Subject: Opposition to the proposed heights and extreme density of the Tidan Project (1457 Ottawa Street)

To the consultation committee,

My wife Kim and I are writing to submit our formal questions and deep concerns regarding the Tidan project proposed at 1457 Ottawa Street. As residents of 1400 rue Ottawa who have lived in Griffintown through its intense redevelopment, we are strongly opposed to the push for 32, 27, and 25-storey towers (reaching 100 metres) in a neighbourhood that is already facing extreme population pressure and infrastructure strain.

Griffintown has served as an urban laboratory, with rapid construction on former empty industrial lands causing the population to explode by over 642% between 2011 and 2021. Current estimates place the neighbourhood's density at over 15,000 inhabitants per square kilometre, significantly surpassing the density of the Plateau-Mont-Royal, which sat at 12,348 hab/km² in 2011.

While Griffintown was intended to be a planned mid-high-rise environment targeting 350 to 500 people per hectare, forcing towers of up to 32 storeys into this specific location pushes the area toward an unplanned, hyper-dense environment that our local infrastructure is simply not equipped to handle.

We respectfully demand that the committee and developers publicly address the following questions:

- **Infrastructure Capacity:** Given that Griffintown's density has already skyrocketed past 15,000 hab/km², how does the City plan to mitigate the additional severe strain that these proposed 100-metre towers will place on local traffic, transit, and essential community services?
- **Adherence to Urban Planning Targets:** The neighbourhood was conceived as a planned mid-high-rise district. How can the approval of 32, 27, and 25-storey towers be justified when it blatantly contradicts this intended human-scale design (350 to 500 people per hectare) and creates an imposing, "walled-in" effect?
- **Prioritizing Livability Over Maximum Density:** Griffintown's growth is already spectacular for its rapid increase, successfully creating a highly dense environment that surpasses older neighbourhoods like the Plateau or Parc-Extension. Why is the developer prioritizing maximizing absolute density and building heights rather than focusing on the livability, sunlight, and proper integration required for a community that has already reached its density saturation point?

We urge the City to reject these excessive heights and prioritize a sustainable, human-scaled approach that protects our public spaces and aligns with the neighbourhood's actual infrastructure limits.

Sincerely,

Luiz André Souto and Kim Murphy

Griffintown Residents

1400 rue Ottawa