

ROSEMÈRE'S FORMER GOLF COURSE IS 100 YEARS OLD

Let's protect our town's last major green space!



Overview of the agenda

1. Setting the context
2. Why protect the former golf course site?
3. Our next steps
4. Questions & discussion



1. Setting the context

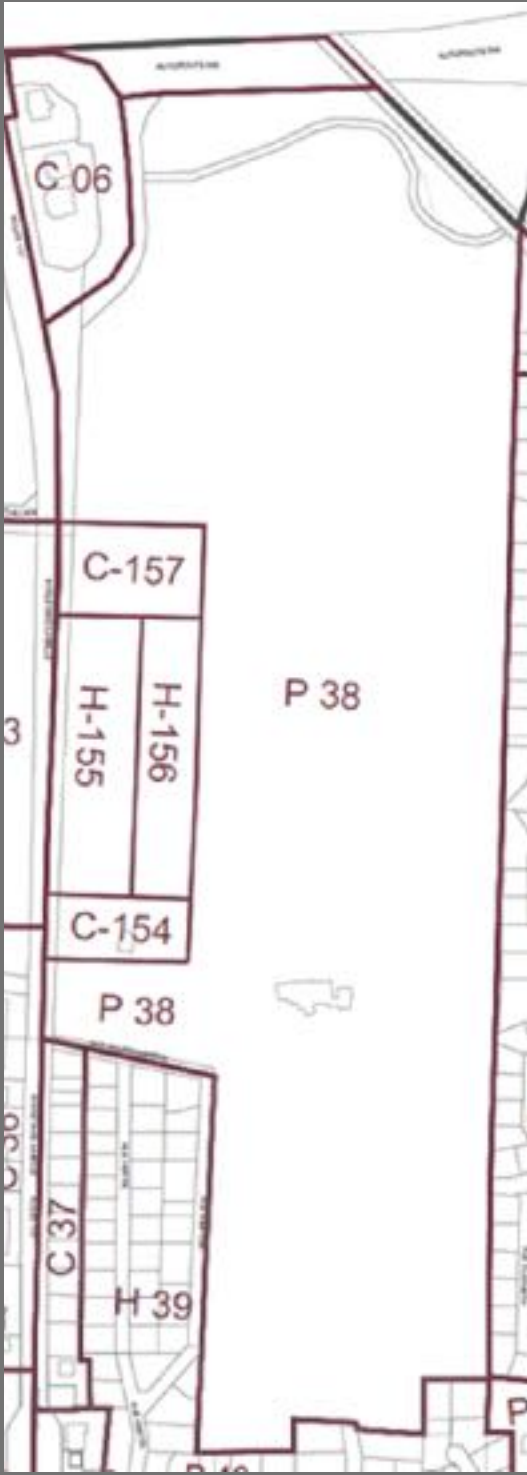
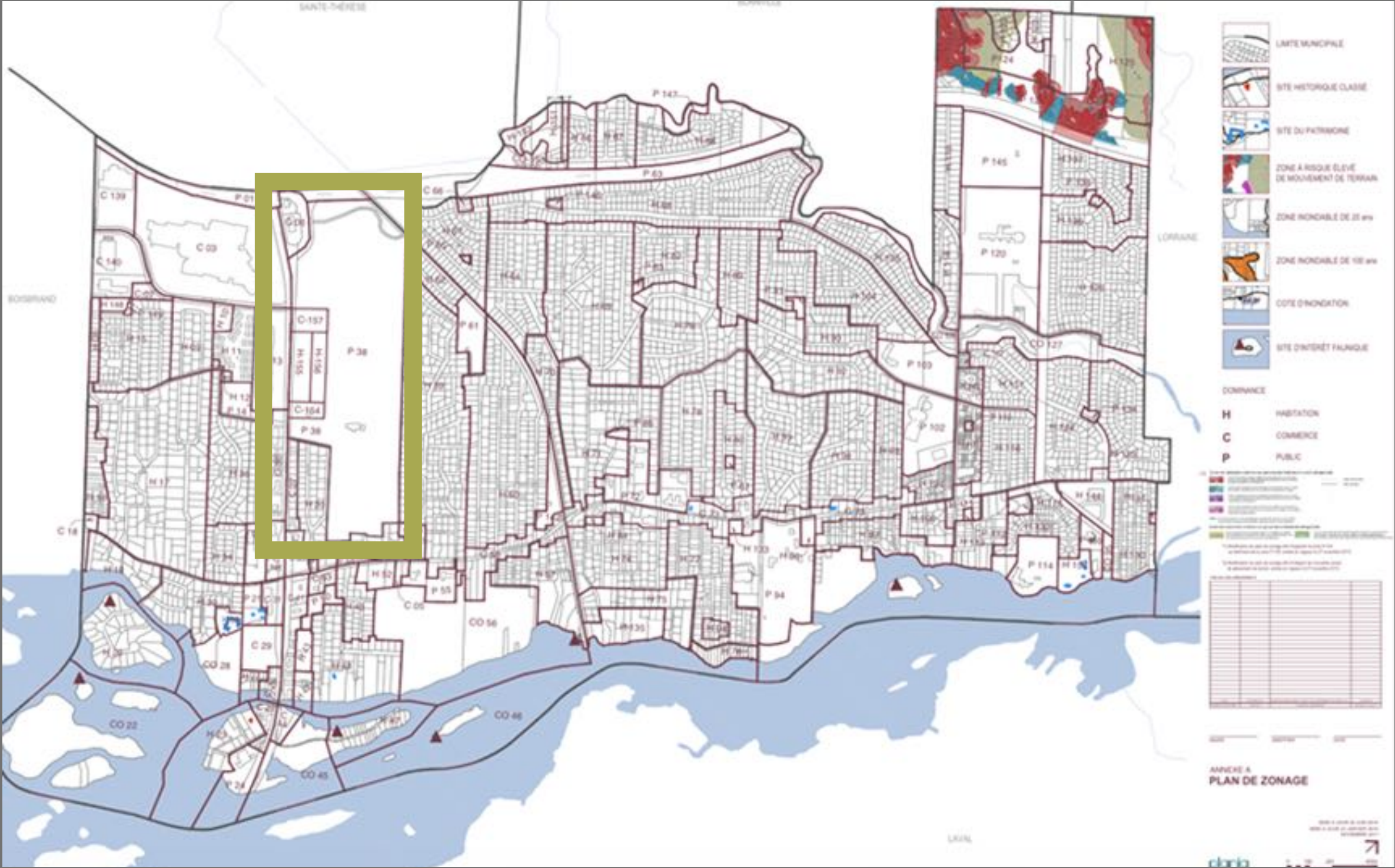


ROSEMÈRE VERT

rosemerevert.ca

Current zoning

88,5% is zoned as "public"



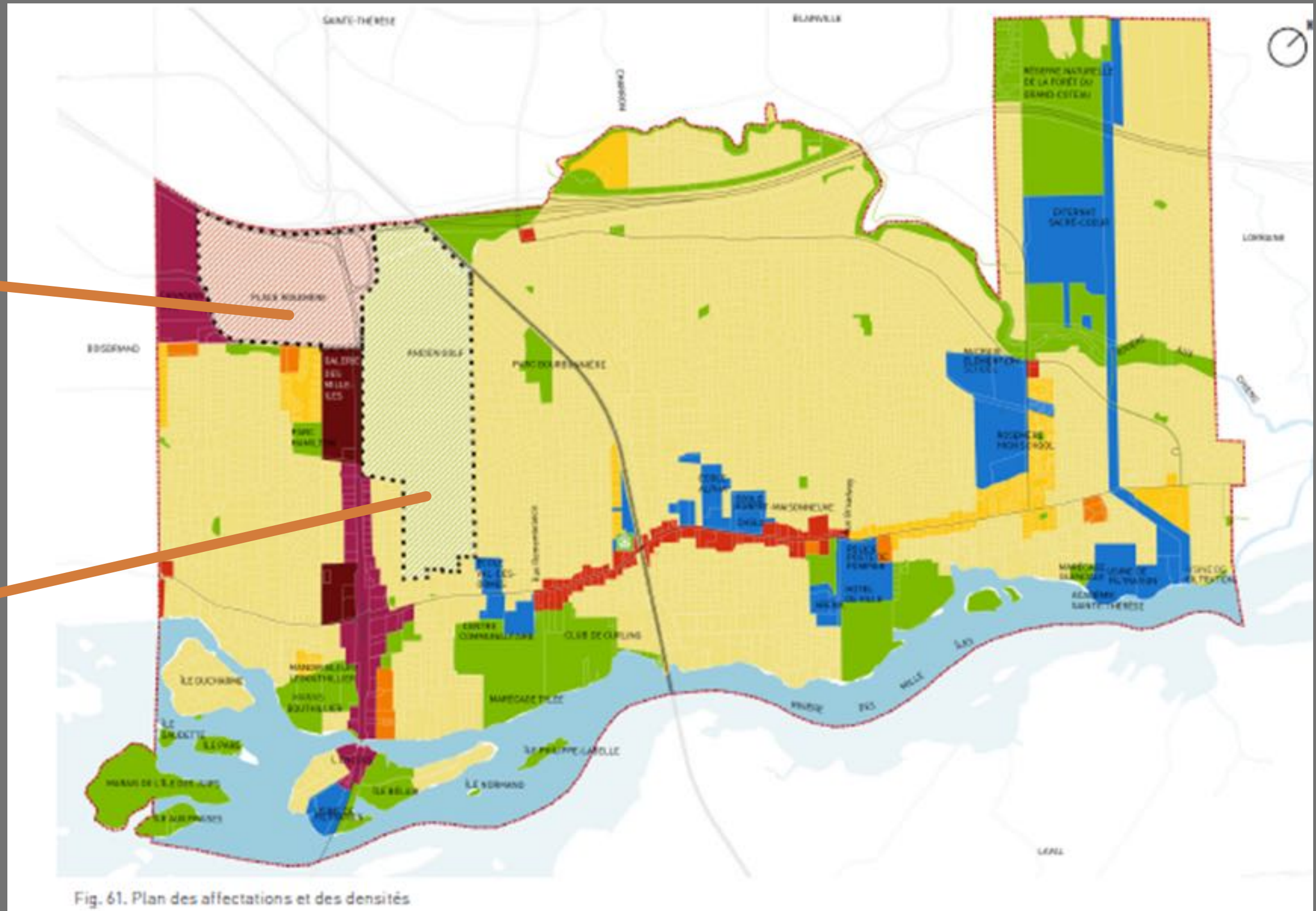
In the Town of Rosemère's proposed plan (Projet de plan d'urbanisme, PPPU)

PÔLE RÉGIONAL DE LA PLACE ROSEMÈRE

61 to 100 units/hectare =
1200 dwellings
3000 residents

LAND USE CHANGE OF 100% OF THE GOLF TO "RÉSIDENTIEL EN MILIEU PAYSAGER"

21-40 units/hectare = 630 to 1200 dwellings
1500 à 3000 residents



In the Town's proposed plan (PPPU)

IF THERE IS NO DEVELOPMENT ON THE OLD GOLF COURSE...

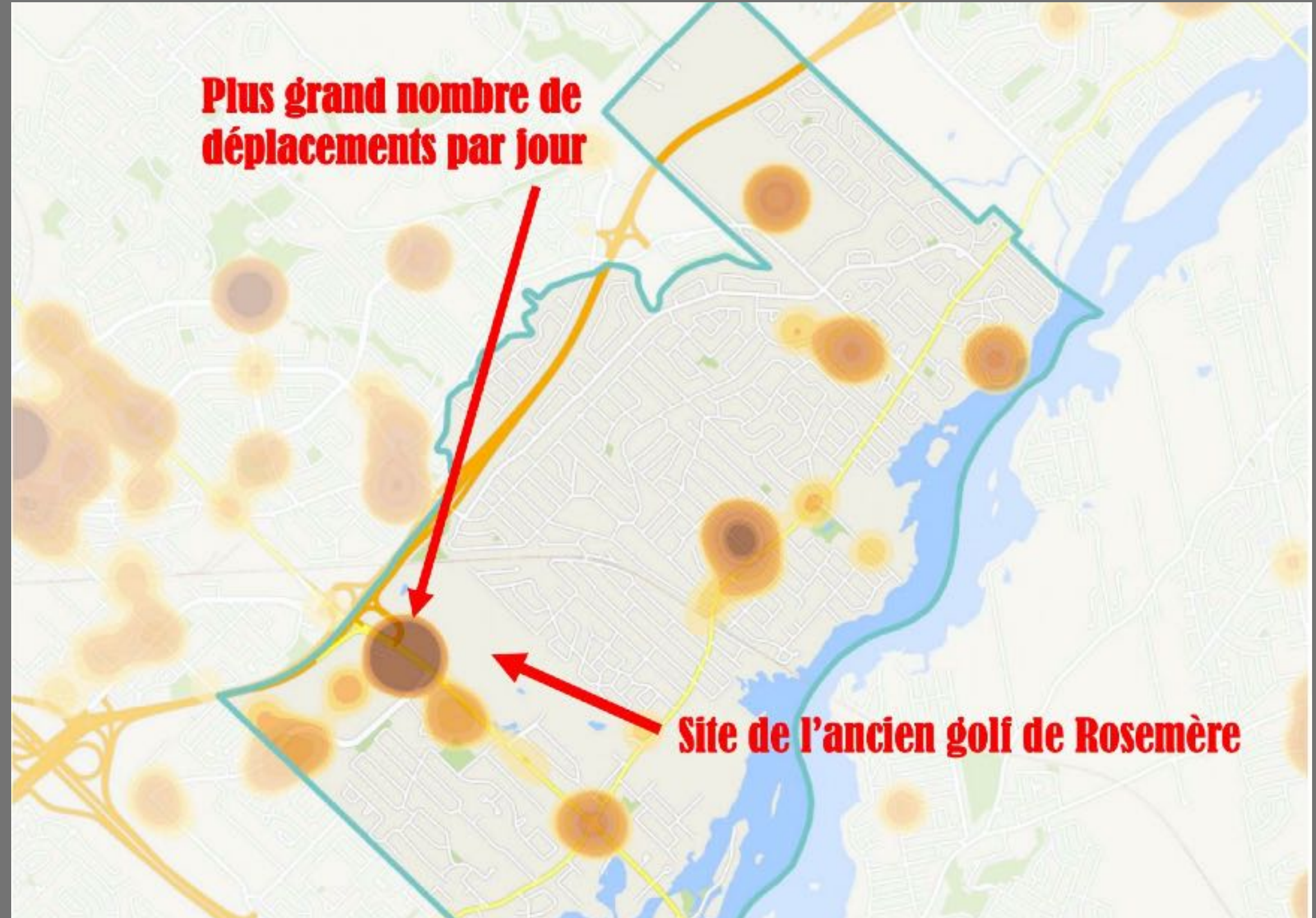
- FNX Innov. Study suggests traffic at a volume of 250 et 300 vehicles each hour
- Promotes regional transit



In the Town's proposed plan (PPPU)

WITH A DEVELOPMENT ON THE OLD GOLF COURSE...

- Building on a network that is already congested
- An estimated 6,000 to 12,000 additional daily movements will be the saturated network.



The provincial government's review

- Traffic issues resulting from the addition of "major residential projects"
- No provision for active and public transportation
- Call to prioritize development near the train station
- Analyze the balance between needs and supply



Our actions in 2021

- Fundraising
- Campaign to raise awareness
 - Petition, posters, media relations, virtual meetings, the development of a newsletter, our website and social media channels
- Political actions
 - Attendance at Town council meetings, demonstrations,
- Request for classification as a heritage site
- Advocacy around the issue of land use changes with the MRC, the CMM, and the Ministry of Municipal Affairs



2. Why protect the former golf course site?

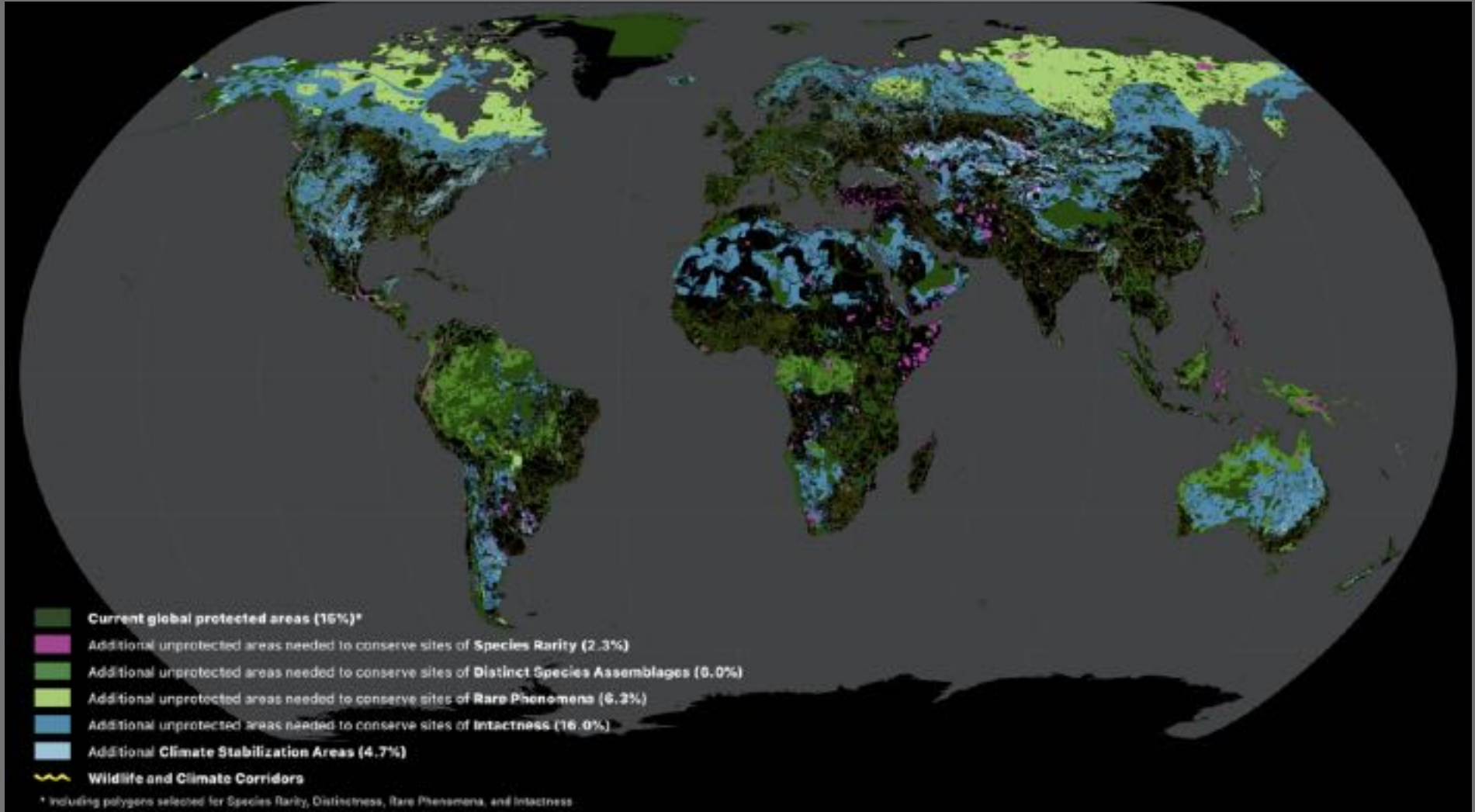
To meet our environmental protection targets and preserve ecosystem services



Global environmental protection targets

WE MUST PROTECT 50.4% OF THE EARTH'S SURFACE TO...

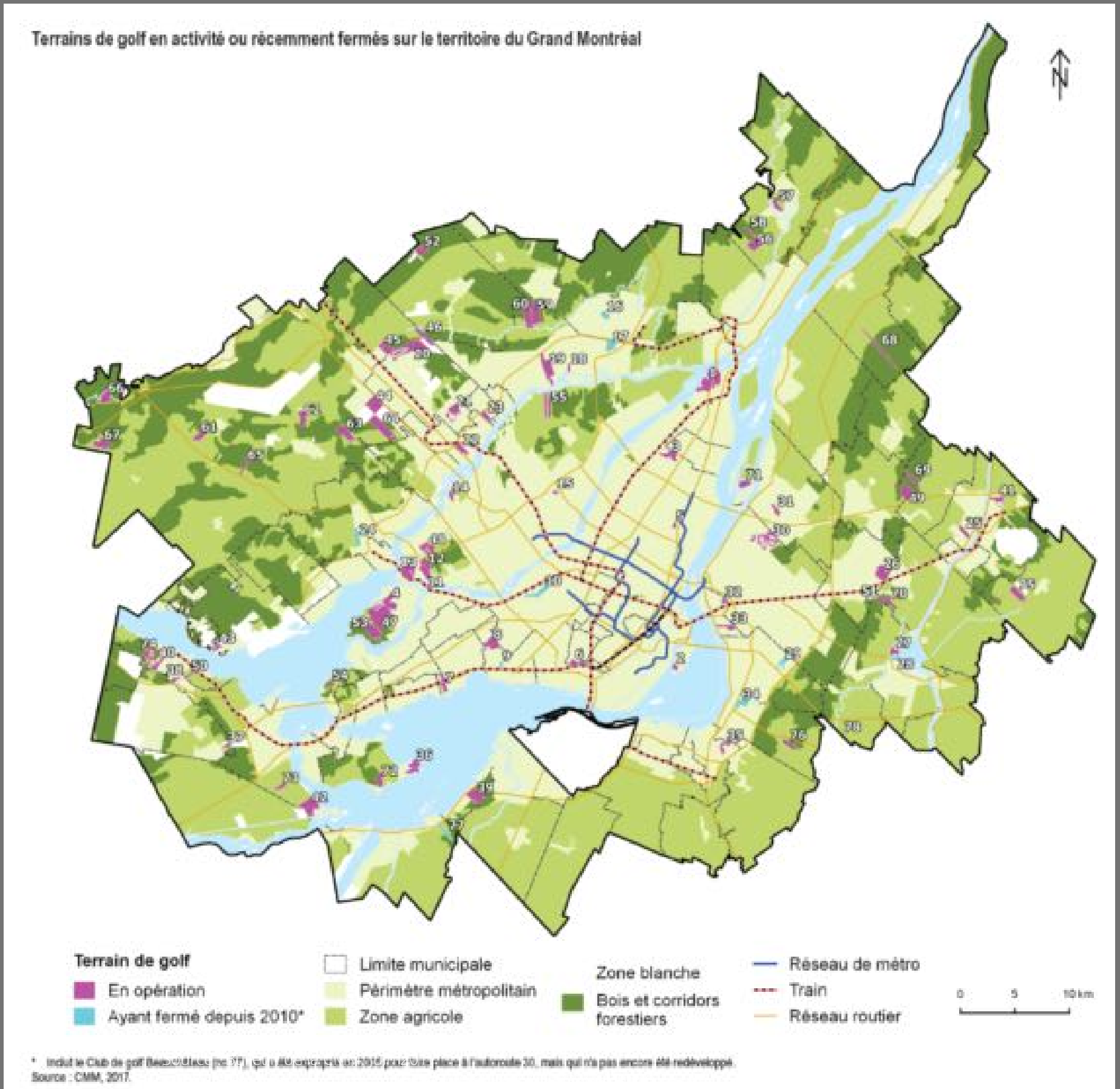
- Curb the erosion of biodiversity
- Address climate change
- Protect against further pandemics



Environmental protection targets

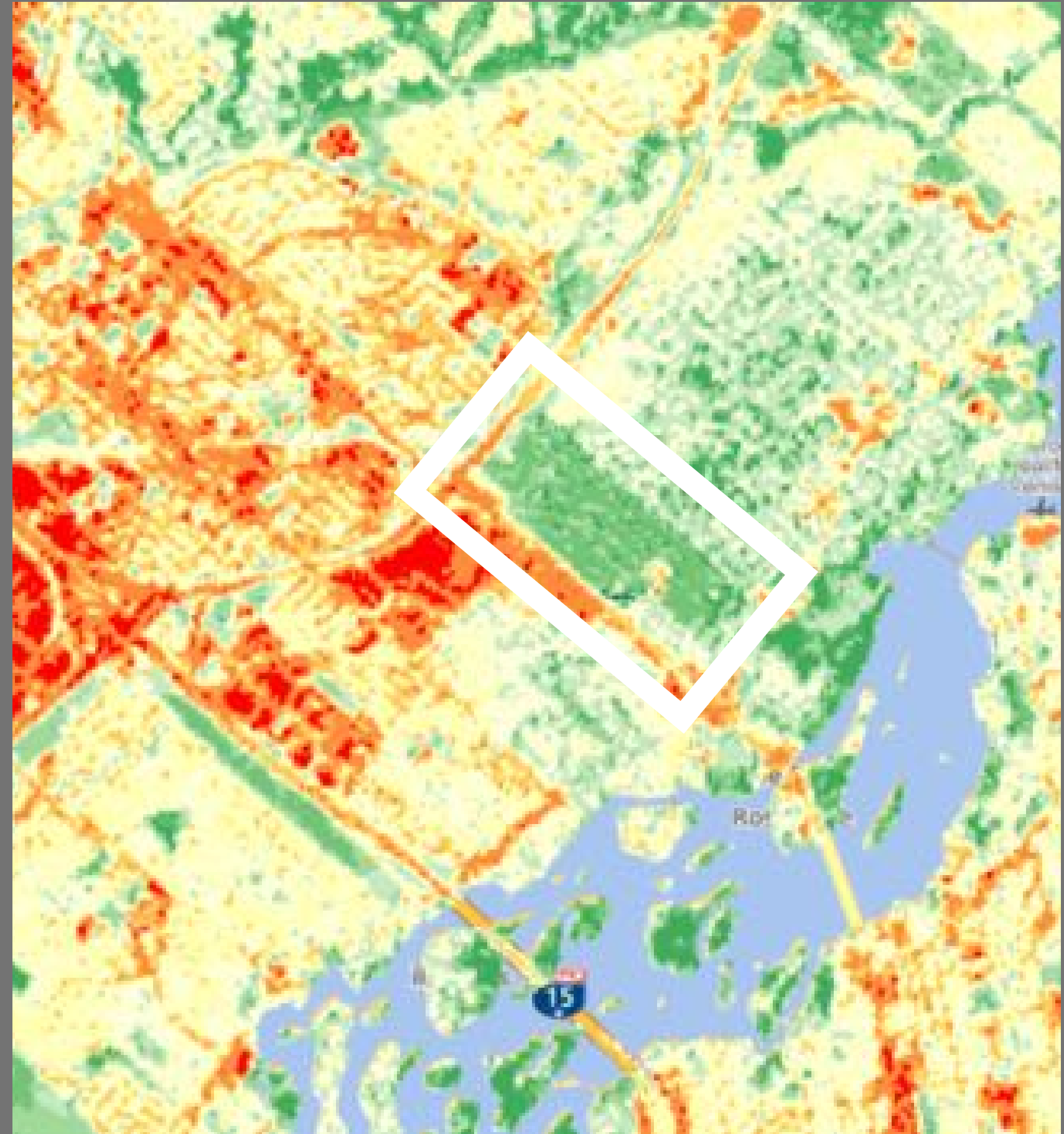
Golf courses represent 1,5% of the CMM's land surface area

	Status in 2022	Target for 2030
Global (UN)	16,4 %	30 %
CMM	10,1 %	17 %



Ecosystem services

- Recharging the water table
- Reducing risks and impacts of flooding
- Creating a huge "cooling island" (reducing the effect of surrounding urban heat islands)
- Strengthening the resilience to climate change
- Improving air quality
- Helping noise reduction (117/640)
- Protecting from wind gusts
- Creating a reservoir of biodiversity
- Contributing to an ecological corridor
- Improving physical and mental health of the population
- [...]



The developers' vision



2. Why protect the former golf course site?

Because there are issues linked to soil contamination



Contamination of the site

- 18 holes were characterized (tees, fairways and greens) = 165 samples
- At least 68 samples contained arsenic and/or mercury contamination above the B criteria for residential construction
- 45,044 m³ of contaminated soil (90,088 metric tons). Source: La Presse



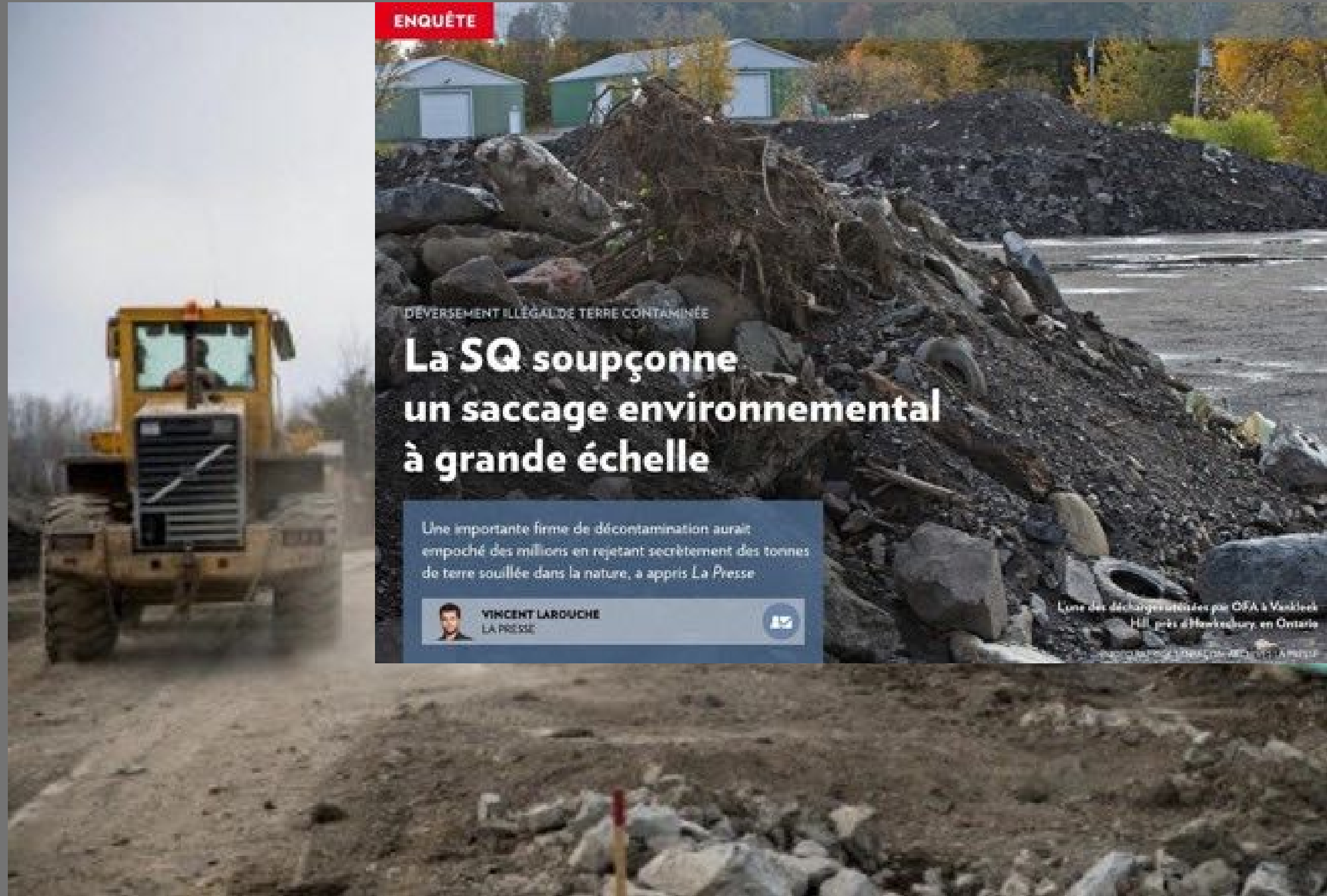
The majority of greens and fairways are contaminated.

What decontamination means

- Contamination does not allow residential construction to proceed unless soils are removed.
- 2252 trucks = potentially over 4000 round trips

Disruptions / impact:

- noise: trucks and mechanical shovels
- atmospheric: potentially toxic arsenic and mercury dust



The Ministry of the Environment upholds that land use as a park does not require decontamination



Parc Maisonneuve ... a former golf course!



Parc Frédéric-Back ... a former dump!



Le Centre de la nature ... a former quarry!

2. Why protect the former golf course site?

Because we have a golden opportunity!



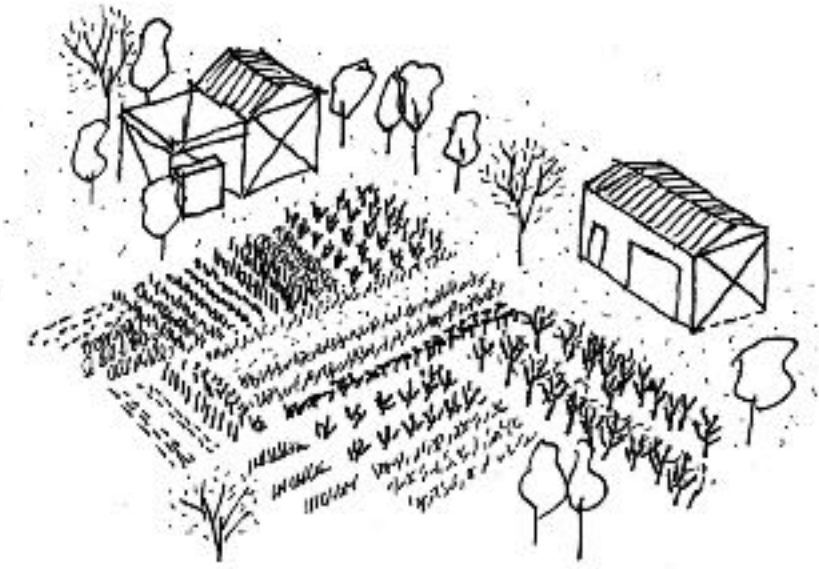


Seeing the land with fresh eyes!

Rich and varied natural environments - Symbolism of the agricultural parcel - Spatial footprint of the golf course



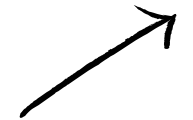
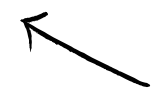
An opportunity for



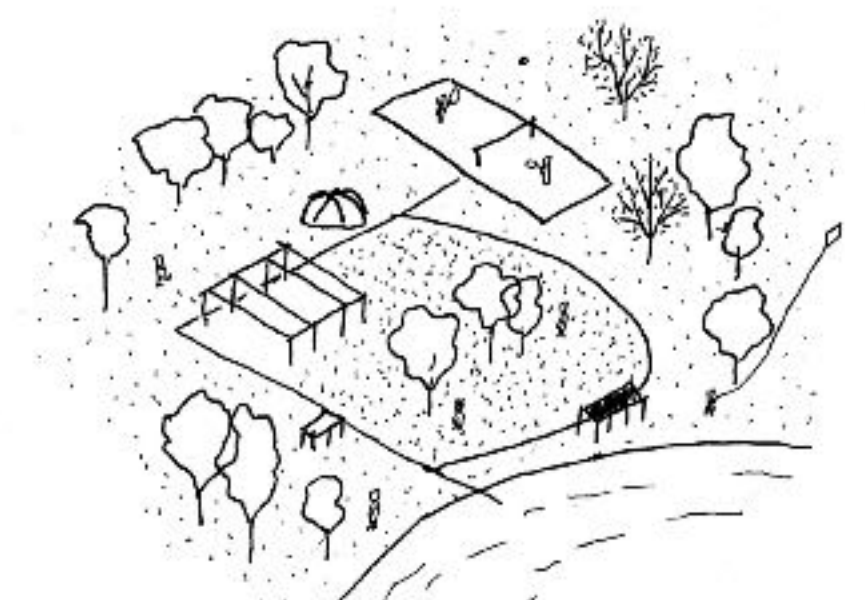
urban agriculture



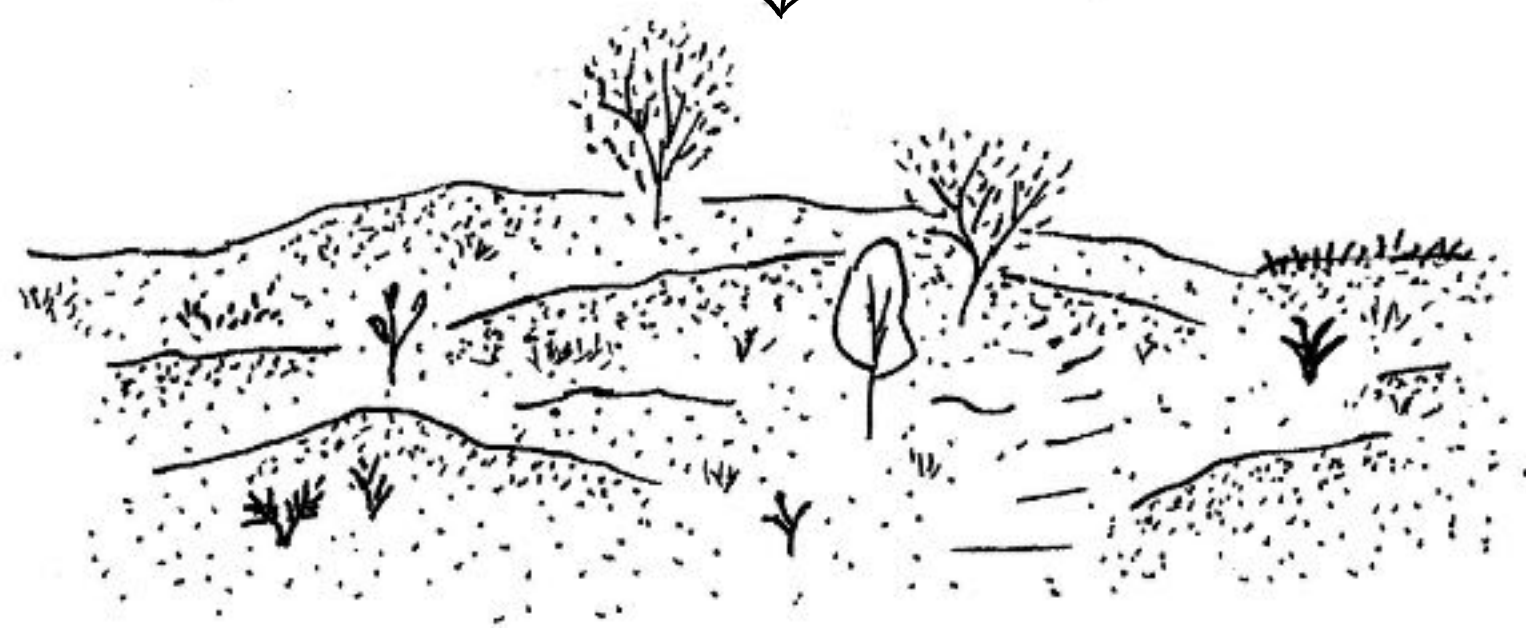
educational spaces



a public market



recreotourism



Showcasing our natural heritage

Parc Frederick Back



©LECAHIER



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Roundhouse in Connecticut



©ROUNDHOUSEWILTON

Arboretum at the University of Wisconsin



©THE NEW YORK TIMES



Parc du Vallon



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2. Why protect the former golf course site?

Because the housing supply is sufficient to meet the needs of the population.



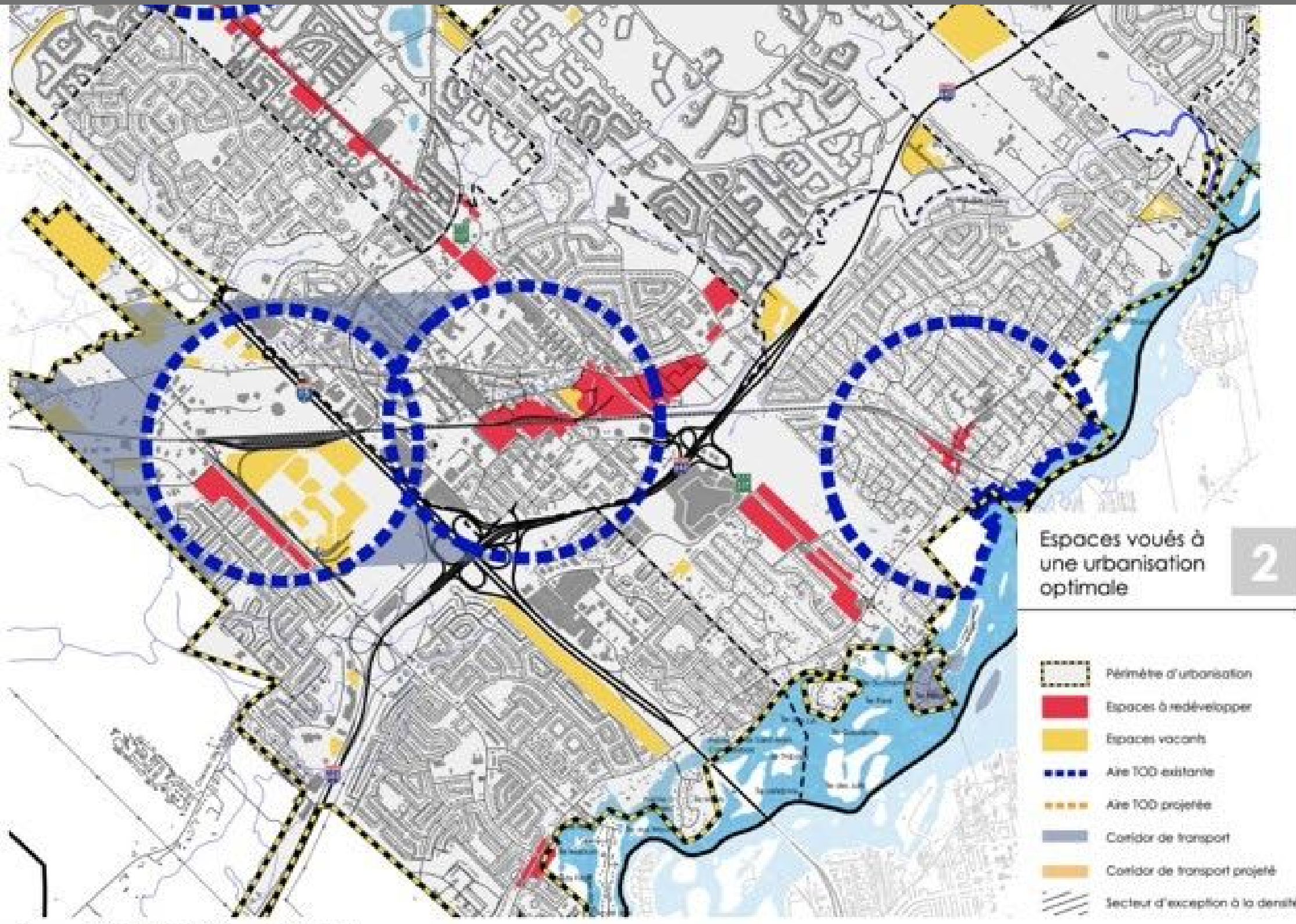
Housing needs in Rosemère?

No need to build on the site of the former golf course!

Projected population increase for 2031:
+616 residents

Units planned in current real estate projects:
328 additional units
• + 820 inhabitants

Rosemère already has the capacity to accommodate the anticipated population growth



2. Why protect the former golf course site?

Because it's financially realistic



Protecting this green space: a financially realistic scenario

PURCHASE PRICE IN 2018

18 M\$

- Cost of the part that allows development (11,5%): 12 M\$
- Cost of the part that does not allow development (88,5%): 6 M\$

CALCULATING THE VALUE

- Uses (land use and zoning)
- Supply & demand
- Contamination

COST AT EXPROPRIATION

- The Town of Rosemère, the MRC and the UMQ are requesting an amendment to the Expropriation Act to expropriate at market value, without excessive compensation.
- Reform of the law to come

Developers bought on speculation that they would have the land use and zoning changed.

Protecting this green space: a financially realistic scenario

According to the Leger Survey, $\frac{2}{3}$ of citizens are willing to pay \$200+!

Taxes par tranche de 10 millions	+ 69\$
Estimation des coûts d'aménagement d'un parc	5 M\$
Entretien annuel	270 000\$
Services de la dette	915 000 \$
Hausse totale des taxes (sur 20 ans)	134\$

*This evaluation excludes any subsidies and potential revenues from the use of this green space!

Developping the land: An expensive scenario

Analysis by Peter Trent, Westmount's Mayor
for 20 years:

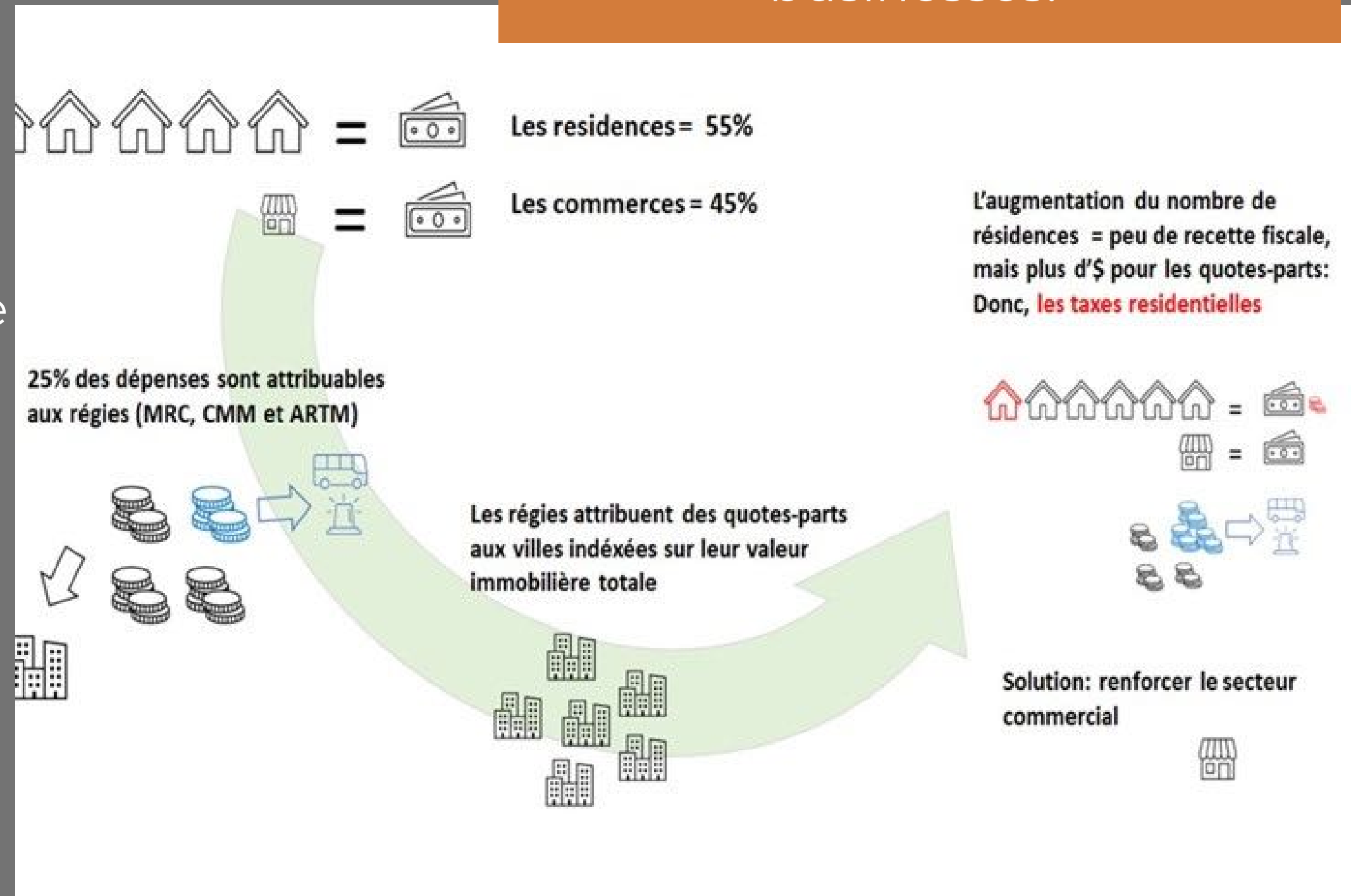
Low housing tax rate

Increase in the MRC quota

- Revenues from taxation barely cover the increase in municipal expenses.

**REAL ESTATE DEVELOPMENT ON THE SITE
WOULD NOT NECESSARILY DIMINISH
TAXPAYERS' BILLS**

Rosemère's revenues also
come from the taxation of
businesses!



3. Next steps...



Next steps... continuing our mobilization and staying vigilant

- Town of Rosemère and MRC
 - Modify the Schéma d'aménagement and the PPPU to preserve a minimum of 88.5% green space
 - Explore the creation of a land reserve (réserve foncière)
- CMM and Government of QC
 - Moratorium to exempt golf courses from development
 - Reform of the Expropriation Act
 - Financial levers for acquisition



A regional park?



How to get involved?



S'informer

Stay informed

Agir

Take action



Faites un don / Donate

- Subscribe to our newsletter!
- Sign the petition
- Participate in Town Council meetings
- Participate in RV events
- Post a sign on your property

- Write to elected officials (City, MRC, MAMH)
- Share with your fellow citizens
- Make a donation to the organization
- Sign up as a volunteer
(action@rosemerevert.ca)



rosemerevert.ca



4. Questions & discussion



THANK YOU!

**To reach us:
action@rosemerevert.ca**

