

June 4th, 2020

City of Richmond,
6911 No. 3 Road,
Richmond BC V6Y 2C1

Attn: Kevin Eng, Policy Planning Department

Dear Mr. Eng,

City of Richmond Letter, File 08-4050-10/2020-Vol 01, Dated May 25th, 2020

We are pleased to provide the following information requested in the above letter for our school property at 20451 Westminister Hwy, Richmond, BC V6V 1B3.

Choice School for Gifted Children was established in 1985 as a Not-For-Profit Society and has operated the School on this property since 1992 and owned the property since 1997. Our society also owns the adjacent west property (20411 Westminister Hwy), which we use for our school playground, septic field and gravel parking lot.

Choice is an independent school designated by the BC Ministry of Education as a Special Education School. We offer an education to students from Kindergarten through to Grade 9. Although we provide an education for gifted students, many of our students are often referred to as twice exceptional, a term used to describe a child who is both exceptionally able, but also has learning difficulties or a disability and presents a very complex profile. Such physical or emotional disabilities, or autism, require specialist teachers and support staff to respond to their twice exceptional nature.

Current institutional buildings(s) and related development located on the property:

As mentioned above, the Choice School campus comprises of the property in question and the adjacent west property. The property in question currently includes two buildings: the main school building and a gymnasium building.

The main school building, originally a church, sits on a footprint of 3,869 sq. ft. and has three floors totaling 11,508 sq. ft. of floor space. The first floor includes the School Library, a Music Room and Art Room. The second floor includes administration offices and three classrooms and a staff room. The third floor includes four additional classrooms.

The gymnasium sits on a footprint of 3,073 sq. ft. with a second floor covering approximately 1/3 of the building footprint area, for a total floor space of 3,906 sq. ft. In addition to the single-story gymnasium area, the building includes a classroom and student lounge.

Plans for expansion to existing institutional development on the property:

Due to the unique education service we provide, school enrolment has steadily increased over the years and with our current enrolment level of 70 students, we are close to reaching the capacity of our buildings. Consequently, in January 2019, our society embarked on a project to add a 1,492 sq. ft. building to the parcel which would provide additional classroom space for up to 30 new students. At the outset of this project, the School discovered from the Agricultural Land Commission (ALC) that despite the property being zoned ASY, agricultural land restrictions were applicable to the property. Accordingly, and after advice from the ALC and the City, the School submitted a Non-Farm Use application to the ALC (ALC Application ID:59968) on December 11th, 2019 and a related Development Application to the City of Richmond (City File: AG 19-881146) on December 23rd, 2019. Steven De Souza in the City's Planning Department is familiar with our application. We have received a Preliminary Comments letter from the City dated April 17th, 2020 and are in the process of preparing a response.

Plans for new institutional development where non currently exists:

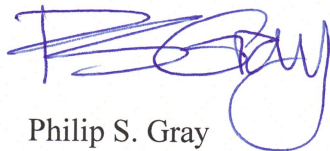
We are already operating a school on the property.

Anticipated timeline for when future institutional development (expansion to existing) is expected to occur:

The timeline for construction of our additional proposed building is currently driven by the timeline required to process our ALC Non-Farm Use application and associated City Development and subsequent Building Permit applications. However, assuming this process continues to proceed smoothly and the applications are ultimately accepted, we anticipate a completion of construction in the next 18 to 24 months.

We hope the above responses answer your questions in sufficient detail for your needs. Should you require any further information, please contact the undersigned at 604-961-3517 or philip_gray@telus.net.

Yours truly,



Philip S. Gray
Board Chair

Choice School for Gifted Children Society