

Mémoire from Jasmine Lail, resident of Rosemère.

Ville de Rosemère PPU meeting, 10 September 2025.

## Positive reasons to redevelop the pole regional of Place Rosemère and nearby sites

- This is a site with no environmental value, it is therefore better to redevelop an area like this than destroy the green spaces left in the Town.
- The redevelopment of this site is in-line with the recommendations of the CMM's new PMAD.
- If there is a need to increase the housing stock and type of accommodation in Rosemère, this is not a bad site as the new population in the area, will make use of the shops in Place Rosemère, helping to keep this commercial area viable. This is a positive thing as commercial taxes subsidize the taxes of residents.

## How to develop Place Rosemère

### Size

- The amount of new housing should not be larger than absolutely necessary because of the extra strain the increase in population will put on infrastructure and resources in the Town. For example:
  - the capacity of the roads
  - drinking water
  - leisure facilities

### Design

- The architects and civil engineers should design ways to put new apartments on the roof top of the existing shopping mall. This would provide a lot of space for the housing and allow the overall height not go above four storeys. This is preferable to building a high rise block which is out of character for the area.
- An inventory of the CO2 emissions for the whole construction project should be included in the design. All efforts should be made to reduce the amount of CO2 produced during the construction process.
- The new homes should be built in the car parks between Place Rosemère and Boulevard Bouthillier, as this allows them to be further away from the noise and air pollution of the 640. Though the current plans include a green tampon and trees

alongside the 640, these trees will take a long time to mature and even when they are limited in the amount of protection they will provide.

- Park areas should not be adjacent to roads that will have a lot of cars, to reduce the risk of children being in accident and to ensure the parks are restful, calm places.

## Social inclusion

- At least 50% of the new homes should be social housing to ensure Rosemère is helping to tackle the current housing crisis has a good demographic mix and key workers are able to afford to live in the area.
- Spaces for kindergartens should be included in areas away from roads and with outdoor play space.
- A space should be set aside for a school, if one becomes needed in the future. (ideally in the area where Canadian Tyre is currently situated). Even if the school board currently says one is not needed, this can change with the population increased expected in neighbouring towns like St Thérèse and Broisbriand (as well as the population increase this development will have in Rosemère). It's better to integrate this into the plans now.

## Leisure services

- Playing fields should be included in the development. The new residents, particularly the children will need playing fields close to hand, so they do not have to cross major roads like the 117.
- An aquatic centre, which allows Rosemère's citizens to swim throughout the year would be very beneficial. A new leisure centre of this kind on this site could also include a 'satellite' library service, a mini-library because Rosemère's current library will be quite far away for these new residents. There should also be a second community centre, as this new development will be like it's own village.

## Environmental standards

- As well as including a construction program with the lowest amount of CO2 emissions possible, every effort should be made to meet the latest environmentally friendly building standards.
- The site should include many areas of vegetation, prioritising indigenous flora and creating mini-wildlife habitats where possible, including green corridors across the site, to allow wildlife to move around and aquatic areas. This should be done in conjunction with an expert wildlife organisation, like CRE Laurentides.

- Urban agriculture, like a community orchard and food growing site should be included. This supports resident's health and well-being, as gardening and regular contact with nature is good for mental and physical health and creates opportunities for social connection and cohesion.