



Reason for Appeal

The appellant respectfully requests that the Development Appeal Board overturn the refusal of Development Permit DP074888 and approve the proposed change of use from hotel to apartment dwelling units.

The sole reason for refusal is that the proposed apartment units do not provide private amenity areas, such as balconies or private yards, as required under Section 3.47(1)(a) of Land Use Bylaw 18/2024.

We acknowledge this requirement. However, the proposed development involves the adaptive reuse of an existing hotel building that was originally designed and constructed as hotel accommodation. The existing building cannot reasonably accommodate balconies space without extensive structural modifications that would make the project financially and practically unfeasible.

For many years, this building has successfully provided safe, comfortable accommodation to thousands of guests, including many who occupied rooms for extended stays. During that time, the absence of private balconies did not diminish the functionality or livability of the accommodations. The proposed conversion retains the existing building configuration while transitioning its use to provide much-needed long-term housing.

The intent of this application is to repurpose an existing building to provide additional residential accommodation while making productive use of an established commercial property. The conversion represents an efficient use of existing infrastructure, municipal services, and parking while avoiding the environmental and financial costs associated with demolition and new construction.

Although individual private balconies and patios cannot be provided, residents will have access to dedicated amenity areas that provide meaningful opportunities for outdoor and indoor recreation, relaxation, and social interaction. An exterior common amenity area will be developed exclusively for the use and enjoyment of apartment tenants. Renderings illustrating the proposed exterior amenity area will be provided to the Development Appeal Board at the hearing for consideration.

In addition, designated indoor common areas within the existing hotel will be developed specifically for apartment residents. These areas will include common rooms and social gathering spaces, an exercise facility, and continued access to the existing swimming pool amenities. Apartment tenants will also have access to the restaurant facilities located within the building, which will remain available as an additional service and amenity for residents, as well as the general public. These amenities are in addition to the private living space within each apartment and are intended to satisfy the underlying purpose of providing residents with meaningful amenity space, even though it is shared rather than attached to each unit.



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The proposed development will provide safe, well-maintained, and affordable housing in a location that offers convenient access to commercial services, employment opportunities, public transportation, and other community amenities. It represents a practical and responsible adaptive reuse of an existing building and will help address the growing demand for rental housing within the community.

As a discretionary use within the Trail Corridor Commercial (TCC) Land Use District, the Development Appeal Board has the authority to consider the unique circumstances of this application and determine whether the proposal meets the overall intent of the Land Use Bylaw. While the development does not provide individual private amenity areas, it does provide meaningful shared indoor and outdoor amenity spaces that support the comfort and well-being of residents. The overall benefits of the proposal—including the adaptive reuse of an existing building, the efficient use of existing infrastructure, and the creation of 28 new apartment units—outweigh the technical deficiency identified in the refusal.

For these reasons, the appellant respectfully requests that the Development Appeal Board allow the appeal and approve Development Permit DP074888, subject to any conditions the Board considers appropriate.

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