



City of  
Richmond

# Official Community Plan (OCP)

Schedule 1 of Bylaw 9000

**2041 OCP—Moving Towards Sustainability**



Artwork by Anthia Chen



Artwork by Anna Toth

## Richmond High School Student 2041 OCP Artwork by Anthia Chen and Anna Toth

The Richmond City Council wanted to include Richmond high school students in preparing the 2041 OCP. Council, in co-operation with the Richmond School Board, invited all Richmond High School Grade 11 and 12 students to create artwork for the 2041 OCP. The students were advised that the theme of the 2041 OCP was "Towards A Sustainable Community" and were given a deadline of April 18, 2011. City and School Board staff distributed contest information to the students and also provided it to the general public through a news release, the City's web site and local newspaper coverage. Eight submissions were received from Richmond Grade 11 and 12 students, from seven public and independent schools. A selection jury of City and School Board staff reviewed the submissions and chose the following two contest winners, based on their creative interpretations of the OCP sustainability theme:

- The 1st Place Winner was Anthia Chen, a Grade 12 Steveston-London Secondary student. Her artwork is used in the 2041 OCP cover design and she received a \$1,000 educational scholarship, and
- The 2nd Place Winner was Anna Toth, a Grade 11 J.N. Burnett Secondary School student. Her artwork is inside the 2041 OCP and she received a \$500 educational scholarship.

On Monday June 27, 2011, Council in full public session presented the awards and acknowledged all participants for their creativity, community awareness and citizenship.

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- 2041 OCP Land Use Map..... pouch
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# Plan Interpretation

## **What is the Official Community Plan (OCP)?**

The OCP is a legal community planning document for managing the City's social, economic, land use, urban design, servicing, transportation and environmental future. It sets out a vision, goals, objectives, policies, guidelines and land use designations that reflect overall community values that have been determined through a public consultation process.

## **How is the Plan organized?**

The OCP is comprised of:

1. Schedule 1: the overall OCP; and
2. Schedule 2: Area Plans and Sub-Area Plans.

Area Plans cover portions of the 15 planning areas within Richmond (see Planning Area Boundaries Map and OCP Land Use Map).

Sub-Area Plans refer to smaller areas within specific planning areas.

The OCP addresses broad city-wide issues while the Area Plans and Sub-Area Plans address local neighbourhood issues.

## **Land Use Maps—Plan Precedence**

If there is a conflict with respect to a land use designation between the OCP Land Use Map (Schedule 1) and the Area Plan or Sub-Area Plan Land Use Maps (Schedule 2), the Area Plan or Sub-Area Plan Land Use Maps shall take precedence with the exception of sites designated OCP Conservation Area in which case this land use designation in Schedule 1 shall take precedence notwithstanding conflicting information which may be shown in Schedule 2.

## **Environmentally Sensitive Areas (ESA)**

The ESA policies, guidelines, and designations shown in Attachment 2 to the OCP (Schedule 1) supercede any contained in the Area Plan or Sub-Area Plans (Schedule 2).

## **Aircraft Noise Sensitive Land Use**

The Aircraft Noise Sensitive Land Use policies, guidelines and locations in Section 3.6.3 of the OCP (Schedule 1) supercede any contained in the Area Plan or Sub-Area Plans (Schedule 2).

## **How does the OCP work?**

As a City document, the OCP can only encourage senior levels of government to take action; it cannot force or require senior governments to act. When implementing the OCP, the City will take into account agreements with other agencies.

## **Seeking Clarification**

The OCP is to be read as a whole and specific topics (e.g., townhouses) may be addressed in several chapters and maps, and in Development Permit Guidelines. For clarification of the OCP policies and maps, please consult with City planning staff. Council or its designate make the final decision.

# Planning Area Boundaries Map

