

Memoire – Consultation on redevelopment of Place Rosemère, 27 April 2026

Jasmine Lail, 232 Rue Elizabeth, Rosemère, J7A 2L4

The new urban planning guidance for Greater Montreal – PMAD – and Quebec – OGAT – instruct municipalities to create complete living environments, with this in mind it would be helpful for more consideration and information on the need and inclusion of a school, leisure facilities, sufficient social housing, accessibility by active transport and genuinely ecologically rich green spaces.

Provision for a school

At Rosemère's public consultation in September 2025 we were told further enquiries would be made to confirm whether or not the projected population increases for Rosemère, St Thérèse and Broisbriand would mean a new school would be needed at some point in the next 20 years.

Please can we see these figures and the advice from the school commissions on whether a new school will be needed. It makes sense to set aside part of the Place Rosemère /Pole regional site at this stage, if it looks like a new school will be needed.

At the public consultations in 2018 and 2020 for the Town's urban plan - when the Town was considering allowing a housing development on the former golf course - we were asked whether we would be happy to have a school on that site. The new housing development will now be on the Pole Régional/Place Rosemère and not the former golf course. Why are we not being asked if a school should be allowed on the redeveloped Place Rosemère/Pole regional? What has changed in recent years that means a new school is no longer considered necessary?

Population increase and sufficient leisure, sports, community and library facilities

To date we have been informed the number of new housing units and increase in population has not yet been decided. We have been given a range of possible figures. The final population increase will impact the amount of leisure, sports, community and library facilities the Town provides. Please can we see figures, which show at what stage the Town will need to expand its current facilities in line with the increase in population, for example, how much more would the population need to increase before we needed a larger library?

Indoor swimming pool

An indoor pool offers enormous year round health benefits for the population. The building, could also include space for any expanded community, library and other leisure services if needed.

It appears the new development will include at least one high tower block, which is uncharacteristic for Rosemère. My impression is that by us allowing one or two tower blocks, we can expect a new piece of infrastructure to be included on the site, which will benefit the whole town.

In the past, residents were asked to choose between an indoor swimming pool or an ice rink in Park Charbonneau. They chose an ice rink. Can we now have an indoor swimming pool as part of the redevelopment of the Place Rosemère/Pole regional?

Soccar/baseball pitch

In keeping with ensuring the new development offers the new residents, particularly children, with facilities to support their health and wellbeing, an outdoor sports pitch for soccer or baseball is needed. The new development, which is surrounded by large roads, would benefit from some kind of sports pitch to ensure residents can access it easily and safely.

Social housing

The redevelopment of Place Rosemère/Pole Regional could be an opportunity for Rosemère to offer a good number of much needed social housing units. At present it is difficult to do this because of the Government of Quebec's rules on the amount of social housing that has to be included in new developments. The current rules are not sufficient to meet the current housing and homelessness crisis.

In order to enable a large proportion (50%) of the proposed new homes for the Place Rosemère/Pole Regional site to be social housing, please can Rosemère's elected officials work with their partners in our MRC and within the CMM and UMQ to ask the Government to update its rules on the amount of social housing that has to be included in new housing developments.

Accessibility by active transport

The new PMAD and OGAT guidelines promote active transport infrastructure.

From what we have been told, it appears the current road structure from the 640 to the 117 will need to be changed to support the redevelopment of Place Rosemère/Pole regional. It is important that this redevelopment includes safe pedestrian and cycle paths along the 117 under the 640. At present there is no provision for cyclists and pedestrians to travel safely along the 117 from Rosemère to St Thérèse.

Ecologically rich green spaces

Maximum efforts need to be made to ensure the new development makes optimum use of green infrastructure to support the health of the new residents and users of the site. It is not an ideal site for a housing development, due to the proximity to the 640 highway, which will always create noise and air pollution. To ensure mitigation methods are robust it would be wise to;

- Follow the World Health Organisation's '3 – 30 – 300' advice (which is also included in the PMAD) that each new home be able to see 3 trees (preferably indigenous), the whole site have 30% tree canopy and there be a park (with high quality vegetation) within 300 metres walking distance from every home. Children need to be able to walk safely from their homes (many of which will be apartments) to a park in close proximity.
- The green tampon alongside the 640 be as wide as possible and use the 'Miyawaki method', which uses indigenous plants and encourages fast growth through good soil biology, water retention and dense planting.
- In keeping with Rosemère being a 'Ville amie des monarques', good quality green corridors should be created across the site, not just in one or two small areas, planted with the indigenous monarch/pollinator friendly plants recommended in the David Suzuki Foundation's 'Ville amie de monarques' program.