

## APPLICATION:

These Development Permit (DP) Guidelines are intended to support the directions set out in the City Centre Area Plan and are supplementary to city-wide DP Guidelines contained in Schedule 1 to the OCP.

These DP Guidelines apply to the entire City Centre Area, with the exception of the Acheson Bennett, McLennan North, and McLennan South Sub-Areas, for which DP Guidelines are contained in Sub-Area Plans 2.10B, 2.10C, and 2.10D to Schedule 2, respectively.

These Guidelines include:

- General Guidelines: Basic development standards applicable across the City Centre (and categorized based on the DP Guidelines contained within Schedule 1 to the OCP);
- Sub Area Guidelines: Development standards pertinent to specific City Centre locations.

Where these Guidelines appear to contradict those in Schedule 1 to the OCP, these Guidelines should take precedence with the exception of sites designated OCP Conservation Area or Environmentally Sensitive Area (ESA), in which case readers should refer to Schedule 1 as it takes precedence over this plan.

These Guidelines do not require literal interpretation, but will be taken into account in the consideration of DP applications and the DP Panel may, at its discretion, recommend refusal or require modification to a DP application proposal for failure to meet the standards contained within these Guidelines, in whole or in part.

## 3.0 Development Permit Guidelines

### PRINCIPLES:

These Development Permit (DP) Guidelines are intended to help support the establishment of the City Centre as a “premier, urban-riverfront community” characterized by outstanding public places and spaces where people can take pleasure in public life within walking distance of where they live, work, shop, learn, and play.

To achieve this, the City Centre’s form and character must help to:

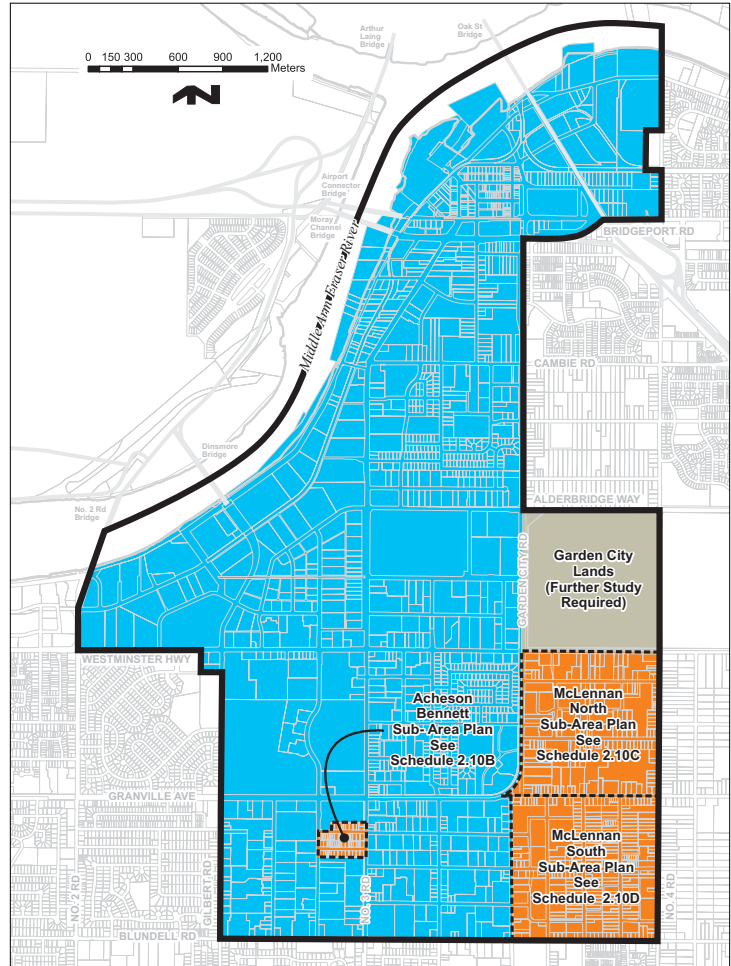
- integrate the downtown with the riverfront;
- support a strongly pedestrian-oriented public realm;
- provide for a highly-livable urban environment;
- foster a mosaic of distinct, yet complementary, urban villages;
- enhance the community’s long-term social, economic, environmental, and cultural sustainability.

## JUSTIFICATION:

The Plan encourages the development of the City Centre as a compact, pedestrian-friendly, mixed-use community built on a framework of transit-oriented urban villages that locate the ordinary activities of daily living within walking distance of residents, workers, and visitors, and encourage less car-dependent lifestyles and a higher quality of life.

To achieve these desired social, economic, and ecological objectives for this important area of Richmond, site-by-site consideration regarding the form and character of development through the City's DP review processes is warranted.

## Development Permit Area Map



- The City designates the entire City Centre Area as a Development Permit Area.
- Development Permit Guidelines for the Acheson Bennett (2.10B), McLennan North (2.10C), and McLennan South (2.10D) Sub-Areas can be found in the relevant Sub-Area Plans in Schedule 2 to the OCP.
- Development Permit Guidelines for sites designated OCP Conservation Area or Environmentally Sensitive Area (ESA) can be found in Schedule 1 of the OCP.
- Development Permit Guidelines will be prepared for the Garden City Lands, as required, as part of that area's required further study.
- Exemptions to the Development Permit process can be found in Schedule 1 of the OCP.

## Development Permit Sub-Areas Key Map

