

Proposed 18-Storey Tower - Corner of rue St. Paul Ouest and rue de l'Inspecteur (Northeast Griffintown) <http://griffintowners.ca/Gtown-18StoreyTower.pdf>

Counter-arguments

Ever since the above-noted proposed project was announced publicly in November 2023, an increasing number of Griffintown residents have become concerned about the impact of the possible construction of such a high tower in the neighbourhood. Following are the specific objections and concerns that have been raised by an ever-growing group of concerned Griffintowners:

- To be absolutely clear, we have no problem whatsoever with the construction of a more compact student housing project. **Our primary concern is the 18-storey height of the proposed building.** A tower of such magnitude, jutting up almost twice as high as any nearby residential buildings, will be completely out-of-balance with the neighbourhood.
- We are advised that, prior to this proposal for an 18-storey tower, any new construction on those lots was restricted to 6-storeys. Apparently, that height restriction was completely ignored by Councilors at the November 23/23 Sud Ouest Borough meeting at which the proposed tower was approved in principle.
- When the two Lowney condo complexes (Lowney34 and Lowney567), located across rue Inspecteur from the proposed tower, were constructed between 2007 and 2012, the heights of those buildings were restricted to 10 storeys.
- The recently restored historic Rodier Building (entirely with private funds), which dates back almost 150 years, to 1875, is 4-storeys high and will be completely over-shadowed by a massive 18-storey tower.
- Also, the former Sainte- Hélène presbytery building (3 storeys) and the SVPM building (2-storeys), both of which will be adjacent to the proposed building will both be stunted by an 18-storey tower.
- In addition to the above-noted concerns about the sheer height of the 18-storey tower, a number of residents have raised serious concerns about the fact that **the proposed 18-storey tower will not include any below-ground parking** floors. Apparently, the developer is assuming that a student building doesn't require parking spaces. We would argue that students have friends and family with cars, and some students will have vehicles. It is a well-known fact that there is already a significant street-parking shortage issue in Griffintown, and this will certainly add to that problem.

Griffintowners Position:

We believe that the proposed student housing building should be restricted to a maximum of 10-storeys in order not to completely dominate the surrounding buildings and to be in reasonable proportion with the rest of the neighbourhood.

We believe that the proposed student housing building should be required to contain a parking garage with a reasonable number of parking spaces, so as to not exacerbate the existing street parking problems in Griffintown.

We further believe that not having any form of public consultation with the citizens of the adjoining neighbourhood is totally unacceptable. Last summer's *Office de consultation publique de Montréal* consultation on *L'avenir de Griffintown* was supposed to assess the implementation of the 2013 *Plan particulier d'urbanisme* (PPU) de Griffintown. It was going to develop a new public participation process because the Southwest borough was aware of the flaws of the then existing process. By fast-tracking approval, under the radar, of the developer's 18-storey tower, the Southwest elected officials have chosen not to seek the input of the affected residents of Griffintown. This is contrary to all accepted principles of transparency in public consultation.

Ask a question for the next meeting of the Sud-Ouest Borough Council:

<https://montreal.ca/en/how-to/submit-question-to-borough-council?arrondissement=SO>