

Why L'Anse-à-L'Orme MUST be Saved

An Appeal to City of Montreal

April 2017

Yvonne Hiemstra –Concerned Citizen of Beaconsfield

 The linked image cannot be displayed. Your computer may not have enough memory to open the image, or the image may have been renamed, moved, or deleted. Verify that the link points to the correct file and location.

Outline

- Shifting the paradigm - Misconceptions about L'Anse-à-L'Orme.
 - Why is a housing project planned?
 - Who benefits from this project?
 - Benefit for the Developers.
 - Summary of Benefits.
 - Conclusion
-

Misconception #1

“L'Anse-à-L'Orme is VACANT land!”

- **WRONG!** This land is home to a vast biodiversity of flora and fauna that depend on wetlands, trees, and woodlands to survive.
 - This home is **NOT** available to simply take over in some colonial fashion.
 - The land must be respected for its current purpose.
-

Misconception #2

“This land has NO value if it isn’t developed.”

- **WRONG!** L'Anse-à-L'Orme provides MILLIONS of \$\$\$\$\$\$\$ in value to wildlife and humans alike:
 - Habitat for insects, amphibians, birds and mammals – many are threatened or endangered
 - Purifies our water
 - Purifies our air
 - Mitigates rising temperatures caused by “heat islands” and Climate change.
<https://www.youtube.com/watch?v=7zLdUrn2ezo&feature=related>

Every Tree Counts: A Portrait of Toronto's Urban Forest

The City of Toronto estimates that their urban forest provides the equivalent of more than **\$28.2 million dollars in ecological services each year.**

- Toronto's urban forest is estimated to reduce energy use from heating and cooling of residential buildings by \$10.2 million annually.
- Air quality improvement through the interception of pollutants equals \$16.9 million per year.
- Toronto's trees store 1.1 million metric tons of carbon, or the yearly equivalent of 733,000 car emissions.
- The structural value of Toronto's urban forest is estimated at \$7.1 billion
- The benefits derived from Toronto's urban forest by far exceed the annual cost of management.

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=5e6fdada600f0410VgnVCM10000071d60f89RCRD&vgnnextchannel=470bdada600f0410VgnVCM10000071d60f89RCRD>

Misconception #2 continued

- Nature and woodlands are scientifically proven to provide mental health benefits:
 - Lowers heart rate and blood pressure
 - Reduces stress hormone productions
 - Boosts the immune system
 - Improves overall feeling of wellbeing significantly reducing hostility and depression while increasing liveliness.
- The value of improved mental health is immeasurable.

https://www.weforum.org/agenda/2017/03/the-japanese-practice-of-forest-bathing-is-scientifically-proven-to-be-good-for-you?utm_content=buffer1c549&utm_medium=social&utm_source=facebook.com&utm_campaign=buffer

Misconception #3

“L'Anse-à-L'Orme is of lesser value because it is too small to provide sufficient habitat.”

- **WRONG!** L'Anse-à-L'Orme is connected to Parc nature du Cap St Jacques, Morgan Arboretum and Angell Woods to provide corridors of wildlife movement and continuous habitat that is essential to their survival.
 - This area is also on an important bird migration route necessary for many endangered species to survive.
 - It is the **LAST LARGE** natural space on the Island of Montreal.
-

Misconception #4

“L'Anse-à-L'Orme doesn't benefit anyone.”

- **WRONG!** L'Anse-à-L'Orme benefits **EVERYONE** because it helps to ensure a healthy environment in which to live.
- We have the right to breath clean air, drink clean water and a need to adapt to rising temperatures. The wetlands and woodlands of L'Anse-à-L'Orme contribute to this and benefit **EVERYONE** on the West Island and beyond.

Misconception #5

“Montreal has enough green space”

- **WRONG!** Residents of Montreal **ONLY** have 1.2 hectares of green space per 1000 people relative to an objective of 2 hectares per 1000 inhabitants so we are well below our goal.
 - Toronto and Ottawa have far more green space at 3.2 and 8 hectares respectively per 1000 inhabitants so Montreal lags significantly.
 - As of 2009, Toronto had 12% of protected green space whereas Montreal has less than half of that at only 5%
-

Misconception #6

“Anyone would LOVE to live in the proposed development.”

- **WRONG!**
- People are getting wise to what developments are doing to natural areas and the need to respect proper land use.
- There is a movement against building homes on farmland in Ontario. The slogan is: “Paving over farmland? Not my dream home.”

Source: <https://musemcgill.wordpress.com/research/urban-forestry-green-space/>

According to Montreal's *Indicateurs de l'état de l'environnement* and the Policy on the Protection and Enhancement of Natural Habitats, Montrealers only have 1.2 hectares of green space per 1000 people (Toronto has 3.24 and Ottawa has about 8). The city of Montreal is targeting 2 hectares per 1000 inhabitants. Converting the metric, Montreal has about 12 m² of green space per person (surpassing the World Health Organization's standard of 9 m²). More work needs to be done to push Montreal above its current levels of mediocrity. **In 2009, 5% of the island's land area was protected, but is still far below Toronto's 12%.**

WHY is a housing project planned for this area?

 The linked image cannot be displayed. The file may have been moved, renamed, or deleted. Verify that the link points to the correct file and location.

- The business case has not been made that we NEED this housing.
 - In order to assess the Greenbelt area in the Greater Toronto Area, a study was undertaken to determine the housing needs. This was developed by the Neptis Foundation* which estimated the amount of housing area still available and needed going forward that would not infringe on the Greenbelt. <http://www.neptis.org/>
 - NO SUCH HOUSING STUDY has been conducted for this project or generally in the Montreal area.
 - Montreal does not have a Greenbelt which allows the governing bodies to continue unrestrained sprawl. The PMAD was intended to manage this but has been ignored in this process.

*The Neptis Foundation is an independent, privately capitalized charitable foundation located in Toronto, Ontario, Canada. Neptis conducts and disseminates nonpartisan research, analysis and mapping related to the design and function of Canadian urban regions. We aim to inform and to improve policy- and decision-making around regional urban growth and management.

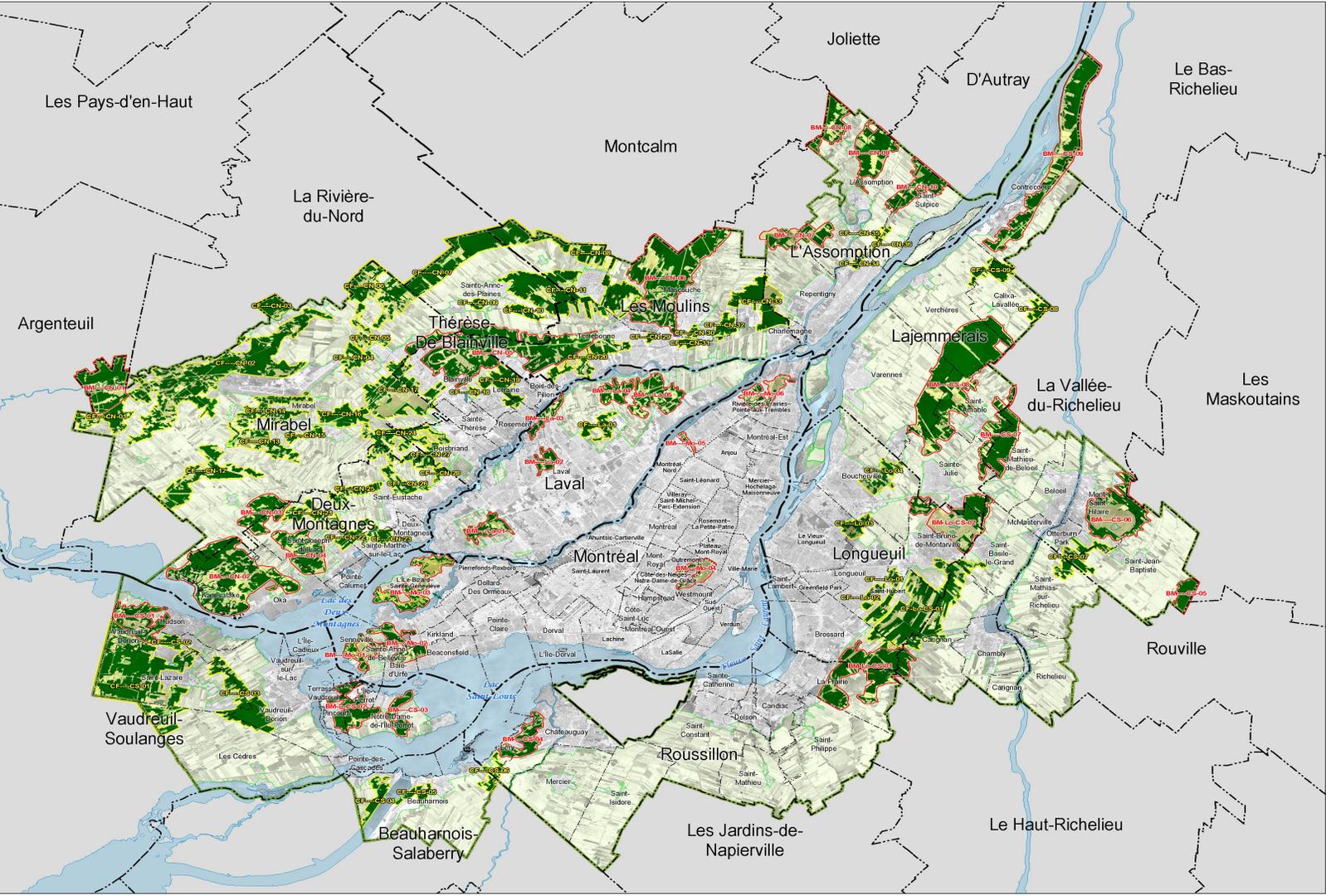


Communauté métropolitaine de Montréal

Bois et corridors forestiers métropolitains

-  Bois métropolitain
-  Corridor forestier métropolitain
-  Zone agricole permanente

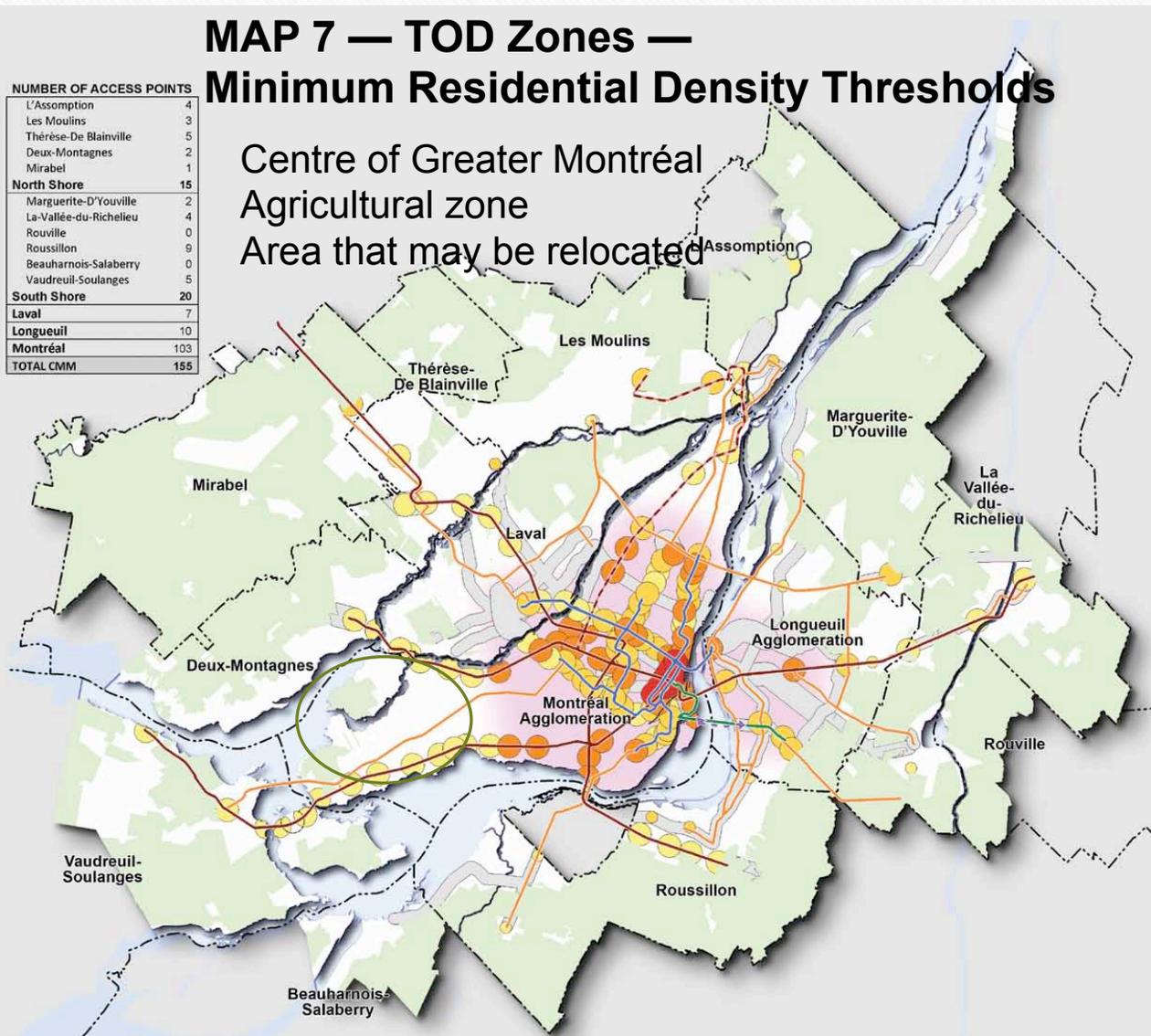
Plan 705-120-01
Programme d'acquisition et de conservation
des espaces boisés



MAP 7 — TOD Zones — Minimum Residential Density Thresholds

Centre of Greater Montréal
Agricultural zone
Area that may be relocated

NUMBER OF ACCESS POINTS	
L'Assomption	4
Les Moulins	3
Thérèse-De Blainville	5
Deux-Montagnes	2
Mirabel	1
North Shore	15
Marguerite-D'Youville	2
La Vallée-du-Richelieu	4
Rouville	0
Roussillon	9
Beauharnois-Salaberry	0
Vaudreuil-Soulanges	5
South Shore	20
Laval	7
Longueuil	10
Montréal	103
TOTAL CMM	155



There are NO TOD Zones in the L'Anse a l'Orme area and thus no justification for development according to the PMAD

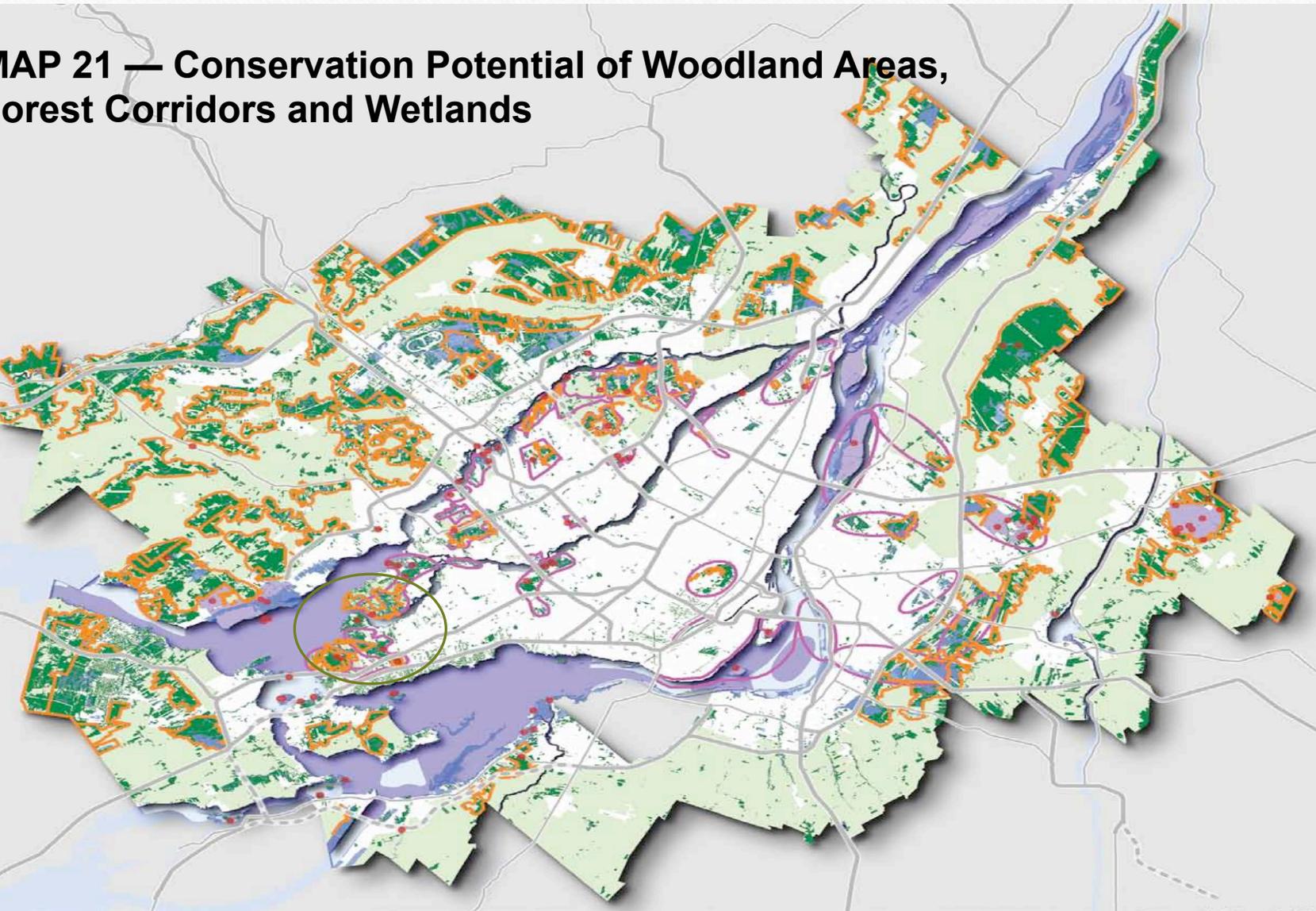
“The RCMs and agglomerations are encouraged to consider detailed land use/transportation planning for the transportation corridors identified on Map 7.

To support this detailed planning exercise, the CMM has created a planning guide for TOD zones⁴⁸ and made summary data available⁴⁹ from the characterization of TOD zones undertaken by the CMM in collaboration with the RCMs and agglomerations between August 2010 and April 2011.”

48 AECOM,

 The linked image cannot be displayed. It may have been moved, renamed, or deleted. Verify that the link points to the correct file and location.

MAP 21 — Conservation Potential of Woodland Areas, Forest Corridors and Wetlands



L'Anse a l'Orme area is identified in the PMAD as having conservation potential with corridors and wetlands. This area needs to be retained for this purpose.



The linked image cannot be displayed. This may have been moved, renamed, or deleted. Verify that the link points to the correct file and location.

Projet de parc national urbain à Montréal

- Limites potentielles du parc national urbain
- Limites de la zone agricole permanente



L'Anse a l'Orme is clearly within the limits of a potential national urban park

WHO benefits from such a project?

- The developers do that's for sure.
 - Has the municipality of Pierrefonds even properly assessed the cost of the infrastructure and services required by this project or whether the taxes obtained will cover these costs? NO!
 - An estimate of costs indicate a range between \$94 - \$105 million dollars for infrastructure, equipment and public services (no annual upkeep costs included)
 - There is no business case that this will benefit the municipality tax-wise....and it could actually cost them more than taxes would offset.
-

Benefit for the Developers

- The only benefit of such a project is of a financial nature for the developers. That's it!
- And for these individuals to benefit, EVERYONE else on the WI must suffer and pay.
- With precious few natural spaces on the island of Montreal left, how fair, democratic or even respectful is this of the PMAD already in place? It isn't.

The linked image cannot be displayed. The file may have been moved, renamed, or deleted. Verify that the link points to the correct file and location.

Summary of Benefits

SAVING L'Anse a l'Orme	DEVELOPING L'Anse a l'Orme
Preserves Wildlife (Flora & Fauna) Habitat & Biodiversity	Makes the Developers wealthier
Cleans the water and air for all West Islanders	
Provides mental health benefits	
Mitigates "heat islands" created by concrete and rising temperatures caused by Climate change.	
Aligns with the PMAD developed through public consultations designed to address WI needs.	

Conclusion

- Neither the City of Montreal nor the municipality of Pierrefonds have made a business case for the need for this development.
- The natural area is currently providing habitat to a vast biodiversity.
- The natural area is providing a valuable service in purifying the environment for the people of the West Island: an ecosystem service worth millions of dollars.
- The health of West Islanders and the need for wildlife habitat far outweigh the financial benefits that this land would yield for a few developers.
- **There is NO question.....L'Anse a l'Orme MUST be SAVED.**

“Nature protects if she is protected”

