

# HOUSING NEEDS ASSESSMENT KIRKLAND



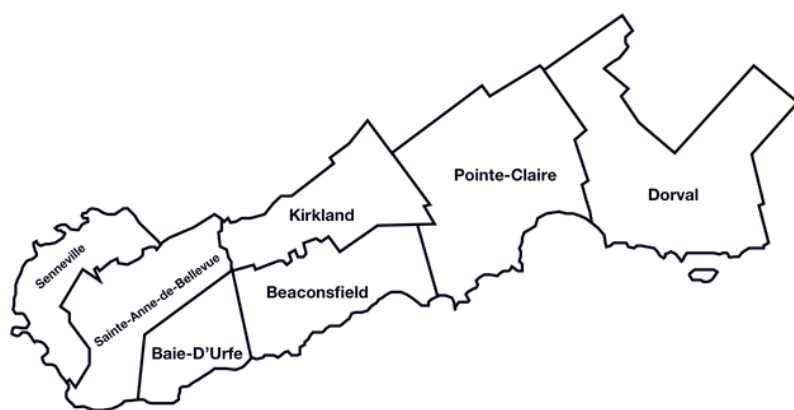
March 2022  
By Erin Wiebe



## About the TQSOI

The Table de quartier sud de l'Ouest-de-l'Île (TQSOI) is a non-profit organization that unites residents, community organizations and elected officials with the objective of promoting social development and improving the quality of life of residents in the southern West Island. The TQSOI serves the municipalities of Dorval, Kirkland, Pointe-Claire, Beaconsfield, Baie-d'Urfé, Sainte-Anne-de-Bellevue and Senneville.

The TQSOI is located on the unceded traditional territory of the Kanien'kehá:ka Nation. Tiohtià:ke/Montréal is historically known as a gathering place for many First Nations. When reading this report it is important to consider how high costs of living or gentrification may make this region inaccessible to its initial inhabitants.



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## What is a housing needs assessment?

A housing needs assessment evaluates the need for housing in a region. This requires investigation of the composition of the city, the supply and demand of the housing market, and core housing need present in the municipality. This information brings to light housing gaps that might be present in the municipality. A housing needs assessment also includes an investigation into how the municipality might change in the 5-10 next years and how that might impact the gaps found.

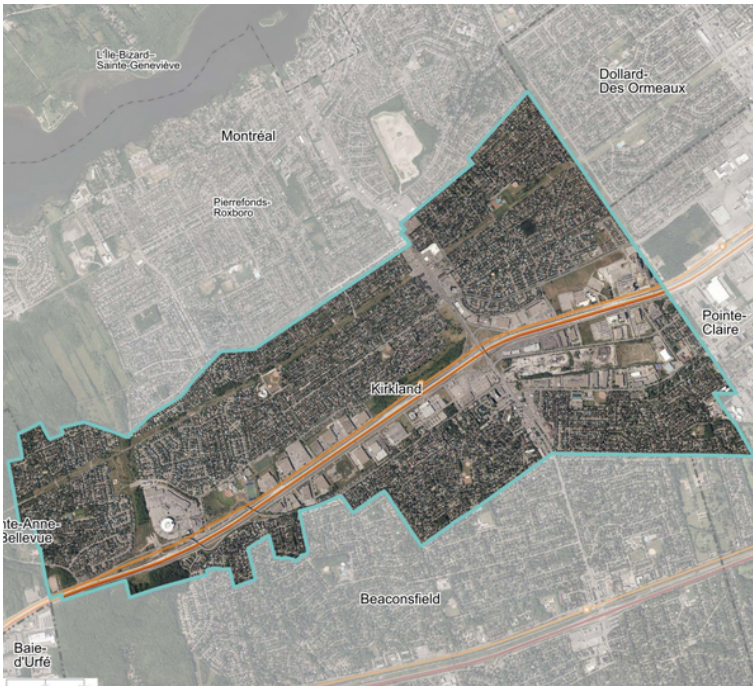
The Canada Mortgage and Housing Corporation (CMHC) defines a household to be in in core housing need if it meets two criteria:

1. Their current housing is not:
  - Adequate
  - Suitable
  - Or does not meet affordability standards
2. They would have to spend 30% or more of their before-tax income to access local housing that meets the above standards.

Information in this document is sourced from the 2011, 2016 and 2021 census, the Communauté métropolitaine de Montréal (CMM), the Canada Mortgage and Housing Corporation (CMHC), and municipal documents. Other sources will be referenced explicitly.

# Population (1.0)

## Snapshot of the city (1.1)

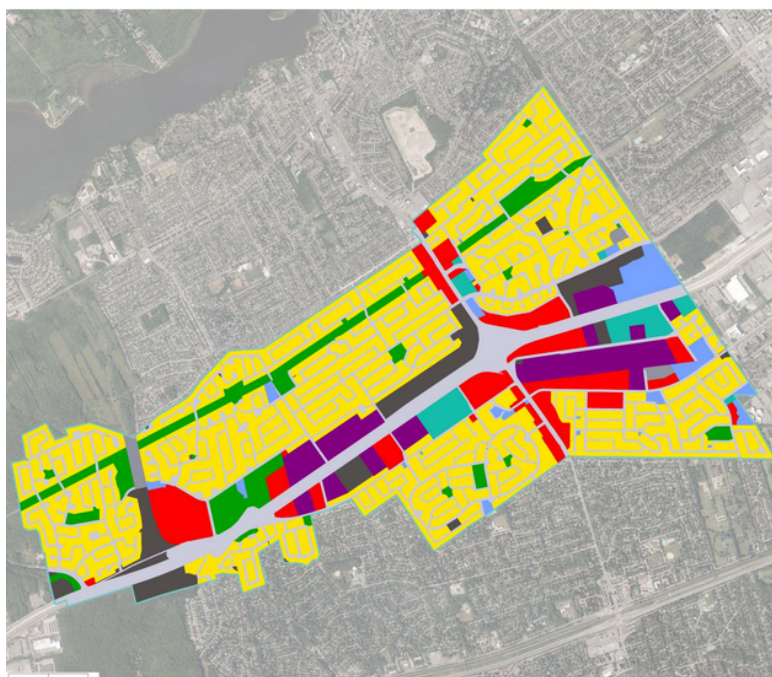


Kirkland is a municipality of 20,151 residents with an urban density of 2,093 per km<sup>2</sup>. Kirkland is one of the more densely populated municipalities in the Southern West Island. The population is in net decline.

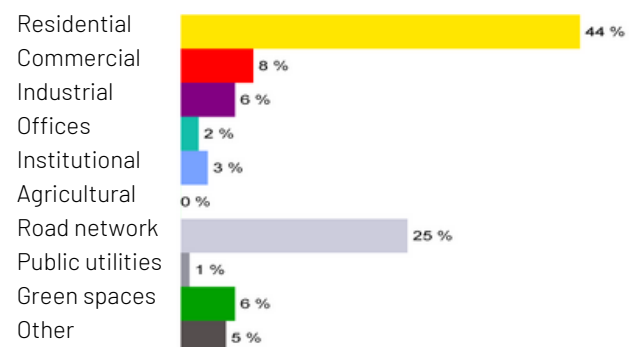
In 2020, the median income was \$45,600 and the median household income was \$128,000. This is higher than the southern West Island household median income of \$90,500.

## Zoning and land use

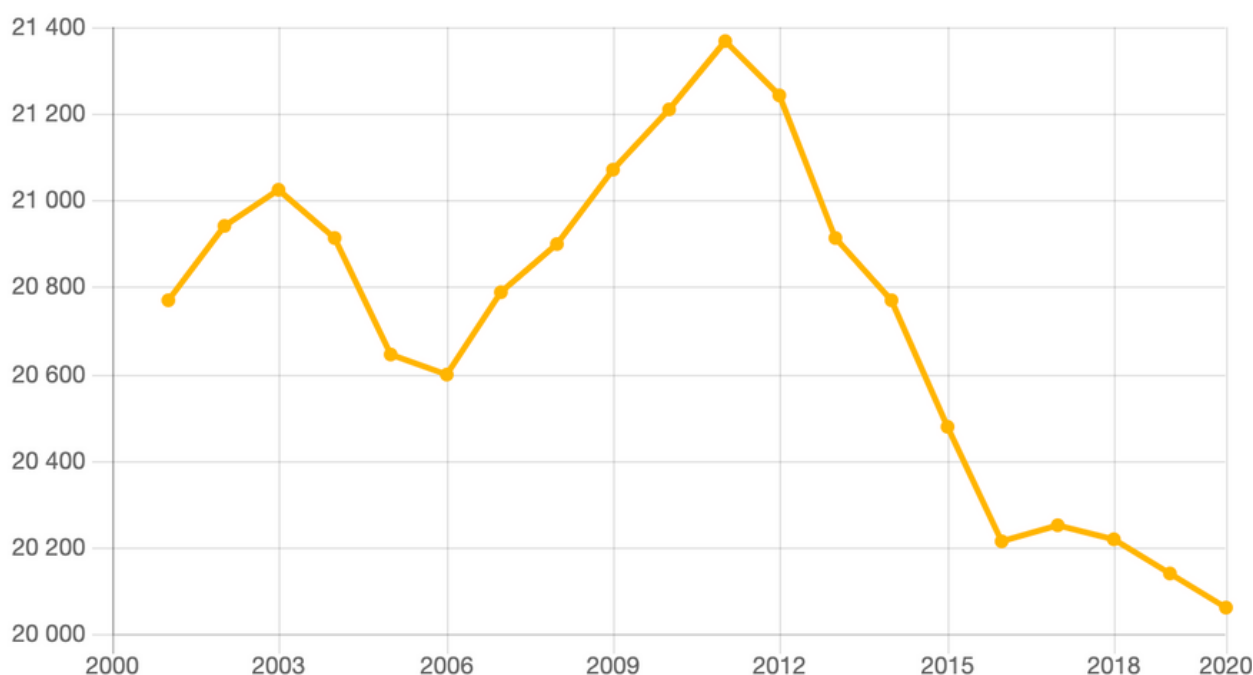
Housing takes up the majority of land in Beaconsfield and explains the high density of residents compared to other municipalities of the southern West Island despite the predominance of single-family homes.



### Land use (2020)



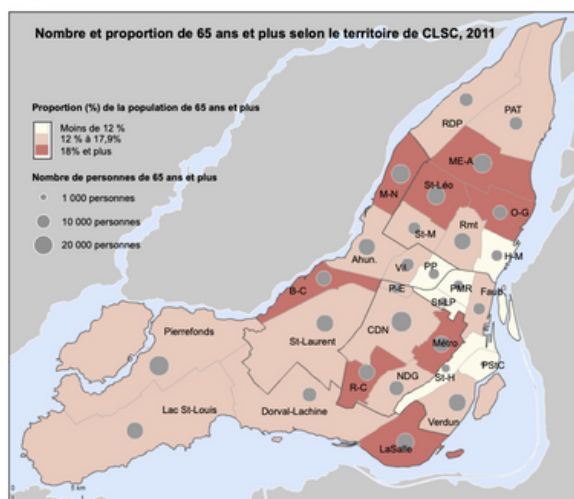
## Demographics (1.2)



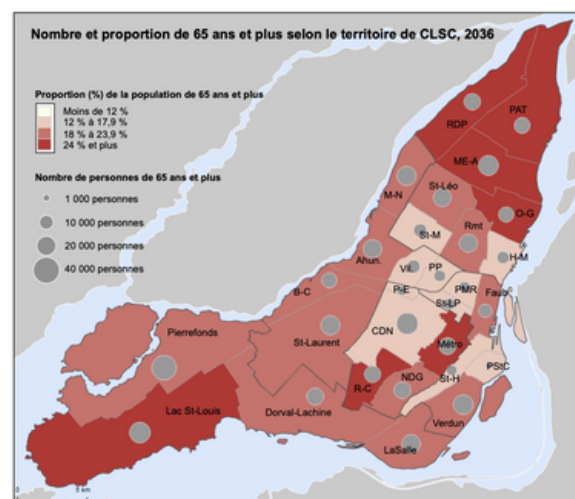
Communauté Métropolitaine de Montreal - Grand Montréal en Statistique

The only age group that is steadily increasing is the 55+ group. This is consistent with regional patterns. According to a 2011 report created by le Centre Universitaire de santé et de services sociaux (CIUSSS) du Centre-Sud-de-l'île-de-Montréal, the Lac St-Louis CLSC region, which encompasses much of the West Island, is expecting senior populations to grow significantly in the region within the next 15 years.

Répartition des aînés sur l'île en 2011



Répartition des aînés sur l'île en 2036



Source: Perspectives démographiques 2011-2036, ISQ, édition 2014

Kirkland is facing a declining number of young families, given the high cost of properties according to their sustainability development plan.

## Vulnerable populations (1.3)

Some key groups are often found to be in core housing need, these are highlighted below. Intersections between these groups are frequent and those that identify with multiple vulnerabilities are more likely to be in core housing need.

### Single-Parent Households



All single parent households in Kirkland in core housing need are female led households. Consistently throughout the southern West Island, single parent families have higher rates of core housing need than dual parent households.

### Seniors



Consistently throughout the southern West Island, single person households of seniors have the highest rates of core housing need. In Kirkland as with several other municipalities, female seniors are the most likely to be lacking affordable housing.

### Activity Limitations



Households with members that have activity limitations are slightly more likely to be in core housing need than other comparable households.

"Issue also lies with houses sitting empty from foreign investors and driving up the housing market and not contributing to the community beyond paying municipal taxes. Preventing people from allowing houses to sit empty and also go into inhabitable states should also be looked into. Several houses have sat empty for years (without any maintenance) yet have resold several times for 50% higher than their value." - Kirkland resident

## Vulnerable populations (1.3)

### Recent Immigrants



Compared to other municipalities in the southern West Island, Kirkland has a higher percentage of immigrant core housing need. Immigrants arrived between 2011 and 2016 are the most vulnerable.

### One-Person Households



In the 2018 National Housing Survey, it was found that people living alone are more than twice as likely to be in core housing need. In Kirkland, around in 10 is living in core housing need. The rates become higher when those living alone are seniors or women.





## Housing (2.0)

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### The market (2.1)

#### Renters

- Rental housing represents 5.5% of the private housing in the municipality.
- Median rent is \$1,093, compared to the southern West Island average of \$976.

#### Owners

- 94,5 % of the private housing in the municipality is owned or co-owned.
- Median price for a single family dwelling is \$850,500 which has increased by 27% in the last 4 quarters in 2021-2022(Centris).
- The median value homes in Kirkland is in the top 5 for the whole island of Montreal.

**Between 2005 and 2021, housing prices have been increasing at a rate of about 51% while household income has only been increasing by about 24%.**

There are general development plans for the area around the REM station in Kirkland. In the coming years several housing development projects can be expected in that region.

**"People easily can ignore housing issues. What they don't experience themselves! Out of sight, out of mind. Sadly the reality of housing affordability and availability is scarce! We need to be loud and heard."**

**- Kirkland resident**

## Identifying Core Housing Need (3.0)



The 2016 census found that of 6,500 households...

| Adequacy                                   | Suitability   | Affordability   |
|--|---|---|
| 265 (4%) dwellings required major repairs. | 105 (2%) dwellings were not suitable for their residents. | 845 (13%) households were paying over 30% of their income on housing. |

### Southern West Island averages

| Adequacy                               | Suitability  | Affordability  |
|--|--|--|
| 5% of dwellings require major repairs. | 2% of dwellings were not suitable for their residents. | 15% of households were paying over 30% of their income on housing. |

\*Households in core housing need: need to meet one of these conditions and be unable to find alternatives in the municipality that cost less than 30% of their before tax income



Of 6,500 households...

## 165 were found to be in core housing need.

This is equivalent to about 2.5% of the households in Kirkland.



### For comparison...

- On average, 11% of Canadian households are in core housing need.
- The municipalities of the southern West Island have an average core housing need of 5%.

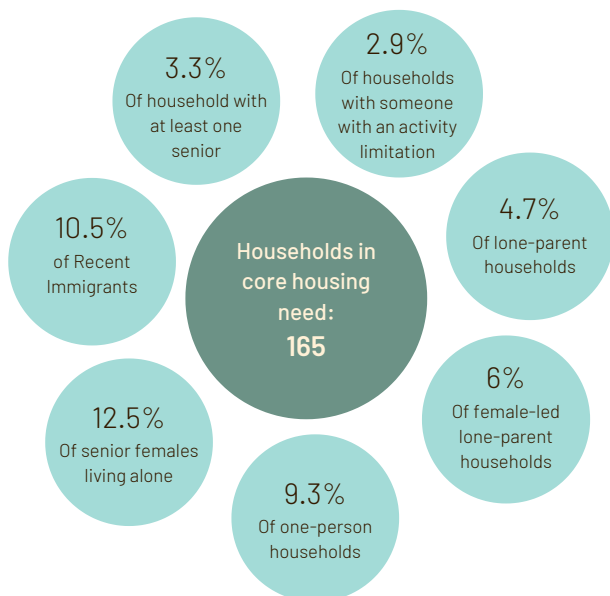


Canadians in Core Housing Need out of 100

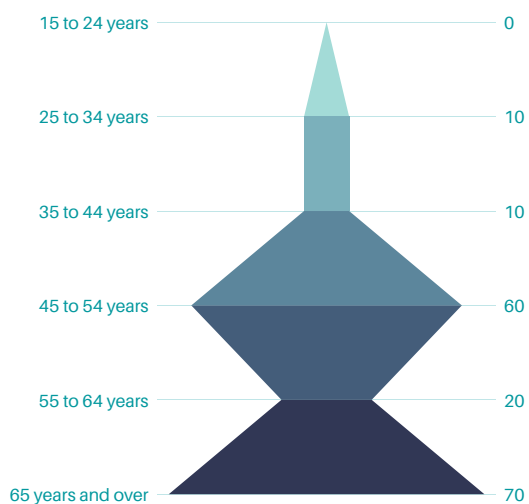


Kirkland residents in Core Housing Need out of 100

## Who is in core housing need in Kirkland?



### Ages of primary maintainer of households in core housing need



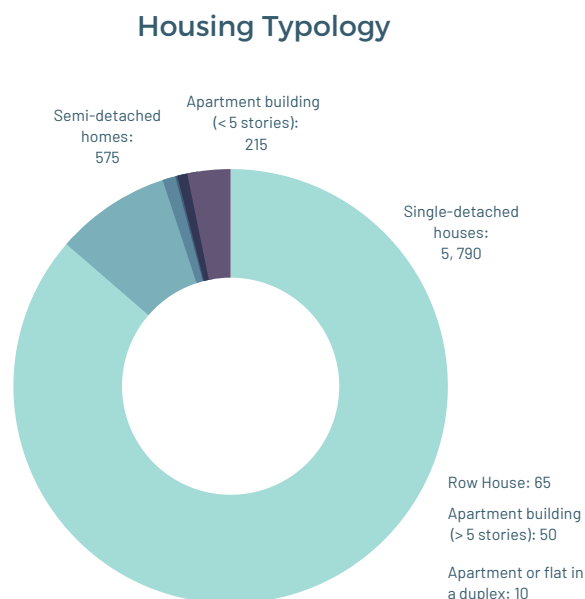
## Housing Gaps (4.0)

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Kirkland has relatively low rates of core housing need relative to its neighbouring municipalities. This is likely due to the difficulty in finding affordable housing options. This means that the population lacks economic diversity. Household income is quite high compared to the Montreal average as can be seen in the graph below.

Unavailability of affordable housing can also be seen through high rates of core housing need for recent immigrants. Census data indicates these are predominantly property owners that cannot find suitable or affordable housing in the municipality.

Currently there is no social housing in Kirkland. The development of such would allow long term affordable housing opportunities for those who may work in the municipality but cannot afford to live in Kirkland. This kind of housing development would be preferably located in areas which are currently densely populated with populations in core housing need.



## Why affordable housing & economic diversity is important (4.1)

- Residents can afford to stay in their community (i.e. young adults leaving home or seniors on fixed income who need an affordable senior's residence);
- The demographic and social mix created from a wider variety of housing prices leads to a more diverse and vibrant community;
- Individuals can afford to live closer to where they work;
- Affordable housing attracts qualified workers and slows down the exodus of professionals and young families who contribute to the local economy;
- Affordable housing eases the costs of food, recreation & education, reducing the potential for long-term costs to individuals and to society.

## The Next 5-10 Years (5.0)

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- The Réseau express métropolitain (REM) will begin running in 2023. Creating the potential for more housing demand in the greater metropolitan area of Montreal and an increase in housing prices.
- The REM is creating more housing development opportunity in the vicinity:
  - Housing development plans are slated for the RioCan mall around 1000 units are projected for the area.
  - The Charles-E.Frosst site is also being proposed for development by the municipality. Previously, the site was being used exclusively as an industrial site but it is now being proposed for housing development in consultation with the community.
  - Both projects would prioritize density.
  - No mention of long-term affordable housing is included in either of the development plans.

Le Plan métropolitain d'aménagement et de développement (PMAD): Kirkland is one of the 82 municipalities in Montreal that decided to adopt the plan into their development plans. Its goals are to prioritize transit-oriented development (TOD), prevent urban sprawl, and protect the environment.



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