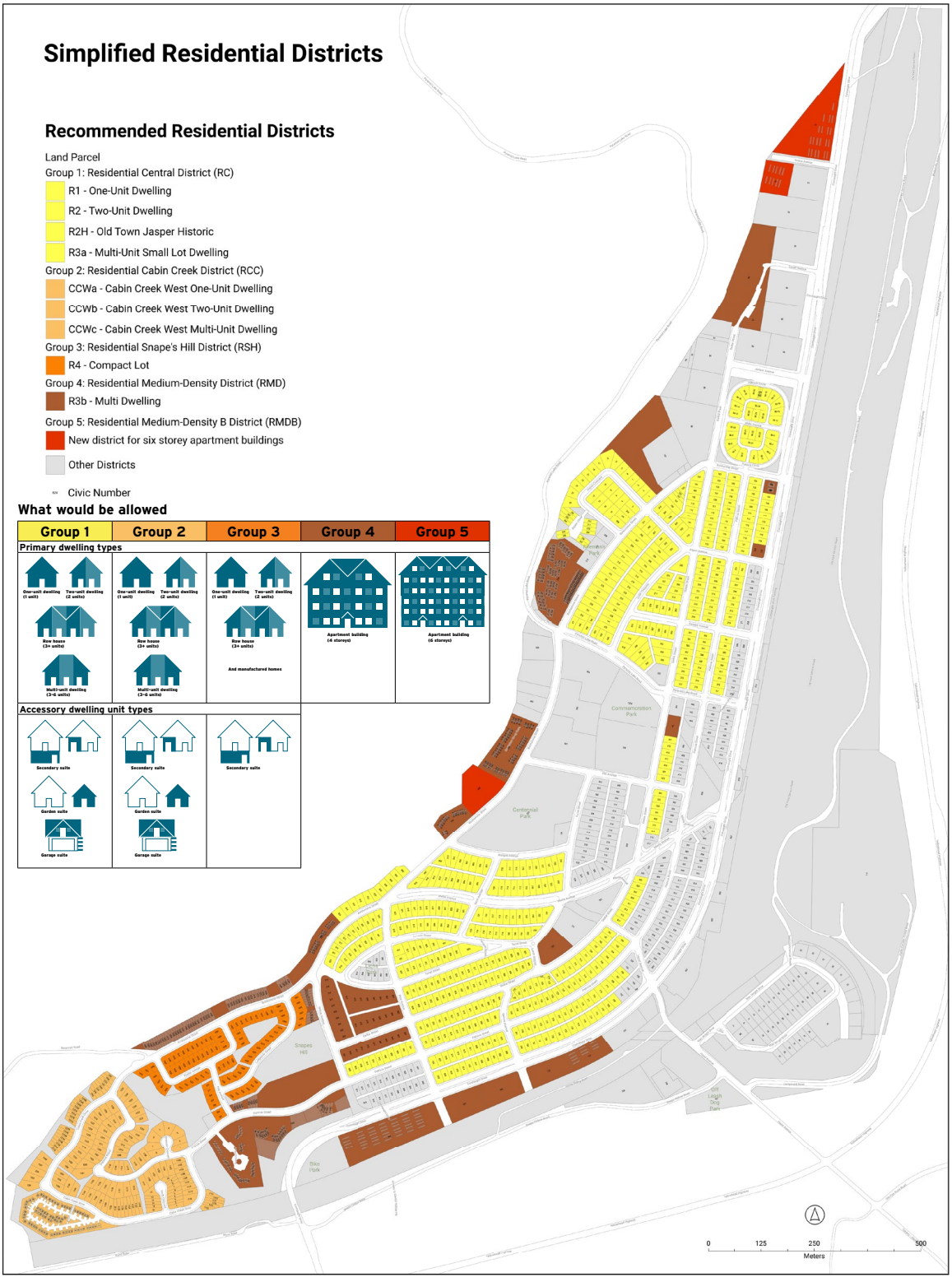
Further combine the existing nine residential districts into three and create a new district:

- 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.

Activity 2. Provide feedback on potential policy changes related to residential density and parking: Results

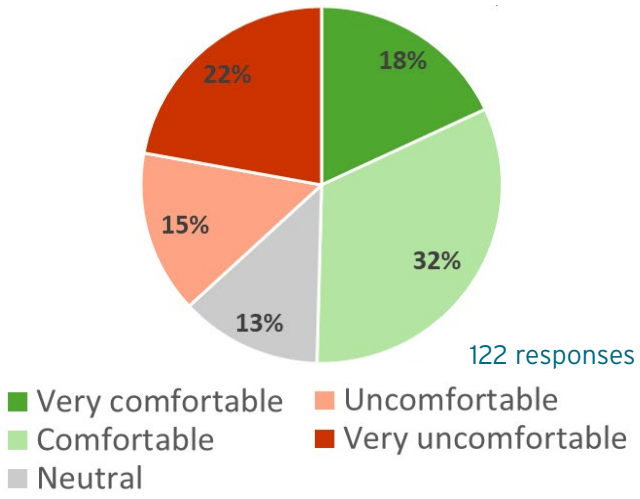
1 Combine similar residential districts



Activity 2. Provide feedback on potential policy changes related to residential density and parking: Results

1 Combine similar residential districts

How comfortable are you with the recommended policy option A?



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

Building height zoning should concentrate higher buildings to the back of town and shorter buildings next to the train tracks.
R4 Snapes Hill to be renamed Fitzhugh Park to identify historical significance. Snapes Hill to remain a feature of Fitzhugh Park.
I would prefer that the housing shortage not be addressed through the R1 and R2 districts, but have policies that make better use of the existing multi-unit, apartment, and residential units above commercial properties.
Development of senior housing that is affordable and palatable to seniors could free up houses to families and people still working in Jasper.
Policies should not limit densification in the snapes hill district (trailer court). People should be able to have suites and combine lots to build more efficiently

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

"I am concerned that the residential historic district (R2H) is being lumped together with all other residential districts. After the loss of so many other (sometimes undesignated) historic properties, the proposed policy changes would erode what little historical value is left in town, including in the R2H district. The current guideline outlines the special value held only within the R2H district:

Backyards in Old Town Jasper tend to be deep. Houses sit towards the front of the lot leaving large backyards; many of which were originally planted as garden lots. These backyards are a part of the legacy of Old Town Jasper and are an attribute to both the neighbourhood and individual lots that residents would like to see preserved.

3.3.1 Guideline: Buildings and garages must be sited to minimize the impact on adjacent backyards as well as the private outdoor spaces of neighbours.

3.3.2 Guideline: Buildings must not infringe upon the privacy and sunlight of neighbouring homes and their private outdoor space, including backyards. Balconies and elevated decks must not overlook neighbouring private outdoor spaces.

I feel strongly that meaningful consultation and engagement is not being achieved on this specifically, when the questions being asked are framed as ""do you want more housing?"" vs ""do you see value in protecting the sliver of remaining history and legacy of the oldest neighbourhood in town"". Making changes that eliminate this protection cannot be undone; no one wants to be Banff, but it feels like we're being herded in that direction."

Activity 2. Provide feedback on potential policy changes related to residential density and parking: Results

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.

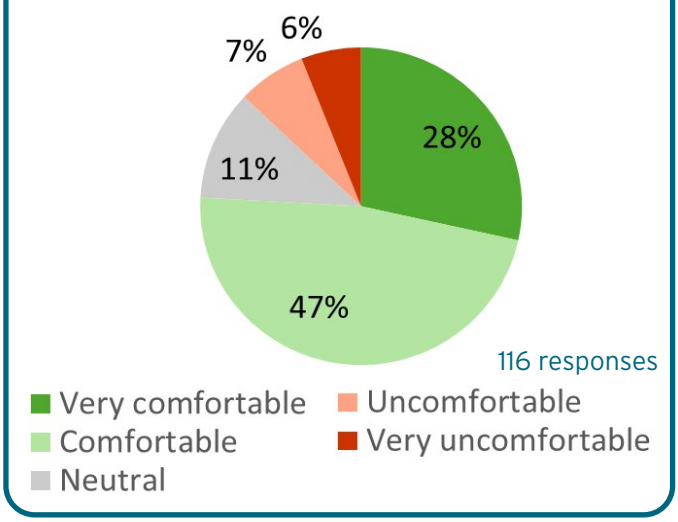
Not recommended. This option does not address the inconsistent development policies for accessory buildings in residential districts. Users will continue to experience confusion. The application process remains frustrating.

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 the recommended policy option A?



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

No comments.

Activity 2. Provide feedback on potential policy changes related to residential density and parking: Results

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

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

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

Objective: Provide more types of housing



Secondary suite

Located within a portion of a primary dwelling unit.

Existing policy

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

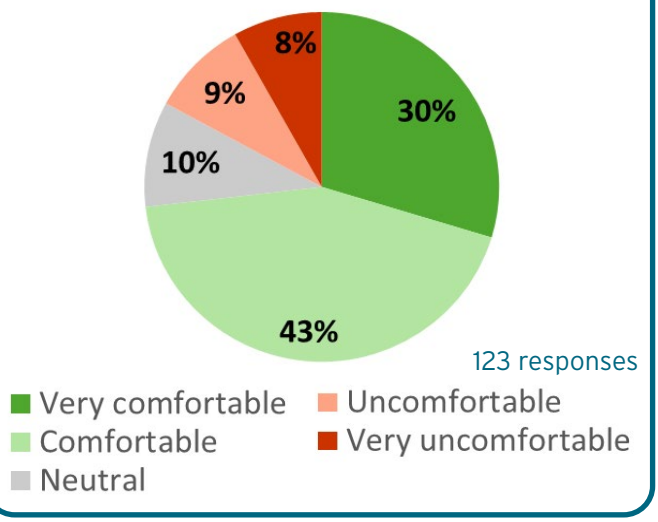
What we heard

Secondary suites are welcomed across most of Jasper.

Recommended policy option A

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

How comfortable are you with the recommended policy option A?



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

If income suites (Airbnb's) are not regulated this policy will not necessarily increase available housing for Jasperites. These sweeping changes need to consider this.
No Airbnb or visitor accommodation. Right to reside required.
Allow of secondary suites where they are achievable so that it does not negatively influence neighbors.

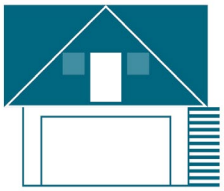
Activity 2. Provide feedback on potential policy changes related to residential density and parking: Results

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).

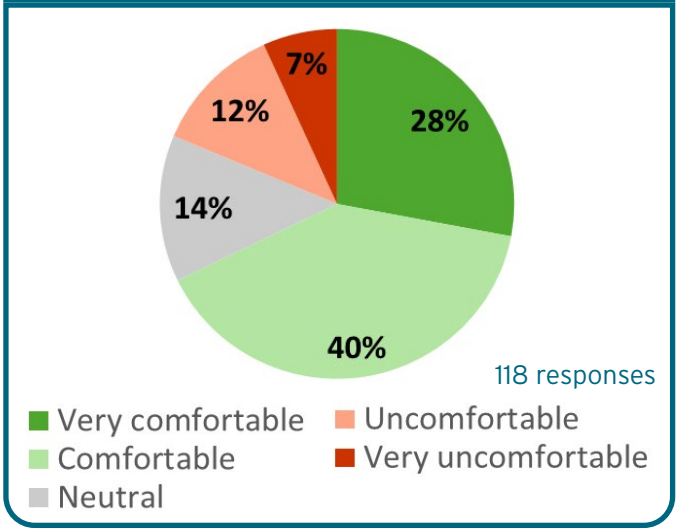
What we heard

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).

How comfortable are you with the recommended policy option A?



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

Allowing suites in cc and removing parking required does not consider the increase in vehicles in those areas. Where is everyone going to park?
Policy 4 - adding more density to Cabin Creek West - I think this is great in concept, but what concerns me is the unconnected road network in this end of town (limited entries and exits to the neighbourhood). If this could be augmented with better active transportation connections, I think that would support the density.

Activity 2. Provide feedback on potential policy changes related to residential density and parking: Results

5 Allow multi-unit dwellings in more residential districts

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

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

Objective: Provide more types of housing



Multi-unit dwelling (3-6 units)

Existing policy

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

What we heard

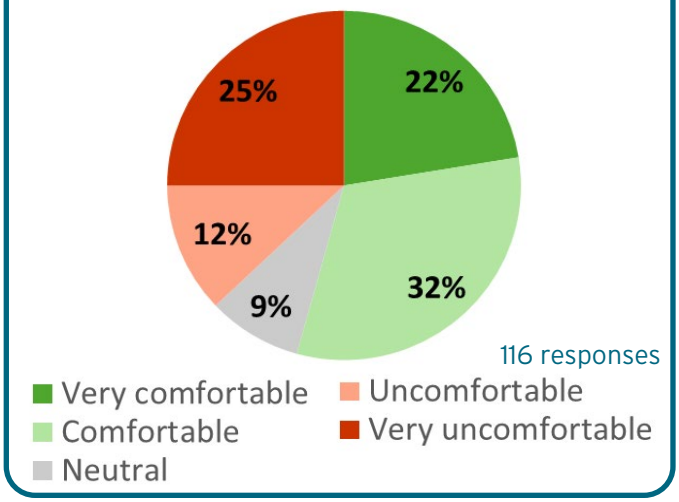
Multi-unit dwellings are welcomed across most of Jasper.

Recommended policy option A

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

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

How comfortable are you with the recommended policy option A?



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

Policy change 5- you've already allowed row houses everywhere, I don't understand the difference between this and multi-unit dwellings. I wish that people were consulted about the addition of row housing before it was added to the policy as an allowable option in all districts.

The development of a 3 - 6 unit building beside single family dwellings would significantly change the neighborhood and potentially the resale value of neighbouring homes. Considerations and approval should be sought from all neighbours especially in light of possible removal of parking restrictions.

Activity 2. Provide feedback on potential policy changes related to residential density and parking: Results

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

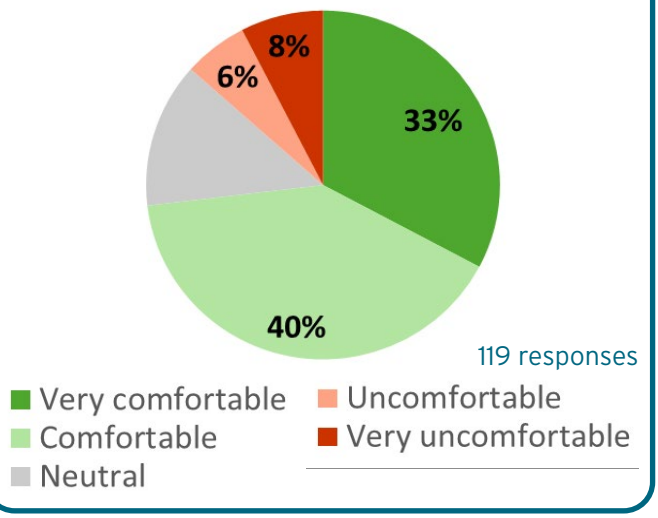
Update the definition of apartment buildings and create policies to allow apartment buildings with ground-level units that have direct street access and that look and function like row houses.

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

How comfortable are you with the recommended policy option A?



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

No comments.

Activity 2. Provide feedback on potential policy changes related to residential density and parking: Results

7 Remove minimum parking requirements for new residential development

Removing minimum parking requirements for new residential developments will:

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

Objective: Increase the number of homes

Existing policy

Minimum of one parking stall per primary dwelling unit.

No required parking stall for an accessory dwelling unit

What we heard

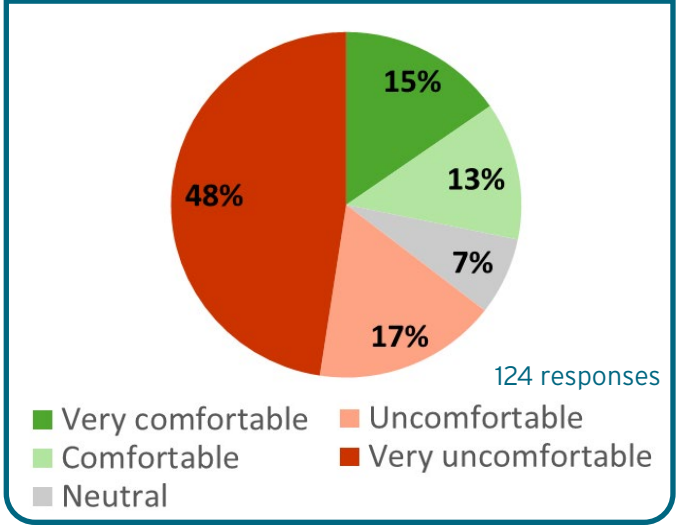
Some participants were supportive of removing minimum parking requirements for new residential developments.

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

Recommended policy option A

No minimum parking requirements for new residential development.

How comfortable are you with the recommended policy option A?



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

Alternative modes of transportation

Removing required parking alone, without rethinking residential transportation solutions (such as allowing small electric vehicles (golf cart style that are currently not permitted on our roads) and / or residential vehicle parking passes (to discourage multiple vehicle ownership or making them free for electric vehicles to reduce pollutants), needs to accompany this measure to curb public roadway congestion. Just ideas :)

Activity 2. Provide feedback on potential policy changes related to residential density and parking: Results

7 Remove minimum parking requirements for new residential development

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

Cabin Creek

Parking in the west end cabin creek is already atrocious and the streets are lined with vehicles as is. Adding more units and possibly co side ring taking away parking requirements will make it unbearable.

I think eliminating residential parking requirement is idealistic and poorly considered. For example, prior to the fire, it was very hard to park on cabin creek west. If you also allow the extra units, suites, higher person densities etc but zero parking requirements, congestion will be intense and will not result in people getting rid of their cars. Where else could they park? You can't change to angle parking, the street is too narrow. A residential parking lot?- where? All space will have a building on it or be unreasonable far away.

Landscaping

Trust the required % of landscaped area will be removed to accommodate additional parking spaces on any given lot.

Number per dwelling unit

I also feel that parking will be a huge issue, as it already is. A minimum amount of parking spaces per dwelling should be maintained.

Parking for residents and their tenants, not enough already, please do not make this worse. Ensure enough parking per dwelling.

Im all for increasing density – garden suites, garage suites but there needs to be at least 1 parking stall per unit. Currently we require 2. Bring it down to 1 but don't make it 0. The street parking will be a nightmare. It also doesn't support the values above of 'belonging' and 'connection'. Neighbours will be at war over street parking.

Keep parking space requirements, there was already a shortage of parking and street congestion, sure lots of people bike but more and more people/families have more than one vehicle.

Jasper has a housing shortage, that is a fact. Jasper also has a shortage of parking, and has had for years. Variance requests have been granted for commercial businesses and created problems for the residents and visitors alike. Re-zoning areas makes sense. Higher density buildings, also makes sense with adequate parking. Let's solve both issues

Should have 1 parking stall per dwelling unit

I lived next door to a house with a suite in the basement. There were 7 vehicles associated to that house. There needs to be at least 1 parking stall provided per dwelling.

I don't think lease holders should choose how many parking spaces are needed on their land.

Do not remove minimum parking requirements. Everyone still has cars, packs the streets, makes biking more dangerous.

"First I would like to address the suggested policy change on required parking. While I can appreciate the desire to encourage more use of active transportation within the community such as biking, walking etc, these changes could pose a massive concern in regards to inclusivity and as well as human safety. We live in a remote community and people need to have a vehicle to access things such as medical appointments in the city, to make trips out of town to purchase furniture or affordable groceries in bulk. Our small remote town does not offer all of the amenities that a city has, things we need to be able to access. People need somewhere to park their vehicle.

In regards to safety, considering our continued risk for future wildfires, what is the plan to safely evacuate all residents (and with increased density we will have a larger volume of residents) if people do not have a vehicle to safely evacuate themselves and their family and friends? From what I understand, even though the recent evacuation was successful in that everyone was able to leave safely, the actual evacuation plan for those without vehicles fell apart.

Activity 2. Provide feedback on potential policy changes related to residential density and parking: Results

7 Remove minimum parking requirements for new residential development

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

Until the municipality has a solid and safe evacuation plan that will be implemented properly and as discussed, I do not believe they should be looking to remove/disallow people's access to their own reliable method of transportation. And let's be realistic, removing parking is essentially supporting the removal of people owning a vehicle here in the park. I strongly oppose this approach.

Also, think about those with disabilities, the elderly or the single mom with multiple small children and a bunch of gear yo haul for example. Are they expected to be as mobile as a healthy young adult with no mobility issues? I am an able bodied person with older kids but absolutely need my vehicle to haul big heavy products on a regular basis for my business. Reducing the current required parking is a very poor idea and will only serve to create more problems for the community than improvement.

While this sort of approach might work in a larger city, it is a very disillusioned idea for a remote mountain town such as Jasper. "

On-street parking

We have parking issues right now on residential street without all these potential secondary suite increases, where are we suppose to park ?

Parking will always be a concern and you can now see what limited parking does with the interm housing areas in the townsite. As much as it may be nice to say Jasper is a hiking town it's not. To access larger communities or back country you need a vehicle and I don't see that ending any time soon.

Underground parking

Can we build underground parking for apartment buildings so that there is less traffic in the streets?

Stop trying to remove parking. Parking is already a nightmare. Just because people bike doesn't mean they don't have vehicles. As it is locals take up spots along the streets constantly for recreational vehicles. Not to mention all the tourists needing parking. Underground lots!! Garages! Anything!!

I live in an apartment attic, with marmot renting below in the house. Not only do all of them drive (5 vehicles) but a few get company vehicles. And my place has no parking so we always line the street. It's a nightmare!! Forget when a special event is going on and part of our spots is taken to make a bus stop or by tourists. Yes everyone wants to be eco friendly and we love biking in the summer. But when it's minus 30 we drive. Or when we go to the city....it's a DRIVE. Stop pretending that putting housing instead of parking is going to fix our issues. Find a better balance. Some place don't allow you to register a vehicle unless you can prove you have a place to park it. Parking needs a solution. And not a community parking garage lot. No one wants to walk blocks to get to their car in the winter or when unloading/ loading their car for trips.

Parking space in residential areas has always been an issue. Underground parking should be required for all new commercial and multi family units or sufficient onsite parking.

I don't think you have addressed parking enough. Apartments should be made to include underground parking. Thinking that everyone in Jasper will be riding a bike or taking public transit is very short sighted. Yes we need more housing, but with more housing comes more people with vehicles. Already parking is an issue in many areas in town. Do not be short sighted in trying to cram in more housing without dealing with parking. Re question 25 on a community parking strategy...there isn't enough free space to create parking. People want to park near their houses, not blocks away.

Need to explore options to develop housing above/ over parking. In lieu of underground parking.

If additional stories for apartment/multi-unit housing permitted, explore underground parking solutions for those developments.

We still need parking. Build down if you don't go up. People who bike still own cars that sit at home when they bike.

Activity 2. Provide feedback on potential policy changes related to residential density and parking: Results

7 Remove minimum parking requirements for new residential development

If you have any concerns about the recommended policy changes, what are they and how would you resolve them?
Don't be short sighted on parking. Just look at the walk ups right now – high density – no parking. If increasing housing – underground parking is a must for apartments.
Start enforcing the actual use of the underground parking that already exists.
Support/require more underground parking.

Activity 2. Provide feedback on potential policy changes related to residential density and parking: Results

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

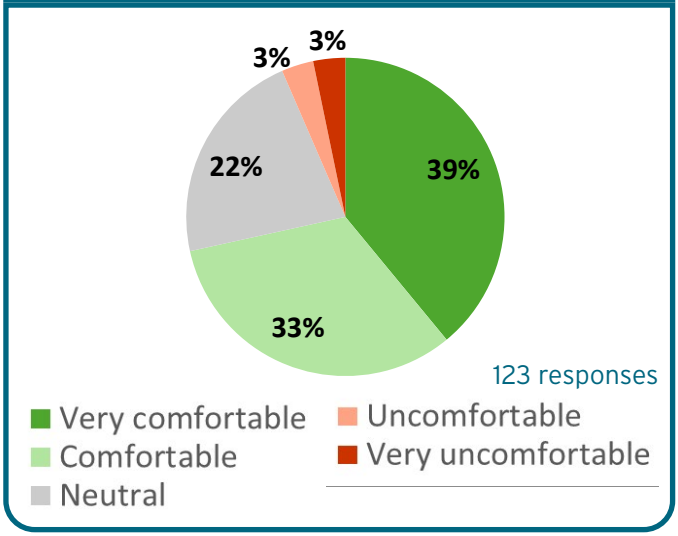
Establish minimum bike parking requirements for multi-unit dwellings and apartments related to quantity (1 per unit), size, and location.

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 the recommended policy option A?



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

No comments.

Activity 2. Provide feedback on potential policy changes related to residential density and parking: Results

9 Increase the maximum site coverage for garage and garden suites

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

Objective: Increase the number of homes

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

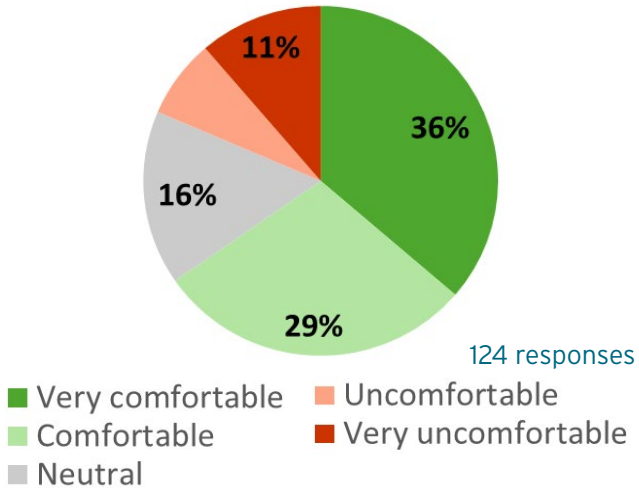
Allow a maximum site coverage of 20% for all accessory buildings (e.g., garages, sheds, garage suites, and garden suites).

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 the recommended policy option A?



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

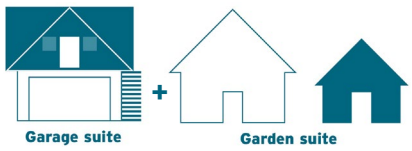
Policy change 9 – I think garage suites should be able to be larger to feasibly accommodate living space. Why not just have a total site coverage of all structures instead of specific numbers for garages/ primary buildings etc. That gives leaseholders more flexibility on how they can divide the space.

Activity 2. Provide feedback on potential policy changes related to residential density and parking: Results

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:

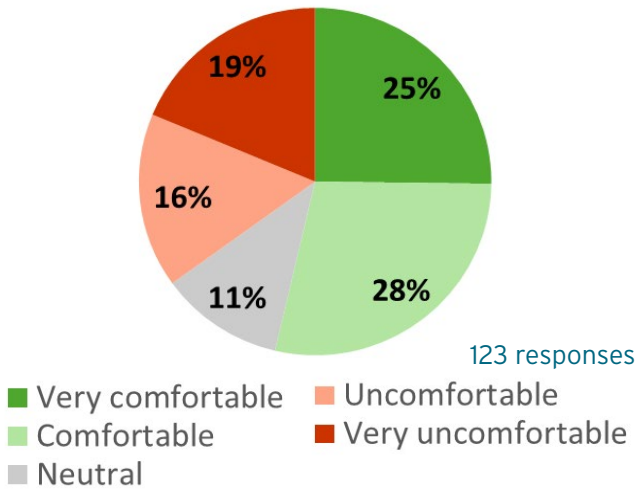
- One secondary suite and one garden suite.
- One secondary suite and one garage suite.
- One garden suite and one garage suite.

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 the recommended policy option A?



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

Increase the number of Airbnb's without extra legislation.
Airbnb. Business license? Health and safety?
10. Garage suite and garden suite would leave no parking. I am okay with a secondary suite and either a garage suite or garden suite.

Activity 2. Provide feedback on potential policy changes related to residential density and parking: Results

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

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

Objective: Increase the number of homes



Multi-unit dwelling (3-6 units)

Existing policy

Maximum eaveline height: 4.7 m

What we heard

No feedback from the public.

Identified by development officers.

Recommended policy option A

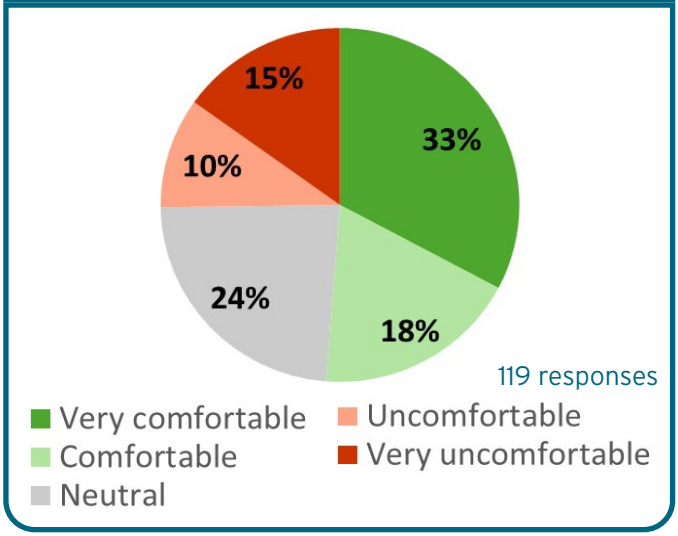
Maximum eaveline height: 6.1 m

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 the recommended policy option A?



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

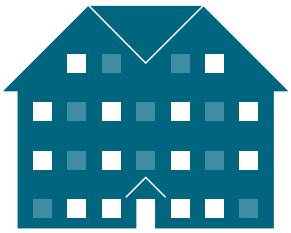
How does this interact with recommendation #1? 6.1 m eaveline height in RC?

Activity 2. Provide feedback on potential policy changes related to residential density and parking: Results

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

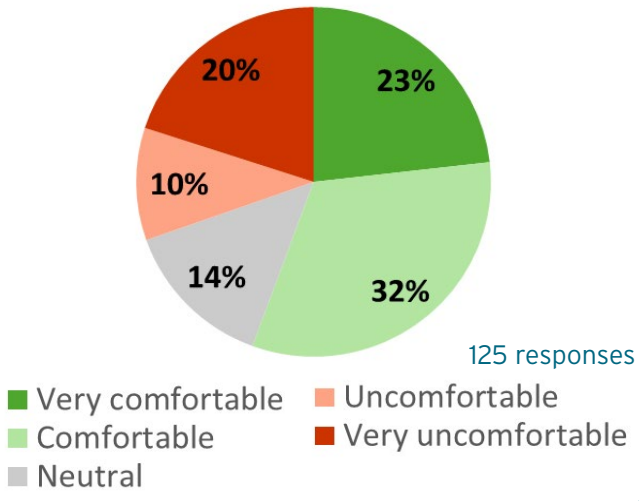
The maximum overall building height to the ridge line as measured from grade is 16.7 m with a maximum eaveline of 9.6 m above grade at all four sides of the building.

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 the recommended policy option A?



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

Policy change 12- Yes allow an extra storey, but if this height increase is being added, then don't allow variances to this height. Buildings will just keep growing and growing otherwise.
I am strongly opposed to four-story or higher accommodations in Jasper. Having apartment buildings by the train tracks on Connaught, by the old RCMP station, and at east end of town with max three stories will help with the accommodation shortage.

Activity 2. Provide feedback on potential policy changes related to residential density and parking: Results

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

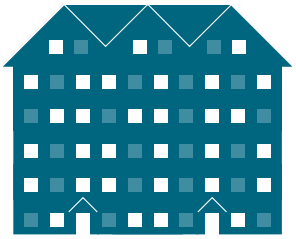
If you have any concerns about the recommended policy changes, what are they and how would you resolve them?
I also feel like increasing to 4 or 6 storeys contrasts with the value of connection to nature and community feeling. The 3 story buildings cast a long enough shadow. Please leave it at that.
I am strongly opposed to four-story or higher accommodations in Jasper (buildings should not be taller than your average tree). I would rather see the footprint of Jasper expand, like along the Sleepy Hollow road for housing.
Don't limit heights in certain areas (like by the tracks) because NIMBYs 'want views' as they sip tea in a 3 bedroom while a working couple in tourism can barely afford to live in town, let alone with a dog. Jasper will die without staff before the NIMBYs do

Activity 2. Provide feedback on potential policy changes related to residential density and parking: Results

13 Create a new residential district for six storey apartment buildings

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

Objective: Increase the number of homes



Apartment building (6 storeys)

Existing policy

No existing district or policies permit six storey apartment buildings.

What we heard

Six storey apartment buildings are welcomed:

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

Recommended policy option A

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

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

Policy option B

No change.

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

Policy option C

Create a district for five storey apartment buildings.

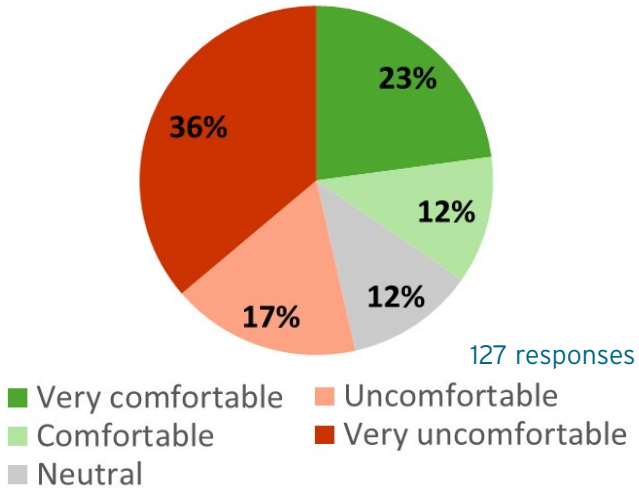
The maximum overall building height to the ridge line as measured from grade is 19.7 m with a maximum eaveline of 12.6 m above grade at all four sides of the building.

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

Activity 2. Provide feedback on potential policy changes related to residential density and parking: Results

13 Create a new residential district for six storey apartment buildings

How comfortable are you with the recommended policy option A?



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

Four stories max.
Six storeys is a lot. Quite the visual change on the skyline.
No to six storeys apartment buildings. Vote issue?
My number one concern is building to high so that structures start to take out the view of the mountains as has happened in Banff!
13. Six stories will ruin the small town feel of Jasper and;
We don't need to allow any more height to buildings. It will hinder the view of our mountain and will make our existing parking problems worse
We do not have fire fighting equipment for a 4- 6 story building. New fire hall would be required to park a large unit and new equipment acquired. Where will funding come from?
The only exception is down by Cavell and the "proposed 6 story" area on the north end of town up against Bear Hill. 4 story max, not 6, in this area.
Have higher buildings close to bear hill

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

Where are you going to get the additional structural fire fighting equipment needed for 6 story buildings? Where are you going to house the needed fire apparatus?
I am seriously worried about these huge apartments going up in my back green space that will block my nature viewing from my house and yard...which is why I spent a stupid amount of money on buying my place. It will also mean that I will lose any andd all privacy in my back yard. I am also VERY concerned that my front green space will become a parking lot. This is unacceptable and will irrevocably change the reason why many of us moved to Jasper.
I agree we need more housing, but I don't think apartments or homes should be more then units 3-4 units high . I would take advantage of areas that can be used for buildings that can have multi units like where the interm housing is at the moment. I think Jasper has a very unique and peaceful welcoming feeling, and with large apartments that may be taken away.
Densification to the extent of much taller buildings will reduce quality of life for neighbours through loss of privacy, encroachment on views and adding to the sense of overcrowding.

Activity 2. Provide feedback on potential policy changes related to residential density and parking: Results

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.

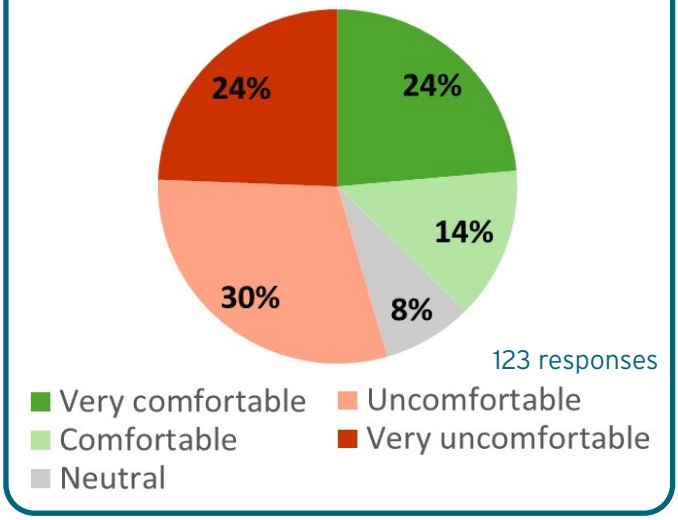
The maximum overall building height to the ridge line as measured from grade is 13.7 m with a maximum eaveline of 6.6 m above grade at all four sides of the building.

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

Activity 2. Provide feedback on potential policy changes related to residential density and parking: Results

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

How comfortable are you with the recommended policy option A?



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

Three storeys will block too much sun and view and create wind tunnels. I support two storeys.
Two storeys max.
14. Three stories above commercial likewise ruins the feel and I would worry about danger to tenants located above restaurants in case of fire.
I don't support 3 stories of housing over downtown commercial space, this will create a sunshine dead zone in that area and feel like you are in a city as it will remove the feeling of open space with buildings towering over you. As buildings change in the commercial space do get them to put a second story with housing yes, but beware of reducing light and space as once it's gone you can not bring it back.
Absolutely oppose 3 stories above commercial buildings. We should not have any 4 story buildings downtown. Period. That would break my heart.
Restriction of views if residential is built on top of commercial withing the centre of town.
Buildings dwarfing and blocking other people's smaller houses.

Activity 2. Provide feedback on potential policy changes related to residential density and parking: Results

15 Change one-unit dwellings to discretionary use classes

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

Objective: Increase the number of homes

Existing policy

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

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

What we heard

This topic was not engaged on.

Recommended policy option A

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

Policy option B

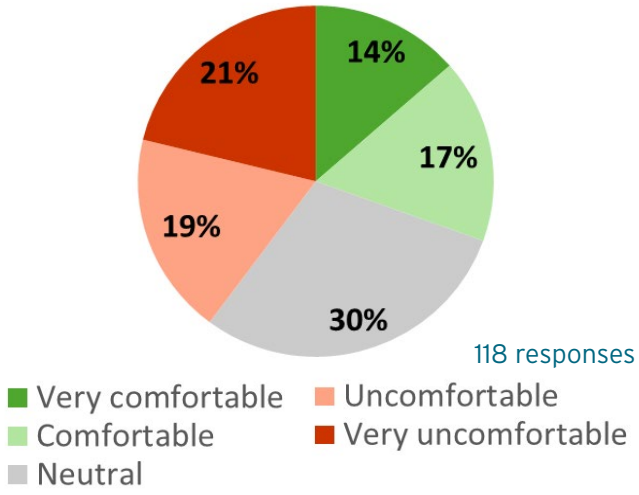
No change.

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

Activity 2. Provide feedback on potential policy changes related to residential density and parking: Results

15 Change one-unit dwellings to discretionary use classes

How comfortable are you with the recommended policy option A?



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

One-unit discretionary use: Is this necessary? Economics are already producing the desired outcome in many cases. This may be heavy-handed.
Discretionary uses just have more development controls. Seems like an ineffective tool.
Policy change 15- I understand wanting to increase density but it feels like there would be no balance if this change was made. Like people are being forced into densifying their property by making it more difficult to build a one-unit dwelling. Many people live in Jasper for the small town feel and nature. Nature can be your own property too, not just the trails etc. This feels unreasonable.
In regards to the policy suggestion number 15, why would homes that have been destroyed by natural disasters be excluded from this option? If I am understanding correctly, this is not a mandatory change, simply an option for the homeowner. Why not allow everyone to be able to have the same option of choice? Why exclude those who may want to take that as an opportunity to build back differently? Perhaps I'm misunderstanding this one.

Activity 2. Provide feedback on potential policy changes related to residential density and parking: Results

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.

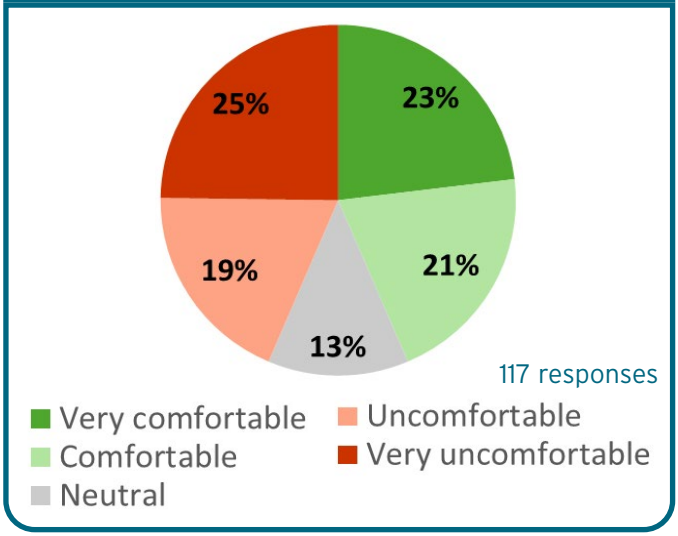
Proposal: The Municipality create a community parking strategy separate from the Land Use Policy. The strategy could include:

- 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 policy option A?



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

Parking strategy (below) I believe we still need residents to have parking on their leases, there have been so many issues with parking over the years and so many people that don't want to have parking on their leases that I fear having zero requirements would severely reduce parking and add to the problem.
"Residents only parking should not apply to downtown parking areas. This would not encourage people to walk/ bike/ use
Public transport."
Increase public parking like in locations by the library.

Activity 2. Provide feedback on potential policy changes related to residential density and parking: Results

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

Accessibility
Jasper is not an accessible town for mobility. There are steps into most businesses.
If apartments with four and six storeys are built – they need to have elevators for people with mobility issues.
Jasper needs more accessible housing for purchase and long-term residency, not huge corporate developments aimed solely at rentals with multiple regulations.

Affordability
Who will own the new housing? Will locals have opportunities to buy? Keep rent affordable. Build equity.
We need affordable places to buy, not expensive places to rent. If you want to build apartment buildings, that's fine but we should be able to buy units. We should limit the amount of homes a single individual can own in jasper. Too many slum lords.
No concerns. Just make more affordable housing!! 2700 for a 2 bedroom apartment is wrong
No concerns. I am all for these changes. Jasper needs housing. Young families need options to be able to live and work in this town. I encourage the municipality to do everything in their power to create more housing options for residents, especially more options for young people to purchase a home at a reasonable price.

Character of Jasper
Max heights in Jasper ensure that sightlines are maintained and the feel of a mountain town is achieved. Increasing heights for buildings will negatively impact this and make Jasper feel like Canmore (if I wanted that, I'd move there).
If these policies are accepted, this could potentially and eventually drastically change the look of our town. I do not want out beautiful town to turn into a Banff or Canmore.
Maintaining the small mountain town character. High buildings would erode this.
The denisty being proposed is disgusting, it will take away the charm of jasper, it's the continued charge to being like banff
These policies are going to further destroy town as we know it. Having so many units in individual lots, or such tall and dense buildings will negatively change the landscape and create housing conditions that are so dense it leads to slum landlording. Yuck.
I am not comfortable raising building heights... yes it may increase potential housing capacity, but haven't we already greatly increased potential housing capacity with the recent addition of ADU's (secondary suites, garage suites, garden suites)? I think we need to be cognisant that we are still a small mountain town and that our housing capacity should match our needs, but not at the cost of damaging our small mountain town character.
If you want to be like Banff maybe you could move there making more room for people who want to save Jasper for future generations!

Activity 2. Provide feedback on potential policy changes related to residential density and parking: Results

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

Density and infrastructure

Dense zones housing vs. single-family housing could segregate class - frustrate economic social differences.
Is there sufficient infrastructure in place to support the additional housing? Sewage, water, etc. underground assets are crumbling and in need of frequent repairs. Where is funding coming from? Will upgrades of existing infrastructure be fast-tracked where they can't meet fire flow demands?
Has water and sewer modelling and traffic accommodation studies taken place to allow for full buildout under the new policies?
We have a housing shortage that needs to be addressed, but this approach feels aggressive, and misses a lot of key support requirements. I feel that these concepts are being driven by people who have spent very little time in this community and have been tasked with making grand changes, but don't think about the actual quality of life for Jasper residents. We don't have the infrastructure to support what you are proposing and I've heard nothing about upgrades to the aging utilities, sewage treatment plant, garbage, transfer station, post office, healthcare etc. and need to reside that need to be considered if your intent is to increase the population of Jasper. where is the plan for that? I love Jasper, please don't turn it into Banff.

Enforcement

Jasper will never satisfy accommodation needs.
People should not be allowed to own more than one home in Jasper.
The muni needs to enforce the need to reside clause.
The policies are more confusing than the existing. The old ones were not confusing, it was the inequitable interpretation and application of the policies that made it confusing, not the policies themselves.
The new policies will provide building options that previous applicants have been denied or refused for years. Financial concessions should be paid to property owners that were forced to developed under to old guidelines and won't be able to take advantage of the new guidelines.
I do not trust the municipality to do anything if they cannot resolve a parking complaint that could be resolved with the issuance of a single ticket, which they have not done. The enforcement criteria has evolved to whatever degree necessary to allow a blatant infraction to continue - while access to my driveway is obstructed.

Private home accommodations

If you don't regulate Airbnb's, all of this increase in housing is not going to benefit residents.
Restricting airBNBs is more critical than most of the changes proposed. The changes make additional units available but those units wont make a different unless nightly rentals are restricted.
All the changes with extra dwellings is good. But they will all go to tourist rooms. Soon as PC opened up the licensing for rooms. We had a house crisis. Up until 1995 there was a limit of 250 rooms. Everyone else went on a waiting list. Returning to only a certain number of rooms allowed would definitely help the housing crisis.

Activity 2. Provide feedback on potential policy changes related to residential density and parking: Results

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

Process
We are changing zoning regulations with policy. Is this legal!

Rent control
Nothing about rent control.
Rent caps

Senior housing
More senior housing is needed.
Creation of more recreational vehicle parking (at a fee) for residents and enforcement of on street parking bylaws could help free up parking space.
Development of senior housing that is affordable and palatable to seniors could free up houses to families and people still working in Jasper.

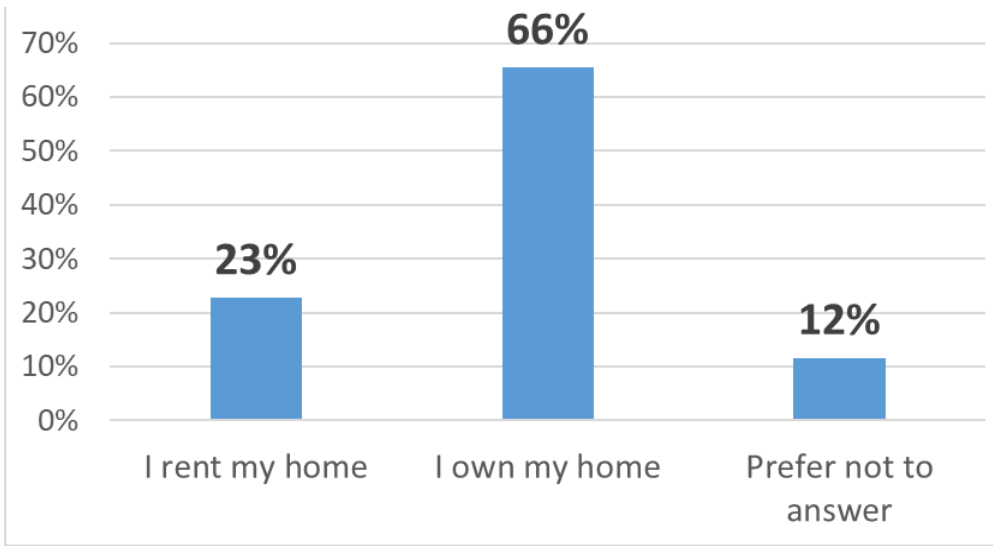
Vacant houses
Has any consideration been made to our of town owners of houses and houses sitting vacant? It seems there are many empty houses that could also help our housing crisis. Some places have higher taxes on houses that are not occupied, perhaps this could be considered. Considering the need to reside is so important and monitored it seems irresponsible that this is allowed.

Topic
Relocate gas stations (Fire hazard).
Ensuring health care standards are maintained. Housing for doc/nurses etc.
Explicitly acknowledge the requirement to respect and maintain the existing legislated town boundary.
If the objective is to increase the population then more LAND AREA is needed. To increase the density will inherently magnify the social problems of a low income population. People need space that they are responsible for, not just community area for someone else to look after.
There is space available for off-season RC storage. It would be beneficial to have the same for kayak and canoes?
Recognise the need to maintain existing limits in commercial growth, which has been a huge driver of housing shortages.
Right to reside linked to home ownership.

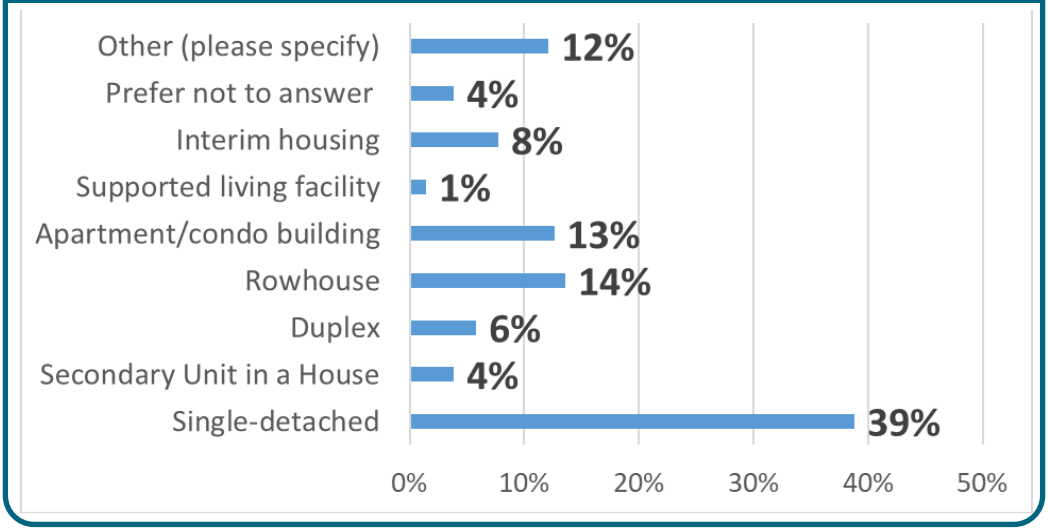
5 Demographics

The following represents those who registered for workshops in May and completed surveys in May and June.

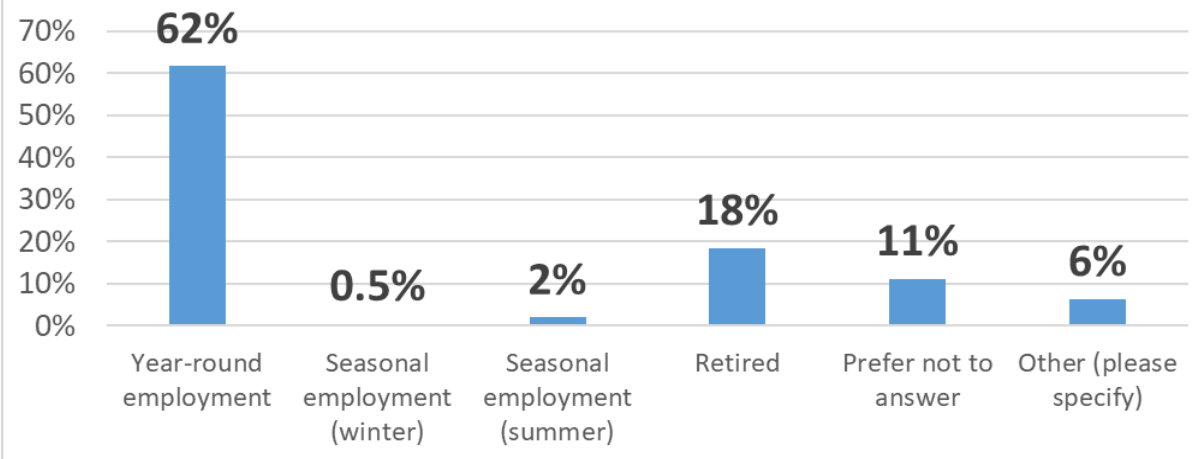
Do you own or rent your home in Jasper?



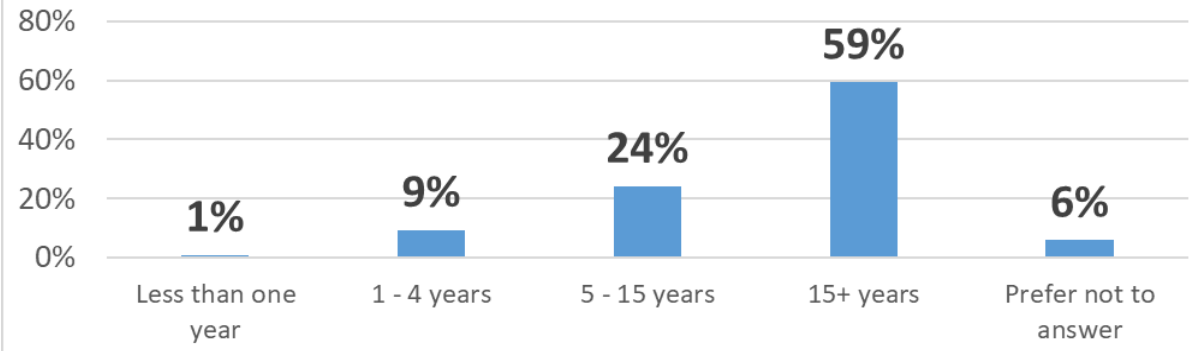
What type of housing in Jasper do you live in?



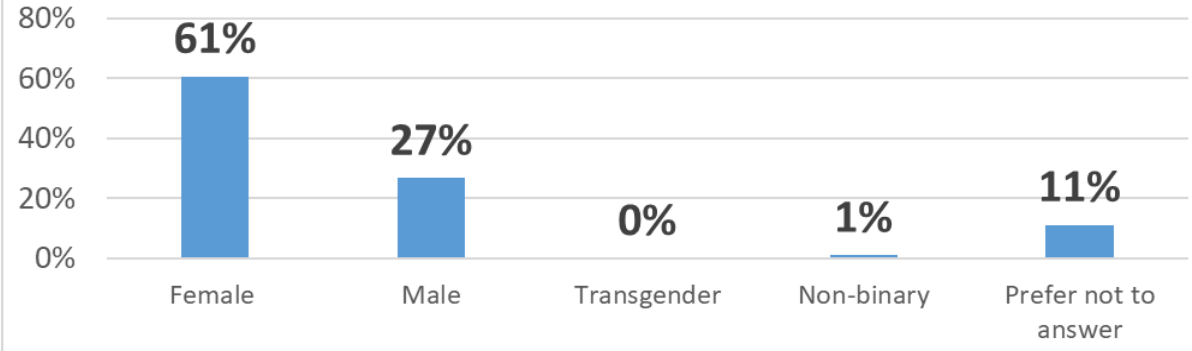
What type of employment do you have?



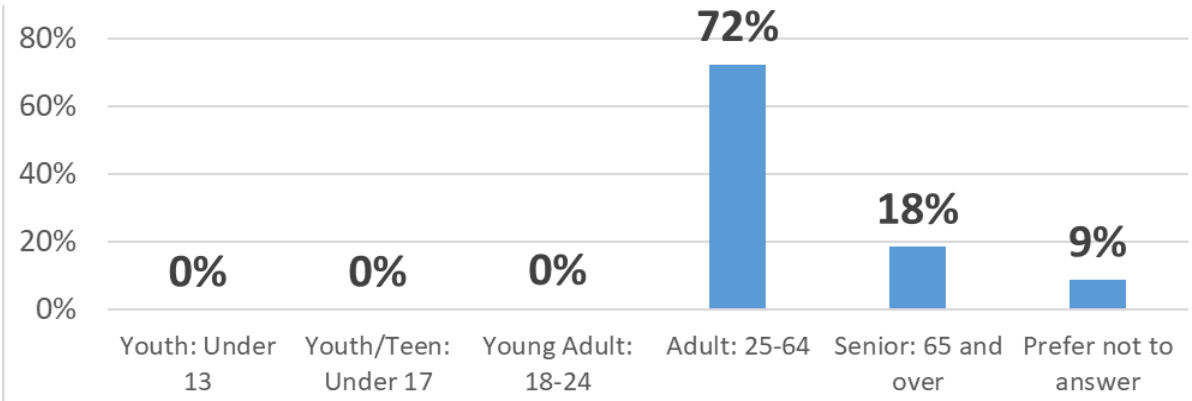
How long have you lived in Jasper?



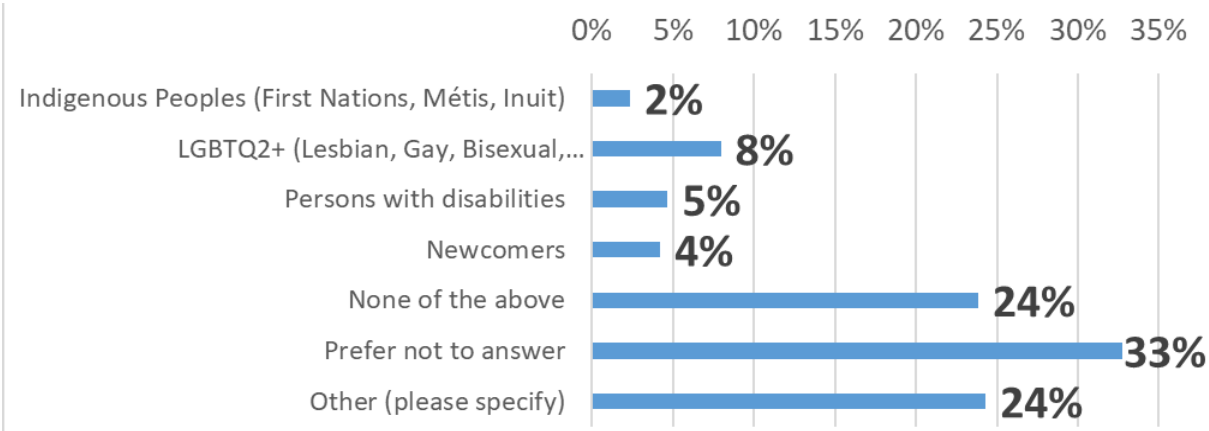
What is your gender?



What age group are you part of?



Which of the following group(s) do you identify with?



6 Next steps

The **draft town values** and recommended **Land Use Policy updates** to welcome more homes in Jasper, were shaped by public input received during April, May, and June.

Through this What We Heard Report, Council will receive a summary of the public input. Council will take public input into consideration when making final decisions on the draft town values and Land Use Policy updates.

Next steps for the draft town values and recommended Land Use Policy updates are outlined below.

Draft town values

June 2025

- Request for Decision to Council to receive the draft town values as information.

2026

- Incorporate the town values in the creation of Jasper's Town Plan.

Land Use Policy updates

June and July 2025

- Request for Decision to Council to conduct a public hearing.
- Public hearing is held.
- Council decides on the Land Use Policy updates.
- The Municipality of Jasper sends a letter to the Jasper Field Unit Superintendent of Parks Canada to request Land Use Policy updates.

Fall 2025

- Parks Canada updates the Land Use Policy.