

Municipality of Jasper
Regular Council Meeting Minutes
 Tuesday, June 17, 2025 | 1:30pm
 Jasper Library and Cultural Centre, Quorum Room

Virtual viewing and participation	Council attendance is in Council chambers at the Jasper Library and Cultural Centre. This meeting was also conducted virtually and available for public livestreaming through Zoom. Public viewing is through Zoom livestreaming or in person attendance and participation during Council meetings is through in person attendance.						
Present	Mayor Richard Ireland, Deputy Mayor Scott Wilson, Councillors Helen Kelleher-Empey, Kathleen Waxer, Rico Damota, Ralph Melnyk, and Wendy Hall.						
Absent	none						
Also present	Bill Given, Chief Administrative Officer Beth Sanders, Director of Urban Design & Standards Michael Fark, Director of Recovery Leanne Pelletier, Housing Manager Lucas Sherwin, Town Planner Isla Tanaka, Town Planner Michael Boreland, Town Planner Marley Pollock, Town Planner Amanda Stevens, Communications Manager Emma Acorn, Legislative Services Coordinator Isaac Goebel, Decore Hotels Gus Vlahos, Resident Gilly Thomas, Resident Dave Neilson, Resident Wendy Niven, Resident Shelley Koebel, Resident Sheila Couture, Resident Peter Shokeir, The Fitzhugh Bob Covey, The Jasper Local 30 observers						
Call to order	Mayor Ireland called the June 17, 2025 Regular Council meeting to order at 1:30pm and began with a Traditional Land Acknowledgement .						
Additions or deletions to agenda	none						
Approval of agenda #292/25	MOTION by Councillor Wilson – BE IT RESOLVED that Council approve the agenda for the June 17, 2025 Regular Council meeting as presented. <table border="0" style="width: 100%;"> <tr> <td style="width: 35%;">FOR</td> <td style="width: 35%;">AGAINST</td> <td style="width: 30%;"></td> </tr> <tr> <td>7 Councillors</td> <td>0 Councillors</td> <td style="text-align: right;">CARRIED</td> </tr> </table>	FOR	AGAINST		7 Councillors	0 Councillors	CARRIED
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Approval of Regular minutes #293/25	MOTION by Councillor Kelleher-Empey – BE IT RESOLVED that Council approve the minutes of the June 3, 2025 Regular Council meeting as presented. <table border="0" style="width: 100%;"> <tr> <td style="width: 35%;">FOR</td> <td style="width: 35%;">AGAINST</td> <td style="width: 30%;"></td> </tr> <tr> <td>7 Councillors</td> <td>0 Councillors</td> <td style="text-align: right;">CARRIED</td> </tr> </table>	FOR	AGAINST		7 Councillors	0 Councillors	CARRIED
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7 Councillors	0 Councillors	CARRIED					
Approval of Committee of the Whole Meeting minutes #294/25	MOTION by Councillor Waxer – BE IT RESOLVED that Council approve the minutes of the June 10, 2025 Committee of the Whole meeting as presented. <table border="0" style="width: 100%;"> <tr> <td style="width: 35%;">FOR</td> <td style="width: 35%;">AGAINST</td> <td style="width: 30%;"></td> </tr> <tr> <td>7 Councillors</td> <td>0 Councillors</td> <td style="text-align: right;">CARRIED</td> </tr> </table>	FOR	AGAINST		7 Councillors	0 Councillors	CARRIED
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Delegations	none						
Correspondence – Jasper Park	Council first received the correspondence regarding congestion at fuel stations from the Jasper Park Chamber of Commerce and Tourism Jasper through email						

Chamber of Commerce & Tourism Jasper on June 7th. It was discussed at the June 10th Committee of the Whole meeting, but was received too late to include in the agenda package. Committee directed that it be added to today's agenda and asked Administration to report back on any efforts made so far to deal with congestion at fuel stations.

#295/25 MOTION by Councillor Wilson – BE IT RESOLVED that Council receive the correspondence for information.

FOR	AGAINST	
7 Councillors	0 Councillors	CARRIED

#296/25 MOTION by Councillor Waxer – BE IT RESOLVED that Council direct Administration to gather direction from a traffic engineering firm for dealing with the congestion issues at the open fuel stations in town.

FOR	AGAINST	
7 Councillors	0 Councillors	CARRIED

Correspondence – Jasper Park Chamber of Commerce #297/25 Council received correspondence from the Jasper Park Chamber of Commerce regarding town values and a future town plan.

MOTION by Councillor Wilson – BE IT RESOLVED that Council receive the correspondence for information.

FOR	AGAINST	
7 Councillors	0 Councillors	CARRIED

Correspondence – Tourism Jasper Council received correspondence from Tourism Jasper regarding town values and a future town plan.

#298/25 MOTION by Councillor Waxer – BE IT RESOLVED that Council receive the correspondence for information.

FOR	AGAINST	
7 Councillors	0 Councillors	CARRIED

Jasper Recovery Coordination Centre Progress Update Council received a Jasper Recovery Coordination Centre progress update from Director of Recovery Michael Fark. Highlights include information on interim housing; debris management; the joint town rebuild; applications for the Accessory Dwelling Unit Incentive Program; the Recovery Pathfinders Program; social and economic recovery initiatives; the Contractor's Camping Program; and more.

#299/25 MOTION by Councillor Melnyk – BE IT RESOLVED that Council receive the progress update for information.

FOR	AGAINST	
7 Councillors	0 Councillors	CARRIED

Values to Guide the Development of Jasper's Town Plan MOTION by Councillor Melnyk – BE IT RESOLVED that Council receive the values of "belonging, connection, nature, responsible, thriving and inclusive" as information; and

#300/25 That Council direct Administration to incorporate the values of "belonging, connection, nature, responsible, thriving and inclusive" in the creation of Jasper's Town Plan, fulfilling the requirements of a community plan under the Canada National Parks Act and a municipal development plan under Alberta's Municipal Government Act.

FOR	AGAINST	
7 Councillors	0 Councillors	CARRIED

Mayor Ireland called a recess from 2:21pm to 2:30pm.

Public Hearing Process Land Use Policy Amendments to Increase Residential Density

Mayor Ireland called the Public Hearing to order at 2:30pm and reviewed the order of process.

Director of Urban Design & Standards Beth Sanders and Housing Manager Leanne Pelletier presented on behalf of Administration. They were assisted by Town Planners Lucas Sherwin, Michael Boreland, Isla Tanaka, and Marley Pollock.

Mayor Ireland confirmed with Administration that the nine written submissions received from the public will be attached to the meeting minutes; and the [DRAFT- What We Heard Report](#) has been added to the Engage Jasper website along with [today's presentation slides](#).

Members of the public were given an opportunity to make presentations with a three-minute time limit with additional time for questions from Council. The following individuals each shared their concerns and asked questions of Council and Administration:

- Isaac Goebel, Decore Hotels
- Gus Vlahos, Resident
- Gilly Thomas, Resident
- Dave Neilson, Resident
- Wendy Niven, Resident
- Shelley Koebel, Resident
- Sheila Couture, Resident

Council was given another opportunity to ask questions of Administration.

#301/25

MOTION by Councillor Kelleher-Empey – BE IT RESOLVED that Council adjourn the Public Hearing at 4:31pm; to reconvene at the July 8, 2025 Regular Council meeting at 1:30pm; and

That further feedback from residents must be submitted by 4pm on July 7, 2025.

FOR	AGAINST	
7 Councillors	0 Councillors	CARRIED

Notices of Motion none

Councillor Waxer met with the Communities in Bloom Committee on Thursday. They are preparing for Stewardship Day scheduled for June 24th.

Councillor Hall attended a Yellowhead Regional Library Board meeting yesterday and plans to attend the Transit Facility Grand Opening tomorrow.

Councillors Hall, Melnyk, Kelleher-Empey, Damota, Waxer, and Mayor Ireland were together this morning for an Indigenous Relations workshop with Mark Young.

Councillors Melnyk and Damota will be at a Community Futures West Yellowhead meeting this Thursday.

Councillor Kelleher-Empey will be in Hinton next Monday for the Evergreens Foundation strategic planning session.

Mayor Ireland spoke at the Filipino flag raising event on June 12th at Commemoration Park and took part as a panelist on a Rural Resiliency Forum through the University of British Columbia on Saturday.

Upcoming events Council received a list of upcoming events for information.

Adjournment
#302/25

MOTION by Councillor Kelleher-Empey – BE IT RESOLVED that, there being no further business, the Regular Council meeting of June 17, 2025 be adjourned at 4:37pm.

FOR
7 Councillors

AGAINST
0 Councillors

CARRIED

Mayor

Chief Administrative Officer

From: [Cindy Alton](#)
To: [Emma Acorn](#)
Subject: Residential Density - and Parking Policy
Date: June 10, 2025 6:04:20 PM

I believe we should utilize the space we have along Connaught at both the east end of town, and West End of town for High Density Apartment buildings, with parking onsite. We have already established temporary housing there, so it only makes sense. We also need to provide an affordable, seasonal housing complex for Staff that are here for just that. It needs to be managed and fair for the wages in Jasper. A place that people can be proud to live in.

Parking has always been an issue in Jasper. The reason the parking is an issue is because there have been variances allowed for commercial space and it has now become a residential issue. Let's solve both housing and parking issues. We have already received grant money for those residents that want to add additional dwelling units, so this will provide additional options.

Once the development of the new RCMP building is underway, we can start to build more townhouses , condos for people wanting to own their own home.

Jasper is a remote, beautiful, place to live. The idea of people living here without needing a vehicle, just doesn't make any sense. Let's not forget that we are remote, and need vehicles for appointments out of town, bulk shopping trips, getting away, etc.

The transit system has already been established for tourists to help alleviate the congestion in town. This program is new, and we will need to see the data from this to see how well it is working.

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Long Term Resident

June 12, 2025

Dear Mayor and Councillors,

I'm writing as a long-time resident of Jasper who cares deeply about the unique character and sense of community we've built here. One of the things that makes our town so special is its small-town feel—the kind of place where neighbours know each other, local businesses are part of the social fabric, and the skyline remains as familiar and welcoming as the people in it. It gives us all that sense of belonging.

That's why I'm concerned about the recent discussions and developments proposing the construction of 4- to 6-story buildings. While I understand the need to plan for the future, I believe such large-scale growth threatens to fundamentally change what makes Jasper such a special place to live. Increased density and taller buildings may lead to more traffic, noise, and congestion, and risk undermining the tight-knit atmosphere that residents value so much. Our connection to each other and nature are important values to maintain.

I respectfully ask that future development plans prioritize maintaining the small-town charm, scale, and character of our community. Growth can happen in ways that respect our town's identity—through thoughtful design, lower-rise buildings, and community-first planning. Jasper is a small town with a small population that is thriving and inclusive. I would like to see it stay that way.

Thank you for your attention and for your continued service to our town. I hope you'll consider these concerns seriously as decisions are made about Jasper's future.

Sincerely

Kimberley Stark

Brooklyn Rushton
45 Stone Mountain Village
Jasper, Alberta

Dear Mayor Ireland and Members of Council,

I am writing to express my strong support for the proposed densification measures under consideration as part of the Jasper Land Use Policy update.

Jasper has faced a persistent housing crisis for years, and the wildfire has only intensified this challenge. In many ways, we have been given a reset button, an opportunity to rebuild not just homes, but a stronger, more inclusive, and more sustainable community. This is a once-in-a-generation moment to make decisions that can transform Jasper's future and the livability of our community for future generations.

As a young adult wanting to build a future in this fantastic community, I urge Council to take bold, progressive action by advancing the following policy directions:

- **Support a wider variety of housing types** across residential districts, including secondary suites, garage suites, duplexes, fourplexes, rowhouses, apartment buildings, and multi-unit dwellings, even in areas traditionally zoned for single-detached homes.
- **Increase the number of dwellings allowed per lot** in low-density zones, to create more flexibility for homeowners during their rebuild and greater availability of long-term housing.
- **Modernize parking requirements** by decoupling the number of required parking spaces from the number of residential units. There are many innovative and efficient parking approaches being used around the world that Jasper can learn from. Flexible solutions, such as shared or off-site parking, reduced minimums in walkable areas, increasing/incentivizing public and active transportation, and angled parking, can help unlock the potential for more housing while still managing local transportation needs.

The housing decisions made now will have major impacts on Jasper's future. I urge you to adopt progressive, future-oriented policies that prioritize long-term community resilience, affordability, and livability, for those rebuilding today, and for the generations to come.

Thank you for your time and your leadership.

Sincerely,

Brooklyn Rushton

Recipient: Jasper Municipal Council
Sender: Paula Ferguson
Subject: Jasper Land Use Policy proposals

June 14, 2025

Dear Mayor and Council,

I would like to express my concern as to the hastiness with which this meeting was scheduled and the lack of notice to the public. In the Committee of the Whole Meeting, Director Sanders indicated that public notice protocol was not followed yet Council elected to proceed without even an understanding of how this event was advertised or their procedural obligations when addressing residents' concerns.

I am also disappointed that Council opted to accept the “values” as presented as there seems to be no input from the business community with reference to the importance of the tourism economy in Jasper. Any town planning needs to include residents, businesses and keep mindful the importance of visitors to our local economy.

There were very limited options for displaced residents to participate in the process as most of the meeting times did not consider time zone changes of the diaspora. With no demographic data presented, how is the input from less than 100 attendees statistically relevant or representative of the community at large?

As for the proposed changes, I appreciate trying to simplify the present zoning, but I have major concerns regarding balancing the desire to have more housing options and compounding the already problematic parking congestion. For example, board #4 suggesting that garden and garage suites in Cabin Creek West where local Transit Buses and courier services struggle to navigate with cars parked on both sides. This problem is exacerbated during the winter months when cars park further from the sidewalk.

Board #5 proposed policy changes would likewise have a significant negative impact on parking. Lots of sufficient size could have a duplex both with secondary suites and this has worked on the past on the 700 block of Patricia and on-site parking was provided for these units. Six units would ruin the character of neighborhoods and Jasper as a whole.

Also, while providing the flexibility to have a Secondary Suite and/or a garage suite or garden suite would not impact site coverage or parking if limited to 20% of site coverage, to

have both a garage suite and garden suite does not seem logical nor feasible. Would each then be 10% of lot coverage? What about parking? What about soft landscaping requirements? This option on board #10 seems ill conceived in my opinion and the existing policy should stand.

Boards #13 and #14 would not only have parking implications but undermine the aesthetics and small-town charm that sets Jasper apart from other tourist towns. I do not support any 6-storey buildings and to place them at the periphery of town where fire risk is the greatest is a recipe for disaster. I would likewise be concerned about 3 floors of apartments over a commercial operation, especially a restaurant where a grease fire or gas leak could prove lethal to residents.

I would hope that the master plan would also include options for seniors looking to downsize and wanting an option in town. This would open single family homes for young families and allow longtime residents to remain in Jasper. Row housing with greenspace would be ideal for this demographic. I had heard some time back that this idea was proposed for behind the new RCMP detachment building.

In summary, while I appreciate the intent to simplify Land Use Policy, there are limitations to densification based on lot sizes, back-alley access and parking limitations. I fear that the small-town charm of Jasper will be forever changed. Jasper needs seasonal housing more than having a 3-6 plex on a residential lot.

Respectfully,

Paula Ferguson
Formerly 728 Patricia Street
Jasper, AB

From: [Patrick](#)
To: [Emma Acorn](#)
Subject: To Council, ADUs for Housing Jasper Residents only
Date: June 16, 2025 12:24:30 PM

Dear Council,

I am writing to you to express my concern about the Municipality of Jasper seeking to increase the supply of Accessory Dwelling Units (ADUs) in Jasper while making zero effort to ensure that any existing or new ADU is exclusively used for housing Jasper residents.

- Both the current or proposed policy do not include any limitation on how many ADUs can be PHAs or which ADUs can be PHAs.
- There is nothing in the current or proposed policy that would prevent 100% of all ADUs to be used as PHAs.
- It is disingenuous to ask for public opinion on increasing the supply of ADUs under the guise that those ADUs will be used for housing Jasper residents while there is no policy to ensure a single ADU is used for housing Jasper residents.
- Public funds are being used to house Jasper residents while there is nothing stopping Jasper residents who live in ADUs from being evicted at the end of their lease so that their landlord can use the ADU as a PHA. This is happening currently.

I am pleading to council to, at a minimum, ask Parks/MOJ for a moratorium that would stop all new PHAs from being approved to put a stop to the leak of the very limited Jasper rental housing supply. Beyond that I am also pleading to the council that any changes to the land use policy include some form of cap or limit to the total number of PHAs allowed in Jasper. In my opinion that cap should be the number of PHAs licences there were on July 21st 2024.

Please be aware that I am aware that the ADU grant program will have stipulations that prevent the unit from being PHA for 10 years. That grant program is wholly independent of the Land Use Policy and does not make any impact on my concerns about the Land User Policy's lack of control on PHAs. In fact that program only heightens my concerns as we are publically funding construction of ADUs that will be turned to PHAs in the near future. This is akin to converting the new publically funded seniors home to a hotel in 10 years.

Thanks,
Patrick

From: [Warren Waxer](#)
To: [Emma Acorn](#)
Subject: Residential density and parking
Date: June 16, 2025 2:33:13 PM

Comments for Public hearing on Residential Density and Parking:

While increasing residential density is a reasonable goal in Jasper, if careful consideration is not given not parking there will be negative consequences.

At the density before the fire there was inadequate parking in many areas of town. I can only speak for my area of Cabin Creek West where R2 designation caused pretty well all driveway and on-street parking to be full by the end of the day and not all houses had extra suites. The move to encourage addition of extra suites in houses and above garages will only add to a maxed-out parking situation.

Some system of parking allotment per house must be instituted and enforced to ensure all residents are allowed their fair share of public parking. It is a great idea to reduce car use in town put at present and for the near future, unless measures are taken, more density will create greater demand for parking and the resulting neighbourhood conflict.

Thank you,
Warren Waxer

From: [K Forster](#)
To: [Emma Acorn](#)
Subject: Comments re residential density and parking policy
Date: June 16, 2025 2:34:54 PM

Hello,

I am unable to make the council meeting and would like to express my concerns with the proposal density and parking that the town is planning.

While I am supportive of increasing housing to accommodate the people who need/want to live here, I do not think that over building and saturating a very limited housing market is a good idea.

The proposal I saw doesn't address parking at all in a realistic way. While Jasper is a bike friendly town, and now has transit, the reality is most people want to be able to drive where and when they want and to park near their homes, most families have more than one vehicle. I live in the Cabin Creek area and it has always had parking issues, increasing multiple density housing down here will just be a nightmare, of increased traffic and parking. The idea of a community parking lot is just ridiculous....there is NO land anywhere near Cabin creek or the west end that would be available for this. I do not want to park on the east end of town and take transit to my home. Ever.

Further to parking, for all these new apartment developments, underground parking is a no brainer and should/must be part of the plans.

Jasper has a very limited footprint. Increasing density means more traffic and noise, overcrowding and a lack of privacy. I am used to living within a small footprint, but the proposed increase to the housing will make me feel like a rat in a cage. Speaking with others, I know I am not alone in this. There will be a lack of privacy, and the very limited amount of green space within the town will be further reduced. No one wants to live in a concrete jungle.

I would like to be able to see the mountains, and not have my viewscape just be an urban footprint.

I also think that the proposals will saturate the market, there are currently the new buildings at the walks ups, the new building going up along Connaught drive and the proposed 6 story apartments at the back of town. That should be enough to accommodate the workers, should it not? Because I believe that rental costs are about to explode here and not too many people will be able to afford the rents (see paragraph below)

I am very concerned about the future of Jasper, I am hearing that rebuilds in Cabin creek are coming in at 1.5 - 2.8 million dollars.....and that is just for what they had. Who is going to be able to afford to 1. Rent the proposed additional cottage houses etc...and 2. I am hearing that insurance companies and declining insurance to anyone who is renting to tenants or the ones who still have insurance are being asked to pay a very substantial premium....this doesn't solve the housing issue, this just drives people from living here. These will just cause displacement and reduced affordability. Does this mean there will just be a bunch of empty buildings?

I feel that council and the town should tread very cautiously with their ideas for the future of Jasper. Let's make it a town we still like to live in. Not living on top of each other.

Thank you, Kim Forster

To: Mayor and Council, Municipality of Jasper
From: Patricia Place Condominium Volunteer Board
Subject: Concerns Regarding Land Use Policy Changes

Dear Mayor and Council,

The Patricia Place Condominium Volunteer Board recognizes the need to increase capacity in our community, and we appreciate the opportunity for thoughtful post-wildfire rebuilding and the creation of new housing in Jasper.

That said, with the potential for increased density and population, we would like to respectfully request that the Municipality investigate and address several potential impacts on existing infrastructure and community livability. Specifically:

- **Sidewalk connectivity:** There are several existing sidewalk connectivity issues in Jasper. One notable example is the 200-metre gap in the sidewalk on the south side of Patricia Street, between Ash Avenue and Willow Avenue. This forces pedestrians and individuals using mobility aids to cross mid-block to reach the existing sidewalk on the north side—where no crosswalk currently exists. With significant multi-family housing in the area and many young families, this gap presents a clear safety risk. We suggest:
 - Installing a marked crosswalk across Patricia Street at or near Ash Avenue.
 - Including the construction of the missing sidewalk segment in the municipality's capital planning.
- **Transportation and mobility planning:** Increased density should not automatically result in greater vehicle congestion. We recommend identifying and investing in alternate transportation infrastructure—particularly transportation infrastructure that supports bicycling and walking between west Jasper and downtown.
- **Utility capacity:** We ask the Municipality to confirm that underground utility systems, including water and sanitary, can support new development loads, and to proactively address any required upgrades. An example of a potential issue in our area is the capacity / condition of the existing lift station at Patricia Place Condominiums.
- **Developer contributions:** We support clear requirements for developers of larger multi-family or mixed-use projects to contribute to infrastructure improvements necessitated by their developments.
- **Utility company coordination:** Residents of Patricia Place have experienced repeated unannounced access and service work from utility providers such as Telus and Rogers on private leaseholds. This raises concerns about liability and safety. We ask that the Municipality establish a clear point of contact for

managing such access, ensure communication with affected residents, and develop an enforcement framework for non-compliant third-party contractors.

- **Municipal works coordination:** Residents of Patricia Place have recently experienced unannounced access by Municipal contractors that resulted in damage to our property (ripped up sod etc). This raises concerns about accountability, liability and safety. We ask that the Municipality coordinate future projects with us beforehand.

We thank you for your time and attention to these matters and for your continued efforts on behalf of the Jasper community. We would be happy to provide additional information or meet to discuss these concerns further.

Sincerely,

Patricia Place Condominium Volunteer Board



The Robson House
409 Patricia Street
PO Box 98
Jasper AB T0E 1E0

780-852-4091
Info@jpcc.ca

Written Submission #9

June 16, 2025

Mayor Richard Ireland and Council
The Municipality of Jasper

Dear Mayor and Council:

RE: Public Hearing: Land Use Policy Amendments to Increase Residential Density

Please accept the following as a submission to the Public Engagement Process with respect to the above-noted issue.

There can be little doubt that Jasper has experienced a serious housing shortage for as long as most of us can remember. Council is right to see opportunity following the 2024 wildfires to mitigate this longstanding barrier to stability and prosperity for residents.

The range of amendments being recommended is very broad. Some measures could, if adopted, lead to consequences beyond what may thus far have been considered and discussed.

With that in mind, on behalf of its membership, Jasper Park Chamber of Commerce offers the following perspective and recommendations for Council's consideration

Balance is Essential

Expansion of housing in the C2 district could certainly be a way to increase residential development. However Jasper's commercial district is small and, barring expansion of the town boundary, possibly the only space where a modest expansion of commercial floorspace could be accommodated. It has been clear for a long time that Jasper is under-built in commercial accommodation. A modest increase would invigourate our economy and support resident services.

A better balance between commercial Hospitality and Service offerings would benefit Jasper over the long term. Balance between commercial and residential development is essential. It's important that in our determination to solve Jasper's long-term housing shortage, we do not overbuild, or build in areas better suited to other uses.

We'd like to suggest that Council support a discussion around increasing Jasper's commercial accommodation inventory and that this use of limited space in the commercial district may be more appropriate and beneficial than residential use.

Existing Residential Neighbourhoods are Important

With extensive areas within the townsite having been made ready for residential development, we should begin conversations now about utilizing those spaces for high-density housing once interim housing begins to demobilize. In our view, the greatest housing need in Jasper is for affordable



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medium- and high-density accommodations suitable for seasonal workforce. The newly-serviced areas are ideally suited for this use. We think it important that this conversation begin early so residents can be aware of development potentials in these areas when making decisions about density increases in established neighbourhoods.

Development of more appropriate, higher-density housing for seasonal workforce in new areas, if thoughtfully planned, could essentially eliminate the need for the “staff-house” paradigm that we have all come to know and detest. This would improve livability in established residential areas while increasing housing availability for long-term residents.

With considerable potential availability for higher-density housing in new areas, it seems that over-compensating by substantially increasing development in established neighbourhoods and the commercial district may be short-sited and have unintended long-term consequence.

We recommend that a forward-looking inventory of in-process and potential medium and high-density housing units be assembled and communicated for the benefit of residents and developers.

Fiscal Considerations are Critical

As we consider efforts to increase housing options and availability, consideration must be given to the fiscal framework that supports municipal services and infrastructure. Some of the residential expansion options being considered will likely come with considerable infrastructure cost. How that cost will be borne should be part of the conversation. Integral to that conversation should be recognition that Jasper already has a considerable proportion of restricted-equity housing and as more is likely in the next few years, this factor may evolve to become more of a conundrum for the community.

The 2022 *Tourism-Based Communities Costs and Fiscal Capacities Report* makes it clear that the commercial assessment base cannot be relied on to support increasing infrastructure and service costs. Now more than ever, it will be critical that Council review its fiscal funding framework to inform decision-making relative to recovery and rebuild. We recommend such a review begin soon.

In conclusion, we thank you for your consideration of the above-noted recommendations. Jasper Park Chamber of Commerce remains committed to being a valuable partner in the community as we navigate the recovery and rebuild journey together. Please do not hesitate to contact us for further information or discussions.

Sincerely,

Paul Butler
Executive Director