

Housing Action Plan

**Addressing Urgent Need
for a Sustainable Future**

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Acknowledgements



Indigenous Connections

We respectfully acknowledge that Jasper National Park is located in Treaty 6 and 8 as well as the traditional lands of the Anishinabe, Aseniwuche Winewak, Dene-zaa, Nêhiyawak, Secwépemc, Stoney Nakoda, Mountain Métis and Métis. We acknowledge the past, present, and future generations of these nations who continue to steward the land.

Both the Municipality of Jasper and Parks Canada are committed to building strong and mutually beneficial working relationships with Indigenous peoples. Jasper National Park's Indigenous Relations Office works with diverse Indigenous communities and groups with historical connections to the park and is the cornerstone of interaction between Indigenous partners and park management, operations and projects. Municipality of Jasper's Project Coordinator – Indigenous Relations is working with Indigenous partners to strengthen connections with local government, respect Indigenous rights and ensure the representation and commemoration of Indigenous histories and cultures in local governance.

Partner Organizations

The development of this Housing Action Plan was a collaborative practice, by both levels of government having jurisdiction within the Park and townsite. Staff and Administration from both the Municipality of Jasper, Urban Design and Standards Department and the Parks Canada Realty and Municipal Services Department, including Development Officers worked collaboratively to develop housing solutions relevant and specific to Jasper.

Executive Summary

Jasper National Park, part of a UNESCO World Heritage site in the Canadian Rockies, is governed federally by Parks Canada. The establishment of the Municipality of Jasper (MOJ), on July 20, 2001 provides for local governance of the townsite within the Park. This unique situation provides for the designation of a Specialized Municipality under the Municipal Government Act, blending local governance with strict national park protections.

Unlike most towns, Jasper's development and land use are regulated by Parks Canada under the Canada National Parks Act, ensuring that any growth or infrastructure changes align with environmental preservation goals. As all lands are held by the Crown, leases and other land use agreements are utilized for administration. Parks Canada is both the landlord and the regulator. Town matters including utilities, administration, recreation and social services are managed by the municipality. This partnership aims to balance tourism, community and resident needs, and conservation efforts, maintaining the park's ecological integrity while supporting a vibrant local community.

Both the local government, the Municipality of Jasper and the federal authority, Parks Canada, collaborate on important issues to ensure the social and economic health of the Park, townsite and its residents.

Recognizing that housing is fundamental to individual and community health, and understanding that a lack of affordable or appropriate housing can have impacts on a community including: economic inequality and poverty, increased strain on public services, increased crime and social instability, public health issues and impacts on the local economy, both levels of government have worked to develop the Jasper Housing Action Plan.

The Housing Action Plan (HAP) identifies key actions that the Municipality of Jasper and Parks Canada can take to address the urgent needs of residents, in a community facing a housing availability and affordability crisis, while ensuring the solutions implemented today have a positive and lasting effect on community housing for future generations.

Executive Summary

The HAP takes into account analysis and projections of housing need captured in the 2022 Jasper Housing Gap Analysis and most recently, the catastrophic effects of the Jasper Wildfire Complex on local housing. A tragedy that has to be considered, as community recovery and rebuilding efforts will continue for years to come.

Strategy development was based on the following guiding principles:

- **Capitalize on Community Resources:** Expertise to address housing need exists within the stakeholder organizations, and in the local public, private, and non-profit sectors. Actions in this plan take advantage of existing tools, partnerships, and work already in progress at the local and regional level.
- **Feasibility:** Recommendations receive community and Council support and approval of the authority with jurisdiction, either MOJ or Parks Canada.
- **Actionable:** Recommendations are clear and direct in how they can be accomplished.
- **Responsive to Community Needs:** Recommendations recognize the immediate and short-term needs of the community in response to long term housing challenges and the recent Jasper Wildfire Complex. Recommendations result in long term systemic change improving housing affordability and availability over time.

Jasper's housing challenges have become increasingly complex and, in light of the recent wildfire, now require urgent and strategic attention. The implementation of the initiatives outlined in this plan is essential to support the community's recovery and to establish a foundation for long-term resilience. A proactive and forward-looking approach to housing will not only safeguard the local economy but also ensure Jasper remains a vibrant and prosperous destination for residents and visitors alike.

The Municipality of Jasper and Parks Canada are well positioned to lead this work, drawing on the expertise and support of community partners. Together, they have committed to take action to improve housing affordability and availability for its residents.

HAP Objective

The Jasper Housing Action Plan was developed to identify applicable, realistic and achievable actions that take into account Jasper's unique standing as a Specialized Municipality within a National Park, and address the need for appropriate, affordable and inclusive housing.

Background

About Jasper

Jasper, Alberta is a small town located in the Canadian Rockies within Jasper National Park, the largest national park in the Canadian Rockies and a UNESCO World Heritage Site. The town itself was officially established as a Specialized Municipality in 2001 under the Alberta Municipal Government Act, though its history dates back much earlier. Jasper began as a fur trading post for the North West Company in 1813, with the townsite developing around the Canadian Pacific Railway in the early 20th century. Today, on average, 2.4M people a year visit the Park with the townsite acting as a base to explore from.



According to the 2021 Census, Jasper's permanent population is 4,738 residents. The town's demographics reflect a multicultural community with a mix of long-term residents and seasonal workers. Many of its residents are employed in the hospitality, service, and tourism industries, which form the backbone of the local economy. Other key industries include retail, transportation, and government services. The town's dependence on tourism creates significant seasonal shifts, with the population swelling during peak summer travel times.

Jasper's location is relatively isolated, being four hours away from an international airport or urban center. Banff National Park and Calgary lie to the South, while Edmonton lies to the East.

While residents of Jasper enjoy some benefits of living in a desired tourist destination, this comes with significant challenges as well. These include an increased cost of living, limited employment opportunities and lower wages, low housing availability and high housing costs.

Specific Housing Challenges

Although housing challenges have been a national concern for several years, Jasper has faced the impacts of a housing shortage for a significantly longer period, affecting both its economic vitality and social well-being. Factors that have contributed to the housing crisis in Jasper can be attributed to its unique status as a tourist town within a National Park, and will require innovative, out-of-the-box solutions.



Limited land availability: Jasper's location within a national park means all land is owned by the Crown and managed by Parks Canada, with the townsite boundary fixed in legislation. This prevents urban sprawl, helping to preserve the community's small-town character and protect surrounding natural areas. However, these constraints limit opportunities for residential growth, requiring creative and efficient housing solutions within the existing footprint.



Seasonal population: Jasper experiences significant fluctuations in population, particularly during peak tourist seasons, when the town requires additional temporary housing for workers. Addressing the housing need for peak season, while not over developing is a challenge for developers. The seasonal housing need deficit was assessed at 609 units (based on an average household size of 3) in the 2022 Jasper Municipal Housing Corporation (JMHC) Governance Review - Housing Gap Analysis.



Tourism reliance: The local economy's dependence on tourism drives a strong demand for affordable, short-term housing for staff. However, the available housing stock is predominantly high-cost, permanent residences. Significant increases in rental and purchase price for homes are misaligned with the prevailing wage base, effectively excluding many first-time buyers from the market and intensifying pressure on the rental sector.



Development restrictions: The development of new housing requires proponents to adhere to specific requirements and obtain development approval from Parks Canada. This process is governed by national regulations and local land use policies, as well as architectural guidelines designed to preserve the integrity of the national parks. Policies exist that cover zoning, parking, setbacks and site coverage, among other details, and changing these restrictions could increase development opportunities, resulting in increased density and improved financial viability for projects.

Update:



Legislation has recently been tabled in Parliament to transfer the authority of land use and planning to the Municipality. This is a welcome development, however as the municipality does exist within a National Park, there is collaborative work to be done with Parks Canada to come to agreement on changes to Land Use Regulations and develop plans, procedures and systems for the transition of authority.

Demographic Analysis

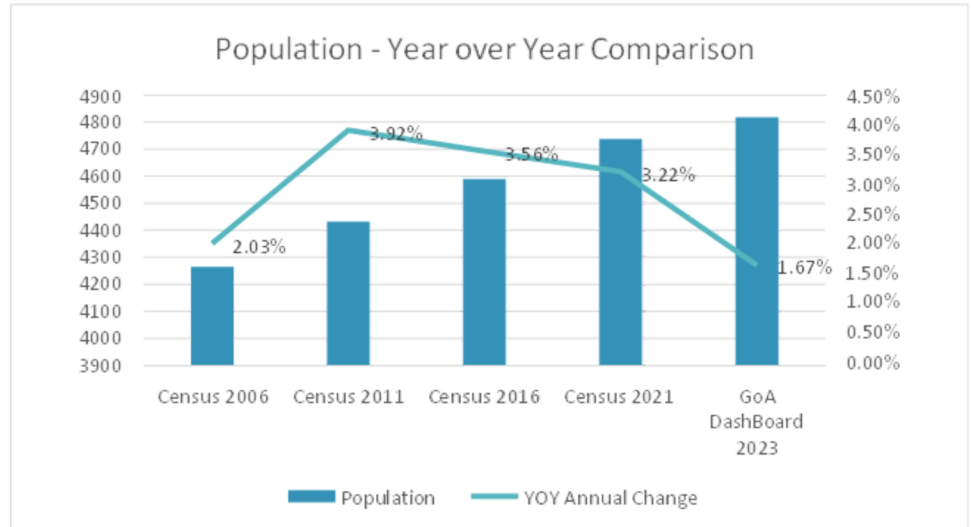
2021 Census information provides insight into local housing needs, supporting the 2022 Housing Gap Analysis, and provides useful context for the affordable Housing Action Plan. The data included here is meant to update local understanding of population trends, which impact community housing needs.



Population

The following chart demonstrates that Jasper's population has risen slowly over the years, with an overall increase of 14% between 2006 and 2023, with the smallest population growth between 2021 and 2023. The 2022 Housing Gap Analysis projects the permanent population will continue to grow, to 5,464 in 2042.

Figure 1. Population and year over year growth

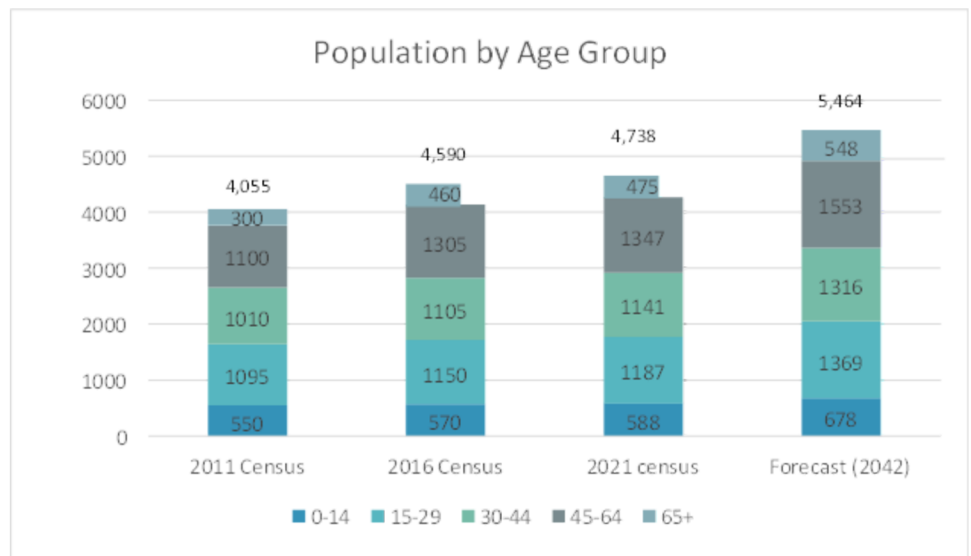


Source: Statistics Canada, Census Data and Government of Alberta Regional Dashboard

Age

Year over year, statistics support the idea that Jasper has a relatively young age demographic, when combining the 15-29 and 30-44 year age groups. This aligns with the requirements of the local labour market and Parks Canada Eligible Residency requirements. It could be inferred that this younger demographic is more likely to be supporting children and/or at an earlier stage in their careers, which has financial implications for housing affordability.

Figure 2. Jasper Resident Ages



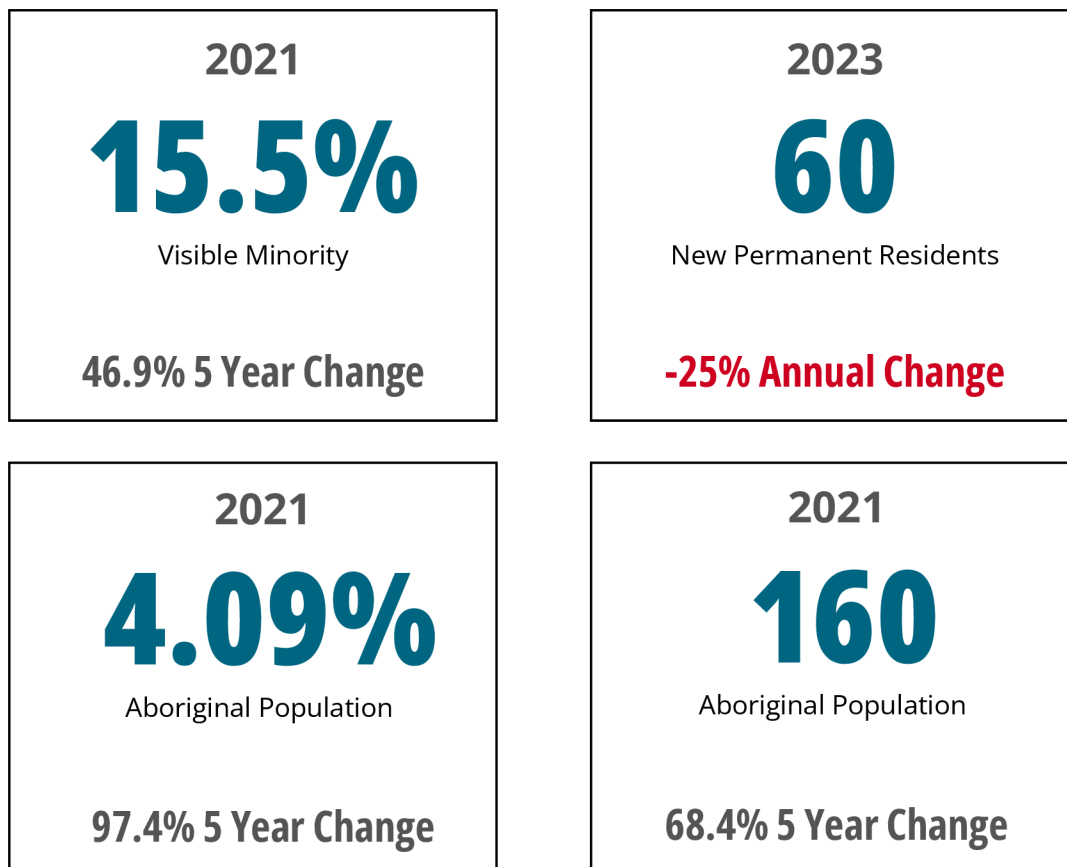
Source: Statistics Canada 2011, 2016, 2021 Census Data

Culture and Immigration

Jasper prides itself on being a multi-cultural community, with a large immigrant population. The robust tourist economy contributes to a large population of temporary foreign workers and immigrants who move to Jasper for employment.

In 2021, 15.5% of the general population of Jasper identified as a visible minority, the 19th highest in the province. The percentage of the population identifying as a visible minority in Jasper greatly increased 46.9% in the five years preceding 2021.

Jasper's Aboriginal population has increased 97.4% over the 5 years 2016-2021. The 2021 Census count of aboriginal residents in Jasper was 160, up 68.4% over 5 years.



Source: Statistics Canada and Government of Alberta Regional Dashboard

Labour Market

Jasper’s labour market is primarily driven by tourism and service-related industries, with major employment in accommodation, arts and entertainment, and retail. These sectors rely heavily on seasonal and modest-income workers, creating strong demand for short-term and affordable housing. However, limited housing supply and high rent and purchase costs have led to a gap between available housing and the wages typical of these industries.

Other sectors—such as transportation, health care, and construction—also play important roles in the local economy. The ongoing shortage of affordable housing places additional strain on these sectors by hindering recruitment and retention, ultimately impacting Jasper’s economic stability and community growth. Addressing these housing challenges is essential to supporting a resilient and sustainable workforce.

Figure 3. Labour Force by Occupation

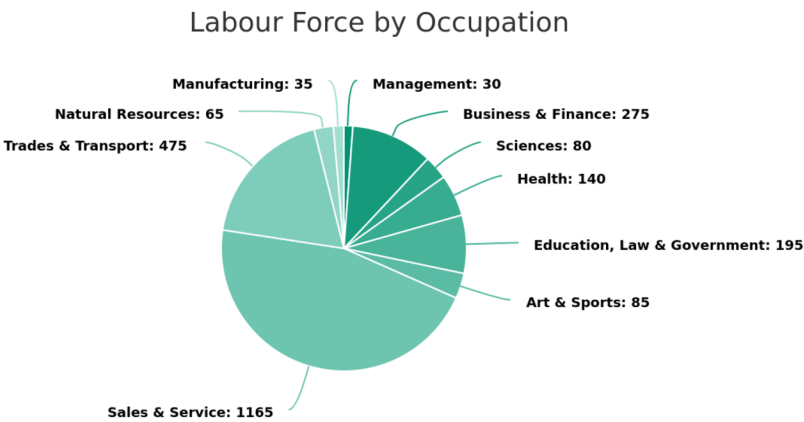
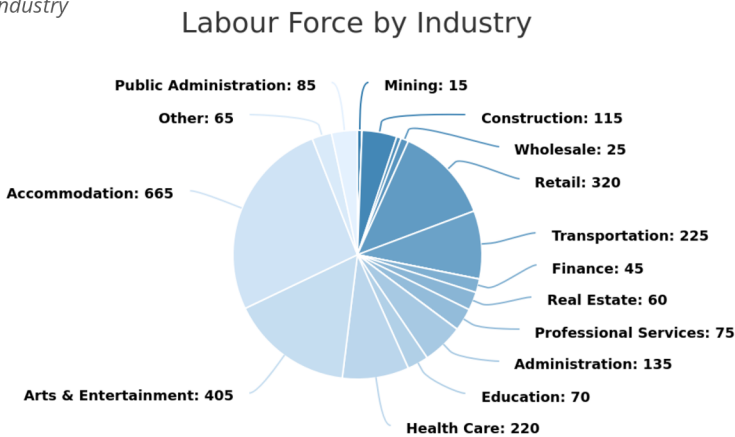


Figure 4. Labour Force by Industry

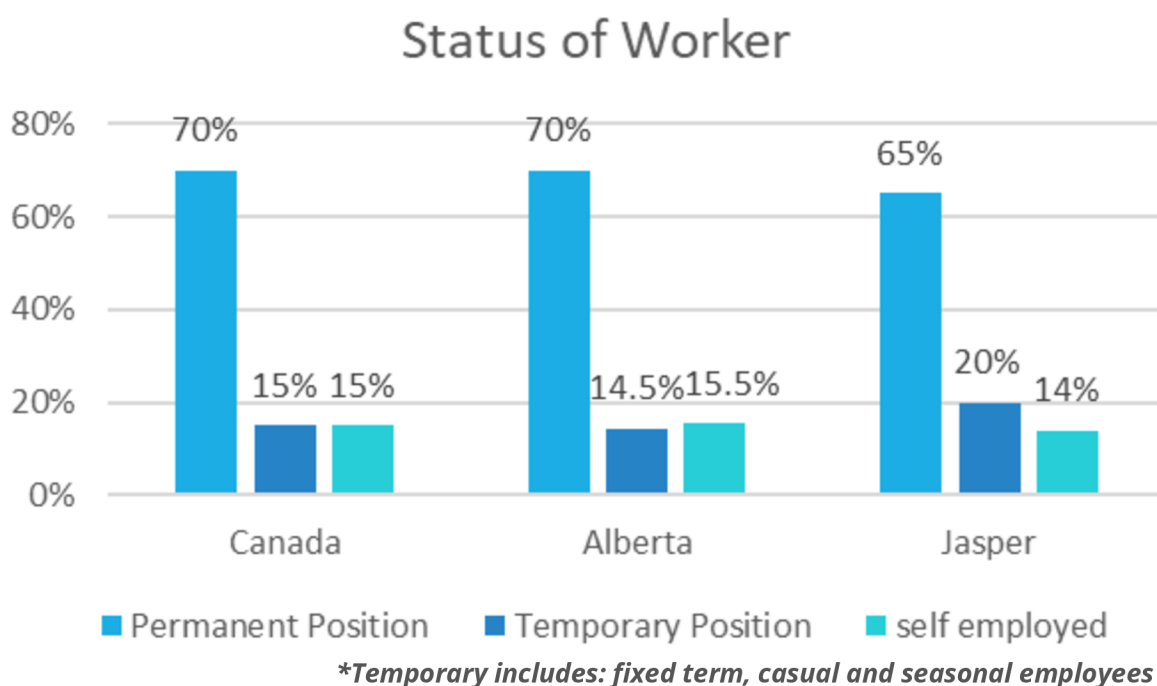


Source: Townfolio/Statistics Canada 2021 Census Data

Labour Market

Jasper's tourism-driven economy requires a peak workforce during the summer, with reduced employment opportunities in the winter. As a result, a larger proportion of jobs are temporary or seasonal compared to non-tourism-based communities, increasing pressure on housing during peak months. This fluctuation in seasonal demand creates instability in the housing market, making it difficult to maintain a consistent supply of suitable and affordable housing year-round. To manage this demand, many employers provide staff accommodations; however, this can create vulnerabilities for workers, as their housing is directly tied to their employment, raising concerns about dependency and potential exploitation.

Figure 5. Class of Worker – Job Permanency



Source: Statistics Canada 2021 Census Data

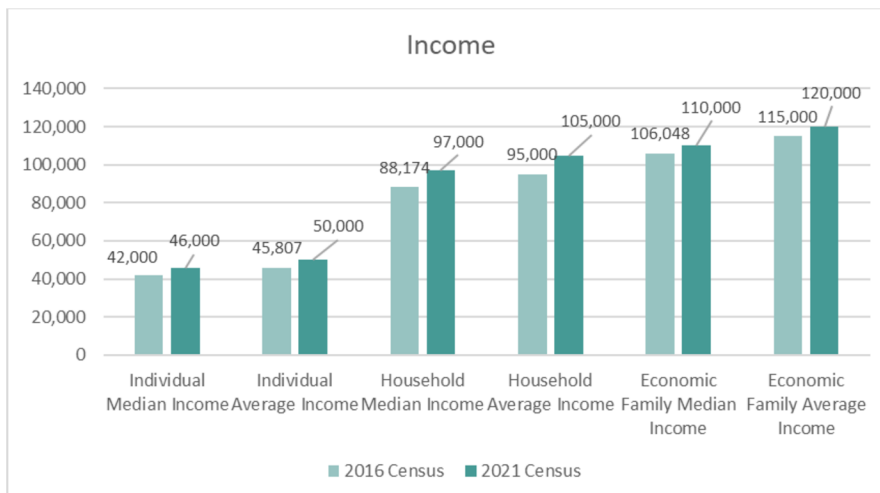
Income

When comparing Jasper's income levels to provincial and national medians from the 2016 and 2021 Canada Census data, several insights emerge. In 2021, Jasper's median individual income was \$46,000, surpassing the national median of \$41,650 and Alberta's median of \$44,800. This trend of higher individual incomes in Jasper was also evident in 2016, with Jasper's median at \$42,000 compared to the national median of \$33,300 and Alberta's median of \$36,000. Regarding household incomes, Jasper's median in 2021 stood at \$97,000, which is higher than the national median of \$84,000 and slightly above Alberta's median of \$96,000. In 2016, Jasper's median household income was \$88,174, again exceeding the national median of \$70,336 and Alberta's median of \$93,835.

For economic families, Jasper's median income in 2021 was \$110,000, placing it above the national median of \$105,000 but below Alberta's median of \$115,000. In 2016, Jasper's median economic family income was \$106,048, compared to the national median of \$78,400 and Alberta's median of \$93,835.

These figures indicate that Jasper consistently reports higher individual and household incomes compared to both provincial and national medians, while its economic family incomes are above national levels but slightly below the provincial average.

Figure 6. Individual and Household, Median and Average Incomes for Jasper



Source: Statistics Canada Census Data

Key Observations

- Individual Incomes:** Both median and average individual incomes in Jasper saw increases of approximately 9-10% over the five-year period, indicating steady personal income growth.
- Household Incomes:** Median and average household incomes experienced similar growth rates, suggesting that households in Jasper have seen a consistent rise in income levels.
- Economic Family Incomes:** The growth in median and average incomes for economic families was more modest, at around 3.7% and 4.3% respectively, which may reflect broader economic trends affecting family units differently than individuals or households.

Living Wage

When considering income relative to Jasper it is important to recognize the high cost of living that exists in the community. This can be reflected in the Living Wage (LW) calculation. LW is defined as the hourly wage a worker needs to earn to cover their basic expenses and have a modest standard of living, once government transfers have been added and taxes have been subtracted. The calculation is based on the income needs of three household types: a two-parent family with two young children; a lone-parent family with one child; and a single individual. It assumes that each adult is working full-time hours and includes savings for unexpected costs, continuing education, child care, and a small amount which allows people to participate in the community.

Jasper's LW is \$31.40/hour as calculated in 2024 by the Alberta Living Wage Network(ALWN), double the minimum wage. Of the 21 Alberta communities participating in the ALWN, Jasper has the highest living wage. The next 3 communities, at a LW of \$24.50, \$24.45 and \$24.30 are Barrhead, Calgary and Airdrie.

\$6.90 separates Jasper's LW and the next highest community.



Current Housing Supply

The 2021 Census states there were 1776 dwelling units in Jasper. With the addition of 30 net new units in 2022 and 29 in 2023, the total number of units as of December 2023 is 1,835. The wildfire resulted in a loss of 617 of those dwelling units. While the last 3 years saw a slight increase in development over the average, permit numbers are on the decline once again. This three-year trend of higher than normal permit numbers could be attributed to a recent phased, mid-size, in-fill development that is completing construction. Total dwelling unit growth for the 3 year period 2021-2023 is 3.32%, compared to Canada's July growth of 22%.

The JMHC Governance Review and Housing Gap analysis indicated a housing gap of 759 units in 2021, (*Table 11. Total Housing Gap, year-round and seasonal populations*).

Permit data illustrates that while there has been some development, the constant 0% vacancy rate in Jasper illustrates demand is not being met. This demand on the rental market results in increased rental rates over the provincial average, due to lack of competition in a strained market.



Figure 8 provides a breakdown of the types and number of dwellings that exist in the community at the time of data collection. The largest portion of dwellings are single detached homes. The cost to rent or own this type of dwelling is disproportionately high in the community, illustrating 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.

Figure 7. Units and Permits Year over Year

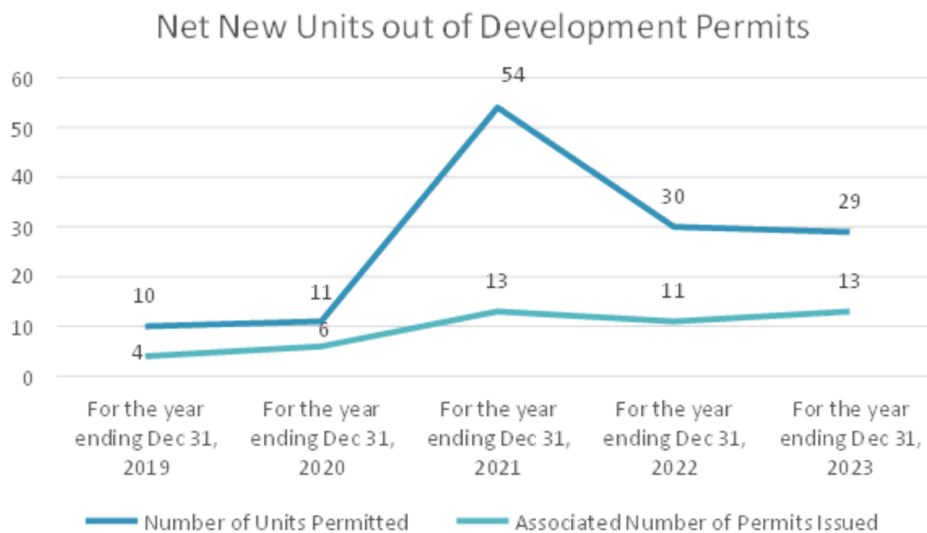
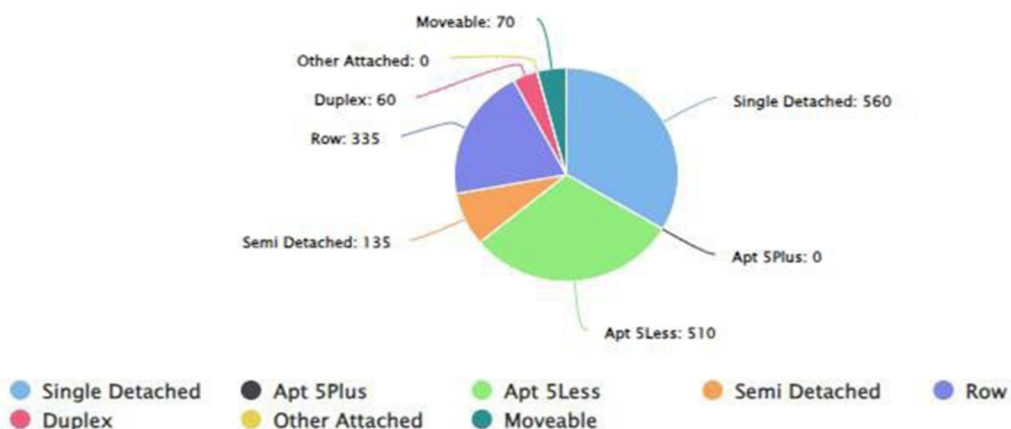


Figure 8. Housing Type by Structure

Housing type by Structure

Source: Statistics Canada. Census.

Last Updated: April 2022



Summary of Housing Need

The 2022 JMHC Governance Review and Housing Gap Analysis provides detailed information on current housing need, seasonal need and future projected need. The following tables provide additional context and explores Core Housing Need as defined by the Canada Mortgage and Housing Corporation (CMHC).



Availability and Affordability

The following two tables demonstrate that Jasper consistently faces a critically low vacancy rate for purpose-built rentals, coupled with rising and above-average rental prices. These barriers to housing stability extend to the single-family home and 'missing middle' housing segments. Factors that contribute include a deficient housing stock coupled with growing demand, resulting in both rental and purchase costs for homes steadily increasing.

Table 1: 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

Table 2: 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: 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

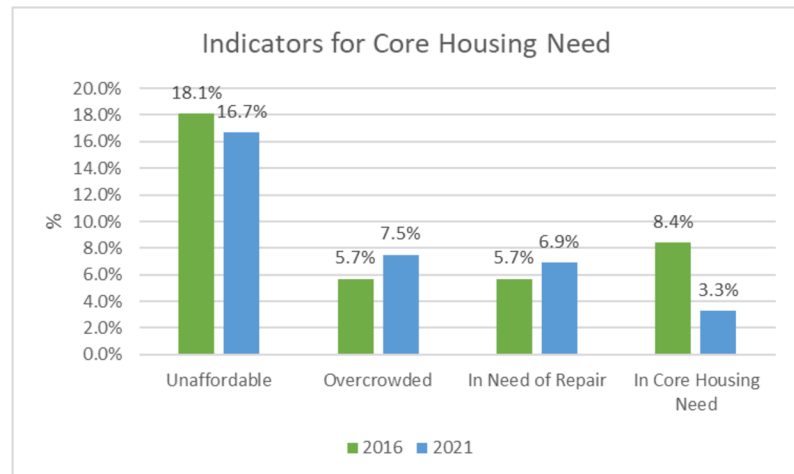
Core Housing Need

Core housing need is a measure used in Canada to identify households whose housing is considered inadequate, unaffordable, or unsuitable, **and** who cannot afford alternative housing in their community. It is composed of three key indicators:

- **Affordability:** costs more than 30% of before-tax household income.
- **Suitability:** not enough bedrooms for the size and composition of the household.
- **Adequacy:** housing that requires major repairs.

A household is in core housing need if its **current housing fails at least one of these standards and the household does not have sufficient income to afford alternative acceptable housing in the same area.**

Figure 9. % of Population Living in Core Housing Need



Source: Statistics Canada 2016 and 2021 Census

Housing Projection

The 2022 Housing Gap analysis calculated a deficit of 759 units in 2021 to house both the year-round and seasonal population, based on a household size of 3. Continuing on the current trajectory, the forecasted housing gap projected for 2042 was estimated at 1,126 units to meet the needs of the same population. Additionally, the need for affordable units for the same population was estimated to be 470 in 2021 and 540 in 2042.

Missing Middle Housing

Missing middle housing refers to a range of multi-unit housing types—such as duplexes, triplexes, townhomes, and small apartment buildings—that fit between single-family homes and large high-rises. These housing options are typically low- to mid-rise, blend into existing neighborhoods, and offer more affordable and diverse living choices. By increasing density in a gentle and neighborhood-friendly way, missing middle housing helps meet growing housing demand, supports walkable communities, and provides options for different income levels and family sizes without drastically changing the character of an area.

Additional Dwelling Units (ADUs)

ADUs are secondary housing units located on the same lot as a primary residence, such as backyard cottages, basement apartments, or garage conversions. ADUs provide a flexible and cost-effective way to increase housing supply without requiring major new developments, introducing gentle density to neighbourhoods. They can help alleviate rental shortages by offering affordable housing options in established neighbourhoods, making them ideal for renters seeking smaller, independent living spaces.

Additionally, ADUs generate rental income for homeowners, promote intergenerational living, and contribute to more diverse and sustainable housing markets.

Jasper Wildfire Complex

For a community already experiencing a housing crisis, the effects of the Jasper Wildfire Complex have been catastrophic. Over 300 structures were lost in the fire, the majority of which were single family detached homes, missing middle and apartment buildings.

By cataloging development permits for each of the damaged or destroyed structures, administration was able to determine that while the number of lost structures was 358, the number of permitted dwelling units actually equated to 617. Anecdotal local knowledge implies a shadow count of unpermitted dwellings at 30%, resulting in an estimated net loss of 806 units. 2021 Census data puts the average number of residents to a dwelling at 2.4, extrapolating this data, we have estimated that the number of individuals displaced or homeless due to the fire at 1,934.

Table 3. Effects on Housing of the Jasper Wildfire Complex

Damaged Structures	Total # of Dwelling Units	Estimated Displaced Population
358 (30% of structures)	617 (permitted) + 189 (shadow)=806 units	806 x 2.4=1,934 individuals

Role of the Housing Action Plan

As demonstrated in this report, Jasper's housing situation is in urgent need of a coordinated response. The development of a Housing Action Plan is crucial to address the current shortfall of units and ensure long-term housing sustainability. The Housing Action Plan must consider Jasper's unique situation, addressing the community's housing needs while preserving the integrity of the national park. This requires close collaboration between various levels of government and a clear action plan. Without a comprehensive housing strategy, Jasper's housing crisis will only worsen, with significant negative impacts on residents, businesses, and the local economy. The effects of the Jasper Wildfire Complex have also put further pressure on housing, making it critical to address the growing gap.

A measured approach to addressing the housing crisis is essential to balance the needs of all residents and avoid unintended consequences. Overly restrictive policies, could prevent homeowners from generating rental income, potentially leading to financial stress. On the other hand, rapid, unchecked development could strain infrastructure, reduce neighbourhood livability, and create backlash from existing residents.

Thoughtful, well-planned solutions—such as strategic zoning changes, gradual density increases, and community engagement—help ensure that new housing options benefit both current and future residents without causing financial hardship or disrupting neighbourhood stability.

Role of the Housing Action Plan

The intent of the Housing Action Plan is to provide a clear path to success in addressing the Jasper housing crisis, mitigating unintended negative consequences and providing residents with choice and opportunity. Actions have been assessed for their feasibility and steps to implementation have been mapped out. At a high level, the Jasper Housing Action Plan aims to address current and future housing needs, ensuring a resilient and sustainable community. Impacts of a thoughtful approach to housing in Jasper include:



Improved affordability: A structured plan can help ensure the development of affordable housing for both seasonal workers and permanent residents, easing the current affordability crisis.



Economic stability: Addressing the housing shortage can help local businesses by ensuring workers have access to housing, thereby reducing employee turnover and improving overall economic stability.



Sustainable growth: A plan can help manage future population increases and ensure that housing supply grows in tandem with the town's needs, particularly as forecasts suggest a need for an additional 227 units by 2042.



Optimized use of land: A housing action plan can work with Parks Canada to maximize the use of available land, while ensuring that developments meet both housing and environmental sustainability goals.

HAP Program Details

The following section of this report provides detailed information on the initiatives that form the Jasper Housing Action Plan. It includes six categories of Actions, that will assist the local authority in reaching its housing supply growth target in the short term, and lead to permanent, systemic changes that allow housing challenges to be addressed in the long term.

Each action is identified as a low, medium, or high-impact action. These are defined as follows:

- **Low Impact:** positive actions that may impact a small number of developments annually. Impact often difficult to quantify but can lead to eventual culture change.
- **Medium Impact:** likely to directly impact housing development but may not lead to significant reduction in key housing need statistics.
- **High Impact:** easy to quantify, leading directly to new housing, and a reduction in key housing need statistics.
- Actions have also been considered in relation to the Housing Accelerator Fund 10 Best Practices.



Performance & Monitoring



Each action in the plan includes a measurement for success. At a high level, the success of the Jasper Housing Action Plan will be measured by:

- Overall community housing stock diversity
- The number and diversity of new builds
- A change in the annual vacancy rate
- A change in average rental rates
- The number of new affordable units added to the market
- The number of building permits for secondary suites and ADU's
- The number of new rental units added to the market
- Measuring processing timelines and turn around time to approval
- Uptake on incentives and initiatives

Action 1:

Land Use Bylaw Policy Changes to Incent Development

A Land Use regulation review and subsequent amendment recommendations will occur in two stages and adhere to planning principles, allowing time for capacity building, community understanding and education, socialization of concepts and public consultation. The first review and round of amendments will be immediate, and the second over the course of the next year and a half. This approach is intensely accelerated over normal standards, where a complete review would traditionally take multiple years and involve a piecemeal approach. The immediate review allows for incentivizing and removing of barriers to densification as a large number of residents rebuild after the fire, resulting in accelerated net new units as they plan their rebuild. The second review and recommended adjustments will support the transfer of Land Use Authority from Parks Canada to the Municipality of Jasper. This transfer presents a transformative opportunity for bylaw amendments, accelerating housing development in the community. Stage two will involve a comprehensive review of Land Use Regulations, focusing specifically on housing development, removing barriers to densification and fast-tracking the creation of new housing units now and into the future. To achieve this, the municipality has established an Urban Standards and Design Department, enabling localized decision-making tailored to Jasper's unique housing needs. These efforts will result in the development of new Land Use Bylaws designed to encourage appropriate and sustainable housing projects.

Both reviews will culminate in actionable recommendations to the Authority, that can be implemented swiftly, particularly as the community seeks to address a chronic housing shortage through the rebuild process. Changes to Land Use Bylaws are essential to addressing current barriers to development and increasing housing density in Jasper. A range of policy options will be considered and introduced to encourage appropriate, accelerated housing growth.

The accelerated model ensures that multiple policy reforms are drafted and approved simultaneously in two groupings, greatly reducing the standard timeline to reform. By expediting the review and implementation process, the authorities aim to spark immediate development activity and create the conditions necessary to kickstart housing development, addressing Jasper's housing crisis head-on.

Action 1:

Land Use Bylaw Policy Changes to Incent Development

Tool	Details	Outcome
Review and amend existing Land Use Bylaw, removing barriers to housing development and encouraging multi-unit dwellings	<p>1. Review and Analysis of the Land Use Bylaw specifically considering amendments to these areas by Council:</p> <ul style="list-style-type: none"> ◦ Land Use/Zoning: explore changes to existing land use designation and density ratios and introduce amendments to permitted and discretionary uses. i.e. remove R1 lot designation, R2 as minimum with 1 dwelling as discretionary use. ◦ Lot Size: expand criteria for lots to qualify for subdivision, consider increasing minimum lot size. ◦ Floor Area Ratio (FAR): explore options to increase existing FAR, to promote more dwellings in a structure. ◦ Setback requirements: explore potential reductions in setback requirements and Zero Lot Line (ZLL) development to allow for enhancing building potential for more housing. ◦ Height allowances: explore options to increase height allowances, to all or targeted to specific types such as high density, affordable, etc. ◦ Site Coverage: explore options for increasing site coverage encouraging multi-unit development. 	<ul style="list-style-type: none"> • Land Use Bylaw is maximized to promote and incite the addition of new dwelling units in the community, while ensuring Jasper's character remains intact. • Increase in accessible and simplified tools for development purposes. • Increased density overall. • Maximized and efficient site use. • Regulatory barriers to development are removed.
High Impact		
Aligns with Housing Accelerator Fund 10 Best Principles: End exclusionary zoning; Reduce or eliminate parking standards; Eliminate restrictions and add flexibility related to height, set back, building floor area.		

Action 2:

Reduce or Eliminate Parking Requirements

This initiative involves a review of the Land Use Bylaws related to parking and the development of alternative regulations, that reduces parking requirements for residential units. Parking is a consistent barrier to development, impacted by Jasper's finite amount of developable land and the cost to develop underground parkades. Additionally, parking regulations are not consistent, for example, there are four different requirements across four different residential lot designations. Amendments to simplify, reduce and/or eliminate parking requirements will be considered.

Tool	Details	Outcome
Amend the Land Use Bylaw, reducing parking requirements for residential developments	<p>2. Reduce or Eliminate Parking Requirements: This initiative will see amendments made to the Land Use Bylaw that describe changes to the existing parking requirements for housing. Options presented to council will include:</p> <ul style="list-style-type: none"> • Decouple parking from housing - no parking permitted with residential development and would require on-site, secure, covered bike parking, would prioritize transit and other active modes of transportation • Open parking - whereby developers could be left to determine the overall parking need for the development in question • Housing prioritized ratios – sliding scale, reduction for multi-unit development, no parking requirement for secondary suite, reductions being possible based on criteria such as secure bike parking, proximity to transit etc. 	<ul style="list-style-type: none"> • Land Use Bylaw is maximized to promote and incite the addition of need dwelling units in the community • Maximized and efficient site use. • Regulatory barriers to development are removed.
High Impact		
Aligns with Housing Accelerator Fund 10 Best Principles: End exclusionary zoning; Reduce or eliminate parking standards; Eliminate restrictions and add flexibility related to height, set back, building floor area.		

Action 3:

Accessory Dwelling Unit and Secondary Suite Incentive Program

This initiative will propose a suite of incentives, designed to incite Jasper homeowners to build ADU's and secondary suites on their property. The program aims to offer financial incentives, a simplified and expedient permitting process, as well as resources and assistance to help guide applicants through the process.

Leveraging existing buildings for ADU's and secondary suites makes good sense in a community where land is finite, essentially capping development after a certain point.

Tool	Details	Outcome
Incentivize and facilitate the development of Secondary Suites and ADU's in the community	<p>3. Financial Incentives for Homeowners to Develop ADU's: This initiative would consider financial incentives for homeowners. Options to be presented to Council could include:</p> <ul style="list-style-type: none"> • Consider offering grants to homeowners to convert or create Secondary suites or accessory dwelling units on their property. • Rent Local program providing one- time cash incentives for homeowners to convert existing short-term rentals to secondary suites. <p>4. Approved ADU Design Catalogue: create a catalogue of pre-approved ADU designs for use by homeowners, at no charge, to expedite and simplify the development process for them.</p> <p>5. Online Tools: promote and market opportunities to develop ADUs to residents through the inclusion of Jasper on the ADU Search website. Include links and information to guide the process.</p>	<ul style="list-style-type: none"> • Reduction in the number of units used for PHA's in the community • Homeowners convert usable space to secondary suites • Land Use regulations support the community's long-term vision for housing • Increased clarity around allowable design, ease of process for interested individuals • Increased access to ADU development tools for the public
Moderate Impact		
Aligns with Housing Accelerator Fund 10 Best Principles: Develop grant programs; Develop incentive programs; Design and implement guidelines or pre-approved building plans for missing middle housing or specific accessory dwelling such as laneway housing or garden suites.		

Action 4:

Expedite Housing Development Permit Process

This initiative would enable the Municipality and Parks Canada to invest in electronic software programs to support the management of development applications and approvals, for both internal and external users, with a goal of expediting processing times and allow tracking of all building and development permits.

Streamlining processes would create efficiencies, including concurrent reviews with Parks Canada. An accessible, user-friendly approach to the submission, review and tracking of development applications would improve the review process, shorten turnaround times for applicants, and ultimately allow for more permits to be processed in a faster, more efficient manner. This will be crucial in accommodating the expected increase in development permits resulting from the proposed housing policy changes. Input form users will be used to customize software for efficiencies.

Tool	Details	Outcome
Implement systems that simplify the review and approval of development and permit applications	<p>6. Online Permitting System: This initiative involves implementing and customizing online systems to better facilitate and track development permit applications. Areas for customization include:</p> <ul style="list-style-type: none"> • Public facing and internal systems that allow for online submission and tracking, for applicants and internal users. • Integrated systems that streamline processes and allow efficiencies with concurrent Parks Canada review of applications. <p>7. Internal Policy Creation to Expedite Approval Process:</p> <ul style="list-style-type: none"> • Establish criteria for fast tracking applications; ie, as of right zoning, affordable housing developments. • Review, and establish permit approval timelines that improve on existing service standards. 	<ul style="list-style-type: none"> • Increased accessibility and improved communication, simplifying the process for both internal and external users. • Expedites the processing and tracking of all building and development permits through improved inter-organizational collaboration. • Expedites approval of certain types of development, increasing the UDS's ability to address community need. • Service standards are improved and consistent.
High impact		
Aligns with Housing Accelerator Fund 10 Best Principles: Increase process efficiency; Prioritized/enhanced development approval process; Expand e-permitting to all development and building permit types; Develop systems to monitor and publicly report on application processing times, with emphasis on continuous assessment and improvement (strongly recommended).		

Action 5:

Promote Development of Affordable Housing

This initiative aims to bring before council a suite of proposals to facilitate the development of affordable/desired housing through financial incentives, including waiving or reducing the fees associated with development and municipal tax requirements. High construction and land costs make it difficult for affordable housing development to be financially viable in Jasper. Currently there is only one 40-unit provider of affordable housing in town, whose affordability agreement expires in 5 years. This would leave Jasper without any affordable housing options other than Seniors and Assisted Living facilities (one of which was lost in the Jasper Wildfire Complex). The goal with this initiative is to incent affordable housing development by increasing its financial viability, addressing a substantial gap in Jasper's housing needs.

Tool	Details	Outcome
Provide financial incentives for affordable housing development	8. Financial Incentives to Incite Affordable Housing Development: Options to be presented to Council include: <ul style="list-style-type: none">• A bylaw waiving all or a portion of the municipal portion of property taxes on affordable housing development.• Other Bylaws allowing development fee waivers or reductions for desired/needed building types i.e. building permit, development permit, compliance deposit, off-site levies, sub division fees etc.	<ul style="list-style-type: none">• Increase in the number of affordable housing units• Financial barriers to the development of affordable housing are reduced spurring growth
High impact		
Aligns with Housing Accelerator Fund 10 Best Principles: Comprehensive review of development charges and fee schedules; Make government owned lands available for housing through strategies such as disposition, acquisition and/or pre-development.		

Action 6:

Develop Acquisition Strategy for Community Housing

Affordable and serviced appropriate sites are key for viable housing developments. Jasper will develop a framework to determine the process and outcomes for municipal land and asset acquisitions intended for housing. This will establish a transparent and consistent approach to guide any current and future resources directed towards acquisitions. For example, acquisitions could involve acquiring land and/or temporary accommodations from Parks Canada to convert to permanent housing, as well as 'orphaned' lots, as a result of the Jasper Wildfire Complex. An acquisition strategy, coupled with funding resources ensures a portion of Jasper's finite land assets remain available for community housing, and are not exhausted through speculative purchases by developers or large corporations. This initiative would see the local arm's length housing corporation — Jasper Municipal Housing Corporation (JMHC) — explore funding mechanisms for the purchase of land for future development of affordable, missing middle and community housing. Developments would be managed by the JMHC, with a focus on social housing and community need over profit, and address the Jasper specific challenge of individuals' housing being tied to their employment (staff accommodation). This decoupling of housing to employment expands rental choice and decreases vulnerability for residents. The acquisition strategy will be balanced, recognizing that both community and private development is necessary to address a community's housing need.

Tool	Details	Outcome
Community housing land acquisition strategy	9. This initiative involves creating a land procurement and development strategy, that focuses on outcomes to develop social housing, missing middle and below market housing. The strategy would establish a transparent and consistent approach to guide any current and future resource acquisition. Funding mechanisms would be explored to acquire land or assets resulting in permanent housing in the community, addressing need.	<ul style="list-style-type: none">• Land acquisition strategy exists to increase community housing stock.• Community based organizations acquire finite assets for permanent housing.
High impact		
Aligns with Housing Accelerator Fund 10 Best Principles: Make government owned lands available for housing through strategies such as disposition, acquisition and/or pre-development.		

Action 7:

Continuous Assessment of Housing Need

Housing Needs Assessments (HNAs) help identify and address housing demand by collecting data on population growth, income levels, housing supply, and affordability. Consistent data collection allows policymakers, developers, and communities to make informed decisions about zoning, infrastructure, and housing programs. Without regular assessments, housing policies may rely on outdated or incomplete information, leading to mismatches in supply and demand. HNAs ensure housing strategies are based on current needs, supporting effective planning and development.



Tool	Details	Outcome
Reliable data on housing need to inform decisions	10. This initiative focuses on the municipality participating in and initiating ongoing HNA, using available tools both internal and external. Options include: <ul style="list-style-type: none">a. The GOA Affordable Housing Needs Assessment tool and Alberta Apartment and Rental Rate Survey.b. Consultant and professional services,c. Outreach by MOJ staff to local apartment buildings to determine vacancy and rental rates.d. Outreach by MOJ staff to local businesses to determine staff accommodation need.	<ul style="list-style-type: none">• Reliable and timely data on residential housing need.• Targeted and effective responses to local housing situation, ensuring actions address need.
High impact		
Aligns with Housing Accelerator Fund 10 Best Principles: Develop affordable housing community improvement plans; Increase process efficiency.		

Action 8:

Community Engagement

Community engagement, when developing housing solutions that introduce change to established communities fosters transparency, trust, and collaboration between residents, developers, and policymakers. Engaging the community early helps address concerns, gather local insights, and build support for well-planned changes. This process involves public consultations, workshops, surveys, and stakeholder meetings to gather input from residents, businesses, and community groups, ensuring diverse voices are heard. It ensures that new policy aligns with neighbourhood needs while balancing growth and livability. Effective engagement leads to better-designed projects, smoother implementation, and policies that reflect community priorities, ultimately making it easier to create more housing options in a way that benefits both new and existing residents.

Tool	Details	Outcome
Community engagement to form an updated and relevant Town Plan	11. This initiative focuses on community engagement to support the development of a new Town Plan, that considers the strategic priority of housing and relevant policy. Public engagement could include: a. Public consultations, workshops, surveys, and stakeholder meetings to gather input from residents, businesses, and community groups. b. Open forums where residents can share concerns about increased density or reduced parking while also learning about the benefits of missing middle housing and ADUs. c. Online surveys and interactive mapping tools to identify preferred areas for growth, site visits and 'walking tours'.	<ul style="list-style-type: none">• Updated Town Plan that reflects the community's values.• Informed residents, able to consider diverse perspectives.• A road map for local government to address community housing needs
High Impact		
Aligns with Housing Accelerator Fund 10 Best Principles: Reduce or eliminate parking standards; Eliminate restrictions and add flexibility to development options: Develop affordable housing community improvement plans.		

