Reza Lotfalian
2026-11-01

Attention:
Office de consultation publique de Montréal (OCPM)
and
The Mayor and Members of the Borough Council
Le Sud-Ouest Borough (City of Montréal)

Subject: Official Letter of Objection regarding the "Îlot William" Development Project (1457 rue Ottawa)

Madam, Sir,

As a resident of 1400 rue Ottawa, I am writing to you today to express my strong opposition to the real estate development project proposed by the Tidan Group for the Îlot William site (1457 rue Ottawa).

While I am not opposed to a responsible and harmonious revitalization of our sector, the current scale of the project—proposing towers ranging up to 25 and 32 stories—represents a disproportionate variance from the density standards of our block and will have a destructive impact on the quality of life of current residents.

I officially request that the City of Montréal and the borough revise downward the heights and density of this project for the following urban planning reasons:

1. **Infrastructure Deficit and Road Safety:** Rue Ottawa and Rue William currently feature only a single functional traffic lane at this height. The massive addition of hundreds of new residential units will create an unsustainable bottleneck. This congestion will severely compromise pedestrian safety, public transit fluidity, waste collection logistics, and above all, rapid access for emergency vehicles (ambulances and fire trucks), which is already problematic.

2. **Over-Densification and Neighborhood Enclosure:** The Griffintown neighborhood has already reached one of the highest density levels in the metropolitan area, without public infrastructure (parks, schools, widened streets) keeping pace. Authorizing such extreme heights directly across from an 8-story building (1400 rue Ottawa) will create an urban "canyon" effect, destroying the human scale sought by the City's Master Plan.

3. **Severe Loss of Daylight and Sunlight:** The construction of these massive towers will permanently block natural daylight and project major shadow zones onto our building. This situation will not only affect the health and well-being of residents but will also undermine the natural energy efficiency of our homes.

4. **Visual Wall and Severance of Downtown Views:** This project will completely eliminate visual breakthroughs toward downtown Montréal and Mount Royal, depriving the sector of an open urban landscape and creating a permanent sense of confinement for the entire neighborhood.

5. **5. Hazardous Alteration of Wind Patterns (Wind Tunnel Effect):** Erecting towers of this scale directly across from a lower-profile building will drastically alter the wind microclimate on rue Ottawa. The downward draft from the towers combined with the narrowness of the street will create a violent wind tunnel (Venturi effect). This will make the sidewalks uncomfortable and

potentially hazardous for pedestrians, while severely compromising the safe enjoyment of balconies and outdoor common areas at 1400 rue Ottawa.

For these reasons, I request that you exercise your discretionary power to refuse the zoning modifications requested by the developer in their current form. The project must be redesigned to respect the scale of surrounding buildings, guarantee the logistical safety of rue Ottawa, and preserve acceptable sunlight for our living environment.

Thank you for your attention to this critical situation for the future of our community. I will closely follow the next steps of the public consultation process.

Sincerely,

Reza Lotfalian