

Applicant Submission



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Purpose of this Application

The purpose of this application is to obtain a Land Use Amendment for 1421 8 Ave SE to Direct Control District designation, allowing for us to use this property for both its current residential purpose, and the purposes of private school and worship.

St. John the Evangelist Catholic Church (“the Church”), located in the adjacent building at 1423 8 Ave SE, is zoned as S-CI. The Gilbertine Institute, an independent private school accredited by Alberta Education, has operated in the Church since September 2018. This school currently hosts approximately 60 students, two days per week during the academic year.

The house at 1421 8 Ave SE has previously served as a residence for the Priest serving the Church. It is currently empty, and we wish to utilize it as a physical extension of school space for the Gilbertine Institute. It will host our high school students, from grades 9-12, four days per week. We also wish to utilize it for worship purposes similar to those hosted at the Church but on a smaller scale, such as prayer meetings and study groups.

Given that this property will not be used for all the same purposes of the church, we have determined that an S-CI designation may be overbroad as a means of obtaining a permit for school and worship use there. We also wish to maintain the option to use it as a residence in the future, in order to retain flexibility as the needs of the school change. For example, if school enrolment drops, it would be better for us and for the community to use the house as a residence rather than leave it empty.

We believe a DC District to be appropriate for our novel proposal. Because of the Gilbertine Institute's unique schooling format, and its current use of a church for a school purpose in a mixed neighbourhood, the best way to accommodate our proposal would be to tailor use of the house to suit residential, school and religious needs. We are not aware of any stock land use designations that would achieve this.

No changes or renovations will be made to the property.

There will be no change to current parking burden in the community and no effect on the neighbours, because the nature and scale of school activities will not change. The school is not increasing the number of students, but relocating some of its current teachers and students in order to give everyone more space. Our target number for high school students is 12-16, regardless of whether they attend at the church or the house.

The land use amendment is a requirement for ensuring continued funding with Alberta Education.

The proposed amendment would have no tangible impact on the community, and would allow the Gilbertine Institute to continue bringing vibrance and educational opportunity to the community of Inglewood.

Background

The Gilbertine Institute is a non-profit corporation and accredited school authority in the Province of Alberta. It consists of a shared responsibility program (e.g. homeschool co-op) at the Church, and a full-time home education program at an office in Derwent, Alberta. The shared responsibility program entails two days per week of classroom education at the Church, and three days per week with parents at home (except for high school students, who attend the classroom four days per week). The school curriculum follows the Alberta Programs of Study, with an emphasis on the Catholic tradition of intellectual excellence and character formation.