
For Information

REPORT TITLE: Village Green Co-op Noise Wall Review Steeles Avenue

FROM: Kealy Dedman, P.Eng., MPA, Commissioner of Public Works

OBJECTIVE

To provide Region of Peel Council with information in response to the delegation from Village Green Co-operative Homes regarding their request for a noise attenuation wall along Steeles Avenue

REPORT HIGHLIGHTS

- On July 10, 2025, a delegation from Village Green Co-op requested a noise wall along Steeles Avenue due to traffic and construction-related noise.
 - The homes front onto Bunting Drive and Towbridge Crescent, which are considered window streets and do not qualify under the Peel's Noise Wall Policy.
 - Noise walls along window streets are not standard practice due to limited effectiveness, high cost, and design constraints.
 - The site was reviewed and found to be spatially constrained and ineffective for noise reduction.
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DISCUSSION

1. Background

At the Regional Council meeting held on July 10, 2025, a delegation from Village Green Co-operative Homes, located at the intersection of Steeles Avenue and McMurphy Avenue presented concerns regarding elevated noise levels affecting their community. The delegation requested the installation of a noise attenuation wall along a portion of Steeles Avenue. Appendix I - highlights the location of the requested noise wall.

The delegation highlighted the impact of traffic noise and ongoing construction of a nearby high-rise development on the residents' quality of life. Many residents, particularly seniors, rely on the outdoor space in front of their homes for social interaction which they feel has been compromised due to the increasing noise levels. They also expressed that the noise was infiltrating into their bedrooms and impacting their ability to sleep.

In response to the delegation's concerns, Council passed Resolution Number 2025-561, referring the matter to Public Works staff to review the request and report back with any possible solutions or mitigation options. This report has been prepared in response to that referral.

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2. Policy Review and Eligibility

Under the Region of Peel's current Noise Wall Policy, noise attenuation walls are installed to protect Outdoor Living Areas (OLAs)—typically backyards—that directly back or side onto a Regional Road. In this case:

- The homes front onto Bunting Drive and Towbridge Crescent, which are considered window streets.
- The homes do not back or side onto Steeles Avenue and therefore do not qualify under the Private Noise Wall Conversion Program.

a) Funding and Technical Considerations

Noise wall installations along window streets are not standard practice. This is due to several well-established limitations:

- i) Limited Effectiveness:** Noise walls in these configurations do not reliably protect the areas of concern, such as front yards, upper-level rooms, or indoor spaces. These are not considered Outdoor Living Areas under current policy.
- ii) High Cost:** Installing noise walls along window streets across the Region would require a significant financial investment. In 2018, staff estimated the cost of expanding the noise wall program to include window streets at approximately \$43.8 million. Based on current construction trends and updated cost estimates, that figure would now exceed \$120 million.
- iii) Design and Access Challenges:** Noise walls can obstruct views, limit access to arterial roads, and conflict with urban design principles.
- iv) Policy Alignment:** Funding noise walls in locations that do not meet established criteria could set a precedent, leading to increased demand and financial pressure on the program. This reinforces Regional Council's previous decision to not expand the program to include window streets—a decision made with full awareness of the financial implications and limited technical benefits.

b) Site Review and Alternative Analysis

As well as reviewing the existing Policies staff explored potential alternative measures. This included:

- A site visit to evaluate physical conditions, spatial constraints and proximity to Steeles Avenue
- A review of past Regional Council decisions related to window streets.
- Consultation with internal teams including Roads Maintenance, Urban Forestry and Roads Design to explore mitigation options; and
- A review of historical correspondence, technical documentation, and previous inquiries related to this location.

3. Proposed Direction

Staff explored several potential measures, including acoustic fencing, landscaping enhancements and tree planting, however:

- The available space along Steeles Avenue is too narrow to support meaningful planting.
- Trees and shrubs offer minimal noise attenuation.
- Enhancements such as acoustic fencing, decorative fencing or community art were considered but do not address the core issue of noise mitigation.

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Additionally, staff noted that a portion of the noise concerns raised by the delegation relate to construction activity from a nearby high-rise development. While disruptive, this noise is expected to be temporary and typically subsides once construction is complete.

BILL 45 RISKS AND IMPLICATIONS

On June 4, 2025, Bill 45, the *Peel Transition Implementation Act, 2025*, was introduced by the provincial government. If passed as currently worded, Bill 45 will transfer jurisdiction over regional roads, including related stormwater infrastructure, from Peel Region to Mississauga, Brampton and Caledon on July 1, 2026. Jurisdiction over waste collection services from Peel Region to the three lower-tier municipalities is scheduled to transfer on January 1, 2026 in accordance with Bill 45 if passed, unless the Minister prescribes a different date before January 1, 2026.

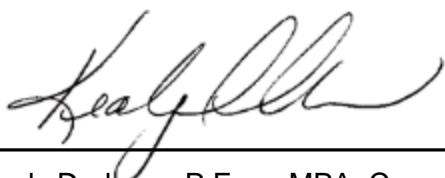
Notwithstanding the introduction of Bill 45, Regional Council passed Resolution No. 2025-621 on September 11, 2025 approving October 1, 2027 as the date for the transfer of waste collection responsibilities to the local municipalities in accordance with the requirements of the *Municipal Act, 2001*. This information has been provided to the Province. Staff will monitor any developments as they relate to Bill 45 and will report back to Council when additional details become available.

CONCLUSION

The request for a noise wall at Village Green Co-op does not meet the eligibility criteria under Peel's current Noise Wall Policy. Due to site constraints and limited effectiveness, no alternative measures could be identified.

APPENDICES

Appendix I - Village Green Co-operative Homes



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