

HOUSING NEEDS ASSESSMENT

SENNEVILLE



March 2022

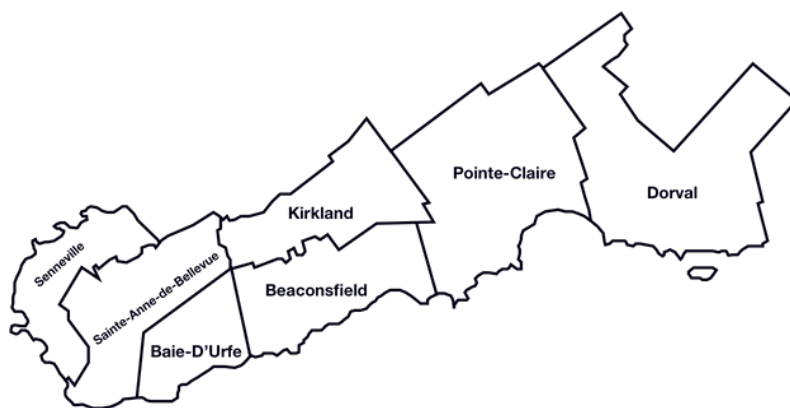
By Erin Wiebe



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?

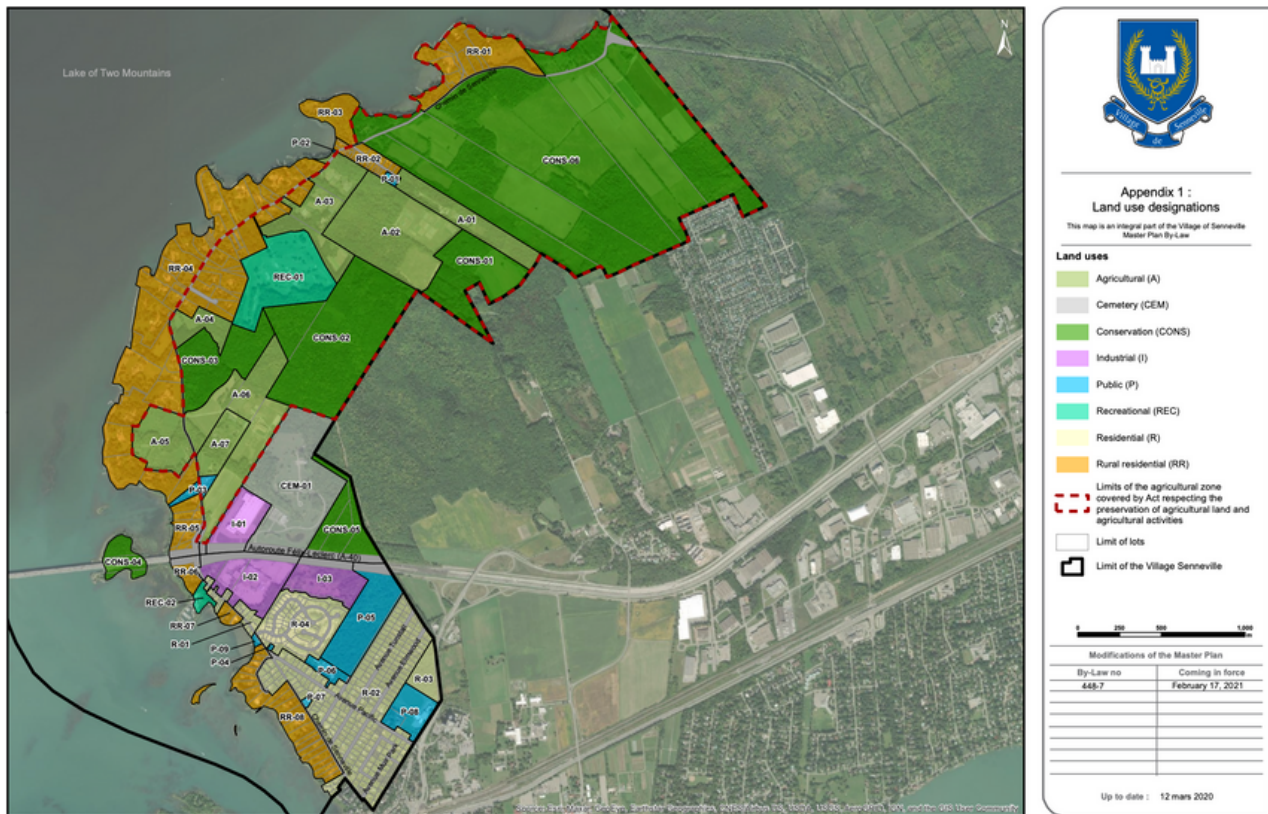
A housing needs assessment evaluates the need for housing in a region. This requires investigation of the composition of the city, the supply and demand of the housing market, and core housing need present in the municipality. This information brings to light housing gaps that might be present in the 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 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.

Snapshot of the city



Identifying Core Housing Need



The 2016 census found that of 320 households...

Adequacy	Suitability	Affordability
15 (5%) dwellings required major repairs.	0 dwellings were not suitable for their residents.	30 (9%) 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 320 households...

10 were found to be in core housing need.

This is equivalent to about 3% of the households in Senneville.



For comparison:

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



Number of Canadians in core housing need out of 100



Number of Beaconsfield households in core housing need out of 100

Who is in core housing need in Senneville?

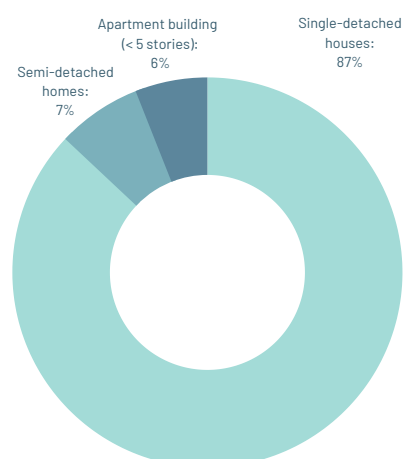
According to data from the Canadian Mortgage and Housing Corporation (CMHC), all those found to be in core housing need in the municipality were male one-person renters that have recently immigrated to the municipality. Further research would be required to explain this.

Housing Gaps

Given that the group in core housing need is small and well understood there are easy tangible solutions. Affordable rental solutions seem to be needed in the municipality and there is no social housing on the territory.

A long term solution that may be helpful to mitigate the core housing need is a social housing project. Accessory dwellings can also be a way to add low impact density and easy rental properties.

Housing Typology



References

General references

- The 2016 Census by Statistics Canada.
 - <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/index.cfm?Lang=E>
- The 2011 Census by Statistics Canada
 - <https://www12.statcan.gc.ca/census-recensement/2011/dp-pd/prof/index.cfm?Lang=E>
- Greater Montréal in Statistics by Communauté Métropolitaine de Montréal
 - <http://observatoire.cmm.qc.ca/observatoire-grand-montreal/outils-statistiques-interactifs/grand-montreal-en-statistiques/>
- Housing Market Information Portal by the Canadian Mortgage and Housing Corporation
 - <https://www03.cmhc-schl.gc.ca/hmip-pimh/en#Profile/1060/3/Montr%C3%A9al>
- Discover your Community by Centris.ca
 - <https://www.centris.ca/en/tools/real-estate-statistics/montreal-island>
- Projections de population – Municipalités by L'Institut de la Statistique de Québec
 - <https://statistique.quebec.ca/fr/document/projections-de-population-municipalites-500-habitants-et-plus>
- Report from comité logement about
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 - https://santemontreal.qc.ca/fileadmin/fichiers/actualites/2017/07_juillet/2017-07-13_Portrait-des-aines-de-L_ile-de-Montreal_2017.pdf
- Le Plan métropolitain d'aménagement et de développement by CMM
 - <https://cmm.qc.ca/planification/plan-metropolitain-damenagement-et-de-developpement-pmad/>
- Our Housing Stories
 - <https://www.housingforallwi.org/our-housing-stories>

Senneville-specific references

- Senneville Master Plan
 - [https://villagesenneville.qc.ca/medias/files/pdf/447%20-%20Master%20Urban%20Plan%20\(%C3%A0%20jour%20au%202017%2001%2026\).pdf](https://villagesenneville.qc.ca/medias/files/pdf/447%20-%20Master%20Urban%20Plan%20(%C3%A0%20jour%20au%202017%2001%2026).pdf)
- Portraits Territoriaux – Municipalité de Senneville
 - https://cmm.qc.ca/pdf/portraits/Portrait_66127.pdf