

Subject: Opposition to the proposed heights for the Tidan Project (1457 Ottawa Street) – Protecting Parc des Eaux-Cachées and Griffintown's quality of life

To the consultation committee,

I am writing to express my deep concerns and opposition regarding the current scale of the Tidan project proposed at 1457 Ottawa Street. My wife, Kim, has lived in Griffintown since 2012 in one of the neighbourhood's very first residential buildings, and I have lived here since 2018. As long-time residents, our family has been waiting for years for the realization of Parc des Eaux-Cachées. Now, this much-needed public space is at severe risk because this new project is pushing to build something that simply does not match the character and scale of Griffintown.

While we are not opposed to development, the proposed heights of 32, 27, and 25 storeys (reaching up to 100 metres) are vastly out of proportion for this specific location. Allowing towers of this scale will have severe, irreversible negative impacts on our neighbourhood, specifically on the adjacent future park.

My primary concerns regarding the excessive height of these buildings are:

1. Severe Shadowing and Loss of Sunlight in Parc des Eaux-Cachées

The City of Montreal is heavily investing in the future Parc des Eaux-Cachées, which is meant to feature a wooded area ("le boisé") with children's playgrounds, a large open lawn ("la plaine"), and community gathering spaces. Erecting a 100-metre wall of towers right next to it will cast massive shadows over this public space. A park cannot serve as a successful "îlot de fraîcheur" (cooling island) or a pleasant gathering place if it is plunged into darkness for most of the day. The vegetation will struggle to thrive, and the playgrounds will be cold and uninviting. The community needs sunlight, not just concrete.

2. Creation of Dangerous Wind Tunnels (The "Downwash" Effect)

It is a well-documented urban planning fact that tall, slab-like high-rises create significant microclimate issues. When high-altitude winds hit a 100-metre tower, the air is forced downward (the downwash effect) and accelerates around the base of the building (the corner effect).

- This deflects high-speed winds directly into pedestrian areas and the new park.
- Increased ground-level wind speeds make walking difficult and can be actively dangerous for vulnerable populations, including the elderly and young children using the park's play areas.
- These winds also kick up dust and trap localized air pollution near the ground, ruining the air quality of the public space.

3. Poor Integration and the "Walled-In" Effect

Buildings of 100 metres do not integrate into a human-scaled neighbourhood. Instead of serving as a welcoming backdrop to the new park's esplanade, these towers will loom over residents,

destroying the privacy of nearby terraces and homes. The cumulative impact of towers this high creates a dense, claustrophobic environment that degrades the overall quality of public spaces.

Conclusion and Demands

Before any approval is granted, the City must prioritize the livability of Griffintown over maximizing developer density. As residents who have invested our lives in this community for over a decade, we firmly ask the City to:

- **Demand significantly lower building heights** that are appropriately scaled to border a public park without ruining its sunlight and wind conditions.
- **Require and publish transparent, independent microclimate studies** detailing the exact shadow and wind impacts (downwash effects) these specific 100-metre towers will have on Parc des Eaux-Cachées and surrounding pedestrian zones.

We must protect the quality of life in Griffintown. A park built in the perpetual shadow and wind tunnel of 32-storey towers is a park ruined before it even opens.

Sincerely,

Luiz André Souto and Kim Murphy

Griffintown Residents