



Presentation to the St. Albert Subdivision and Development Appeal Board

Good evening, Chair and Members of the Board.

My name is Michael Mazepa, and I am the General Manager of the St. Albert Inn & Suites. Thank you for the opportunity to appear before you this evening.

The St. Albert Inn & Suites has been owned by the same ownership group for 52 years, and I have had the privilege of managing the hotel for the past 50 years.

When I joined the hotel in 1976, it was a small 30-room property with a restaurant, lounge, and banquet facilities. Since then, we have expanded several times, rebuilt after a devastating fire in 1980, and invested millions of dollars into the property. Today, the hotel offers 148 guest rooms, banquet and meeting facilities, a restaurant, sports bar, liquor store, swimming pool, fitness centre, and other amenities that have served the residents of St. Albert for decades.

Over the years, we have hosted hundreds of weddings, conferences, community events, sports teams, and charitable functions. We have provided employment, supported local businesses, and have been proud to be part of this community.

Like many businesses, however, the hospitality industry has changed. Business travel has declined, travel patterns have evolved, and hotels must adapt to remain viable.

Since 2009, we have successfully operated several long-term accommodation suites within the hotel. Their success has demonstrated a growing demand for longer-term housing.

After consulting with professionals, we believe there is a real opportunity to convert a portion of the hotel into independent apartment-style accommodations, particularly for seniors who want to remain active and independent while enjoying amenities such as a restaurant, fitness facilities, swimming pool, and common gathering areas.

This proposal is about more than changing the use of part of our building. It is about adapting an existing property to meet the changing needs of our community while preserving a landmark property & local business.

To achieve this vision, I have retained Rod Osborne and a team of experienced professionals to assist with the research, planning, and development of this revitalization project. Their expertise has helped ensure that our proposal is thoughtful, practical, and designed to benefit both future residents and the City of St. Albert.

We respectfully ask the Board to consider not only the technical aspects of this application, but also our 52-year commitment to this community and our desire to preserve the St. Albert Inn & Suites as a valuable community asset while helping address a growing housing need.

Thank you for your time and consideration. I would be pleased to answer any questions the Board may have.

Michael Mazepa