

From : Ali Souini ali@aliandchrishomes.com

Subject: Re: Impact of a sound wall

Date: 2019-10-31

Hi Michel,

My apologies for not acknowledging your email earlier due to work commitments. As discussed during our meeting, building a sound wall along the highway 20 will be a great initiative. It will definitely improve the residents lifestyle. Homes in the area when listed, will take less time to sell.

As for the property value, I don't foresee a significant increase because of the location. If I had to put an estimate, I will say 2% to 3% max.

Please feel free to call me if you have any questions.

Best regards,

Ali Souini

Courtier immobilier résidentiel / Residential Real Estate Broker

M [514 914.1982](tel:5149141982) | T [514 880.4689](tel:5148804689)

ALI & CHRIS
HOMES | MAISONS



RE/MAX Cadibec inc.

3535, St-Charles, #304, Kirkland (QC) H9H 5B9

www.aliandchrishomes.com

On Fri, Oct 25, 2019 at 9:58 PM Michel R <mirheault@videotron.ca> wrote:

Hello M. Souini,

My name is Michel Rheault.

I am a resident of Beaconsfield living on Beurepaire Drive for the past 12 years.

I am also in charge of the Beaconsfield Polluted Corridor Initiative (BPCI)

<http://www.beaconsfieldsoundwall.ca/>

We met at your office Friday afternoon and discussed about the impact of building a sound wall along the highway 20. I thank you for your warm reception.

I am requesting your professional opinion about the potential incidence the building of such a wall would have on the value of a house in the most affected area by the noise and air pollution (Ex.: on Beurepaire Dr. or Sussex Dr.)

I understand that today's hot market conditions are not normal. So that opinion would exclude the impact on value from this extraordinary situation.

In other words, if we build the sound wall, do you think this would raise significantly the market value of the houses directly along the highway. If so, what do you think the impact would be (as a rough estimate in % or range of %).

We both understand that this opinion will only be used in our debate with those who oppose the wall.

Thank you for your collaboration.

Regards,

--

Michel Rheault, BPCI
514 883-4825