

CITY OF ST. ALBERT

Subdivision and Development Appeal Board

9, 30 Giroux Road & 156 St. Albert Trail

Date: July 22, 2026

Presented by:

Melanie Smith Development Officer I
Planning and Development

9, 30 Giroux Road

Appeal:

- Refusal of a Development Permit for an accessory development consisting of a new deck with an enclosed sunroom.
- Proposed rear yard setback variance exceeds the Development Authority's authority under Land Use Bylaw 18/2024.



9, 30 Giroux Road

Proposal:

- New deck with an enclosed sunroom constructed on the deck.
- Townhouse (single) in the Medium Density Residential (MDR) District. Minimum rear yard setback required pursuant to Section 3.56(3)(iv)(A) of Land Use Bylaw 18/2024:

Required Rear Yard Setback	Proposed Rear Yard Setback	Variance
6.0m	3.8m	2.2m (36.7%)

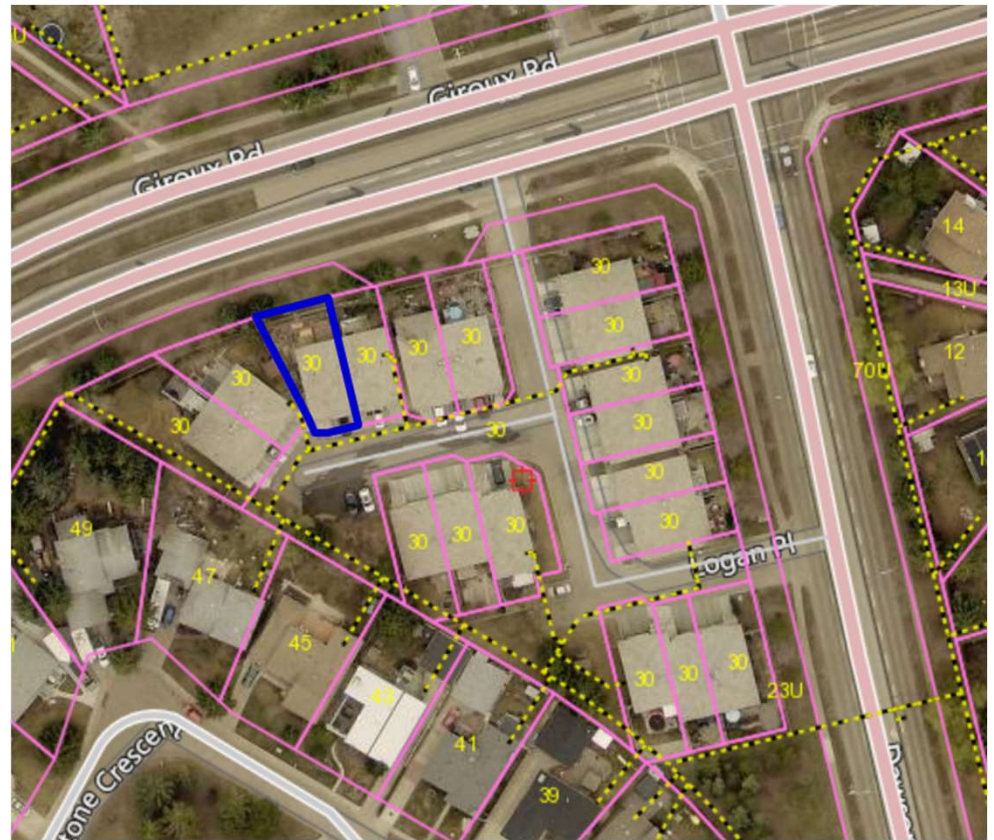
9, 30 Giroux Road

Development Authority Review

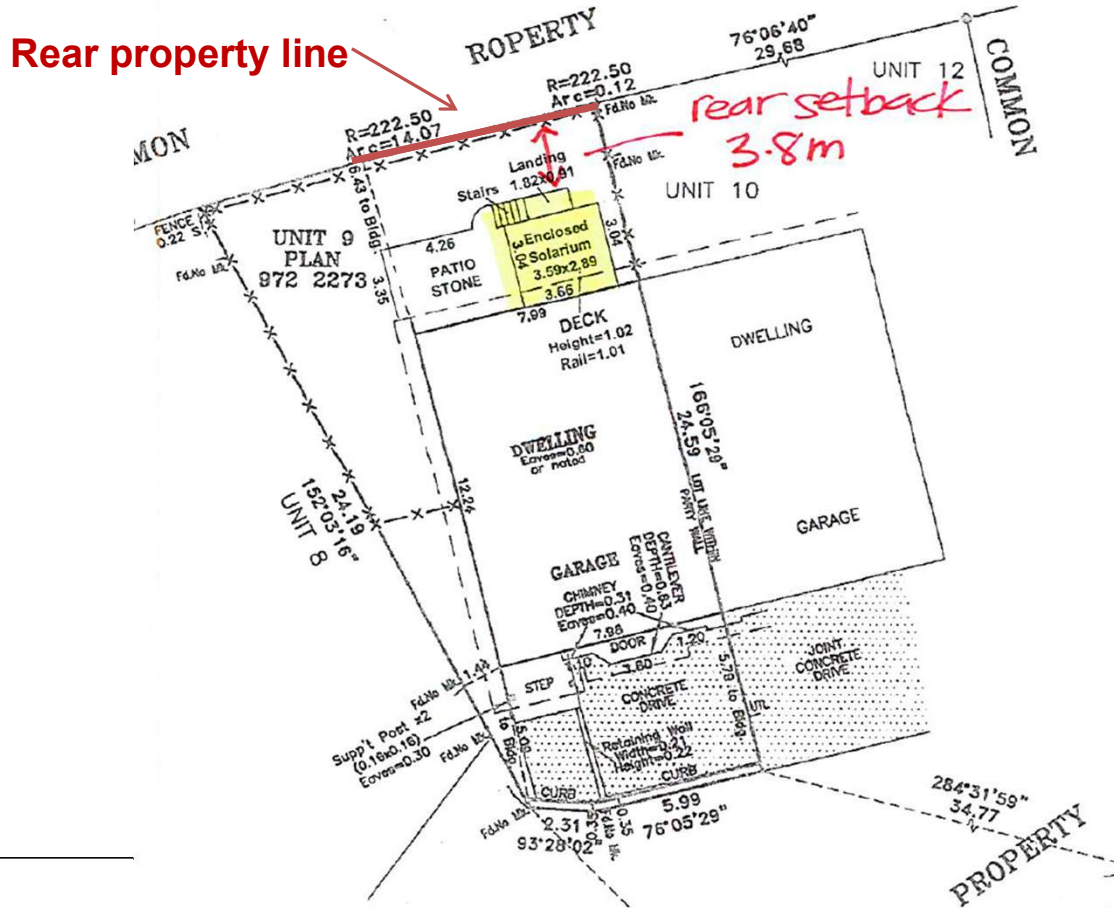
- Section 2.15(1) of Land Use Bylaw 18/2024 permits the Development Authority to approve setback variances of up to **25%**.
- The proposed development requires a setback variance of **36.7%**.
- As the requested variance exceeds the maximum variance permitted by the Land Use Bylaw, the Development Authority did not have the authority to approve the application.
- The Development Permit was refused on this basis.

9, 30 Giroux Road

9, 30 Giroux Road identified
in [blue](#).



9, 30 Giroux Road



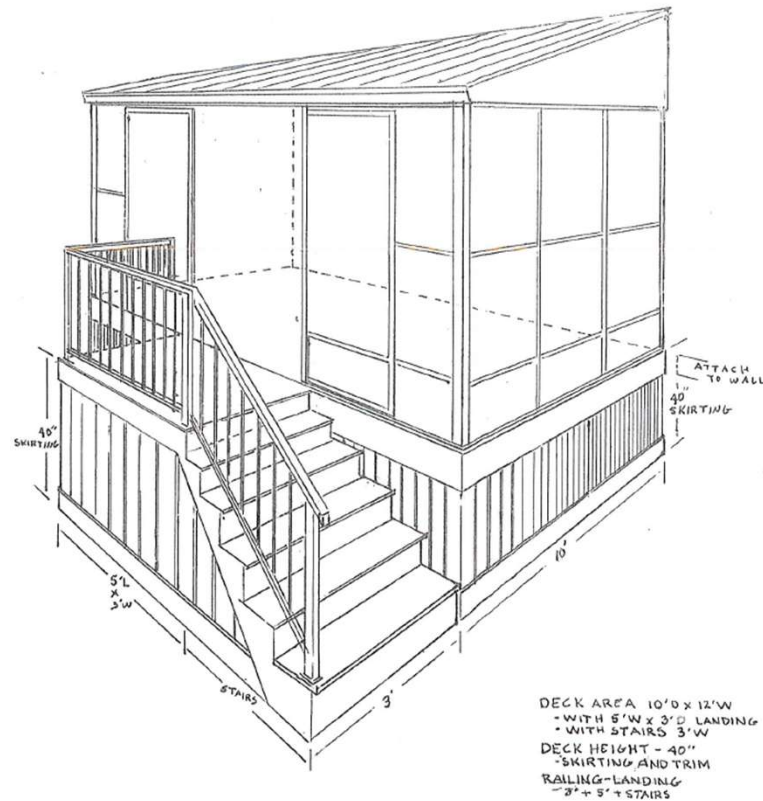
Site plan

Required rear setback: 6.0m

Proposed rear setback: 3.8m

9, 30 Giroux Road

Deck with enclosed sunroom constructed on deck.



9, 30 Giroux Road

End of Presentation

Questions?

156 St. Albert Trail

Appeal:

- Refusal of a Development Permit for a change of use from Hotel to 28 Dwelling (Apartment) units within the north wing of the existing building.



156 St. Albert Trail

Proposal:

- Existing Hotel (148 hotel rooms and suites)
- Land Use District is Trail Corridor Commercial (TCC)
- Dwelling (Apartment) is a **Discretionary Use** in the TCC
- Conversion of North Wing only into 28 Dwelling (Apartment) Units
- No additions to the building or other new construction proposed



156 St. Albert Trail

Development Authority Review:

- The application was circulated to the following internal departments for review and comment:
 - Transportation
 - Engineering
 - Utilities
 - Building
- No technical concerns or objections were identified through departmental circulation.

156 St. Albert Trail

Development Authority Review:

- Private Amenity Area - Land Use Bylaw 3.47(1)(a)
- Each apartment unit must provide one of the following:
 - Deck or balcony;
 - Patio or at-grade yard;
 - Recessed balcony

Proposed dwelling units: 28

Private amenity area provided: **0**

156 St. Albert Trail

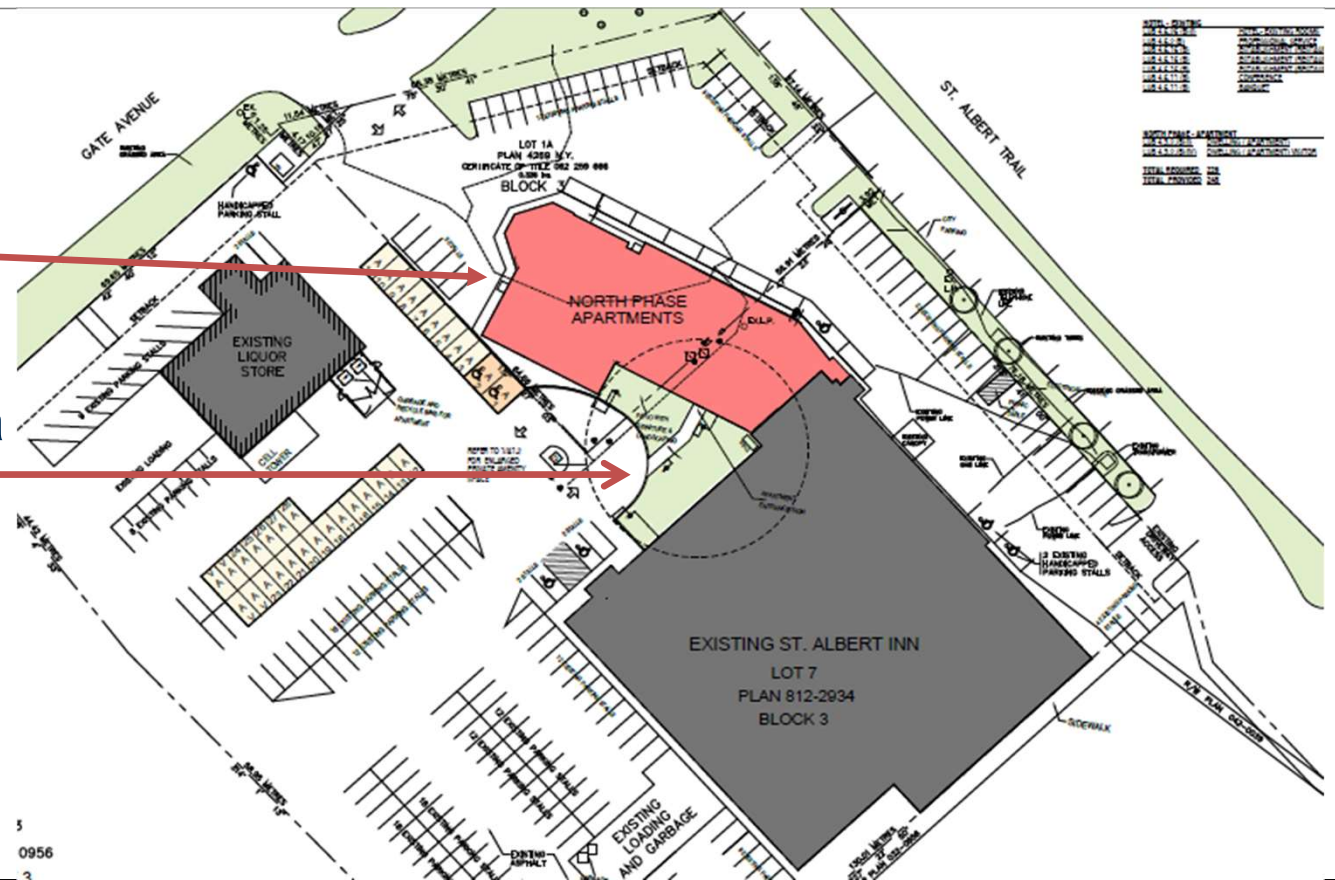
Development Authority Review:

- Dwelling (Apartment) is a discretionary use in the TCC District.
- The Development Authority determined that a development proposing 28 apartment units without private amenity area does not satisfy the intent of Section 3.47(1)(a) of the Land Use Bylaw.
- Development Permit refused.

156 St. Albert Trail

Site Plan:

- North wing highlighted in red.
- Common amenity area (exterior) provided



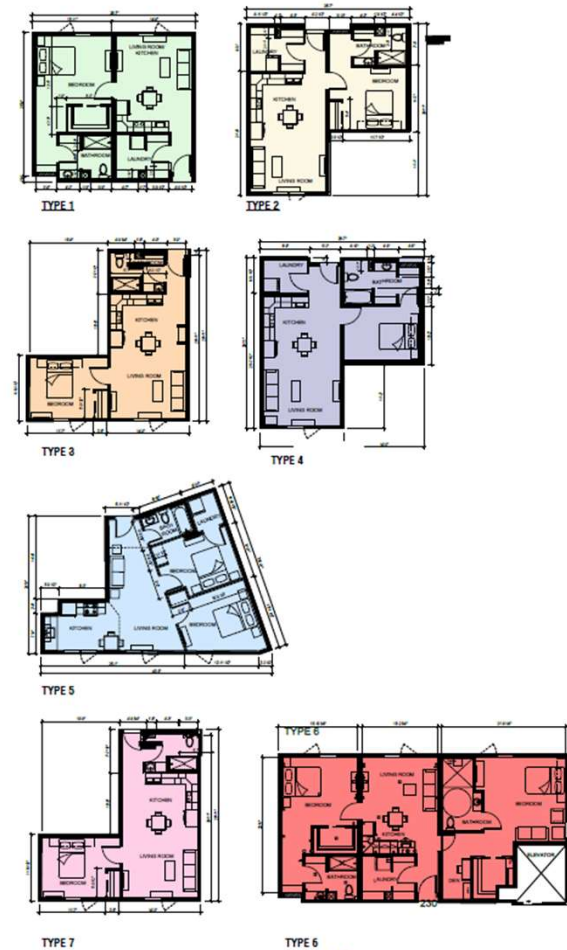
156 St. Albert Trail

Level 2 – 5 Apartment Floor Plans



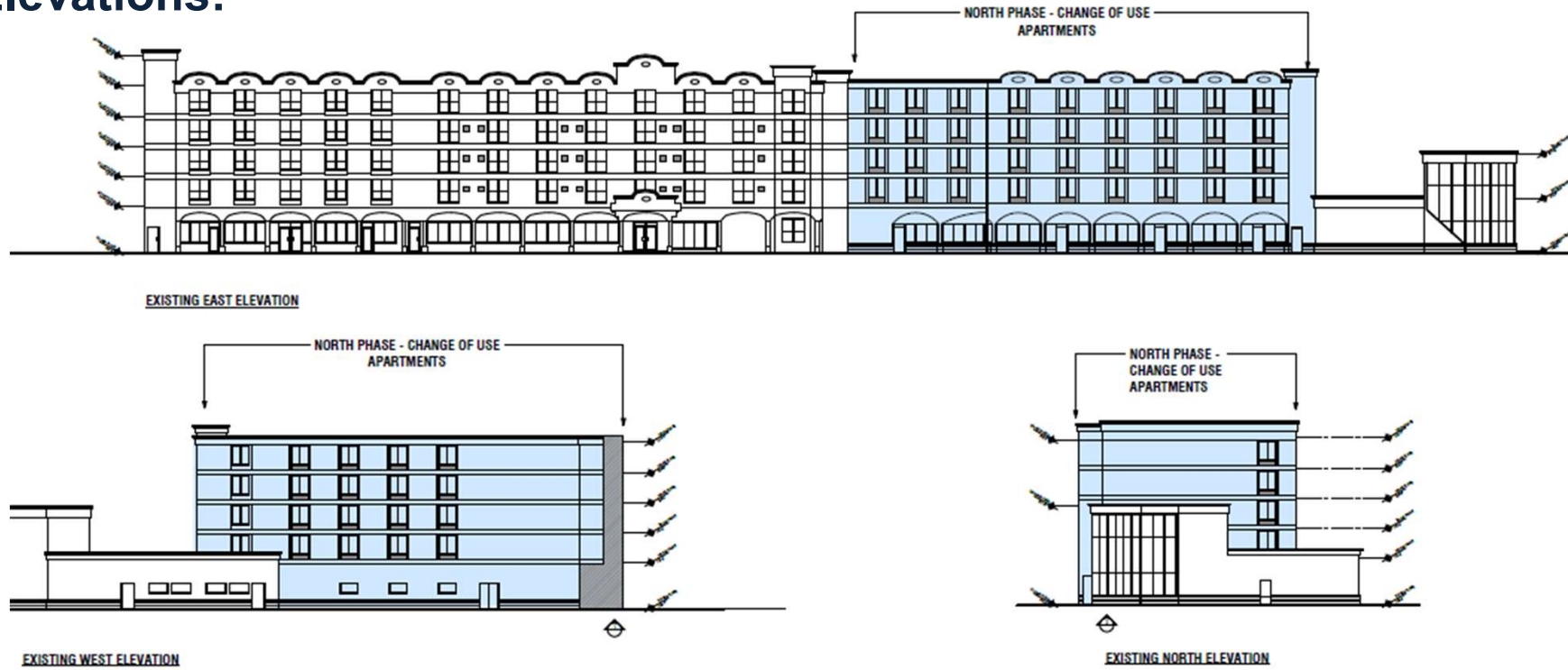
156 St. Albert Trail

Level 2 – 5 Apartment Configurations



156 St. Albert Trail

Exterior Elevations:



Main Floor Plan Hotel and Shared Apartment Use:



156 St. Albert Trail

End of Presentation

Questions?