



# Villeray, Saint-Michel and Parc-Extension

## THE TERRITORY AND ITS POPULATION

Bordered to the north by Ahuntsic and Montréal-Nord and to the west by Town of Mount Royal, the borough of Villeray–Saint-Michel–Parc-Extension is home to 142,225 people. Although split up by many urban obstacles such as the Autoroute Métropolitaine, railroads and quarries, the territory has many assets: abundant commercial areas and public services and well-distributed public transit that is accessible from almost anywhere, except for some areas isolated by Saint-Michel’s two quarries. This territory also has many attractions and large-scale urban planning projects that include the former Jean-Talon railway station, the Jean-Talon Market, Jarry Park, TOHU, and the former Miron Quarry, which is set to become the city’s largest urban park.

Just like Montreal’s other central neighbourhoods, Villeray’s west sector and neighbouring areas are undergoing accelerated change caused by residential and institutional building developments, which are changing the urban environment and the population’s sociodemographic composition, as a more well-off populace is moving into the area. These projects include the Outremont campus of Université de Montréal, the conversion of the Clercs de Saint-Viateur residence into condominiums, and the residential revitalization of the Marconi-Alexandra sector in neighbouring La Petite-Patrie.

## COMMON CHARACTERISTICS AND DISTINCTIVE TRAITS

Made up of three neighbourhoods that have historically been working class and for renters (74%), Villeray–Saint-Michel–Parc-Extension is Montreal’s second largest borough in terms of population. Although some sectors are undergoing gentrification, many people in this area live with a low income (more than 47,000 residents).

Another distinguishing feature is the borough’s high ethnic and cultural diversity. The over 60,000 immigrants who live in this area represent nearly half of its population (44%, compared to 33% for Montreal). However, immigrants are not evenly spread throughout the territory, as Saint-Michel and Parc-Extension have percentages of immigrants (49% and 61%, respectively) that are much higher compared to Villeray (30%). For the island as a whole, these neighbourhoods are prime choices for immigrants, particularly recent immigrants. In addition to their ethnic and cultural diversity, Parc-Extension and Saint-Michel have many other common characteristics, such as high rates of children and families, a widespread low education level among the adult population, notable poverty, and other traits.

## SNAPSHOT OF THE TERRITORY

### Territory with many assets, despite a number of physical barriers

Abundant commercial areas and public services and good public transit service. Many attractions and large-scale urban planning projects.

### Second largest population out of all Montreal boroughs

Population of 142,225 residents: 57,370 in Villeray, 55,570 in Saint-Michel and 29,285 in Parc-Extension.

### High rate of poverty and major cultural diversity

47,000 people in the borough live with a low income. In terms of diversity, 60,000 people are immigrants, which represents 44% of the territory’s population (33% in Montreal). Higher percentages of immigrants in Parc-Extension (61%) and Saint-Michel (49%).

### Neighbourhoods with a high concentration of renters

For the borough as a whole, three out of four households are renters (64% in Montreal).

### A borough with the largest percentage of adults with a low education level

28% of people do not have a high school diploma (19% in Montreal). At 35% each, Saint-Michel and Parc-Extension have Montreal’s highest rate of people with a low education level.

# Villeray, Saint-Michel and Parc-Extension

## Villeray

With about 57,000 residents, Villeray is the territory's most populated neighbourhood. In contrast to the borough's other two neighbourhoods, Villeray has lower percentages than Montreal when it comes to youth under 14 years old (14%, compared to 15%) and families with children (58%, compared to 63%). Proportionately, more families in this neighbourhood are headed by single parents compared to Montreal.

Again in terms of demographics, the area has a notable percentage of adults (74%) that is quite above the Montreal average (69%). Villeray's high numbers of people living alone is another feature that distinguishes it from neighbouring areas and Montreal as a whole. Villeray alone has more people who live with this reality (13,110) than the borough's other two neighbourhoods combined (11,550), and many people who live alone in the neighbourhood are seniors.

Despite the ongoing gentrification process and a low-income rate that is comparable to Montreal's, one quarter of the neighbourhood's population, or 15,000 people, nevertheless live with a low income. The low-income rates for each age group are similar to the Montreal averages, with the exception of seniors, for whom the rate is much higher (32%, compared to 21% in Montreal).

Residential mobility is higher here than anywhere else in the borough, as half of the population moved in the past five years (Island of Montreal: 44%). In the east sector of the neighbourhood, vulnerability indices are higher than in the rest of the territory. For example, in Villeray's east end, 35% of people under 18 live with a low income, compared to 27% for the entire neighbourhood. This sector also stands out from Montreal and the rest of the territory through its high concentration of single-parent families (41%), members of visible minorities (37%), and immigrants (38%).

## Saint-Michel

A place for youth and families, Saint-Michel is an average-sized neighbourhood with 55,570 residents. Its distinguishing features include a large number of families with children (10,600), and their percentage is higher than that of Montreal (74%, compared to 63%). Single-parent families also represent a large percentage of these families (40%), which is higher than the Montreal average (33%). In keeping with the neighbourhood's family character, the area has a large percentage of youth, as 20% of the population is under 14 years old (15% in Montreal). Conversely, there are fewer adults, seniors and people living alone compared to Montreal.

Saint-Michel is a large cultural mosaic and one of Montreal's neighbourhoods most notable for its significant immigrant composition, as half the population are immigrants (27,000 people). When we include people with a more recent history of immigration, more than three quarters (76%), or 42,000 people, were born to first- or second-generation immigrants. This area has twice the number of people from visible minority groups compared to Montreal (59%, compared to 30%).

Long regarded as an important hub for newcomers, this district has experienced several successive waves of immigration of people from Italy, Haiti and, more recently, Northwest Africa. The community of people from Northwest Africa in the south-east part of the neighbourhood has created a new economic sector. Once considered an extension of Little Italy, the district has created space that attracts people from Algeria, Tunisia and Morocco due to the growing number of businesses owned by the Northwest African community.

## VILLERAY

### Low demographic weight of children and families

Percentages of youth and families with children lower than for the Island of Montreal: 14% of children under 14 years old (15% in Montreal). 58% of families with children (63% in Montreal).

Significant presence of adults in the neighbourhood: 74% of the population, compared to 69% in Montreal.

### Strong contingent of people who live alone

High rate of people living alone: 13,110 people, or 23%, compared to 18% in Montreal.

### One out of four people in Villeray lives with a low income, particularly people who live in the east sector

26%, or 15,000 people, are low-income individuals (Island of Montreal: 25%).

The poverty rate for seniors is higher than the Montreal average (32%, compared to 21%).

Higher rate of poverty in the east sector, particularly among individuals under 18, as 35% of people live with a low income in this area, compared to 27% for the rest of the neighbourhood and 28% in Montreal. This sector also has higher rates of single-parent families (41%), immigrants (38%) and visible minorities (37%) compared to the rest of the neighbourhood.

### Notable level of residential mobility

One out of two people has moved in the past five years (44% in Montreal).

## SAINT-MICHEL AND PARC-EXTENSION

### Neighbourhoods with youth and families

High percentages of children under 14: 20% in Saint-Michel and 19% in Parc-Extension, compared to 15% in Montreal.

### Percentages of families with children above the Montreal average

74% in Saint-Michel and 72% in Parc-Extension (63% in Montreal). Saint-Michel stands out through a high percentage of single parents (40%, compared to 33% in Montreal).

### Issues related to children's academic success

In Saint-Michel, one third of children start kindergarten without the tools they need to start their academic careers on the right foot (29% in Montreal).

# Villeray, Saint-Michel and Parc-Extension

In terms of its socio-economic characteristics, the neighbourhood has a number of poverty indicators that attest to the vulnerability of a large portion of its residents. More than one third of the neighbourhood's population (35%) lives with a low income, and these rates largely exceed the Montreal averages for all age groups (children and seniors). Children and young people in particular (aged 0 to 18) face poverty more than other groups: 41% live in a low-income household (28% in Montreal). In terms of education, school readiness is an issue of concern in the neighbourhood, as 33% of children who attend kindergarten do not have the tools they need to start school on the right foot, and the percentage of adults without a high school diploma (35%) is almost twice the rate in Montreal (19%). In fact, out of all Montreal neighbourhoods, Saint-Michel along with Parc-Extension have the highest rates in this area, as over 15,000 adults in the neighbourhood have a low education level. The neighbourhood also has a high percentage of renters (71%) compared to Montreal (61%), a rate that is nevertheless lower than in the borough's two other neighbourhoods.

While indicators show significant problems across the neighbourhood, the east sector of the territory has an even higher concentration of poverty. For example, the low-income rate is 58% among youth under 18, which is twice the rate in Montreal (28%). Single-parent families (43%), people from visible minority groups (71%), and the quite notable demographic weight of youth compared to elsewhere in the neighbourhood (25%) are other features that characterize this sector.

## Parc-Extension

Although Parc-Extension only has a population of 29,000, this neighbourhood is the most densely populated in the Greater Montreal area (nearly four times the average population density for the entire island). In fact, Parc-Extension's socio-economic indicators make it one of Canada's poorest neighbourhoods. For all Montreal neighbourhoods combined, it is ranked first for poverty, with a rate of 44%, or 12,725 people who live with a low income. Even more telling is that 51% of children under 18 live in a low-income household, while one third of seniors live with a low income as well.

The demographic structure of Parc-Extension is similar to that of Saint-Michel in terms of the high percentages of families with children (72%) and children under 14 years old (19%) along with the under-representation of adults and seniors. In contrast to Saint-Michel, two-parent families outnumber single-parent families (30% single-parent families compared to 40% in Saint-Michel).

Another notable feature is the neighbourhood's population of immigrants (61%) and people from visible minority groups (63%), whose rates are the highest for all Montreal neighbourhoods together. Known for its cultural diversity, Parc-Extension continues to be a sector of choice for newcomers. Newcomers in Parc-Extension rank second for all Montreal neighbourhoods in terms of total population (14%), after Côte-des-Neiges (18%). Unlike the other two neighbourhoods in the borough, more than half of recent immigrants here come from Asian countries such as India, Sri Lanka, Pakistan and Bangladesh.

## Neighbourhoods with great cultural diversity

Parc-Extension is the Montreal neighbourhood with the highest concentration of immigrants (61%). The rate in Saint-Michel is also high: 49%, compared to 33% in Montreal.

Significant presence of visible minorities: 63% in Parc-Extension and 59% in Saint-Michel (30% in Montreal).

## Neighbourhoods that are popular among newcomers

Immigrants who have recently arrived in the country: 14% in Parc-Extension and 12% in Saint-Michel (8% in Montreal).

## Some of the most disadvantaged neighbourhoods on the Island of Montreal, especially Parc-Extension and the east sector of Saint-Michel

A large swath of the population lives with a low income: 44% in Parc-Extension and 35% in Saint-Michel (25% in Montreal).

Low-income rates among children aged 0 to 5 particularly high: 51% in Parc-Extension and 42% in Saint-Michel (29% in Montreal).

Poverty very common among people aged 65 and over: 33% in Parc-Extension and 30% in Saint-Michel (21% in Montreal).

In the east sector of Saint-Michel, the low-income rate among youth under 18 is 58%, or twice the Montreal average (28%). The sector is characterized by rates of single-parent families (43%), young people (25%) and members of visible minorities (71%) that are higher than in the rest of the neighbourhood.

## Housing is a major challenge, particularly in Parc-Extension

22% of rental units in Parc-Extension are considered too small.

A considerable percentage of households spend a large portion of income on housing, despite lower rents in this sector: 44% of households spend more than 30% of their income on housing, compared to 41% in Montreal.

*Demographic and economic data: 2011 Census, National Household Survey, Québec Survey of Child Development in Kindergarten (QSCDK 2012).*

# Villeray, Saint-Michel and Parc-Extension

This territory's incredible ethnic and cultural diversity translates into a linguistic diversity as well, as 78% of the population speaks neither French nor English as a first language. Twice as many residents in Parc-Extension speak neither French nor English (11%) in comparison to the borough as a whole (6%). This lack of knowledge of Canada's official languages, which is due to high numbers of recent immigrants, means that a significant segment of the population has a hard time integrating into the job market.

Living conditions in this sector are also a cause for concern and are yet another reflection of the neighbourhood's economic vulnerability. Although the average rent is lower than in Montreal and elsewhere in the borough, a higher percentage of renter households in the neighbourhood (44%) spend too much of their income (30% or more) on rent. Community stakeholders have focused on a number of other aspects related to housing, such as safety and access to housing of a sufficient size. In fact, 22% of rental units are considered too small in this neighbourhood, which is home to many large families.

## COMMUNITY DYNAMICS AND PARTNERSHIPS

### Villeray

In Villeray, Centraide is supporting 12 agencies and projects, including a local roundtable, for a total investment of \$1,236,785. Among the organizations that it supports, five act locally, two work on a supra-regional level, and the other two have a regional focus.

With a tradition of advocating for and defending rights, agencies in Villeray have strong roots in their community. Community agencies in Villeray focus primarily on the centre and west parts of the neighbourhood. Local stakeholders are concerned by diverse issues and needs, such as food security, consumer awareness and education, youth prevention, and the integration of women.

With its solid experience in community outreach, Villeray created a local roundtable almost twenty years ago (Conseil communautaire de Villeray) to facilitate and lead collective work. In 2007, community stakeholders conducted a first strategic planning exercise in social development, which gave rise to "Villeray dans l'Est", a collective project whose aim was to meet the immense needs of the population in the east sector of the neighbourhood.

In the past few years, these social stakeholders have redefined their consultation and coordination structure by creating a community development corporation (CDC Solidarités Villeray) to encourage the community to take action. The next step will be to update the neighbourhood's shared development vision and establish an integrated action plan for the coming years.

## INVESTMENT FROM CENTRAIDE OF GREATER MONTREAL 2015-2016

### VILLERAY

#### Living conditions

- ACEF du Nord de Montréal
- Action Travail des Femmes du Québec\*
- Maison de Quartier Villeray

#### Community development

- CDC Solidarités Villeray
- CDC Solidarités Villeray – Villeray dans l'Est
- Projet de rapprochement interculturel de Villeray (project completed in March 2016)

#### Youth and families

- Créations etc..., programme Projet Rousselot
- Pact de rue, projet ado communautaire en travail de rue
- Première Ressource, aide aux parents\*

#### Neighbourhood life

- Centre des femmes d'ici et d'ailleurs
- Maison des grands-parents de Villeray (La)
- Patro Le Prevost

# Villeray, Saint-Michel and Parc-Extension

## Saint-Michel

In Saint-Michel, 12 agencies and projects, including the local roundtable, receive a total of \$1,134,544. Two of these agencies have a regional mandate that extends far beyond the neighbourhood and across the island. These agencies are very active in their communities and are involved in different areas of action. However, they are particularly concerned with the development of youth potential, family support, citizen participation and food security.

As a catalyst of community dynamics, the Vivre Saint-Michel en santé (VSMS) local roundtable engages community stakeholders and has been actively promoting Saint-Michel's urban and social revitalization project since 2004. This project has helped not only to establish a shared vision and lay the groundwork for innovative projects but also to reinforce the community's ability to take action to mobilize stakeholders and implement the neighbourhood's action plan.

Recently, VSMS started a second strategic planning process to create its 2014-2018 social development plan. As an experiment, funders and other local partners have been invited to fully participate in this reflection process. The idea is that everyone will be able to take ownership of the community's social issues, assess progress made since the beginning of the 2000s, explore innovative and complementary funding strategies to implement the neighbourhood plan, and help identify the community's best avenues for action. Thanks to a dynamic neighbourhood roundtable and active contributions from agencies, Saint-Michel's collective work serves as an example of an integrated territorial approach for other neighbourhoods.

## Parc-Extension

In 2015-2016, Centraide is supporting two local agencies, a mobilization project and a skills development initiative for a total investment of \$302,190. Although they receive support from a relatively limited network of agencies, community groups in Parc-Extension are nevertheless actively working to improve living conditions in the neighbourhood and develop youth potential.

While the coordination and partnership dynamics in Parc-Extension essentially revolve around sectoral tables, they have been constantly growing in strength since 2012. Stakeholders' greater willingness to work together could also change the community dynamics in the next few years. Although the neighbourhood roundtable is still in its infancy, the community's social stakeholders are currently working to turn this roundtable into an additional mechanism to fight poverty and social exclusion and meet the community's immense needs.

An approach that involves a number of funding partners will not only better support the community but also get stakeholders in Parc-Extension to work together on new funding strategies. Engagement and reinforcement initiatives for community structures have also been created in the past few years. It now seems that the right conditions are in place for the community to continue strengthening its ability to play a leadership role and find the right solutions for the territory's multiple challenges.

## SAINT-MICHEL

### Living conditions

- Mon Resto Saint-Michel
- Mon Resto Saint-Michel — Projet Moisson
- Parrainage civique les Marronniers
- Suicide Action Montréal\*

### Community development

- 1,2,3 GO! Saint-Michel — Femmes-Relais
- Vivre Saint-Michel en santé
- Vivre Saint-Michel en santé — Social Development Plan for Saint-Michel

### Youth and families

- Joujouthèque Saint-Michel
- Maison d'Haïti

### Neighbourhood life

- Carrefour populaire de Saint-Michel
- Centre communautaire Rendez-vous 50+
- Centre éducatif communautaire René-Goupil

# Villeray, Saint-Michel and Parc-Extension

## ISSUES THAT ENGAGE CENTRAIDE

### Villeray

#### Engaging stakeholders in a common social development vision

- Since the last strategic planning process (2007), the Villeray neighbourhood has transformed and new sociodemographic realities have emerged. This shared social development vision must therefore be updated to meet new challenges in the community. Centraide will remain attentive to the needs expressed by the neighbourhood roundtable as part of this exercise.
- As we wait for the results of the neighbourhood's strategic planning process, Centraide will maintain its investment with social stakeholders who are working to fight poverty and social exclusion in the areas that are in line with its strategic orientations. Centraide will also pay particular attention to the strengthening of services in the east sector (Villeray dans l'Est), particularly to the role played by the agencies that it supports and who are engaged in this collective project.

### Saint-Michel

#### Implementation of the collective social development action plan

- Centraide-supported agencies will be called upon to address and help with a number of issues prioritized by the community: family and early childhood, food security, housing, academic perseverance and citizen involvement. Centraide will support the implementation and evaluation of the new social development plan in terms of both the process and its outcomes.

#### Improvement of housing conditions

- The neighbourhood has to deal with huge housing needs, particularly regarding accessibility and safety. In collaboration with the community, Centraide will pay attention to the practices and strategies required to address and support improved housing conditions for vulnerable people.

### Parc-Extension

#### Reinforcement of the community and its ability to act

- In addition to going through accelerated change, Parc-Extension also faces many social issues surrounding living conditions, academic success, and the welcoming and integration of immigrants. In this context, Centraide will continue to act strategically by supporting the development—in collaboration with all of the community's financial partners—of Parc-Extension's ability to take action. Here, Centraide wants to support the right conditions that will lead to community action that is both structured and results-oriented.

## PARC-EXTENSION

### Living conditions

- Comité d'action de Parc Extension

### Community development

- Emerging neighbourhood roundtable
- Project to identify needs and reinforce skills

### Youth and families

- Park Extension Youth Organization (PEYO)