

From: Mark Broady Inc mbroady@royallepage.ca
Subject: Re: Impact of a sound wall
Date: 2019-10-30

Hello Michel,

Thanks for reaching out to me about this issue.

As a real estate broker with Royal LePage, I have over 10 years of experience with the residential market in Beaconsfield, as well as other West Island municipalities such as Pointe-Claire, Dorval, and Lachine.

The reason I mention the other municipalities is because there are already existing sound-walls in parts of Pointe-Claire and Lachine along highway 20.

In my experience, a home that is located close to the highway will always have a substantial value deficit compared to a similar home located further away from the noise and pollution.

However, in my opinion, the addition of a sound-wall would have very little effect on the market value of any given home located in close proximity to the highway. The fact would remain that the house is still located near the highway, and would therefore not benefit from any noticeable increase in market value. Even if I was being optimistic, I would say the maximum impact a sound-wall might have on home values is an increase of about 2 or 3% of the home's current value without a sound-wall.

We see it in parts of Pointe-Claire already. Some stretches along highway 20 have a sound-wall... while others do not. There is no noticeable difference in property values in those areas that do have a wall. vs. those that do not.

The addition of a sound-wall would certainly improve the quality of life for all residents in those areas, and may also increase the marketability of those homes. For example, homes that are directly adjacent to a highway typically take *longer* to sell because they are often dismissed by a sizeable percentage of eligible buyers. A sound-wall might increase that percentage of buyers who would even consider living close to a highway, and therefore might help such homes sell more quickly than before.

I hope my comments were helpful.

Best regards,

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On Fri, Oct 25, 2019 at 10:02 PM Michel R <mirheault@videotron.ca> wrote:

Hello M. Broady,

My name is Michel Rheault.

I am a resident of Beaconsfield living on Beaurepaire 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 Beaurepaire 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,

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Michel Rheault, BPCI
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