

Applicant Outreach Summary



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Outreach Strategy

Outreach Assessment and Rationale

St. John the Evangelist (“St. John’s”) consulted the Outreach Toolkit and the Community Outreach Assessment Tool to determine the most appropriate approach to community engagement regarding our proposal. In particular, we noted that our proposal would not be introducing a new use to the neighbourhood, would involve little-to-no disruption prior to occupancy, would affect only immediate neighbours, was unlikely to raise significant public attention. Based on this assessment of the nature and likely impact of our proposed use of the house at 1421 8 Ave SE (“the House”) as a private school, we assessed the proposal on the Community Complexity/Impact matrix at a score of 1A, suggesting the use of 2-3 tactics for reaching out to a targeted audience.

St. John’s successfully obtained a land use redesignation and change of use permit in 2020 with respect to the church building at 1423 8 Ave, for the same purpose—school use (LOC2020-0093). We therefore relied on our experience from that previous application, together with the output of the Community Outreach Assessment Tool, to identify our target audience for a direct approach for this application. In particular, we recalled that a formal town hall hosted by us at that time garnered very little interest and was attended by only a few residents. So we initially determined that a more practical means of soliciting feedback would be appropriate.

However, we later heard from the Inglewood Community Association and through the Detailed Team Review that some residents had concerns and would benefit from additional direct engagement. We attended a General Meeting of the Inglewood Community Association to explain our proposal, answer questions, and offer solutions for specific concerns. Following this meeting, we hosted an open house at St. John’s for additional discussion and to further address outstanding concerns and identify mutually beneficial solutions where possible.



Outreach Channels

Formal Notices to Stakeholders

On June 18, 2022, we sent a letter to Councillor Gian-Carlo Carra advising him of the proposed use of the House for the Gilbertine Institute school. We invited any comments or concerns, provided our contact information, and expressed our wish to maintain a cooperative relationship with our neighbours.

On August 8, 2022, we sent a similar letter to the Inglewood Community Association (ICA), notifying them of the nature of their application and again inviting comments or questions.

Neighbourhood Canvassing

On August 12, 2022, we delivered paper notices door-to-door to every house on both sides of 8 Ave SE within 100m of the House, and every house on St. Monica Avenue SE. We described the nature of our application and provided contact information including an email address to which any questions or concerns could be directed. We considered this means of outreach to be preferable to a town hall, as it seemed more likely to garner participation from neighbours with questions who did not wish to spend an evening at a physical meeting in order to raise their concerns.

ICA General Meeting

On February 6, 2023, at the invitation of the ICA, we attended their monthly general meeting to answer residents' questions and offer up solutions to their concerns. This opportunity arose after the City's formal notice was posted outside the House, apparently attracting more attention than did the paper flyers we handed out.

St. John's / Gilbertine Institute Open House

Following the above general meeting, the Applicant and the ICA agreed that a further discussion would be beneficial. On March 29, 2023, the Applicant hosted 15-20 residents, including representatives of the ICA, for another evening of Q&A.



Community Response

We received no response from our letters to Councillor Carra or to the ICA.

We received questions and concerns from two neighbours in response to our flyer handouts. We were able to provide meaningful responses to both neighbours. That correspondence is attached herein. We responded to all inquiries we received and contrary to the note in the Detailed Team Review, we are not aware of any efforts from neighbours to reach us to which we did not respond.

We had no further engagement until the Detailed Team Review was provided, at which time we became aware that some neighbours had concerns they felt had not been addressed. Phil Levson, President of the ICA, spoke with us about these concerns and suggested we could attend an ICA General Meeting on February 6, 2023. We (the applicant, together with the priest of St. John's, Father Robert-Charles Bengry) accepted that invitation to attend the ICA meeting. Many residents were in attendance, and we discussed our proposal with them for over an hour. Many questions and concerns were raised, which are identified below. Upon conclusion of the meeting, we asked residents to contact us with any additional concerns or questions. We also notified Mr. Levson that we could host interested residents for a visit at our school upon request, if there was interest among residents to learn more about our school, or to discuss our application further.

This led to an open house hosted at St. John's on March 29, 2023. The applicant and the school principal, Troy Lamoureux, hosted members of the board of the ICA and 15-20 residents for a tour of our school classrooms, and another Q&A regarding this proposal. The tone of the discussion was respectful and productive, a number of solutions were identified to the specific concerns raised, and all parties agreed to improve and maintain communication between us on an ongoing basis. The ICA has indicated they will support our application if we meet certain conditions. They have not yet shared these conditions with us and we wish to proceed with our application given the time that has passed, but we are committed to cooperating with our neighbours by cooperating with any reasonable requests. Many of those commitments are outlined in this summary.



Key Themes

Issue: School Expansion

Residents raised concerns about the possibility that the proposal might expand the size and scale of the school operation. Adding to the size of the school could have implications for traffic, noise, and general activity in the neighbours. It could also give rise to unanticipated construction or development at the House as a result of size constraints.

Applicant Response

The purpose of our proposal is not to increase the number of students or the size of our school. It is to relocate a subset of our students (those in grades 9-12) from the church at 1423 to the House at 1421 next door.

The Gilbertine Institute is a parochial school, which is small by nature. The targeted maximum for the size of our high school is 12-16 students. This is our maximum regardless of whether these students are studying in the church or the House, so any change to the number of our high school students is not contingent on the outcome of this application. However, given the size of the House we will not be able to accommodate a larger number of students and will be necessarily limited to this size.

An approved school use at the House will provide these students with more physical space but it will not increase the level of activity or the number of people attending the neighbourhood for school, since they are already attending at the church for school.

An approved worship use at the House will enable St. John's to utilize the space for activities similar to those already taking place at the church, but on a smaller scale. Again, these are essentially activities that would be taking place next store if not for this application.



Issue: Noise

Residents were concerned about the risk of increased noise levels as a result of teenagers attending at the House on a regular basis. Notably, the House is very close to the adjacent residence at 1419 8 Ave SE.

Applicant Response

The House will be used for classroom instruction and study only. These are not high-volume activities, and the Gilbertine Institute is a traditional school that values good behaviour and decorum very highly. Recess, lunch hour, and physical education will all continue to take place in the church for high school students, not in the House.

The students will be present at the House during school hours 4 days a week. Two staff members will always be present in the House while students are there.

St. John's has invited neighbours to communicate openly with us about any issues that may arise. The school principal, Troy Lamoureux, has exchanged contact information with the adjacent resident and has directly expressed his willingness to be a responsible neighbour and meet with this resident if any problems arise.



Issue: Parking

Residents wondered whether the use of the House for a school purpose would create a burden on parking availability in the neighbourhood. In particular, residents worried about the prospect of the high school students themselves parking in the neighbourhood. Residents also note that occasional special events seem to create a significant parking burden when they take place.

Applicant Response

As noted above, the proposal will not increase the size or capacity of the Gilbertine Institute, which means use of the House for a school will not increase the number of people attending the neighbourhood. These high school students already attend at the church for school. To the degree any burden on parking might arise, this burden risk already exists and will not be changed or affected by our proposed use.

However, St. John's notes that parking availability is in fact adequate for current and future use. St. John's church has more than sufficient parking stalls to accommodate its staff and volunteers at both buildings. Additionally, the loading zone in front of the church on 8 Ave SE accommodates three vehicles, which exceeds the school bylaw requirement of one loading space for every 100 students.

Currently none of the high school students drive themselves to school. Fr. Bengry, as Priest and Principal, has confirmed that students are currently not allowed to drive to and park at school. Notably, all the parking along 8 Ave SE and in the immediate area is limited to 2 hours during school hours, so students would not be able to park there even if they were permitted to do so by the school.

The school principal has agreed to create and maintain an email list which will be used to communicate with residents regarding any special events that may occasionally draw a larger than usual number of attendees. The school and the church will also remind parishioners and families to respect parking regulations and not block the driveways of our neighbours.



Issue: Traffic and Street Safety

Residents have raised concerns as to whether our proposal will increase traffic on 8 Ave SE, creating increased vehicle activity and heightened safety risks given the presence of children. Residents and St. John's both note that vehicles are often seen driving down this street at unsafe speeds including at pick up and drop off times.

Applicant Response

Again, as noted above, the proposal does not create any risk of increased activity in the area. All current and future high school students attending at the church would be instead attending at the House next door. To the extent any traffic issues exists, these are not changed by the proposed use.

However, St. John's agrees that traffic safety should be a priority on 8 Ave SE, given the small size of the street and the presence of children. St. John's and the ICA have both expressed an interest in determining whether a School Zone could be implemented on 8 Ave SE. We have agreed to work together on such an application, and St. John's has volunteered to lead this effort.



Issue: Future Use and Development

Residents were concerned that the proposal could lead to future developments or uses at the House beyond the school and worship uses for which we are applying.

Some residents worried that St. John's could increase the physical size of the House, for example adding an additional floor and increasing the height of the House.

Others worried that a land use redesignation would allow us to use the House as a residential treatment facility, such as the one Wood's Homes operates in Inglewood.

Residents noted that although St. John's does not currently propose any such changes, a future owner or steward of the property might wish to do so.

Applicant Response

St. John's has no intention of making changes to the House itself. Neither do we intend to open a treatment facility, which would be incompatible with such proximity to a school.

More importantly, St. John's understands that the designation and permit for which we have applied would in fact limit us to the current intended use, and any new uses would require new applications and fresh community consultation.

Initially we filed our application for a Special Purpose S-CI designation, as this seemed the best suited category for operation of a private school. We believe that some of residents' concerns about future use spring from the fact that S-CI does allow for other uses which we do not propose. However, as we reminded residents at the ICA meeting, such additional uses would required new permits from the City.

Since then we have amended our application to a request for a Direct Control District, in order for us to maintain the option of the current residential use, but also add the school and worship uses. We believe this to be a narrower and more appropriate means of redesignation, which would necessarily limit us to these three uses and help allay any concerns from residents about other future S-CI permitted or discretionary use.



Issue: Public Safety and After-Hours Activity

Residents raised concerns about activity behind the House at night. In particular, some residents reported that they have witnessed antisocial behaviour take place in the alleyway, and sought information about who had been living in the House who might have been involved.

Residents were concerned about whether this activity would continue and what steps could be taken to avoid it in the future.

Residents also suggested the state of the unpaved alleyway seems to discourage legitimate traffic and encourage unwanted activity.

Applicant Response

St. John's is aware of the individual that previously lived in the House, about whom these complaints are likely directed. He no longer lives in the House, and is not associated with the school. We therefore do not consider this concern relevant to our proposal to allow for use of the House as a school. Notably, these issues arose as a result of the House operating under its current use, a residence.

However, St. John's shares the concerns and priorities of our neighbours regarding public safety and wishes to take concrete steps to prevent this issue from arising again. St. John's has exchanged contact information with the property owner adjacent to the alleyway, in order to address the issue should it arise in the future. St. John's has also committed to installing lights and video cameras at the back of the church and House to deter any further such activity from taking place in the alley.

St. John's shares in the concerns of neighbours about the rough state of the alleyway, and agrees that paving the alley would have a positive effect on the nature of activities taking place there. We are not aware of any steps we can immediately take to initiate pavement of the alley, but are willing to cooperate with our neighbours as needed to assist in such a project.