

OPPOSITION TO THE TIDAN DEVELOPMENT PROJECT

Public Consultation Submission | 1400 rue Ottawa, Montréal, Québec

To the Members of the Public Consultation Committee, the Borough of Lachine, and the City of Montréal,

I am writing to formally express my opposition to the proposed construction of three large residential towers directly in front of my building at 1400 rue Ottawa. As someone who lives in the immediate area, I am deeply concerned about the long-term consequences this project could have on existing residents, neighbouring properties, established local businesses, parks, traffic, and the overall character of the neighbourhood.

I recognize that responsible development and additional housing are important. However, development must be appropriate for its surroundings and supported by adequate infrastructure. A project of this magnitude should not be approved without thoroughly evaluating its cumulative impact on the people and businesses already established in the area.

1. Loss of Established Local Businesses

This project risks displacing or negatively affecting long-established businesses that are important to the neighbourhood. These businesses have built loyal customer bases and contribute to the area's identity and economic vitality.

Even businesses that are not directly demolished could suffer from prolonged construction, road restrictions, reduced accessibility, noise, dust, and traffic congestion. Some may not survive years of disruption, and there is no guarantee they will return once construction is complete. New commercial spaces may have different rental costs and conditions that make it impossible for existing businesses to return.

The City must consider the economic and community value of these businesses, not simply the potential benefits of new construction. What is the benefit of adding residential units if the process destroys the established commercial environment that makes this neighbourhood attractive in the first place?

2. Excessive Building Height and Loss of Views

Three exceptionally tall towers would be dramatically out of scale with much of the surrounding neighbourhood. For residents of nearby buildings, including 1400 rue Ottawa, this could mean permanently losing existing views and experiencing a much more enclosed residential environment.

The towers could also reduce natural light in neighbouring apartments and cast substantial shadows over nearby buildings, sidewalks, and parks, depending on their height, orientation, and spacing.

Residents should not have to accept such a fundamental change to their surroundings without a thorough assessment of its consequences. I ask the City to require detailed shadow studies and realistic visual simulations showing the impact on neighbouring buildings, streets, and public spaces throughout the year.

3. Potential Impact on Property Values and Residential Desirability

The development could affect the desirability and marketability of surrounding properties by changing existing views, sunlight, privacy, and the overall residential environment. These concerns are particularly relevant for buildings directly facing the proposed towers.

Although the actual effect on property values would vary between properties and cannot be assumed in advance, the City should not disregard the possibility of negative consequences for existing property owners.

An independent assessment should evaluate how the proposed height, density, and proximity to neighbouring buildings could affect the surrounding residential environment and property market. The City should consider these impacts before approving a development that would permanently alter the area.

4. Traffic Congestion and Inadequate Street Capacity

The surrounding streets are already busy and constrained, with limited road capacity and significant existing traffic. Adding a large residential population, along with visitor trips, deliveries, service vehicles, and other daily movements, could significantly worsen congestion.

When streets and intersections are already operating under pressure, even additional traffic can create substantial delays and cause congestion to spread into surrounding streets. Residents could experience longer commutes, more difficulty accessing their buildings, and increased traffic throughout the neighbourhood.

These concerns are particularly serious because the street network may not have sufficient capacity to accommodate a development of this scale. The City must not assume that every new resident will rely exclusively on public transit or active transportation.

I request a comprehensive traffic study that examines existing conditions, projected vehicle movements, peak-hour congestion, intersection capacity, and the combined effects of other planned developments. If the surrounding streets cannot accommodate the additional demand, the project's scale must be reduced.

5. Construction Disruption and Emergency Access

Constructing three large towers would generate substantial heavy-vehicle traffic, material deliveries, noise, dust, and construction activity over an extended period. Temporary road closures, lane restrictions, and blocked sidewalks could make it difficult for residents, customers, and local businesses to access the area.

In a neighbourhood with limited road capacity, these disruptions could create serious bottlenecks. They could also affect access for ambulances, fire trucks, and other emergency services.

The City should require a detailed construction management plan with enforceable provisions for truck routes, delivery schedules, pedestrian access, noise and dust controls, and maintaining access to neighbouring properties. Emergency access must remain reliable throughout construction and after occupancy.

6. Increased Pedestrian Traffic and Pressure on Public Infrastructure

The combined population of three towers would increase demand on sidewalks, pedestrian crossings, public transportation, municipal services, and other shared infrastructure.

While additional pedestrian activity can benefit a neighbourhood, this must be supported by adequate space and infrastructure. The City should assess whether existing sidewalks, crossings, transit services, water and sewer systems, waste collection, and emergency services can accommodate the projected population.

It should also evaluate the cumulative effects of other developments in the surrounding area. Each project should not be considered in isolation when the combined demand could overwhelm existing infrastructure.

The developer and the City must demonstrate that the neighbourhood can support this additional density without compromising safety, accessibility, or the daily lives of existing residents.

7. Loss of Greenery and Impacts on Parks

The project could reduce the amount of existing vegetation and green space while increasing demand on nearby parks and recreational areas.

Mature trees provide shade, improve air quality, absorb rainwater, and reduce the urban heat-island effect. Replacing mature trees with young saplings does not immediately replace these benefits. Increasing building density and paved surfaces can also worsen drainage and reduce the amount of rainwater absorbed naturally into the ground.

In addition, the towers could cast shadows over nearby parks and public spaces, reducing sunlight and changing the atmosphere of areas that currently provide residents with openness and relief from the surrounding built environment.

The City should disclose how many existing trees would be removed, how much green space would remain, and what measures would be taken to preserve mature vegetation. It should also assess the capacity of nearby parks to accommodate the additional population and require meaningful improvements where necessary.

8. Oversaturation and Loss of Neighbourhood Character

A neighbourhood's capacity cannot be measured simply by how many residential units can fit on a particular property. It must also be measured by the ability of its streets, businesses, parks, transportation network, and municipal infrastructure to support the resulting population.

Concentrating three exceptionally tall towers in one location risks creating an excessive density of buildings and residents without adequately addressing the limitations of the surrounding area.

The towers would also permanently change the skyline and the relationship between existing buildings and public spaces. The neighbourhood's character is shaped by its established businesses, greenery, streets, and the scale of its buildings. Introducing towers of such a different height and massing could fundamentally alter that character.

The City should consider alternative designs with lower heights, reduced density, greater setbacks, and a more gradual transition to the existing neighbourhood. The objective should be to integrate new housing responsibly rather than allowing one development to dominate its surroundings.

9. Independent Studies and Meaningful Public Consultation

Before approving this project, I ask the City to require transparent, independently reviewed assessments of traffic, construction disruption, shadow impacts, green space, neighbouring properties, business displacement, and infrastructure capacity.

The findings should be made available to the public in sufficient time for residents to review them and provide informed feedback. The City should also explain what alternatives have been considered and what concrete measures would be required to address identified problems.

Public consultation must be meaningful. Residents should have a genuine opportunity to influence the project's scale and design, rather than simply being informed of a decision that has effectively already been made.

If the project's negative impacts cannot be adequately addressed, the City should be prepared to reject it in its current form.

Conclusion: Request for Reconsideration

Taken together, the potential loss of established businesses, blocked views, reduced natural light, property impacts, increased traffic, construction disruption, pressure on parks and municipal infrastructure, and loss of neighbourhood character raise serious questions about whether this project is appropriate for its location.

I am opposed to the project as currently proposed. I believe the City must prioritize the long-term interests of the entire community and not focus solely on the number of residential units that can be constructed.

If additional housing is the objective, the City should consider a substantially less intensive development that respects the surrounding buildings, preserves green space, protects existing businesses, and reflects the actual capacity of the neighbourhood's streets and infrastructure.

The fact that a project may be financially attractive or technically possible does not automatically make it appropriate. The surrounding community should not be expected to absorb the consequences of a development of this magnitude without compelling evidence that it can be integrated responsibly.

I respectfully request that the proposed three-tower development be rejected in its current form or substantially reduced in height, density, and overall scale following a comprehensive and transparent review.

Please include this letter in the official public consultation record and ensure that the concerns raised receive meaningful consideration before any final decision is made.

The decisions made today will shape this neighbourhood for decades. They must reflect the interests of existing residents, local businesses, property owners, and the broader community—not solely the interests of the proposed development.

Thank you for your time and consideration.

Sincerely,

A Concerned Resident of 1400 rue Ottawa
Montréal, Québec