

St. Albert Inn & Suites – Appeal of Development Permit Decision



St. Albert Seniors Apartment is a mixed-use development featuring 28 seniors' residential apartments integrated with commercial spaces designed to serve the needs of seniors in the St. Albert and surrounding communities.

July 14, 2026
Prepared by: Terry Collier
Wissam (Sam) Ammar
Rodney Osborne
Michael Mazepa
Chris Laing

KEY FACT ABOUT CANADA'S SENIORS SECTOR

Strong Demographic Trends: According to Statistics Canada the population of seniors age 75 and older in Canada is expected to grow by **111.2%** between 2014 and 2034. Boomers have affected every business sector since baby food, and now that same impact is occurring in senior housing.

St. Albert Local Demographic Age 70+ *

- Total population 70-85+ (2024): 10,018
- Group age 75-79 increased by **55%** from 2018 to 2024
- The 3 categories in the 70-84 categories increased more than any other age categories.
- Trend will continue as the Leading edge of the Boomers just reached age 81

*Source - City of St. Albert 2024 Census, page 12

Table 5. Age by 5-Year Cohort

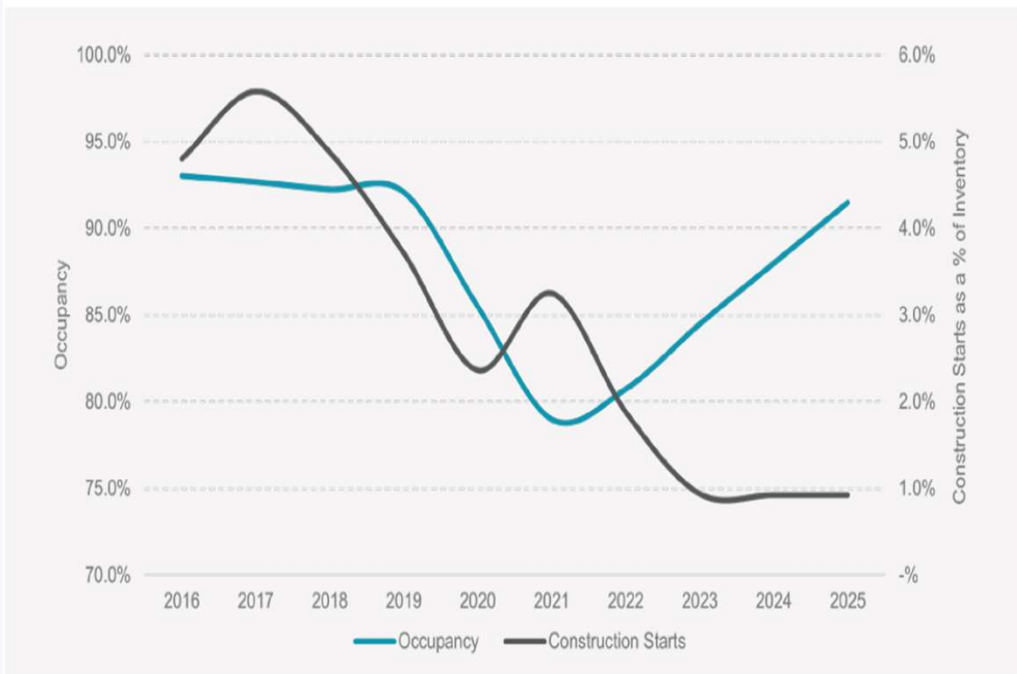
5-year cohort	2018	2024	Change	Percentage Change
0 to 4	2,896	2,673	-223	-7.70%
5 to 9	4,081	3,928	-153	-3.75%
10 to 14	4,321	4,389	68	1.57%
15 to 19	4,159	4,282	123	2.96%
20 to 24	3,554	3,384	-170	-4.78%
25 to 29	2,818	2,546	-272	-9.65%
30 to 34	3,600	3,292	-308	-8.56%
35 to 39	4,105	4,474	369	8.99%
40 to 44	4,209	4,605	396	9.41%
45 to 49	4,374	4,134	-240	-5.49%
50 to 54	4,418	4,076	-342	-7.74%
55 to 59	4,740	3,938	-802	-16.92%
60 to 64	4,330	4,558	228	5.27%
65 to 69	3,530	4,276	746	21.13%
70 to 74	2,938	3,592	654	22.26%
75 to 79	1,955	3,032	1,077	55.09%
80 to 84	1,296	1,814	518	39.97%
85+	1,518	1,580	62	4.08%

Note: 2,439 residents declined to provide birth year information.

OCCUPANCY MARKET STUDY

OCCUPANCY AND CONSTRUCTION STARTS

CANADA

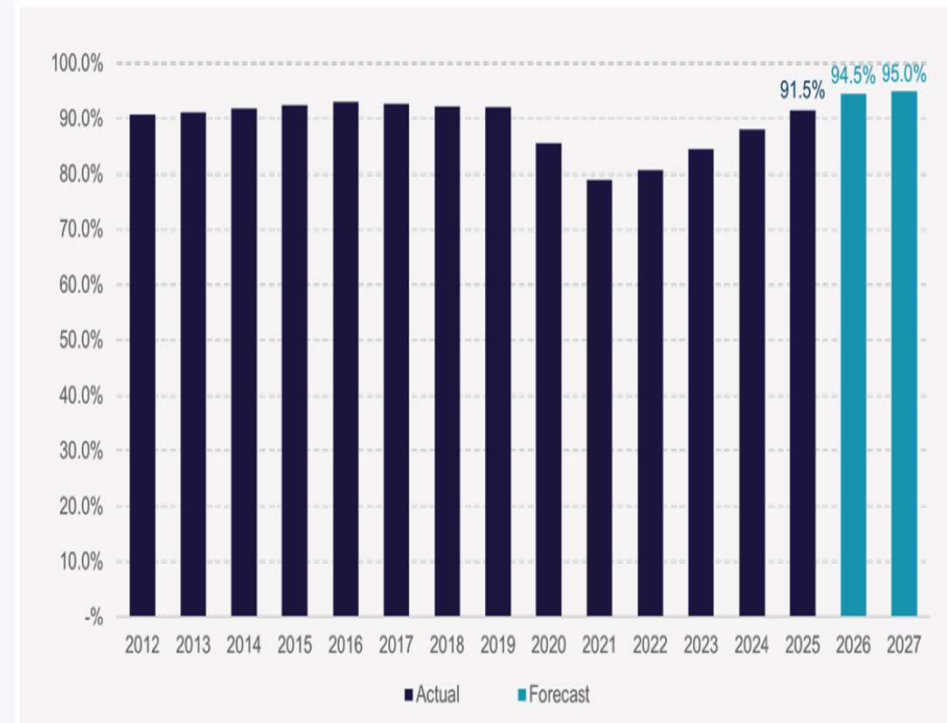


Metric: Projects which commenced construction in the period (measured by units) as a percentage of the existing units of inventory (Sample based on C&W Construction Index)

Source: Cushman & Wakefield ULC

OCCUPANCY FORECAST

CANADA



Source: Cushman & Wakefield ULC and CMHC Seniors Housing Report (Time period adjustment (t-1) for CMHC survey year data lag)

Amenity space is a MUST for SENIORS but the key is COMMUNAL amenity space.

Social Interaction

Communal Amenity area with programming encourages residents to meet, converse, and participate in activities negating the major negative effects of isolation. Opportunity to do events in a group setting

Mental Health

Reduces loneliness and social isolation, which are major risk factors for depression in older adults.

Physical Activity

Encourages walking, gardening, exercise, and outdoor programming.

Dining Club

Promotes nutritional daily dietary requirements for seniors. The opportunity to socialize daily and allows families to stop by and visits their loved ones.

Accessibility

Can be designed with wide paths, shade, seating, and universal accessibility for all residents.

Throughout the year and all Seasons

Supports multiple users and a variety of activities throughout the day and every month of the year.

Seniors programming in amenities areas

Supports senior engagement in activity and promotes social wellness.

WHY PRIVATE BALCONIES ARE NOT THE SOLUTION

Why seniors' facilities do not utilize “private balcony space” like typical market apartments

- Safety Issues as seniors with canes and walkers can trip on the 2-4 inch door thresholds
- Becomes a storage area
- Utilized to hold excess garbage outside living premises
- In rare cases can cause death or injury
- Limited use (majority of patio space is used for gardening from June – September
- Creates isolation and doesn't promote group interaction
- Seniors with mobility issues have difficulty cleaning the balconies
- Balcony railings hinder the views while sitting in the Living Room

ALBERTA SENIORS LODGES

- Most lodges built in Alberta (owned by housing authorities) have not used balconies in seniors' apartments.



- Legion Place Lethbridge
- Trinity retirement Calgary
- Many more.....

- Northridge Place St. Albert
- Lakeview Lodge Grande Prairie
- Spruce view Lodge Whitecourt



HOW TO SOLVE THIS PROBLEM

The St Albert Inn will provide programming for group activities in the following group spaces areas required in independent senior living

- Indoor pool
- Craft Room
- Games Room
- Exercise room
- Independent restaurant
- Outdoor communal garden



AMENITY AREAS

PUBLIC AMENITY SPACES:

EXCLUSIVE FOR SENIORS RESIDENTS

GARDEN & BBQ AREA	3,104.80 SQ. FT.
GAMES ROOM	830.00 SQ. FT.
CRAFT ROOM	550.65 SQ. FT.
TOTAL EXCLUSIVE USE AMENITY AREA	4,485.45 SQ. FT.

SHARED AMENITY AREAS

POOL AND HOT TUB	2,518.33 SQ. FT.
GYM	368.25 SQ. FT.
RESTAURANT	1,648.82 SQ. FT.
LOBBY	808.65 SQ. FT.
TOTAL SHARE AMENITY AREAS	5,344.05 SQ. FT.

TOTAL OF EXCLUSIVE AND SHARE AREAS 9,829.50 SQ. FT.

PRIVATE AMENITY SPACE:

REQUIRED BY THE BYLAW 28 UNITS X 54 SQ. FT./ UNIT = 1,512.00 SQ. FT

EXCLUSIVE USE AMENITY AREA 4,485.45 SQ. FT

EXCLUSIVE USE AMENITY AREAS EXCEEDS THE PRIVATE AMENITY AREA REQUIRED BY: 2,973.45 SQ. FT

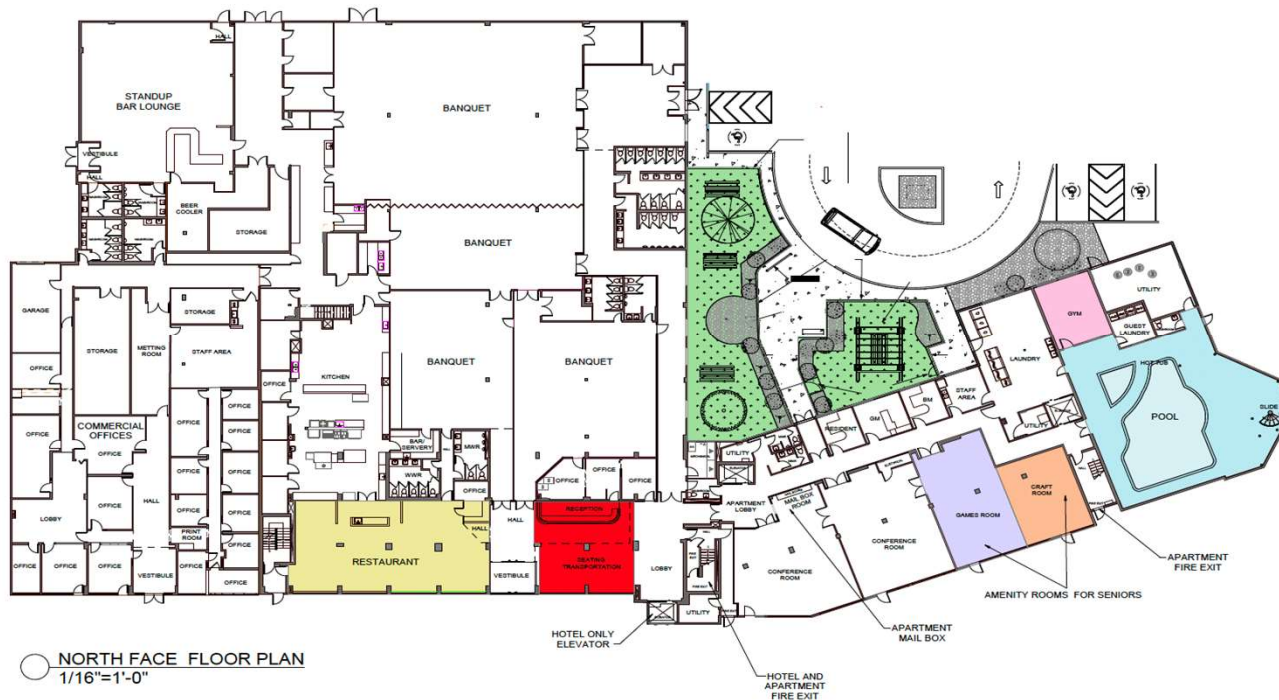
OUTDOOR GARDEN AND BBQ AREA EXCEEDS THE PRIVATE AMENITY AREA REQUIRED BY: 1,592.80 SQ. FT



ST. ALBERT INN AND SUITES

CHANGE OF USE
NORTH PHASE
SENIORS APARTMENTS

Development Permit:	DP074888
Municipal:	156 St. Albert Trail, St. Albert AB T8N 0P5
Legal Description:	PLAN 062 6838 BLOCK 3 LOT 15



DATE:	JULY 14, 2026	Sheet
PROJECT NUMBER:	26003	A1.7
SCALE:	As Indicated	

INTERIOR AMENITY AREAS



ST. ALBERT INN AND SUITES

CHANGE OF USE
NORTH PHASE
SENIORS APARTMENTS

Development Permit: DP074868
Municipal: 156 St. Albert Trail, St. Albert AB T8N 0P5
Legal Description: PLAN 062 6838
BLOCK 3
LOT 15



POOL



HOT TUB



GYM



CRAFT ROOM



RESTAURANT



GAMES ROOM

DATE:	JULY 13, 2026	Sheet
PROJECT NUMBER:	26003	AI
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EXTERIOR AMENITY AREAS



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EXTERIOR AMENITY AREAS



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