

## Re PPU-Lachine-East

### 1. This proposed project has too many units by far for the area.

- A. There is currently virtually NO public transportation. To support the transportation needs of 15,000, or more, people, you need a good metro system, or many, many trains, not the occasional low priority, “whistle stop” addition. The heavy transport needs to be in place before you start to build more densely, given how often previously announced transportation projects have disappeared, only to be re-announced at the next election but never built. No matter the attempt to limit cars by restricting parking, everyone will need a car (or walk downtown, a five-hour stroll?). The demand for needed cars will put the lie to the “eco-quartier” name of this project. Current residents of Lachine and LaSalle will be fighting for parking spots in the surrounding streets with the newcomers.
- B. As for biking in Montreal in the winter, it’s not realistic: I’m one of the few people who do it, and have been doing so since 1967. This winter, trying to avoid public transit because of the danger of catching COVID-19, I cycled downtown from LaSalle almost every day and hardly ever saw anyone on a bike.
- C. This area is an enclave with only a few exits for vehicles. When using a car, if there is construction, traffic problems, closures, work on Highway 20, etc. it can take up to an hour to go a block and just imagine adding fifteen thousand people in their cars.

### 2. This project is too tall.

Almost all the surrounding buildings in Lachine and LaSalle are 1-3 stories high. This development will dominate the area and destroy the very community that makes Lachine attractive. In addition, it will loom over the park and diminish the beauty of the green area of the canal. It is also a crazy idea to put the tallest buildings at the edges. (Why? To sell at high profit to the detriment of neighbors who will live with the myriad disadvantages: cut-off views, disappearance of Mount Royal, restricted mobility, airflow problems, dead birds, etc. “Human scale”? One hundred and fifty foot high humans? “Lachine East” reminds me of developments named for the very thing they destroy, like a “Tall Pines” development where they cut all the trees to build it.) Fifteen stories is far too tall.

### 3. This land is too contaminated.

A heavily contaminated area is not the place to put 15,000 people (the “Love Canal” of Canada?) The recent history of Lachine receiving a supposedly decontaminated area for a park, only to discover it was still heavily contaminated, is a cautionary tale.

4. Concentrating huge numbers of people in highrises may not be a good strategy for stopping COVID-19 or future pandemics.

Hong Kong seems to be experiencing epidemic problems related to the close proximity of people, and look at cruise ship experiences. Covid-19 is not going away, we're told. Are highrises vertical cruise ships of COVID-19?

5. In spite of the name "eco-neighbourhood", this project seems to me to be more about "green-washing":

Are highrises more wasteful of energy and resources than other building styles? When I visited a friend in Yellowknife, each apartment in that highrise used \$10,000 worth of fuel each winter to keep it heated, an extreme example, but our climate does not favor sticking a 'cooling fin' of a building up in the winter wind.

I am not sure this is the way to a sustainable future. Do highrises make people more in tune with the environment?

This project is being sold as good for the environmental, with lots of hype that doesn't correlate with reality. Calling something "green" does not make it so. Art work of people strolling on paths, cultivated same size trees in the background tells you that this project will kill another area as far as supporting our ecosystem goes. No park, no mowed grass patch, is what's good for nature.

According to the Eco-museum website, our little brown snake, (*Storeria dekayi dekayi*), found only in the greater Montreal area, has lost over 20% of its habitat in a period of 10 years. This project will certainly not be good for it.

Concentrating people in a small area is the current "green" fashion. But is it really a universal ecological solution?

6. This project will be expensive, and damaging for economics and lifestyle of current residents.

I suspect that the infrastructure costs are going to be largely borne by the current population. The citizenry will experience a deterioration of its living conditions: rising taxes, traffic nightmares and a loss of a possible better, greener development.

The promoters make money, the politicians get power and taxes, and the citizen loses.

Thank you very much for your attention,

Chris Latchem