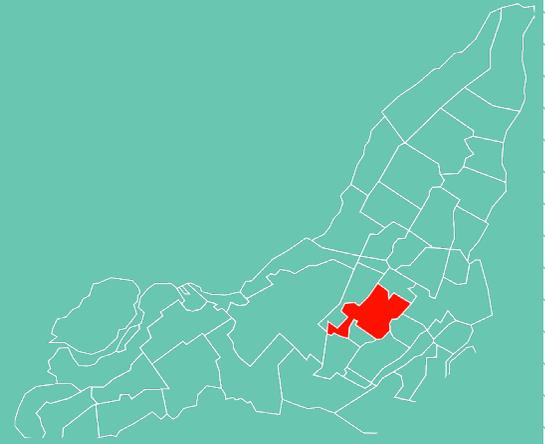


Côte-des-Neiges



THE TERRITORY AND ITS POPULATION

Côte-des-Neiges is bordered to the northeast by Outremont and the Town of Mount Royal, to the northwest by Saint-Laurent, to the west by Hampstead and Côte-Saint-Luc, and to the south by Notre-Dame-de-Grâce and Westmount. Built in 1966, Autoroute Décarie breaks up the neighbourhood's urban landscape. Côte-Sainte-Catherine Road runs through Côte-des-Neiges and sections off its northern and southern neighbourhoods. Administratively, Côte-des-Neiges and Notre-Dame-de-Grâce merged in 2002 to become a single borough.

Côte-des-Neiges is considered the neighbourhood of nations, students and even institutions. With nearly 100,000 residents, it is one of the most populated areas on the Island of Montreal. Historically, Côte-des-Neiges has been home to many communities of immigrants. Although it used to have a strong core of Francophones, Anglophones and people with an Irish background, the area has since changed with different waves of immigration. The Jewish community has had a foothold in the territory since 1930, when Côte-des-Neiges was experiencing great growth with the construction of Université de Montréal.

The neighbourhood attracts newcomers in droves, as 14% of its population are recent immigrants—a rate that is twice as high as the Montreal average. Over half the population (54%) is a member of a visible minority. Within this mosaic, some cultural and religious communities are more strongly represented than others. This is the case not only for the Filipino, Jewish and Black Anglophone communities but also for people from Eastern Europe, North Africa, Latin America and Southeast Asia. Côte-des-Neiges is therefore a neighbourhood with high social and cultural diversity, where the issues of social inclusion and access to public services and resources and to decent housing and quality jobs represent major challenges. What's more, the university attracts many students for whom the neighbourhood is simply a temporary home.

In Côte-des-Neiges, the high number of low-income individuals (29,380, or a third of the population) face great obstacles. The most noticeable aspect of poverty is the lack of material wealth, as the unemployment rate is higher than the Montreal average, while the average individual income is one of the lowest on the island. Côte-des-Neiges also has the highest percentage of poor workers out of all Montreal neighbourhoods at one out of five workers (19%), or nearly 5,000 people. However, the territory does have many strengths, including a relatively young and educated population, the presence of several regional institutions (universities, hospitals), a multitude of community resources and an integrated university health and social services centre (CIUSSS) that has developed expertise in care and services for a multi-ethnic population.

One territory, two realities

The territory's ghettoized urban configuration as well as the socioeconomic divisions between upper and lower Côte-des-Neiges, which are bordered by Côte-Sainte-Catherine Road, translate into very different realities between these sectors. The south sector, commonly called "upper Côte-des-Neiges," is the territory of students and institutions. The population is highly educated, a high percentage of people live alone (23%, compared to 16% in lower Côte-des-Neiges), and residential mobility is high as well.

The north sector, or "lower Côte-des-Neiges," represents approximately 60% of the territory's population. This area has a higher concentration of immigrants, allophones and members of visible minorities, and there are twice as many families with children compared to the south part of the territory.

SNAPSHOT OF THE TERRITORY

Second most populated sector on the Island

Total population of 99,045 people.

Neighbourhood with a diverse population in many aspects and that is home to many institutions.

Major and recent immigration, particularly in the north sector

One out of two residents is an immigrant: 52%, compared to 34% in Montreal.

83% of the population was born outside the country or has at least one immigrant parent (Montreal: 59%).

Percentage of recent immigrants twice as high as the Montreal rate: 14%, compared to 7% in Montreal.

Twice as many immigrants in the north compared to the south in terms of both the entire immigrant population and recent immigrants.

Clear ethnocultural and language diversity

Strong presence of members of visible minorities

54% are members of a visible minority group (Montreal: 33%).

One out of eight people in the territory belongs to the Filipino community (14% or 13,630), and one out of nine belongs to the Black community (11% or 10,145).

Members of the Arabic and South Asian communities represent 9% and 6% of the population, respectively.

Nearly half the population is allophone

46% of people speak neither French nor English as their first language (Montreal: 33%). In the north sector, this rate is 55%.

Francophones are the minority, but the percentage of Anglophones is close to the Montreal average

29% speak French as their mother tongue (Montreal: 46%).

19% Anglophones (Montreal: 16%).

Poverty across the territory

Nearly one out of three people (30%, or 29,380 people) lives on a low income (Montreal: 21%). These percentages are similar in the north and south part of the territory (31% and 32%, respectively).

Poverty affects children aged 0 to 5 years in particular: 29% (Montreal: 23%).

Seniors are also more likely to have a low income: 29% (Montreal: 21%).

Côte-des-Neiges

Housing: A core issue for the community

The Côte-des-Neiges territory has many complex problems related to housing. For a number of years, community action has focused on fighting substandard and run-down rental units, and stakeholders have lobbied for access to affordable housing. Many of these initiatives involve collaboration between community and institutional stakeholders. Concrete improvements to the living conditions of underprivileged people remain a target goal, and this has translated into work, for example, to eradicate slums in the territory or transform them into social housing.

Residential development is ongoing in the peripheral areas of the territory and in adjacent sectors. The construction of the future Université de Montréal campus in the former Outremont yards as well as residential developments and the conversion of industrial space in Mountain Sights (in the area known as "Le Triangle") are creating pressure on the rental market, where renters make up a very high rate of the population (79%). It is increasingly difficult for vulnerable people and families to access adequate and affordable housing, particularly in the north-east and north-west sectors of the territory, and especially in Mountain Sights. Across the territory, there is a lack of land to build new and affordable housing units.

In the past ten years, gentrification has accelerated in Côte-des-Neiges, as available land has mainly been used for luxury condominium developments. Le Triangle is a particular example of this phenomenon: from 2008 to 2017, over 2,500 condos and private rental units were built, compared to about 200 social housing units. Community stakeholders are greatly concerned by this issue, as the territory has become less and less accessible to highly vulnerable populations. Issues of social diversity are also at play in this sector when it comes to managing neighbourhood relations. The residential redevelopment of the Blue Bonnets site in the north-west sector will result in about 8,000 new housing units. For a few years, this project has been a prime focus for community stakeholders, who would like a significant part of the site to be used to create social housing. However, for various reasons, this project has been slow to materialize.

COMMUNITY DYNAMICS AND PARTNERSHIPS

Community infrastructure

Centraide of Greater Montreal supports 13 agencies, for a total investment of nearly \$2.2 million in 2018-2019. The territory has over 50 community agencies and about 40 organizations and associations for members of various cultural communities. This is a result not only of the neighbourhood's high cultural diversity but also its overall community approach.

In Côte-des-Neiges, many communities have their own community services that work against the backdrop of dominant community initiatives. With some exceptions, most of these ethnocultural organizations have few tools and receive little financial support. This situation does not promote collaborative and inclusive engagement or the emergence of a shared vision or collective action. In fact, it perpetuates independent channels that limit the impact for investment in community development.

Leadership and local engagement

In recent years, the complexity of issues and social problems as well as the different intervention processes put forward have led community, institutional, and political partners to work together to find common solutions.

This collaboration has become very fruitful in the areas of housing and education. While many types of constraints abound, new protocols and practices have nevertheless concretely improved the living conditions of some residents and reinforced partner relationships.

The Corporation de développement communautaire (CDC) de Côte-des-Neiges, which serves as the neighbourhood roundtable, is a central stakeholder in the territory's social life. Its deep roots and legitimacy allow it to play an increasingly significant role in this context. In the past year, the organization has tackled the challenge of bringing social stakeholders together to define a common vision that transcends different community structures and to create an integrated social development plan for the territory. In spring 2018, the Côte-des-Neiges community adopted a new strategic neighbourhood plan through an ambitious process that involved diverse partners, such as residents, community agencies, institutions, and elected officials. The plan is structured around a number of priority issues, such as improving access to quality jobs, promoting affordable housing, fighting substandard housing, breaking down language barriers, and promoting access to the essentials for residents.

Demographic weight of young adults higher than in Montreal

People aged 20 to 39 make up 36% of the Côte-des-Neiges population (Montreal: 31%). Université de Montréal explains this high percentage of young adults.

Adult population significantly more educated compared to Montreal

41% of the population has a university degree (Montreal: 33%).

12% do not have a high school diploma (Montreal: 17%).

A territory of renters and high residential mobility

79% of households across the territory are renters. This percentage reaches 83% in the south part of the territory (Montreal: 60%).

Half of all households (51%) have moved in the past five years (Montreal: 43%). In the south part of the territory, this rate reaches 56%. One reason for this is the large student population.

Housing: An unavoidable concern

Housing is often cramped: 18% of units are not big enough for the number of occupants (Montreal: 8%).

Nearly half of housing units (46%) were built before 1960 (Montreal: 38%).

41% of renter households in the territory dedicate a high percentage of their income (30% or more) to rent, which is a little higher than the Montreal average (37%). Across the Côte-des-Neiges-Notre-Dame-de-Grâce borough, this reality affects one out of three families with children (33%, compared to 29% in Montreal).

Residential development reshaping the territory

Conversion of industrial space into luxury condominiums in the north-east part of the territory and in Mountain Sights (Le Triangle sector).

Planned construction of 8,000 housing units at the Blue Bonnets site in the coming years.

Percentage of people living alone equal to the Montreal average but higher among seniors

18% of people in the territory live alone (Montreal: 18%). In the south part, this rate reaches 23%.

Among seniors, 42% live alone (Montreal: 36%).

Ageing of the population less pronounced than in Montreal

Percentage of youth under 15 (16%) higher than that of seniors (14%); the gap is smaller for the Island of Montreal (16%, compared to 17%).

Many families with children are concentrated in the north part of the territory

15,225 families with children in the territory (rate of 67%, compared to 63% in Montreal).

Seven out of ten families live in the north part of Côte-des-Neiges.

Percentage of single-parent families close to the Montreal average

One out of three families (32%, or 4,870 families) is headed by a single parent (Montreal: 33%).

Sociodemographic and economic data: 2016 Census; Pour des logements salubres et abordables : rapport du directeur de santé publique de Montréal (2015).

Côte-des-Neiges

ISSUES THAT ENGAGE CENTRAIDE

As part of its territorial approach, Centraide will closely follow or pay particular attention to funding requests that are in line with the issues defined for Côte-des-Neiges.

Centraide will focus on programs and projects that will maximize its investment and increase the community's ability to meet the social challenges involved in the fight against poverty. These issues include:

- **Engagement and strategic planning for the territory**
As the territory has created an integrated strategic plan, Centraide will continue its support to implement this plan, particularly through promising initiatives of the Collective Impact Project (CIP). Citizen mobilization and social stakeholders' commitment to an intersectoral and multinetwork approach are essential conditions to achieve the social transformation goals that the territory has set for itself. Centraide will pay particular attention to how social stakeholders are applying a collective and integrated approach to develop innovative solutions to address these complex and interconnected social issues. Centraide will also look at issues related to the complementarity of available resources and services.
- **Collective action in vulnerable sectors**
The Côte-des-Neiges territory has geographical sectors with a higher concentration of poverty that are known for substandard housing, food insecurity, a high unemployment rate, and the presence of vulnerable youths and families. To effectively fight poverty and social exclusion in the territory, Centraide wants to support collective initiatives around comprehensive action to reach vulnerable people in the target areas to help them develop their full potential.
- **Housing: A complex and unavoidable problem**
Centraide will continue to support housing initiatives that concretely improve the living conditions of people in difficulty, particularly when it comes to decent and affordable housing. Centraide wants to encourage and reinforce partnerships in the area of housing to foster innovative, lasting and developmental solutions for the community. Initiatives supported by Centraide through the CIP are being deployed locally and regionally to remove any systemic (institutional, economic, political, etc.) barriers to housing.
- **Diversity and inclusion**
In the Côte-des-Neiges context, all agencies need in-depth knowledge of the population's needs and realities in order to adapt their strategies and initiatives. Centraide has reconfirmed its desire to support inclusive practices in the fight against poverty in the context of cultural diversity and in relation to governance, management, organizational cultural and citizen participation.
- **Intervening early by supporting vulnerable families**
In a territory where a high number of children experience poverty, Centraide will focus on family well-being initiatives, such as projects that relate to academic perseverance, food security, access to affordable housing, the fight against substandard housing, and access to quality jobs for parents. Particular attention will also be paid to initiatives that address youth issues.

INVESTMENT FROM CENTRAIDE OF GREATER MONTREAL 2018 - 2019

Community development

- Corporation de développement communautaire de Côte-des-Neiges

Inclusion

- Projet Genesis
- PROMIS (PROMotion, Intégration, Société nouvelle)
- Service d'interprète, d'aide et de référence aux immigrants (SIARI)

Living conditions

- MultiCaf Community Cafeteria and Food Bank
- Organisation d'éducation et d'information logement de Côte-des-Neiges (OEIL)

Neighbourhood life

- Centre communautaire de loisir de la Côte-des-Neiges
- Côte-des-Neiges Black Community
- Cummings Centre
- Mountain Sights Community Centre

Youth and families

- Agence Ometz
- Baobab familial
- Camp B'Nai Brith*

* Regional vocation