

2016

Trends in Housing Development: Focus on Kirkland

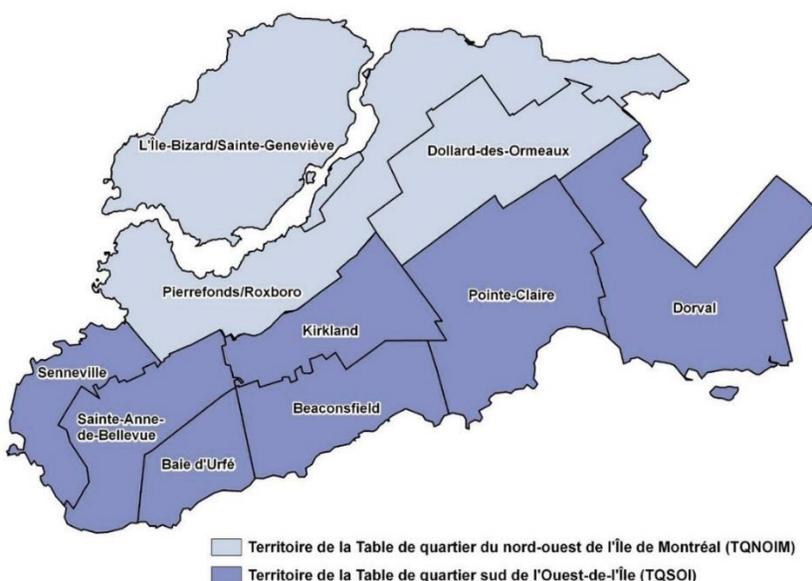


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CREATING NEIGHBOURHOODS THAT REFLECT AND UNITE US!

Who we are

The Table de Quartier Sud de l'Ouest-de-l'Île (TQSOI) is a non-profit organization. As a community council we unite all citizens and individuals involved in local community organizations, institutions, businesses and political life, to improve the quality of life and to advance social development in the South of the West Island.



What we do

We foster cooperation for effective social development by facilitating connections between active citizens, community organizations, public institutions and elected officials. We give a voice to the community, we identify community needs and concerns and we establish collective priorities and actions.

Current Trends in Urban Planning:

Since 2012, Urban Planning in the Greater area of Montréal has been directed by the PMAD. Sustainable Development is a deeply integrated concept within the PMAD which takes into account: environmental protection, economic efficiency and social equity. Although it is essential to balance all three of these dimensions in order to achieve sustainable urban planning, the component of social equity is often overlooked.

An equilibrium between the three dimensions is not an easy task but can be achieved through consultation with different stakeholders, most importantly citizens.

Housing need is one such overlooked element of social equity that demands attention.

The cost of housing is the most substantial expense for the average Canadian household, yet a large number live with housing need.

'*Housing Need*' can be explained by the following:

- Spending more than 30% of income on housing;
- Living in homes in need of large repairs
- Living in homes whose size is insufficient for the number of people in the family



1. City Profile

The territory of the city of Kirkland is a home to 21 253 residents.

The city of Kirkland is regarded as a wealthier area compared to the city of Montreal with median after-tax household income at \$85,842. However, pockets of hidden poverty still exist in this community. People who live below the low-income threshold represent 5.6% of the population.

Kirkland is distinguished by a slightly lower number of seniors in comparison to the Montreal average, representing 12.4% of the population of the city.

Kirkland has the largest proportion of families with children at 72.5%, compared to regional levels, additionally this figure reflects an increase of 2.7% between 2006 and 2011. The city also has a large number of youth, which make up 34.4% of the population.

2. Poverty & Social Exclusion

There are 5.6% Kirkland residents that live below the poverty line. Some survey participants felt that poverty is a hidden problem.

Seniors, who make up 12.4% of the population, are often isolated: 1 in 5 seniors live alone.

Although the proportion of lone-parent families in southern West Island is much lower than in Montreal, the number of single-parent families is steadily growing. There are 15.2% single-parent families living in Kirkland. This number has jumped by 24.1% in 5 years. Over 27% of Kirkland residents were born outside Canada.

3. Housing

In the West Island, there are 4 785 households that are insufficiently-sized for inhabitant needs. In Kirkland this number is **185 households**.

Dans l'Ouest-de-l'Île, **4 785 ménages** habitent dans un logement dont la taille est insuffisante par rapport à leurs besoins.

Ménages privés selon la taille convenable du logement

Municipalités et arrondissements de l'Ouest-de-l'Île	Ménages privés	Logement de taille insuffisante	
		nombre	%
Baie d'Urfé	1 385	20	1
Beaconsfield	6 690	155	2
Kirkland	6 830	185	3
Senneville	350	0	0
Ste-Anne-de-Bellevue	1 965	115	6
Pointe-Claire	12 070	435	4
Dorval	7 995	450	6
Pierrefonds-Roxboro	24 895	1 970	8
Dollard-des-Ormeaux	16 955	1 150	7
Île-Bizard / Ste-Geneviève	6 690	305	5
Ouest-de-l'Île	85 825	4 785	4.2
Île de Montréal	849 445	78 315	9

Source : Statistiques Canada, Enquête nationale auprès des ménages de 2011. Compilation de Montréal en statistiques, Ville de Montréal

* La taille convenable du logement indique si un ménage privé vit dans des locaux de taille convenable selon la Norme nationale d'occupation (NNO), à savoir si le logement comporte suffisamment de [chambres à coucher](#) pour la taille et la composition du ménage. Un ménage est considéré comme vivant dans des locaux de taille convenable si le logement compte suffisamment de chambres à coucher, comme prescrit par la NNO.

La taille convenable du logement détermine le nombre de chambres à coucher requis pour un ménage compte tenu de l'âge, du sexe et des relations entre les membres du ménage. Une mesure alternative, le [nombre de personnes par pièce](#), prend en considération toutes les pièces dans un logement privé et le nombre de membres dans le ménage.

La taille convenable du logement et la Norme nationale d'occupation (NNO) sur laquelle elle se fonde ont été élaborées par la Société canadienne d'hypothèques et de logement (SCHL) à l'issue de consultations menées auprès d'organismes provinciaux de l'habitation.

Kirkland has seen a **3% drop** in rental households between 1996 and 2011.

The city has 6% of rental dwellings, and the cost of rent is significantly higher than regional levels. **54% of Kirkland tenants spend over 1/3rd of their total income on lodging.**



With the exception of Dollard-des-Ormeaux, the West Island has less condominium-type housing to offer as compared to the city of Montreal.

Additionally, the average value of houses in the West Island is inferior compared to Montreal, with 6 030 houses in need of major repairs.

Municipality	Percentage of tenant households		Variation (in percentage points)
	2001	2011	2001-2011
Baie-d'Urfé	36.8	57.0	20.2
Beaconsfield	26.4	42.0	15.6
Dorval	32.5	40.0	7.5
Kirkland	41.2	54.0	12.8
Pointe-Claire	40.2	52.3	9.8
Sainte-Anne-De-Bellevue	35.4	36	0.6
Senneville	40.0	n.a.	n.a.
Montreal	37.2	41	3.8

Evolution of tenant households spending 30% or more of income on shelter costs. Source: Le phénomène de la domiciliation précaire chez de jeunes adultes dans la zone Ouest-de-l'Île de Montréal, 2014.

Municipality	All social and community housing	Housing in HLM Families and individuals under 60 years old	Housing in HLM Senior citizens, 60 and over	Housing in HLM Adapted units, with service, rooms, other	Housing in Non Profits	Housing in co-ops	Public housing non HLM (affordable)	
							Owned by SHDM	Owned by OMHM
Baie d'Urfé	0	0	0	0	0	0	0	0
Beaconsfield	44	0	0	0	0	44	0	0
Dorval	133	0	24	0	76	33	0	0
Kirkland	0	0	0	0	0	0	0	0
Pointe-Claire	408	0	121	12	140	0	0	135
Sainte-Anne-de-Bellevue	30	0	30	0	0	0	0	0
Senneville	0	0	0	0	0	0	0	0
Total	615	0	175	12	216	77	0	135

Distribution of social and affordable housing units in 2013. Source: Répartition 2013 des logements sociaux et communautaires sur l'île de Montréal, 2013.

*HLM- Habitation à loyer modique, OBNL- Les logements dans les organismes à but non lucratif, SHDM- Société d'habitation et de développement de Montréal, OMHM- Office d'habitation de Montréal.

The West Island has a very uneven distribution of social and unaffordable housing, with largest pockets found in Dorval, followed by Pointe-Claire. **Kirkland has no social housing units.**

Left to its' own devices, the real estate market tends to gravitate towards higher-end developments that are not affordable housing and do not make provisions for the inclusion of social housing. This results in lower-income and vulnerable groups getting driven out of communities as land is bought and used for the development of high-end units.

Why Affordable Housing?

The City of Kirklands' Sustainable Development Plan for the years 2012 – 2015 aims to reduce the migration of young people by 25%, especially those between the ages of 25 – 44, from the suburbs to the city of Montreal.

The shortage of affordable housing is a very important concern that affects the quality of life of young families with entry-level or lower-income households in that the cost of rent forces them to move to the city in search of affordable housing and has further detrimental effects when they are forced to cut down expenditure on nutritious food, health and education. These small pressures have long-term repercussions on individuals in terms of lost productivity due to impacts on health and greater incurrence of health care costs.

Aside from younger people, seniors in the community who are on fixed incomes and often isolated find it difficult to keep up with the upkeep of their homes or afford seniors' residences.

Additionally, the lack of social and affordable housing has an additional ripple-effect on the Real Estate market which makes it critical to consider the potential benefits from the construction of housing that is affordable for both renters and home-buyers so as create density and to enhance neighbourhoods and the quality of life.

Rent increases eat up huge portions of tenants' incomes, making it harder for them to save while simultaneously Real Estate prices make home ownership out of reach.

The establishment of any new housing project comes back to the municipality in the form of tax rolls and greater commercial activity as a result of the increase in population density.

With greater focus on strategies of inclusion, the creation of affordable, community-focused housing can bring citizens on board with the idea of density and help create neighbourhoods with a better demographic and social mix not only because of the different income-levels of residents but because people from different ethnicities are encouraged to live cooperatively together.



What can the municipality do?

With the focus on encouraging young families to stay in Kirkland where they can maintain access to their network of family and friends, it is imperative to provide the right housing options.

Without the struggle to pay rent or afford a mortgage, it is possible to both save and increase spending therefore revitalizing the economy. Vulnerable seniors and low-income households who depend on social housing can be allowed to live independently and with dignity.

These challenges require that **federal government, municipal government, construction companies, developers, architects, businesses, community groups and citizens** work cooperatively together to come up with creative solutions keeping in mind the examples of other municipalities in Montreal (and elsewhere in Canada) that have successfully carried out initiatives to increase social & affordable housing.

The objective is to plan new housing developments with full public consultation and a focus on building vibrant and stronger communities that are well-served by public services and offer better opportunities for local economy to thrive.

Social and affordable housing can be offered in the form of Co-operatives, housing adapted to special needs, an increase in affordable rental units, and promotion of home-ownership.

As an example, co-operative housing is one element of affordable housing that provides an option for those who are in greatest need for it: younger people on entry-level incomes, single-parent families, seniors, families with low income, and immigrants.

Talks of densification bring strong opposition from residents who fear that the proximity of these new housing projects, even if they provide social housing, will lead to the devaluation of their properties, loss of green spaces and an increase in traffic. But lessons from the city of Montreal in the case of the Sainte-Eugène Seniors Residence illustrate that should public engagement begin early on, community acceptance is enhanced through the involvement of local council tables that act as a bridge and help address some of the residents' concerns. All of this collective effort leads to an improved project.

Studies support the fact that housing policies and programs regarding affordable residential developments in the city of Montréal have been a result of the collaborative efforts of several stakeholders because “typical development for housing co-operatives begins at the community or local level” (Guenther, 2006).

Balance between the social, economic and environmental dimensions of Sustainable Development can be achieved through the cooperation of all those involved.

The TQSOI and the Town Planning Committee of the City of Kirkland can work together as facilitators to bring citizen needs and voices to the table along with the energy and involvement of the community.

Annex 1.

Successful examples from the Ville de Montréal:

The Angus Yards Redevelopment Project in the city of Montreal: In 1983 The Ville de Montreal and Government of Quebec formed an agreement and purchased land which was further sold to non-profit developers who were unsure what market demand would be. So they began small, with smaller affordable units, gradually increasing to the town-home size with all units seeing a steady increase in market value of 8% per year up until 2007.

In 2002, the city initiated 'Solidarité 5000': a plan to create 5000 social and affordable housing units, successfully completed on target by 2005.

The city launched another project called Opération 15 000 Logement in which the federal and provincial governments, along with the Communauté Métropolitaine de Montréal (CMM) subsidize 70% of the building cost but the units must be self-financing once built.

The Benny Farm Project in Notre-Dame-de-Grace (NDG) is an excellent example of the combination of both affordable housing/subsidized rental as well as moderate-income home ownership. The project consists of 530 affordable units, 225 owned units, and 200 subsidized units. Veterans, residents of the area, community groups, private developers and government came together in the development of this project.

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