



 **ROSEMÈRE**



URBANISTIC VISION

A proud, green and prosperous town

Position of the municipal council

June 2020

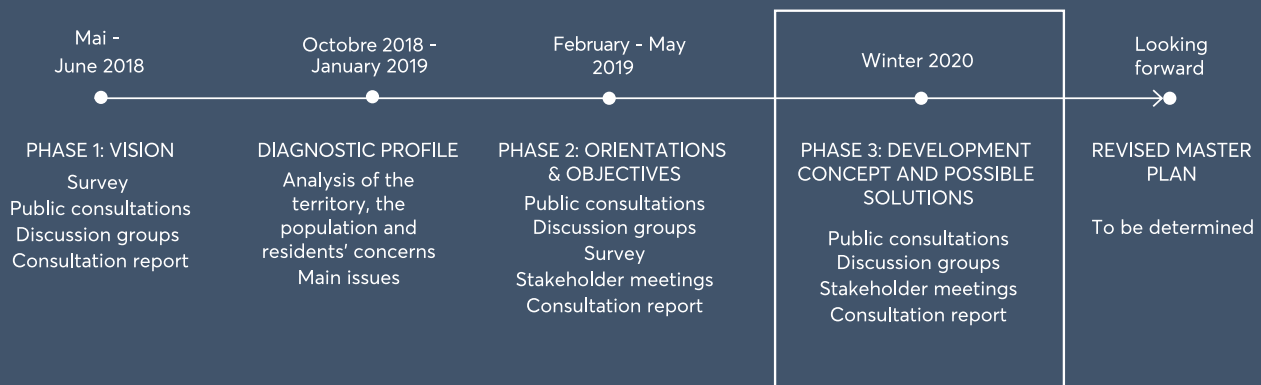
BACKGROUND

The Town of Rosemère is facing important issues in the planning, redevelopment and development of its territory. These issues concern its regional hub, composed of Place Rosemère, the site of the former golf course and Labelle Boulevard, as well as its village hub, represented by Grande-Côte Road.

In 2018, the Town embarked on a rigorous citizen participation process to define its urban vision with the population. This process, unprecedented in Rosemère, will conclude with the revision of its Master Plan. Since this plan is to guide all urban development over the long term and frame our modern vision of land use planning, it must contain clear orientations and objectives. Nevertheless, the sole purpose of this planning exercise is to guide the eventual development; **it does not authorize or promulgate it.**

This document presents the position of the municipal council with respect to all of the public consultations held over the past two years on Rosemère's urban vision for a proud, green and prosperous town.

This position is in line with the aspirations of residents expressed at ten public consultation sessions since 2018, at which nearly 1,700 respondents voiced their opinions.



The municipal council's position will inform the new revised Master Plan and its various regulations. In other words, this document embodies the municipal council's vision for the development of Rosemère's territory. Consequently, all future redevelopment and development projects must comply with this vision.

The municipal council intends to bring the land of the former golf course in compliance with the bylaw of an overall development plan (ODP). As a result, any project on the site will need to be submitted to the residents for approval. The municipal council wishes to reassure the population that it will continue to encourage citizen participation by Rosemerites in matters concerning the site of the former golf course beyond the approval of the new Master Plan.

The following pages present the official position of the municipal council on the urban vision to be put forward in the coming years. In order to facilitate the understanding of this document, the reader is invited to consult the Participant's Workbook developed for the public consultations held last February 19 and 22 and distributed to the general public, together with the resulting report. These documents are available on the Town's website by clicking "Citizen participation" under the "Town" tab. That link likewise contains all the other public consultation and survey reports from this process, which began in 2018.

1. REGIONAL SECTOR

Place Rosemère

Proposed solution 1

Require that all Place Rosemère development projects meet the criteria of the overall development plan (ODP) and a specific residents' approval process.



This proposal will be integrated into the revised Master Plan.



Proposed solution 2

Create and optimize active and public transit links to Place Rosemère.



This proposal will be integrated into the revised Master Plan.



Proposed solution 3

Develop a public square on the Place Rosemère site.



MUNICIPAL COUNCIL

This proposal will be integrated into the revised Master Plan and into the ODP implementation process. The concept of a public square should be interpreted here as a place where residents can gather. This public square would not be the property of the Town.



Proposed solution 4

Plan a medium-density residential area on the Place Rosemère site, along Bouthillier Boulevard, as well as a high-density residential area along Autoroute 640 and Labelle Boulevard.



MUNICIPAL COUNCIL

Identifies the following solutions to be integrated into the revised Master Plan and the ODP implementation process:

- **At the intersection of Labelle and Bouthillier boulevards: medium density;**
- **The area adjacent to Autoroute 640: high density;**
- **The densification will allow for a significant increase in the percentage of green space on the ground.**



Proposed solution 5

Enable the redevelopment of the Rosemère regional sector by integrating new medium- and high-density residential uses as well as public uses to create a complete living environment.



MUNICIPAL COUNCIL

This proposal will be integrated into the revised Master Plan and into the overall development plan (ODP) implementation process.



1. REGIONAL SECTOR

Labelle Boulevard

Proposed solution 1

Reduce heat islands by increasing the canopy, greening commercial sectors (especially parking lots) and encouraging underground parking.



This proposal will be integrated into the revised Master Plan.



Proposed solution 2

Promote a framework for Labelle Boulevard and the user-friendliness of active transportation by locating commercial establishments closer to the Boulevard (avoid the presence of parking lots along the Boulevard).



In accordance with the proposal to ensure that Labelle Boulevard is lined with trees, the Council will mandate the Planning Advisory Committee (PAC) to issue recommendations regarding the new upcoming projects.



Proposed solution 3

Promote commercial or mixed uses on the west side of the Boulevard and a residential use on the east side, in the golf course.



This proposal will be integrated into the revised Master Plan.



Proposed solution 4

Ensuring the harmonious integration of density in the redevelopment of the regional sector, in particular by encouraging a moderate gradation in densities.



This proposal will be integrated into the revised Master Plan.



Proposed solution 5

Transform Labelle Boulevard into a true urban boulevard with rain gardens, vegetation and safe pedestrian crossings.



This proposal will be integrated into the revised Master Plan.



1. REGIONAL SECTOR

Labelle Boulevard (contd.)

Proposed solution 6

Encourage underground parking and the greening of existing parking lots.



This proposal will be integrated into the revised Master Plan.



Proposed solution 7

Create an active link along Labelle Boulevard (designated bike lane).



This proposal will be integrated into the revised Master Plan.



Proposed solution 8

Ensure the availability of a variety of housing options on the Rosemère territory, particularly in the regional sector to meet the needs of all (e.g., senior housing, affordable housing, housing for families, etc.).



This proposal will be integrated into the revised Master Plan.



Proposed solution 9

Avoid commercial saturation by concentrating the shops and services of the regional sector (Place Rosemère, former golf course and Labelle Boulevard) in the existing areas.



This proposal will be integrated into the revised Master Plan, with the exception of the former golf course, which will have only local shops.



1. REGIONAL SECTOR

Former golf course

Proposed solution 1

Require that all golf course development projects meet the criteria of the ODP and a specific residents' approval process.



This proposal will be integrated into the revised Master Plan. In addition, a bylaw governing the ODP will be approved at the same time as the Master Plan. This bylaw will establish the conditions to be met by any project and will be submitted for approval by residents.



Proposed solution 2

Designate at least 50% of the former golf course as park use and make it accessible to all residents. This will include spaces for the conservation of natural environments as well as buffer zones with the existing built environment.



The Town will conduct an analysis of the site's environmental potential. The area determined by this study will be designated as a green conservation zone. In order to protect this zone, it will be complemented by a park with an ecological, educational and light recreational vocation of at least equal size. Together, these two areas will have to occupy at least 50% of the former golf course, equalling 30 hectares. All of this will be included in the revised Master Plan and will be an integral part of the bylaw concerning the ODP.



Proposed solution 3

Provide for a high-density residential zone on the former golf course, near Autoroute 640, as well as a medium-density zone along Labelle Boulevard.



Based on the public consultation, this proposal that will be integrated in the revised Master Plan and in the bylaw governing the ODP will require:

- the former golf course to be subject to an ODP, which calls for a 50% green space threshold;
- the municipal council to favour a low and medium density on the former golf course.



Proposed solution 4

Ensure a variety of housing options, in particular affordable housing.



This proposal will be integrated in the revised Master Plan and in the bylaw governing the ODP.



1. REGIONAL SECTOR

Former golf course (contd.)

Proposed solution 5

Ensure wetlands and tree species with high biodiversity potential, and provide a sustainable stormwater management on the site.



This proposal will be integrated into the revised Master Plan and in the bylaw governing the ODP.



Proposed solution 6

Preserve the natural topography of the site.



This proposal will be integrated into the revised Master Plan and in the bylaw governing the ODP.



Proposed solution 7

Create an ecological corridor on the former golf course to link the natural spaces together and promote biodiversity.



This proposal will be integrated into the revised Master Plan and in the bylaw governing the ODP.



Proposed solution 8

Create a buffer zone between the existing residential areas and the residential development of the site.



This proposal will be integrated into the revised Master Plan and in the bylaw governing the ODP.



Proposed solution 9

Prioritize underground parking on the site.



This proposal will be integrated into the revised Master Plan and in the bylaw governing the ODP.



1. REGIONAL SECTOR

Former golf course (contd.)

Proposed solution 10

Position the residential development of the site as an eco-neighbourhood project, with high environmental standards and representing Rosemerites' values.



This proposal will be integrated in the revised Master Plan and in the bylaw governing the ODP, which will specify the concept of the eco-neighbourhood in question.



Proposed solution 11

Ensure the presence of active links within the site and adjacent neighbourhoods, minimizing their impact on the ground in sensitive areas..



This proposal will be integrated into the revised Master Plan and in the bylaw governing the ODP.



Proposed solution 12

Plan space for a new high school that would occupy 10% of the surface of the site.



This proposal is not included as a guideline in the revised Master Plan.



2. VILLAGE SECTOR

Proposed solution 1

Create a multi-functional path on one side of Grande-Côte Road in order to make cycling safer.



This proposal will be integrated into the revised Master Plan.



Proposed solution 2

Promote the concentration of local commercial activities along Grande-Côte Road between Broadway and Remembrance streets through various means of revitalization.



This proposal will be integrated into the revised Master Plan.



Proposed solution 3

Maintain the density allowed on Grande-Côte Road (60 units/hectares).



This proposal will be integrated into the revised Master Plan.



Proposed solution 4

Preserve Rosemère's natural heritage south of Grande-Côte Road by restricting land use.



This proposal will be integrated into the revised Master Plan.



2. VILLAGE SECTOR (CONTD.)

Proposed solution 5

Provide a framework for the integration of new constructions into the existing natural environment.



This proposal will be integrated into the revised Master Plan.



Proposed solution 6

At a fair price, acquire the land on Grande-Côte Road between Maria and Adéland streets in order to create a lively, landscaped public square in the heart of the village centre.



The proposal to be integrated into the revised Master Plan will provide for public land use. In addition, for reasons of flexibility, residential and commercial land use will be permitted.



Proposed solution 7

Plan the redevelopment of the site between William and Corona streets.



This proposal will be integrated into the revised Master Plan; any project will have to be in harmony with the current density and dimensions on Grande-Côte Road and near the train station.



Proposed solution 8

Prioritize better intermodality in Rosemère, particularly through improved public transit service around the commuter train station.



This proposal will be integrated into the revised Master Plan.



3. VARIOUS

Proposed solution 1

Reduce heat islands by increasing the canopy and making active transportation safer under the 640 overpass in the extension of René-A.-Robert Boulevard.



This proposal will be integrated into the revised Master Plan.



Proposed solution 2

Consider creating a link accessible to motor vehicle and active transportation from east to west in the Bouthillier/Roland-Durand corridor, in order to relieve congestion on Grande-Côte Road.



From a land-use planning perspective, the Council is in favour of including this proposal in the revised Master Plan, in order to preserve this option for the future.



Proposed solution 3

Preserve density in existing neighbourhoods.



This proposal will be integrated into the revised Master Plan.



Proposed solution 4

Preserve the Hamilton House site.



This proposal will be integrated into the revised Master Plan.



Proposed solution 5

Promote sustainable stormwater management by creating rain gardens or landscaped valleys along arterial roads.



This proposal will be integrated into the revised Master Plan.



Proposed solution 6

Provide a framework for the integration of new constructions into the existing natural environment.



This proposal will be integrated into the revised Master Plan.



Proposed solution 7

Protect tree species with a high biodiversity potential (across the entire town).



This proposal will be integrated into the revised Master Plan.





UPCOMING STEPS

Upcoming planning steps

- Completion of an independent study on the current ecological value of the site of the former golf course;
- Drafting of the Master Plan for formal adoption in the fall of 2020;
- Drafting of the overall development plans (ODP) bylaws that will specify the conditions of acceptability of any project before being submitted for citizen approval;
- Approval of the ODP bylaw at the same time as the Master Plan;
- Revision of the Town's bylaws regarding urbanistic measures and interventions in 2021.

Upcoming steps for possible development of Place Rosemère and the former golf course

- No opening of new streets prior to the approval of the ODP bylaw;
 - Completion of an independent market assessment study of the golf course;
 - Any development project submitted to the Town must comply with the provisions of the ODP and be submitted for citizen approval;
 - The Town's bylaws regarding urbanistic measures and interventions will have to be amended in order to allow the approved project to be carried out. This process will also be subject to citizen approval;
 - The Town will establish the terms and conditions for financing the public investments required to implement the approved project. It will negotiate with the various partners and contributors involved. If there is a municipal contribution, it will be subject to citizen approval.
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