



# PROJECT BACKGROUNDER

## PLANNING AND DESIGN FOR STAFF AND SENIORS' HOUSING

### Background and Purpose

Jasper is a vacation destination offering visitor attractions, activities, facilities and services. As such, the provision of quality housing for residents, visitors and staff is required to ensure the future success of the business community and maintain Jasper as a world class destination. The Jasper Community Housing Corporation (JCHC), comprised of partner organizations including the Municipality of Jasper, are working toward developing housing opportunities in Jasper and therefore have retained Parioplan Inc., an Edmonton based Community Planning and Design Firm ([www.parioplan.com](http://www.parioplan.com)) to provide planning and design for three (3) potential housing initiatives in Jasper.

In 2016 the JCHC determined that the continued tight vacancy rate and the vocal business community complaints on staff housing shortages beginning to affect the business' ability to operate in Jasper required specific and focussed action. In addition, seniors were becoming more concerned on the lack of "downsizing" opportunities to stay in Jasper and sell their homes. The JCHC determined that the next housing initiatives would have two main objectives:

1. *"Addressing the shortage of staff housing in our community is a high priority issue for the Jasper business community. The intent of this new housing initiative is for the housing to be owned or authorized for purchase and resale by Jasper businesses, rather than by private residents, in order to address the specific need of businesses."*
2. *"Create smaller unit opportunities to allow seniors the opportunity to downsize and put full-size homes on the market for new families. The JCHC may also work with existing landowners for possible better locations in Town on their lands also."*

### Potential Housing Development Sites



Parioplan Inc. under the direction of a Steering Committee will provide planning and design concepts for the three (3) public housing projects in Jasper.

#### **Site 1: Connaught Site**

Area: 0.97 hectares (2.4 acres)

Located on Connaught Drive and proposes staff housing in apartment style accommodations.



**Site 2: Bear Hills Lodge Site**

Area: 1.4 hectares (3.5 acres)

Located on Bonhomme Street and proposes staff and seniors' housing. Forms could be single storey bungalows to row housing apartments.



**Site3: Current RCMP Site**

Area: 0.7 hectares (1.72 acres)

Located on Pyramid Lake Road and proposes staff and seniors housing in either row houses or apartment buildings.

The first two sites are currently not occupied which would allow for faster development. The third, RCMP site, would be developed once the new RCMP station was built and the current RCMP station was removed, but planning could be completed on this site with other two sites to be “shovel ready” to go once they do move. The housing projects intend to create new staff housing units, and allow seniors the opportunity to downsize and put full-size homes on the market for new families.

**Jasper Community Housing Corporation (JCHC)**

Provide direction and oversight to the ParioPlan Consulting Team. Members of the JCHC include:

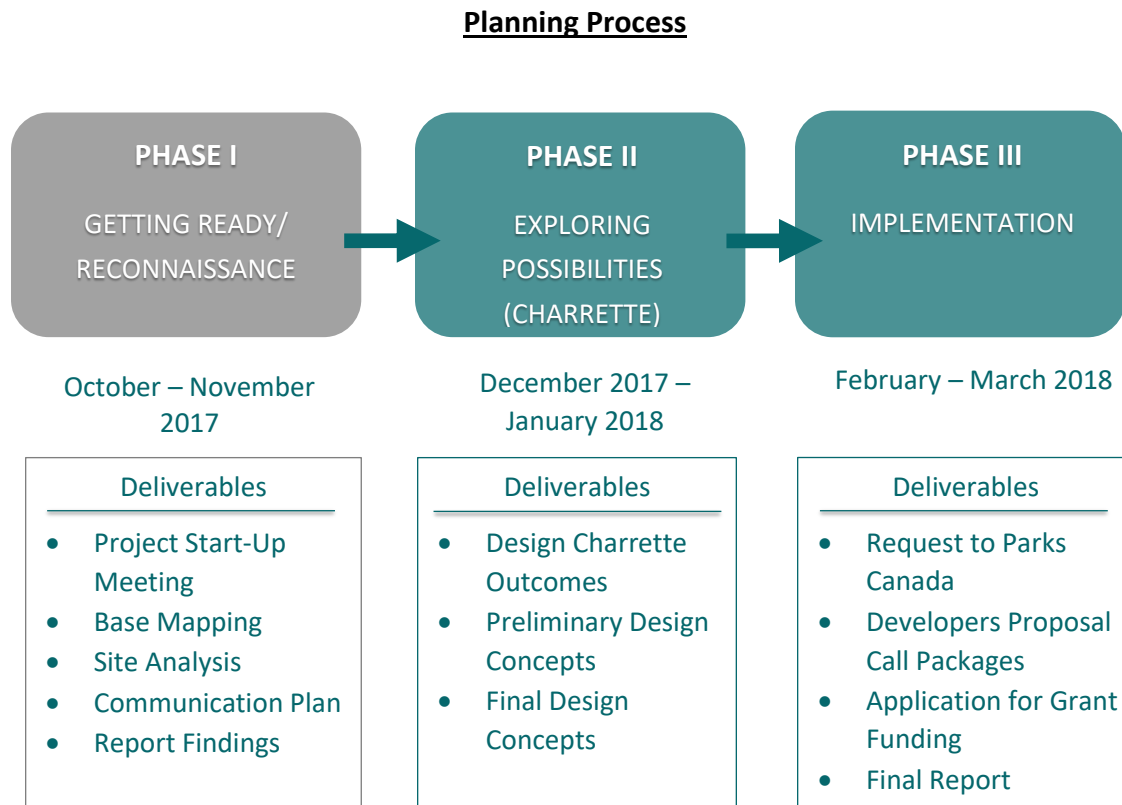
- Mark Fercho, CAO, Municipality of Jasper, Director and Chair
- Councillor Rico Damota, Director / Vice Chair
- Councillor Paul Butler, Director
- Chad Gulevich, Local Business Owner, Director, Member of the Public
- Elizabeth Prinz, Local Business Owner, Director, Member of the Public

Ex Officio Members

- Moira McKinnon, Parks Canada
- Heather Johnson, Jasper Chamber of Commerce.

## Overview of the Planning Process

The workplan has been organized into a 3-phased study process scheduled for completion in March 2018. The (3) phases and corresponding timelines are as follows:



During Phase I, the Project Team will review background information to understand the constraints and opportunities of each site. This will also incorporate findings from the previous engagement efforts by the Municipality of Jasper. Preliminary concepts will be presented to the stakeholders who will participate in developing alternative design concepts for each site during Phase II. Based upon the outcome of Phase II, there will be a request to Parks Canada to negotiate lease restrictions. Subsequently, a Developer Proposal Call will be sent out to the development community in Phase III. This will also be supported by methods to increase grant funding.

### How can I get Involved?

This project heavily relies on the input from various stakeholder groups. Stakeholders will not just be asked for feedback, but will be consulted from the start to the finish.

**Surveys/  
Interviews**  
**November 9 -10  
2017**

Right from the beginning stakeholder interviews will be conducted with the JCHC and key stakeholders in groups and one-on-one to develop an appropriate objective for concept development and inform the design charrette process. Stakeholders will include local business owners, seniors, care givers, current users and staff at existing senior and workforce housing as well as those looking for accommodations. The Project Team will also consult with the participants that agreed to contribute to funding this project in 2016. The stakeholders can directly inform the Project Team about the challenges they face as well as what they would like to see in the housing projects that caters to their needs.

**Design Charrette**  
**January 15-19  
2018**

During Phase II, all stakeholders as well as other members of the public will be invited to actively participate in a 4 - day Design Charrette. This Charrette will present and validate work completed on the background analysis and the preliminary design concepts. Through a series of workshops stakeholders and members of the public will refine and develop the final development concepts for each of the sites.

**Town's  
Website**  
**November  
2017 - March  
2018**

Along with advertisements through the media, the municipality's website ([www.jasper-alberta.com](http://www.jasper-alberta.com)) will be used to update the public about the status of the project as well as any public consultation activities. This will be used through out the duration of the project. Also, please reach out to the Steering Committee members if you have some ideas as to how to help fill Jasper's housing gap.

For more information, contact:

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ParioPlan Inc. is an Edmonton-based community planning and design firm established in 1996. Over the years, they have completed numerous housing-related projects for municipal, non-profit and private sector. Projects include: affordable housing strategies, market assessments, rezonings, design and financial feasibility analyses for a variety of housing types (seniors / aging-in-place, low income, medium and high density, infill, and adaptive-reuse) and tenures (rental, purchase, life lease and co-op). They bring considerable expertise in planning and delivering consultation activities to ensure that projects consider the views of key stakeholders and community members.