

7.0 Implementation

The Official Plan requires that Community Design Plans indicate how policies and guidelines will be implemented at the community level. This section describes how the Plan is to be interpreted; provides a sector plan to track development densities; guidelines for reviewing development applications; how affordable housing targets will be met; and the process for making changes to the Plan in the future.

7.1 Interpretation

Community Design Plan, Policies and Guidelines

The CDP is a statement of land use planning policy. It is intended to be a guide to the development of the Mer Bleue community. Some flexibility in interpretation is permitted, provided the general intent of the policies and principles of this Plan are maintained.

The land use designations identified in the Land Use Plan are intended to show general areas. The boundaries of the designations are flexible and may vary without amendment to the Plan, except in the case of the 'Special Study Area' overlay.

Where lists or examples of permitted uses are provided, they are intended to illustrate the possible range and type of uses to be considered. Specific uses not listed, but considered by the City to be similar to the listed uses and to conform to the general intent of the applicable land use designation may be recognized as a permitted use.

Development within the Mer Bleue area shall be subject to all policies and guidelines of this CDP and any applicable policies of the Official Plan.

Demonstration Plan

The Demonstration Plan illustrates one way the Mer Bleue area could be developed in accordance with the policies and guidelines of the CDP. The Land Use Plan remains the primary reference. The Demonstration Plan will be used as a guide in the review of development applications. Changes to the Demonstration Plan, such as minor reconfigurations of the local street pattern, minor adjustments to the location of medium density residential blocks and school sites, and minor changes to block sizes and shapes may be made at the discretion of the Director of Planning and Infrastructure Approvals. Subdivision and/or Site Plan approval by the City reflecting these changes constitute approval of the change to the Demonstration Plan.

7.2 Residential Sector Plan

The Sector Plan is based on the Demonstration Plan and divides the CDP area into five sectors. The intent of the Sector Plan is to maintain the opportunity for a balanced community in keeping with the goals and objective of the Official Plan and this Plan. The Plan should be used as a tool to track the achievement of density targets as development applications are reviewed and approved. The five sectors are identified in Figure 24. A minimum number of medium and high-density residential units are assigned to each sector and contained in Table 4.

Sector	Medium Density Units	High Density Units – Mixed Use Area
1	154	199
2	-	129
3	-	-
4	363	-
5	128	-
TOTAL	645	328

Table 4 – Residential Sector Unit Target

As subdivision plans are submitted, a review of the requirements of the Sector Plan will be required to ensure targets are being met. For low-density units (singles, semis and rows), the density and unit mix targets of the Official Plan for Developing Communities shall apply.



Figure 24 – Residential Sector Plan

7.3 Affordable Housing

Several opportunities exist within the development of the CDP area to meet and exceed affordable housing targets set forth by the applicable City policy. The Official Plan defines affordable housing as rental or ownership housing, for which a low or moderate-income household pays no more than 30% of its gross annual income. The Official Plan directs that 25% of all new housing development and redevelopment is to be affordable to households at or below the 30th income percentile for rental and at or below the 40th income percentile for ownership. For the current year, the rent at the 30th income percentile is \$1,100/month and the price of a home at the 40th income percentile is \$207,800.

Within the Community Design Plan area, approximately 675 homes should be within the affordability range as determined at the time of subdivision development approval. In the Mer Bleue Area approximately 40% of the estimated 2,700 housing units will be comprised of multiple-unit structures (10% apartments and 30% townhouses). Based on current market prices for such units in the eastern portion of the City, it is likely that a significant proportion of these homes will meet the Official Plan affordability targets.

The development of 'social housing' for low and moderate income households by social housing providers, with or without City funding or incentives, will be included within the total 25% of affordable housing in the community. Approximately 7% of all homes in the City are social housing (co-operative and not-for-profit), meaning they have been funded under public programs to ensure affordability for lower-income households. It is therefore reasonable to expect a similar percentage of units to be provided in the Mer Bleue area assuming federal/provincial funding is available. A target of 7% would represent 190 homes in the community. These homes should be affordable to households at or below the 20th income percentile for Ottawa, that is, households earning \$31,500 or below.

The required housing type and appropriate location for social housing in the community will be decided as part of the technical circulation process at the time of development approval, subject to Council allocation of funds. The preferred location for social housing will have convenient access to public transit, shopping and community services.

7.4 Plan Amendment

Where substantive changes to the Land Use Plan and Demonstration Plan are proposed prior to zoning by-law amendment, subdivision or site plan approval an amendment to this Plan will be required. Substantive changes include such things as:

- the number of high density residential blocks;
- the location of arterial and collector roads and protected infrastructure corridors;
- the removal of park blocks, or;
- changes that could jeopardize the area's ability to achieve the Official Plan's strategic directions.

The proposed change(s) will be subject to approval by Planning and Environment Committee and City Council.

7.5 Approval of this Plan

The CDP will be reviewed and approved as a policy document by Planning and Environment Committee and City Council prior to implementation. An Official Plan Amendment is not required to implement this Plan.

However, an Official Plan Amendment will be required in order to allow development of the Mer Bleue Mixed Use Centre. This will require an amendment to Annex 4 of the Official Plan.

7.6 Monitoring

Plan monitoring insures that the implementation of the CDP is accountable to the public and to the commitments made during the plan process. A certain ideal, vision and community was put forth through this process and should remain true as development occurs in the area. The success of the Plan should be measured beyond the Plan process itself, by assessing objective criteria. If analysis or review of these basic components of the Plan seems not to be realized through the development process, than changes to the Plan may be required.