

Port Moody needs its forested greenspace **NOT** more urban sprawl

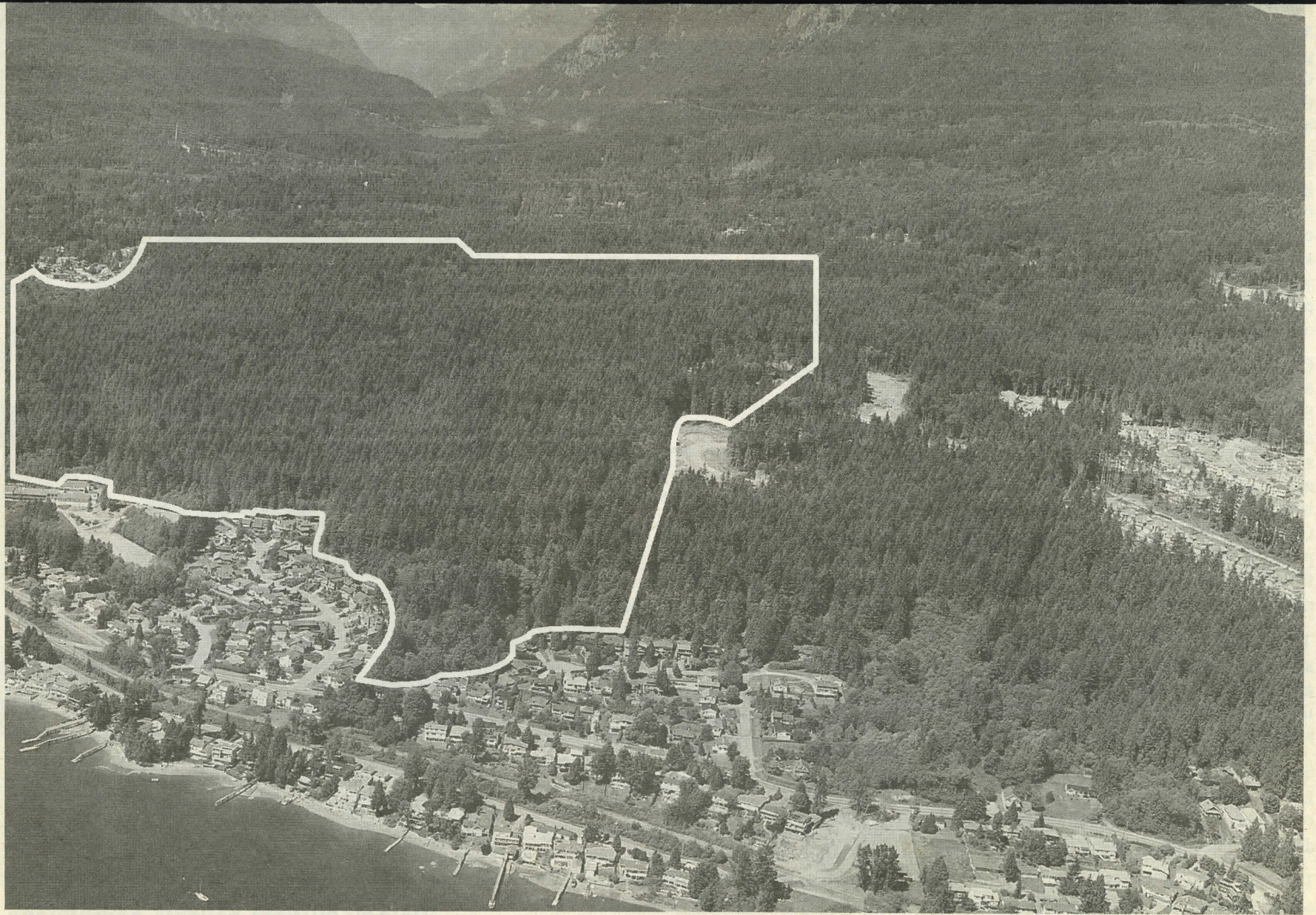
Port Moody City Council's proposed "Neighbourhoods 3 & 4" urban expansion, if allowed to go ahead, will bring traffic jams, cause deforestation, destroy hiking trails and wreck sensitive wetlands.

Put bluntly, the increased urban sprawl will lower the quality of life for Port Moody residents. So far, concerns of local citizens have only succeeded in stalling this development. Now it is time to pull the plug on it. Already, on a per capita basis, there is more opposition to this proposed development than there was to the proposed development of North Vancouver's Cove and Mountain Forests...and there the citizens stopped the development and are making the area a park!

IMPORTANT NOTICE

Attend the
Port Moody
City Council
Public Hearing
7 PM
Monday
February 26
240 Ioco Road





Port Moody's beautiful North Shore Forest (outlined above) must be made a park, not be destroyed by a massive subdivision call Neighbourhoods 3 & 4. *Photo: Airphoto 85*

On February 26th, Port Moody needs you to add your voice to the already large number of Port Moody residents who oppose development plans for Neighbourhoods 3 & 4. Here are some of the concerns that Council continues to brush aside and ignore:

By Kathleen Thomson - Special to WCWC

Neighbourhoods 3 & 4 development plan has been rejected by the public from day one.

With 6800 existing homes in Port Moody (approximately 20,000 residents) and an additional 4400 homes already approved by Council, many of which are under construction, our city can't handle more development. When completed, the existing approved housing will increase Port Moody's population by two-thirds.

Crushing development like we see in Coquitlam's Westwood Plateau would ruin our lovely city.

Local citizens are fed up with the excessive rate of urban expansion, the clearcuts marring our mountain sides, and the apartment towers already planned for the head of the inlet.

Port Moody residents don't want more traffic congestion and the continuous nightmare of high density living.

Members of the public are alarmed about the

negative impact of increased traffic on local roads and increased densities without adequate provisions for public amenities. Citizens cannot afford the increased taxes it will take to pay for them.

In terms of recreational hiking opportunities, the proposed housing development plan completely discounts and eliminates the beautiful existing trail system within the North Shore forest. The ill-conceived plan offers in its place a set of connected concrete sidewalks, steps and footpaths adjacent to private back yards.

The plan sacrifices environmental assets.

The most vocal criticism of the development plan comes from citizens concerned about preserving the North Shore's present forest-dominated environment. They've seen the downside of reckless urban development that has occurred in nearby Coquitlam and do not want to repeat the same mistake in Port Moody.

Based on the poor track record of tree retention in existing Neighbourhoods 1 & 2--where trees shown to be protected by each development plan were nonetheless removed or severely damaged by clearing crews--Port Moody residents are not fooled by fancy brochures from their city government saying that half of the green space will be left untouched.

The Plan would destroy precious wetlands.

Despite the proposed setbacks and other mitigating efforts, the wetlands will not survive as viable ecosystems. Wetlands are complex hydrological systems. There is no conceivable way to build roadways and surround these sensitive area with hundreds and hundreds of houses without destroying their natural biodiversity.

Since the housing development can never be made environmentally friendly, the best thing to do is to leave the land as it is--a second growth forest and associated wetlands--and make it Port Moody's "Stanley Park."

Concerned Citizens of Port Moody's mandate: To Protect and Preserve

The four founding members of Concerned Citizens of Port Moody (CCPM)--Rob Fenger, Meghan Lahti, Reiner Specht and

calling for the future of the North Shore to be decided through a public referendum rather than by means of a quick,

Moody residents who came together as a group because they believed that City Council's "develop at all costs" mentality threatened the quality of life in their beautiful community.

Determined to retain Port Moody's precious greenery and quaint small town charm, they began the long fight to make sure that their city, sandwiched among the relentless urban sprawl of neighbouring municipalities, would not become yet another city permanently ruined by ugly, treeless developments like Westwood Plateau.

CCPM is committed to a vision of Port Moody as a city whose forested North Shore will provide an oasis of beauty amid a Lower Mainland whose natural green spaces are being eradicated at an alarmingly relentless pace. CCPM's mission is simple yet compelling--to convince Council to listen to the people's desire to preserve our last remaining forested lands from the horrific scars of clearcuts and massive housing development.

The people of Port Moody have certainly spoken, loud and clear. Time and time again during the last 14 months, they have told council to rethink their rash drive to tear down our North Shore forests.

They have packed the November 1994, January 1995 and June 1995 Public Hearings, passionately arguing that the development nightmare cease.

They have signed by the hundreds community-initiated surveys asking that the Neighbourhoods 3 & 4 development plans be dumped. Over 2500 Port Moody residents have signed CCPM's petition

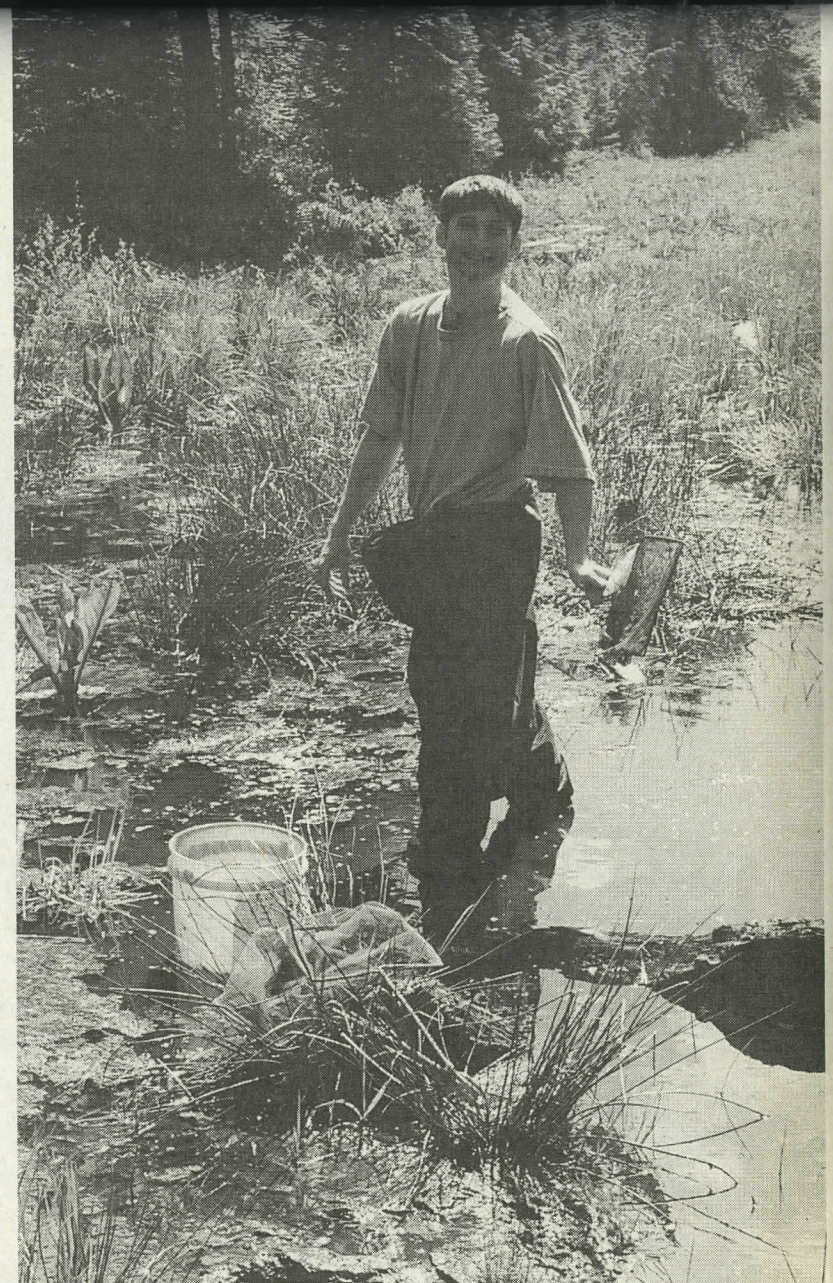
They have become the environmental stewards of our North Shore, successfully forcing Council to admit that, in its rush to push a connector highway through the forest, it had ignored Ministry of Environment guidelines and irresponsibly damaged the North Shore's Hett Creek.

And most recently, in a highly publicized and precedent-setting B.C. Supreme Court decision, one Port Moody citizen succeeded to having the Neighbourhoods 3 & 4 development plans quashed.

Despite Justice Stu Leggatt's ruling that the City of Port Moody failed to provide proper disclosure, City Council has decided to spend thousands of dollars of taxpayers' money to launch an Appeal of the Supreme Court ruling that a municipal council must be honest with its electorate.

The battle is far from over. Although Council has fought to silence those who simply want to save their community from the havoc of the developer's bulldozer, the voices of Port Moody residents cannot be stilled. CCPM and its hundreds of supporters know that the only way to guarantee quality of life within our city is to stop forever the reckless destruction of our North Shore forests.

On February 26th, Port Moody needs to hear your voice one more time. Attend the Public Hearing and tell Council that they have a duty to save our forests, our wetlands and our urban streams. Tell them that the only acceptable plan for the North Shore is to leave untouched its treed slopes and hiking trails as a priceless forested sanctuary for generations to come.



Biology student collects amphibians in the North Shore Wetlands for study. Photo: Catherine Dickie



Wildlife tree along side trail in Port Moody's beautiful North Shore Forest. Photo: Elaine Golds

Vital Port Moody North Shore Wetlands Must Be Fully Protected

Wetlands are an extremely important type of wildlife habitat. In Canada, 42 endangered or threatened species depend on wetlands for their survival. Due in large part to being drained and filled for development, only a fraction of the original wetlands in the Fraser Valley remain.

Hidden within the tall coniferous stands on Port Moody's North Shore Forest lies a wetland area which, until recently, had escaped most people's attention. One is seven acres in size; the smaller one found nearby is almost two acres in size.

Since sphagnum mosses, which eventually turn into peat, only grow a few centimetres a year, the 3 metre (10 feet) deep peat deposits in these wetlands suggest they have survived since the last ice age. Plants that are true relics of the ice age and commonly found in the Arctic, such as Labrador Tea and Bog Laurel, grow here.

These plants, plus several others found exclusively in bogs, are present in these North Shore wetlands. The wetlands are particularly noteworthy for the abundance of native Pacific Crabapple, as well as False Azalea which grows here to record size.

The wetlands' layers of woody debris create excellent habitat for a number of amphibians and small mammals. The forest canopy boasts a multitude of snags--standing dead trees--that are better named

wildlife trees because they provide food and nesting habitat for a variety of animals and birds including pileated woodpeckers.

Water flows from the wetlands in the North Shore forest into Mossom Creek, a significant salmon bearing stream located on the western border of the proposed Neighbourhoods 3 & 4 megadevelopment. Water run-off from the bog is believed to feed into Hett Creek, another stream threatened by this development plan.

Even the city's cursory *Environmental Assessment* for Neighbourhoods 3 & 4 stated that "the greatest diversity of species was found in association with the wetland," and "these areas are also important in terms of their buffering effects on...the prevention of erosion and degradation of fish habitat in Mossom Creek."

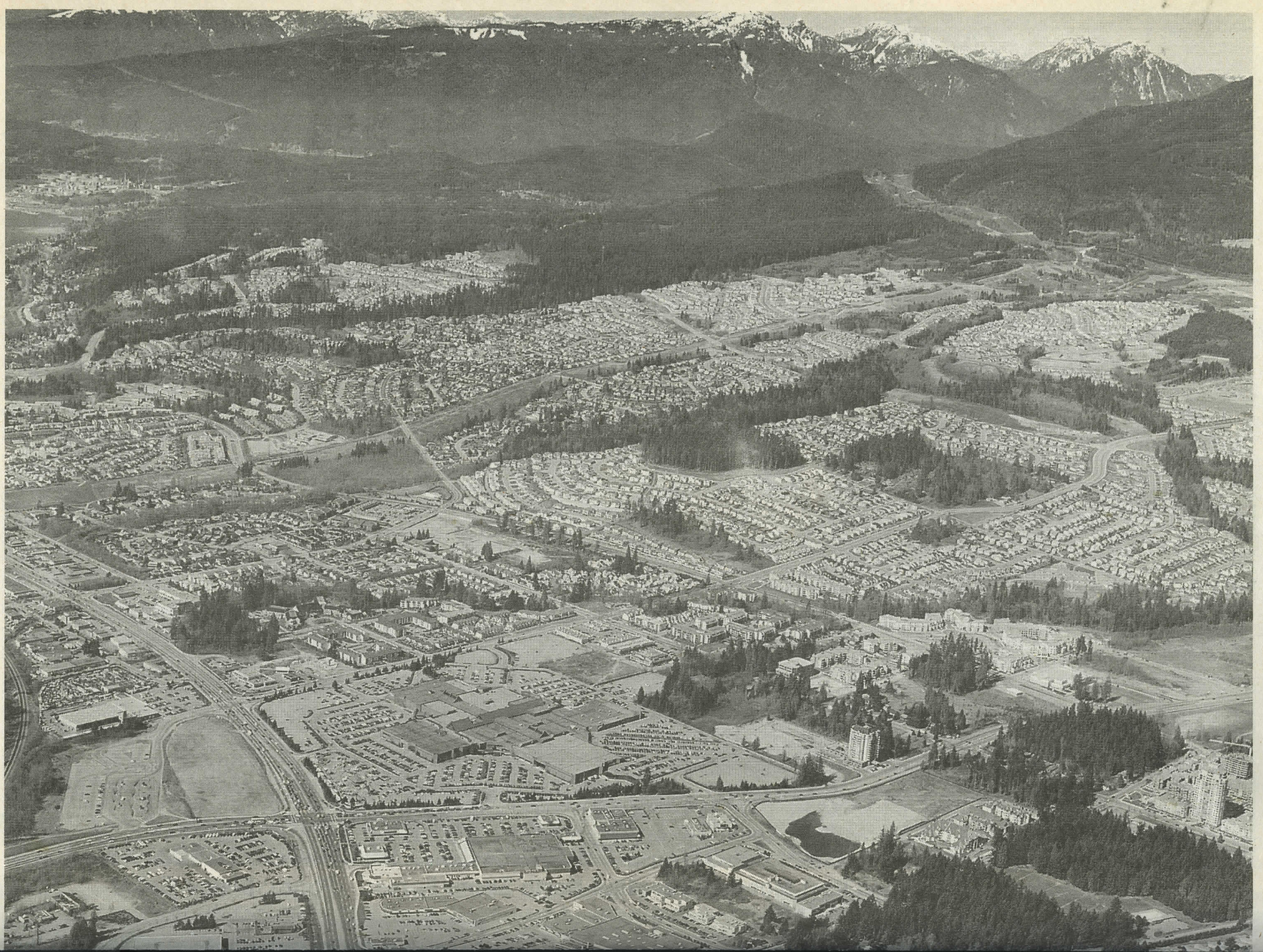
The latest plan calls for an asphalt road between the two wetlands, as well as an asphalt cycle path around the perimeter of the wetland area. Both of these intrusions will wreck the area's biological value. The development plan also calls for buildings up to four stories close to the wetland.

Let's not kid ourselves. These precious wetlands will not survive any urban development. The Neighbourhoods 3 & 4 development plans must be stopped or this environmental treasure will be dealt a fatal blow.

Take advantage of this **third CHANCE TO STOP THE PROPOSED sprawling HOUSING DEVELOPMENT CALLED "NEIGHBOURHOODS 3 & 4"** and ask that **this entire 381 acre publicly owned forested area, within walking distance from downtown Port Moody, be made a park.**

Your land values and quality of life are at stake. No matter what Council says, the proposed 1,400 housing units added to the urban expansion already approved will destroy the beauty and liveability of Port Moody. We must keep our North Shore recreational forest and precious wetlands.

It is time to preserve our public green spaces, not let developers convert them to cash. If the current council continues to push this development, despite a third massive turnout of people who oppose it and want the area to become a park, the next step will be to vote the present Council out of office next November. We will vote in a new Council that will reverse a decision to destroy this irreplaceable natural area.



Help stop Port Moody's beautiful North Shore Forest from being turned into urban blight like that now found on Coquitlam's Westwood Plateau (shown above). Photo: Airphoto 85

Yes! I want to save Port Moody's North Shore Forest!

I am happy to contribute to your campaign to make Port Moody's North Shore Forest a park. Enclosed is my tax deductible gift of ___\$25 ___\$50 ___\$100 ___\$500 ___other to help you win this campaign. WCWC's Federal Registered Charitable Tax Number is 0587113-21-28

I want to renew my WCWC membership become a WCWC member. Enclosed is my \$30 annual membership fee. I would like to become a Sustaining-Family member. Here is \$52 (\$1 per week for wilderness preservation). Please upgrade my regular \$30 membership to a Sustaining-Family membership. Enclosed is \$22.

Name (please print) _____ Address _____

City _____ Province _____ Postal Code _____

Please return to Western Canada Wilderness Committee (WCWC), 20 Water St., Vancouver, B.C. V6B 1A4

Yes! As a concerned citizen of Port Moody, I oppose Port Moody Council's plans for urban development (Neighbourhoods 3 & 4) in the North Shore Forest and ask that the area be designated parkland.

Signature _____

Name (please print) _____

Address _____

Signature _____

Name (please print) _____

Address _____

Signature _____

Name (please print) _____

Address _____

Signature _____

Name (please print) _____

Address _____

Please complete this petition form and send it to Concerned Citizens of Port Moody (CCPM), c/o 129 April Road, Port Moody, B.C. V3H 3M4, or fax it to 469-0862 or 469-2954.

**A PARK
IS CHEAPER!
THE TRUTH
ABOUT TAXES
There isn't a
Municipality in
B.C. where
housing units
were added
and taxes
went down!**

Credits

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A special thanks to all those who love the the North Shore Forest and are helping make it a park.