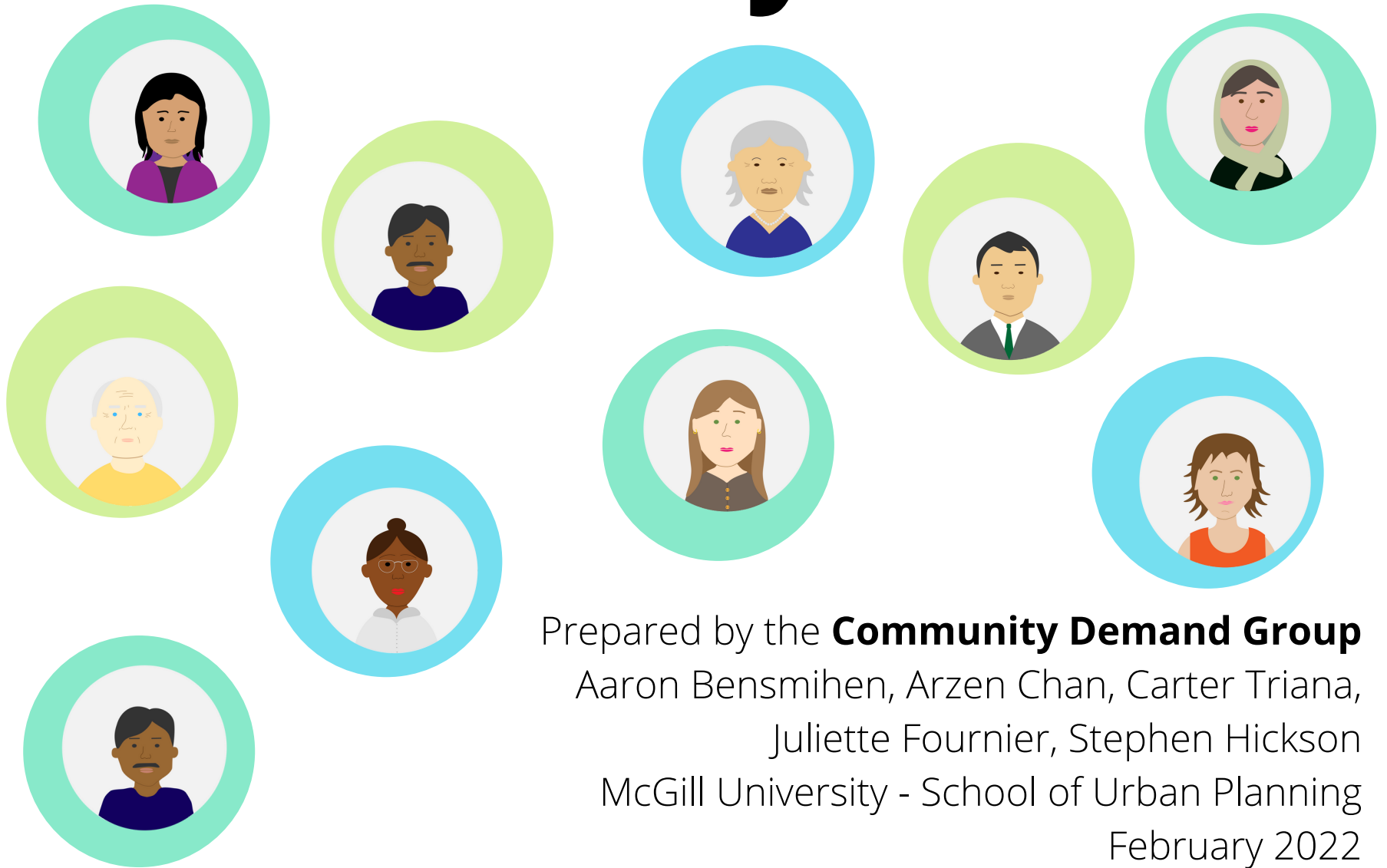


Community Profile



Prepared by the **Community Demand Group**

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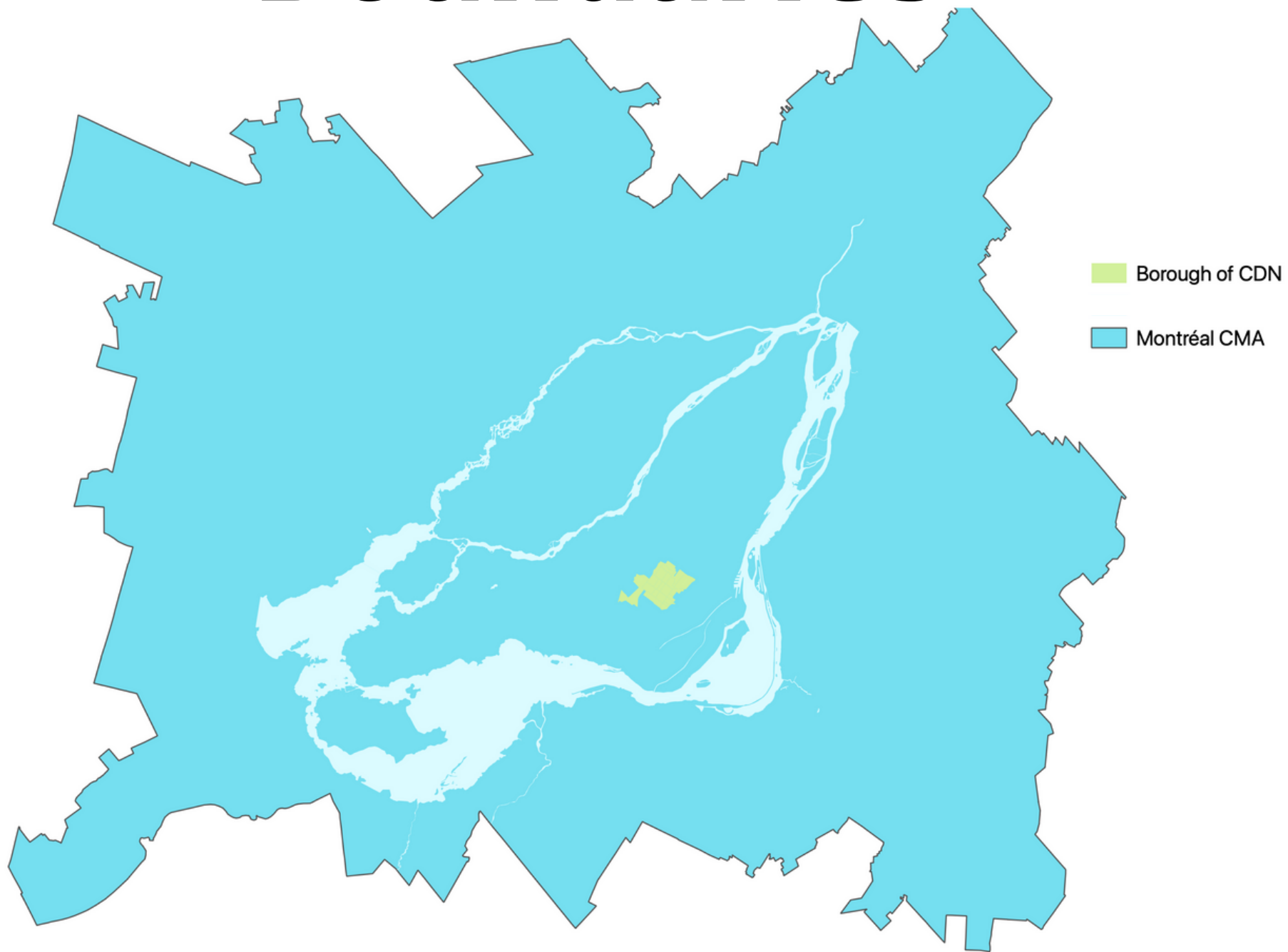
Executive Summary

This report presents sociodemographic information for both the Côte-des-Neiges neighbourhood and the Montréal CMA. Comparison of the two geographies is done through themes relating to population, education, students, income levels, employment, family composition, seniors, diversity, and housing. A common trend explored in this section is the diverse population of Côte-des-Neiges, which includes students, families, seniors and immigrants. This results in a unique neighbourhood that is markedly distinct from Montréal as a whole.

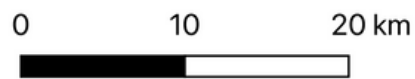
The bulk of the data presented is sourced from the 2016 Census by Statistics Canada as full results from the 2021 Census are not yet available. Labour market figures come from the December 2021 Labour Force Survey, which captured labour market conditions across Montréal between December 5th, 2021 and December 11th, 2021. The impacts of COVID-19 have drastically affected urban populations and the impacts of the pandemic are still being understood, however, the 2016 Census is the most comprehensive data currently available. With that being said, census data presents averages and total numbers, at times lacking nuance necessary to obtain a complete picture the community. As a result, this section also includes qualitative data.

Various community consultation reports, the Corporation de développement communautaire de Côte-des-Neiges's *Portrait Côte-des-Neiges* (2017), Project Genesis' *Blue Bonnets: From Vision to Reality* (2015), the OCPM's *Quartier Namur-Hippodrome* (2020), and FRAPRU's *Memoir sur l'avenir du quartier Namur-Hippodrome* (2020), serve as sources for the qualitative data presented here, including direct quotations from community members. Appendix 2 illustrates some of the major community groups involved in collecting this qualitative data through community consultations.

Boundaries

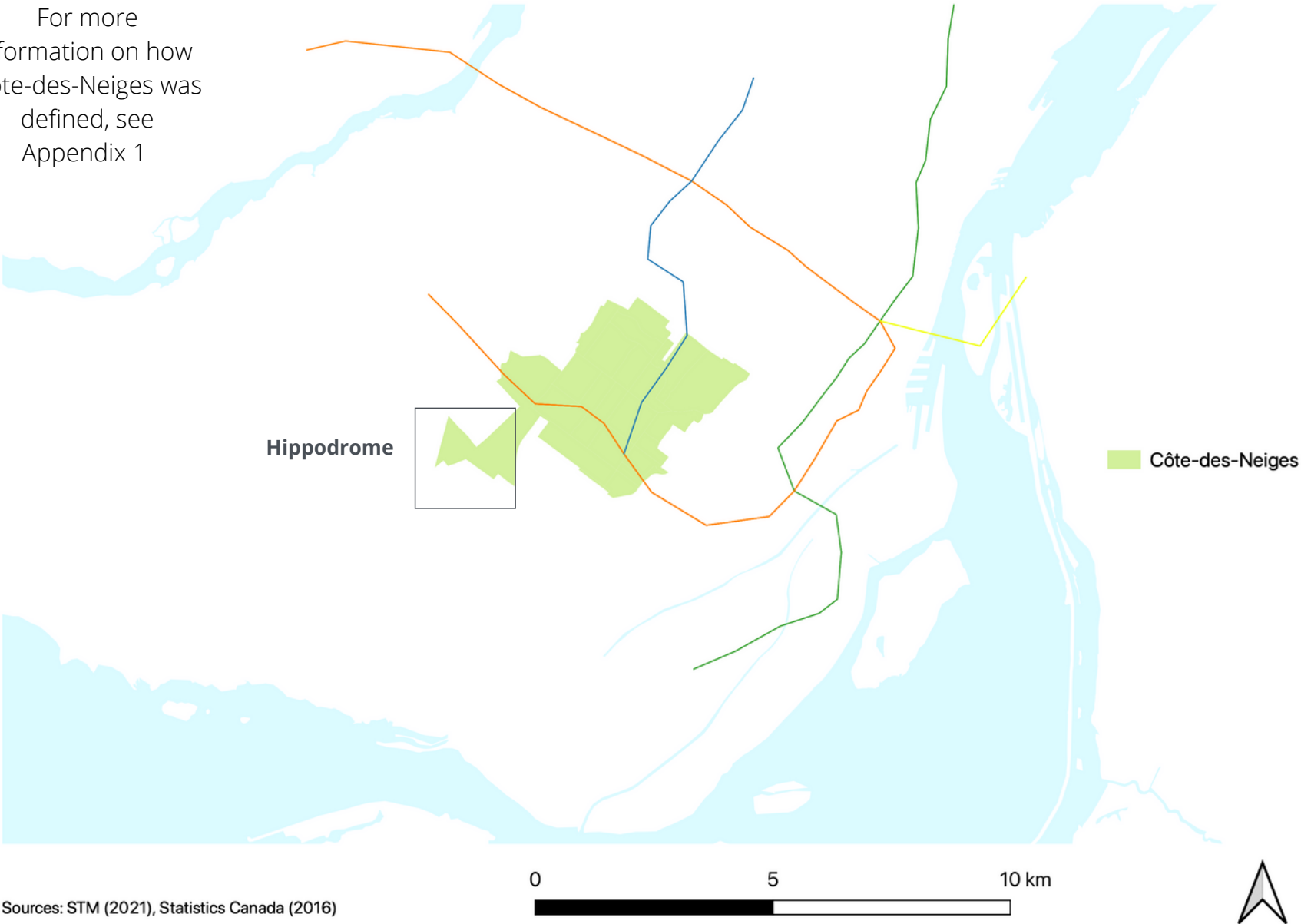


Source: Statistics Canada (2016)



Côte-des-Neiges Mapped

For more information on how Côte-des-Neiges was defined, see Appendix 1




Sources: STM (2021), Statistics Canada (2016)


Population

Côte-des-Neiges has a varied distribution in terms of its population. The proportion of youth and elderly closely match those of Montréal. Côte-des-Neiges is home to a high proportion of young adults and adults, 7% higher than Montréal for young adults and 6% higher for adults. The close to 20,000 young adults in Côte-des-Neiges can partly be explained due to the neighbourhood's close proximity to the Université de Montréal campus.

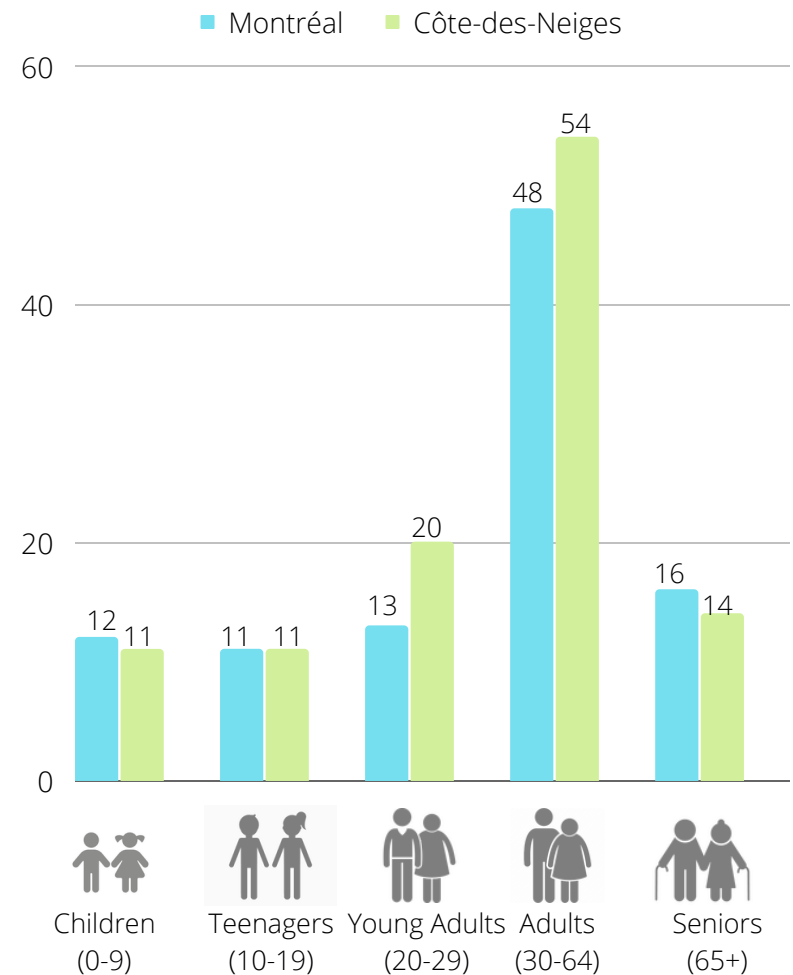

>4.3 M
 people live in Montréal as of 2021


4.3%
 population increase 2016-2021


104,005
 people live in Côte-des-Neiges as of 2021


3.3%
 population increase 2016-2021

Age distribution (%)



Education

The population of Côte-des-Neiges is highly educated. There is a relatively smaller proportion of individuals without a high school diploma compared to the entire Montréal CMA. 68% of Côte-des-Neiges residents hold some form of post-secondary education, higher than Montréal at 60%. In addition, 40% of residents in the area have a Bachelor's degree or higher, much higher than 26% of the CMA. Some residents also hold qualifications from other countries and have expressed frustration with recognition of their education in Canada.

I see highly educated families, both working in fields that don't correspond to their qualifications, they are poor.

I want to have more schools and CPEs on the site that respond to the population



In **Montréal**

In **Côte-des-Neiges**

18%

12%

have **no high school diploma**

16%

22%

have a **Bachelor's degree**

6%

10%

have a **Master's degree**

Students

Students are an important demographic to consider when assessing the future housing needs of Côte-des-Neiges. The university student population in Montréal as of Fall 2021 was 192,017. The actual number of students living in the city is likely higher as there are a number of college-level institutions in the city as well. A large number of these students attend Université de Montréal, including its two affiliated schools: HEC Montréal and Polytechnique Montréal. Many of these students live in Côte-des-Neiges due to its proximity to the University campus. While ineligible for social housing, students often cannot afford market-rate housing, making them a vulnerable population.

4 college-level institutions

3 university institutions

This is a chance for the City to live up to its global reputation as a city for students.

What is also really missing is a real involvement of Udm in the neighbourhood.



69,926 students at Université de Montréal, including **8,500 foreign students**

Income Levels

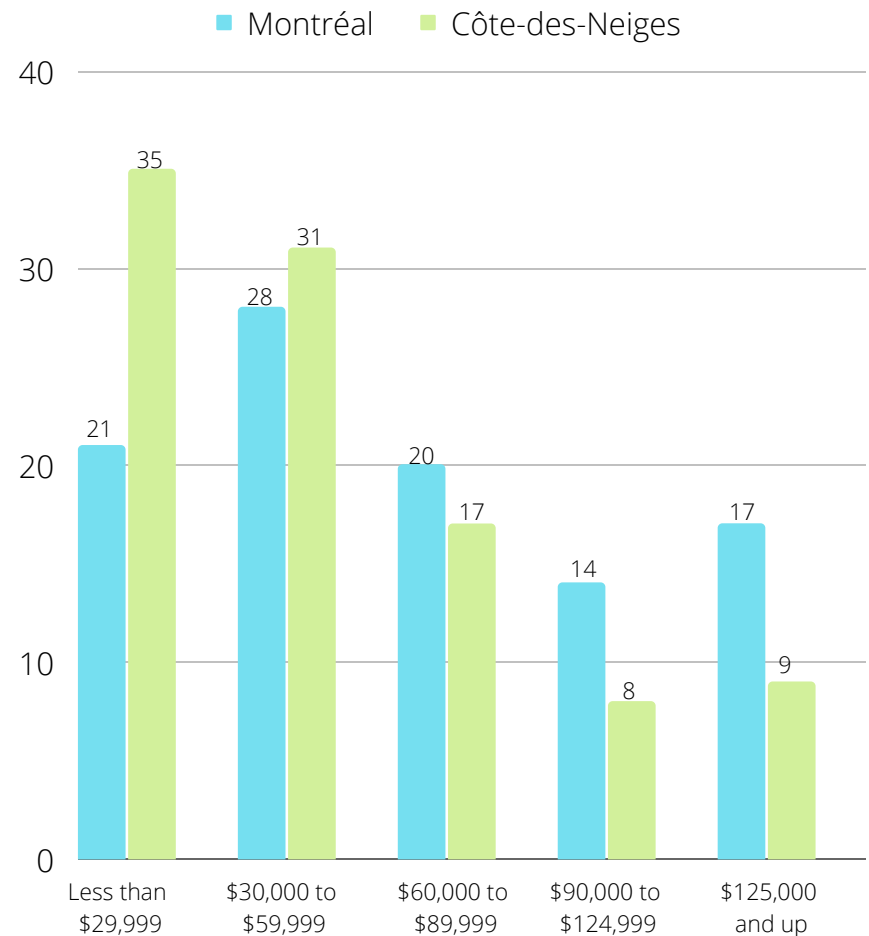
Côte-des-Neiges households have lower incomes on average compared to average Montréal households. In Côte-des-Neiges, the median household income is \$66,553. Across Montreal, this climbs by \$16,000 to \$82,175. Falling in line with this income disparity, Côte-des-Neiges households are overrepresented in lower income brackets and underrepresented in higher ones, compared to the CMA. Income is one of the most important factors contributing to one's ability to find and maintain housing. Individuals with lower incomes, including the over one-third of Côte-des-Neiges households that make less than \$30K per year, are at-risk of housing insecurity due to the lack of affordable options.

There are a lot of people who work living in poverty.



In our organization we see people with children who are evicted every 6 to 9 months because they can't pay the rent. It's another form of homelessness.

Median household income distribution

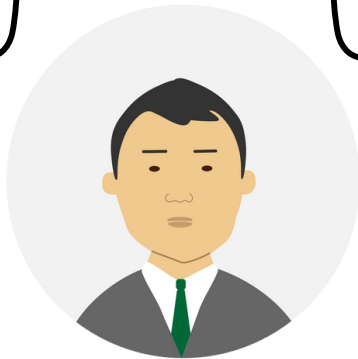


Employment

Côte-des-Neiges residents work in a variety of fields, including sales (26%), education (16%) and business (15%). 64% of workers have part-time jobs, 10% higher than the Montréal average and unemployment in the neighbourhood is an ongoing issue, with an unemployment rate twice that of Montréal. Recent immigrants are especially at-risk of unemployment, but prospects for unemployment increase the longer they reside in the city. COVID-19 has been a worry for employment in the city, but, based on the 2021 Labour Force Survey, the unemployment rate across Montréal has dropped to 4.3%. To get to work, most residents of Côte-des-Neiges rely on public transit, but there is also a substantial population who use a car to commute.

I hope for a walkable neighbourhood with wide sidewalks, bike paths, good public transportation

We should see CDN as an entity unto itself: training people from here, local hiring.



As of 2016, unemployment rates were...

7%

in Montréal

12%

in Côte-des-Neiges



53% of Côte-des-Neiges residents take public transit to work.

77% of Montréal residents drive to work



41% of Côte-des-Neiges residents drive to work



Family Composition

In Côte-des-Neiges, there are over 23,000 couples and families. 57% of families and couples have children, slightly higher than the Montréal average of 53%. The distribution of people per household in Côte-des-Neiges roughly aligns to that of Montréal. Notably, the percentage of families with 3 or more children is 2% higher in Côte-des-Neiges than in Montréal.

Single-parent households make up a significant portion of the families in Côte-des-Neiges with nearly 5,000 in the neighbourhood. 85% of the single-parent families are single-mother households, a higher proportion than those in the Montréal CMA, at 77%.

Many people set up home-based daycares just to make money, there is no quality. There are many complaints from parents.



I am a single parent with five children and I still don't have a family doctor.

Single-parent households make up...

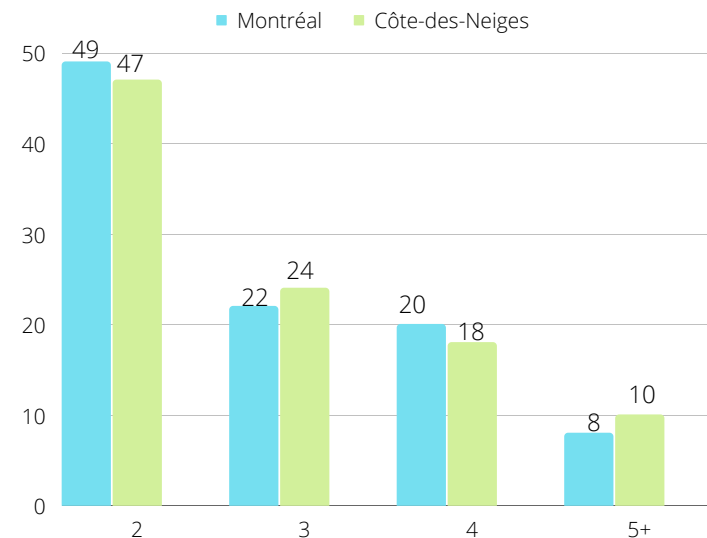
29%

of families In
Montréal

33%

of families In Côte-
des-Neiges

Number of people per household (%)

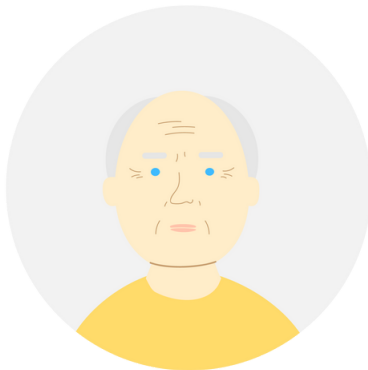


Seniors

There are 14,055 seniors (aged over 65) in Côte-des-Neiges and 681,685 seniors in Montréal. Although the proportion of seniors in Côte-des-Neiges is smaller than that of Montréal as a whole, seniors still represent a significant population in the neighbourhood. Over one-third of seniors in Côte-des-Neiges live alone and in some areas, including near the *Le Sanctuaire* condo complex, the CHSLD Juif de Montréal, and the Côte-des-Neiges metro station, more than 50% of seniors live alone. Seniors who live alone may not only need more assistance with daily tasks, but should also be considered when planning for social cohesion and inclusion in the area.

I hope that we consider handicapped people (mobility and other limitations).

I hope for a large number of affordable housing units for seniors (especially women).



Seniors make up

16%

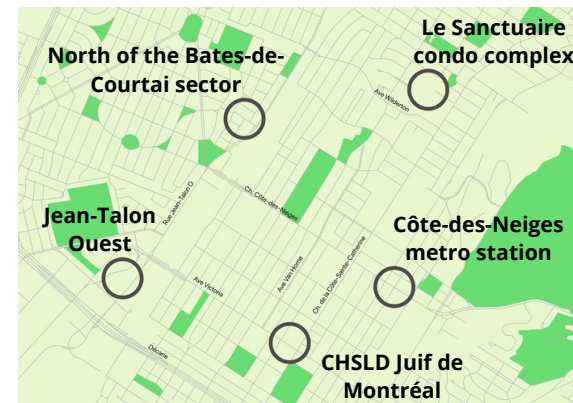
of the population of Montréal

14%

of the population of CdN

38% of seniors in Côte-des-Neiges **live alone**

Areas with **highest concentration** of seniors:



Diversity

Côte-des-Neiges is a neighbourhood full of diversity, partly due to its role as a landing pad for immigrants to Montréal. First-generation immigrants are highly represented in the area and over 25,000 residents are not citizens of Canada. The proportion of residents in Côte-des-Neiges who speak neither French nor English natively is twice that of Montréal. The neighbourhood is also home to many visible minorities, including 40% of the Montréal Filipino population.

There are a lot of cultures, but they are separate. It's more like a coexistence, there is not a lot of mixing.

Diversity is there, but not inclusion or solidarity.



8%

of Montréal residents are not citizens

26%

of Côte-des-Neiges residents are not citizens

45%

of residents of CdN speak neither English nor French

60%

of residents of CdN are first-generation Immigrants

54%

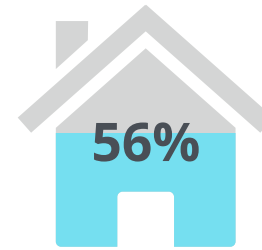
of residents of CdN are a visible minority

14%

of residents of CdN are Filipino

Housing

The homeownership rate in Côte-des-Neiges is less than half that of Montréal, while a higher proportion of residents of the neighbourhood live in unaffordable housing, spending more than 30% of their monthly income on housing. Please refer to the Housing Report companion piece for greater detail on the state of housing in Côte-des-Neiges and Montréal.



Montréal
homeownership
rate



Côte-des-Neiges
homeownership
rate

The quality and maintenance of housing units is so bad.

I hope my family can afford to buy our first home here!



In
Montréal

16%

of **owners**
and

36%

of **renters**
spend **more than 30%**
of their income on housing

In
Côte-des-Neiges

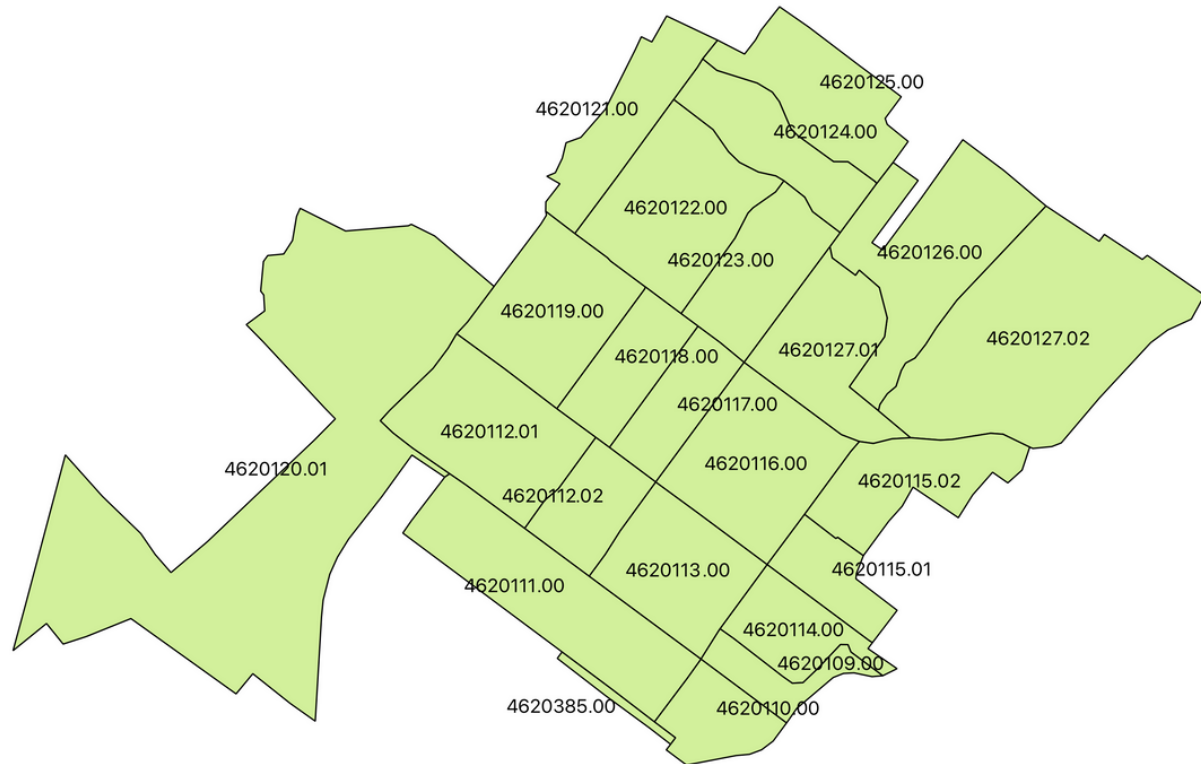
26%

40%

Appendix 1 - Relevant Census Tracts

We defined Côte-des-Neiges based
on the census tract numbers:

- 4620109
- 4620110
- 4620111
- 4620112.01
- 4620112.02
- 4620113
- 4620114
- 4620115.01
- 4620115.02
- 4620116
- 4620117
- 4620118
- 4620119
- 4620120.01
- 4620121
- 4620122
- 4620123
- 4620124
- 4620125
- 4620126
- 4620127.01
- 4620127.02
- 4620385



Appendix 2 - Organizations Involved in Blue Bonnets Consultations

