



Lachine

THE TERRITORY AND ITS POPULATION

The borough of Lachine, which became part of the City of Montreal in the 2002 municipal mergers, extends west from downtown Montreal along the shores of Lac Saint-Louis. This Centraide territory is bordered by the Lachine Canal and Lac Saint-Louis to the south, by the boroughs of Saint-Laurent and Côte-Saint-Luc to the north, the municipality of Dorval to the west, and Montreal West and LaSalle to the east, and it is bisected by Autoroute 20. The northern part of the borough consists primarily of an industrial park, while the southern part is mainly residential. The borough is divided by major roads and railways that have created ghettoized areas, specifically in Duff Court and Saint-Pierre.

With close to 45,000 residents, Lachine is an average-sized borough with a large number of families with children and a gradually ageing population, which is similar to the situation across the Island of Montreal. While a recent phenomenon, immigration to the area has grown rapidly, although the percentage of immigrants is still below the Montreal average (23%, compared to 34% in Montreal). According to local actors, several hundred asylum-seeking migrants have settled in the neighbourhood in recent years.

While poverty indicators for Lachine as a whole (such as the low-income rate or the percentage of people living alone) are close to the Montreal average, some statistics (such as the number of single parents or adults with low education) are higher. The incidence of poverty is particularly high in Duff Court and Saint-Pierre.

Duff Court

Located on rue Duff Court, between 14e Avenue and 24e Avenue, and home to 2,700 residents, this area is known for the large number of low rental housing units (HLMs) in Place Lachine, one of the largest low-rental housing complexes in Canada. The built environment also features aging and substandard rental housing stock. The borough is ghettoized and underprivileged and has a high number of families with children (82%), immigrants (32%), newcomers (10%) and members of visible minorities (47%).

The borough's vulnerability indicators are much higher than the Montreal average. For example, nearly two thirds of families are single-parent households (33% in Montreal), more than one in three adults does not have a high school diploma (17% in Montreal), more than one in two is a low-income individual (21% in Montreal) and the five-year residential mobility rate is 47% (43% in Montreal). Poverty particularly affects seniors (38%) and young children (66%). Of all the sectors on the Island of Montreal, Duff Court has one of the highest concentrations of 0-5 year-olds living in a low-income family.

SNAPSHOT OF THE TERRITORY

Average-sized neighbourhood with a growing population

Total population of 44,490

In 2011-2016, significant population growth: +6.9% (Montreal: + 2.9%).

The roads and railways that criss-cross the borough have created ghettoized areas

Lachine consists of 4 distinct neighbourhoods: Duff Court: 2,730 residents; Saint-Pierre: 5,230 residents; Lachine-Est: 21,400 residents; Lachine-Ouest: 15,130 residents.).

Large number of families with children and a gradually ageing population, similar to the Montreal situation

65% of families in Lachine have children (Montreal: 63%). In Duff Court and Saint-Pierre, the percentages are 82% and 69% respectively.

While the percentage of young people slightly exceeded that of seniors in 2006, the neighbourhood now consists of 16% of 0-14 year-olds, and 17% of people 65 and over, which is similar to the Montreal percentages.

However, in Duff Court and Saint-Pierre the situation is reversed, with more 0-14 year-olds than seniors: 0-14 year-olds: 21% and 18% respectively; 65 and over: 17% and 11% respectively.

Growing cultural diversity, although the demographic weight of immigrants is still well below the Montreal average

In 10 years, the number of immigrants has jumped by 45% (Montreal: 15%). In 2006, immigrants represented 16% of Lachine's population; today, they represent 23% (34% in Montreal).

Demographic weight of recent immigrants below the average Montreal

Recent immigrants make up 5% of the neighbourhood's population (Montreal: 7%). →

Lachine

Saint-Pierre

Located in the northeastern part of Lachine, the neighbourhood of Saint-Pierre has 5,200 residents. This former city is physically separated from the rest of the borough, and surrounded by major pieces of transportation infrastructure (overpasses, autoroutes and railways), which restrict people's ability to move between neighbourhoods. In addition to major urban development issues, the area has to deal with: a deteriorating built environment and few commercial services. Some parts of Saint-Pierre could be classified as food deserts.

While Lachine is generally considered an affordable place to live, 40% of Saint-Pierre renter households spend more than 30% of their income on rent, making it difficult for them to meet other basic needs. In Saint-Pierre, more than one in four people lives on a low income (21% in Montreal). As in Duff Court, poverty particularly affects young children (29%) and seniors (30%); the latter group is also more likely to live alone (45%). The situation is aggravated by other vulnerability indicators such as single parenthood and adults with low education.

Lachine-Est

With more than 21,000 residents, Lachine-Est is the borough's most densely populated neighbourhood. For the past 10 years, it has been steadily transforming through sustained residential development and strong population growth. This process will speed up with the construction of over 4,000 housing units, turning the former industrial hub along the Lachine Canal into a residential area. Despite the neighbourhood's strengths, it nevertheless has the most low-income individuals (more than 4,000). As in Saint-Pierre and Duff Court, Lachine-Est has a higher low education rate (22%) and more single-parent families (41%) than the Montreal averages (17% and 33% respectively).

For many years now, Lachine stakeholders have focussed their attention on Duff Court, Saint-Pierre and Lachine-Est. This focus has given rise to a number of community initiatives – many of which have received Centraide support – that have improved services by creating new resources or tailoring existing ones to resident needs.

COMMUNITY DYNAMICS AND PARTNERSHIPS

Lachine's network of community agencies is small but very active. An integrated approach brings local actors together to share resources and coordinate initiatives. While they currently work primarily inside the borough, Lachine agencies are open to developing new partnerships and working with external agencies.

The Concert'Action Lachine community round table has about 30 members and plays a leading role in coordinating the joint actions of a number of local social development actors. Launched in 2002, the round table oversees the work of nine committees and smaller round tables and ensures the implementation of the 2017-2022 Community Plan developed during the process entitled Ensemble pour un quartier qui me ressemble – Our voice for Lachine. The community plan focusses on five major issues – access to healthy food, integrating vulnerable populations, improving living conditions in vulnerable areas, community services and businesses, and academic success and socio-professional integration – and is currently on track to meet the established objectives.

However, the percentage of newcomers is significantly higher in Duff Court (10%).

Significant ethno-cultural diversity in Duff Court and Saint-Pierre

While the proportion of immigrants in Lachine is below the Montreal average, they make up a greater percentage of the Duff Court and Saint-Pierre populations: 32% and 27% respectively.

People from visible minority groups also make up a greater percentage of the Duff Court and Saint-Pierre populations: 47% and 36% respectively. The black community is the largest visible minority group in Lachine (11%). In Duff Court and Saint-Pierre, these numbers rise to 28% and 15% respectively (Montreal: 10%).

Lachine's varied socio-economic characteristics Low-income rates for the whole neighbourhood comparable to Montreal averages

The low-income rate for all of Lachine is the same as the Montreal average (21%) but slightly higher for young children (25%, compared to 23% in Montreal) and for seniors (24%, compared to 21% in Montreal).

Nearly one in five people lives alone (19%, compared to 18% in Montreal). The rate for seniors is 40% (Montreal: 36%).

Rate of single parenthood and adults with low education higher than in Montreal

The rate of individuals 15 and over who do not have a high school diploma (21%) is higher than in Montreal (17%).

21% of individuals aged 15 and over do not have a high school diploma (Montreal: 17%).

38% of Lachine families are single-parent households (Montreal: 33%).

Concentrated poverty in certain areas of Lachine

Poverty in Duff Court significantly higher than in Montreal

55% of the total population, 66% of 0-5 year-olds, and 38% of senior residents live on a low income (Montreal: 21%, 23% and 21% respectively).

While lower than those previously mentioned, the percentage of seniors affected by poverty in Saint-Pierre and Lachine-Est (30% and 28% respectively) is still higher than the Montreal average; also, nearly one in three young children (29%) lives in a low-income family in Saint-Pierre.

High rates of single parenthood and low education common to Duff Court, Saint-Pierre and Lachine-Est

62% of Duff Court families and 41% of those in Saint-Pierre and Lachine-Est are single parent households (Montreal: 33%).

Lachine

Local actors are proud of their hard work over the past few years to address a number of major issues, and the resulting achievements. Lacking the necessary resources to provide services and support to a culturally diverse population, they have nevertheless adapted to accommodate and meet the needs of newcomers, including a number of asylum-seeking migrants. Stakeholders in all sectors responded to the urgent need for action and set up a support network for them.

Another part of the stakeholder response was to resurrect the TRAIL round table (Table de réflexion et d'actions interculturelles de Lachine) in order to help people from different ethno-cultural communities feel at home in the neighbourhood. TRAIL is already working on a socio-demographic profile of the immigrant population, so they can decide what course of action they should take. Other notable initiatives include the efforts by a number of stakeholders to help set up a sustainable food security system in the most vulnerable areas, and getting all local stakeholders involved in developing the industrial wastelands in Lachine-Est.

In 2019-2020, Centraide is making a total investment of \$838,445 to support ten Lachine agencies and projects, including the community round table.

ISSUES THAT ENGAGE CENTRAIDE

The community's ability to welcome and include immigrants

Growth in the immigrant population has prompted local agencies and the community round table to develop strategies that combat poverty and social exclusion, that are tailored to the community's changing demographics and that address immigrant-specific issues. To help all residents become fully involved in their community, Centraide will focus on supporting agencies as they develop an approach and practices that are intercultural in nature and work towards reflecting the neighbourhood's ethnic and cultural make-up in every aspect of the services they offer.

Work in ghettoized areas with a high concentration of poverty

Lachine stakeholders continue to focus on improving living conditions in vulnerable areas. Centraide will align itself with the objectives of the 2017-2022 Community Plan and support existing services and projects that encourage pooling resources to reach the vulnerable populations in Duff Court, Lachine-Est and Saint-Pierre. Centraide will also continue to engage with local stakeholders to better understand and better meet the needs of people living in pockets of poverty such as Louis-Paré and Ivan-Franko.

Strengthening strategies to improve living conditions: taking care of the essentials

— Food Security

As part of the Collective Impact Project (CIP), community actors are working hard to set up a sustainable food security system to ensure people living in the in the most vulnerable areas have better access to fresh fruits and vegetables. Centraide will encourage community players to think about the strategies and tools that would solidify the progress made in recent years, and also strengthen the spirit of evaluation and learning the initiative gives rise to.

— Housing

A number of stakeholders have expressed concerns about the community's collective ability to meet its housing needs. In terms of helping people who are struggling with these problems, the action on such issues as poor living conditions, access to housing or tenant rights has been relatively ineffective. Centraide will therefore focus on complementary initiatives and strategies that could strengthen the community's ability to meet the housing needs of the more vulnerable residents.

37% of adult Duff Court residents do not have a high school diploma, a significantly higher rate than in Montreal (17%). Low education rates in Saint-Pierre (28%) and Lachine-Est (22%) are also above the Montreal average.

School readiness: a significant issue in Lachine's disadvantaged neighbourhoods

In Lachine, 34% of young children start kindergarten without the basic school-readiness skills (Montreal: 29%). These rates are well above the island average in Saint-Pierre, Duff Court and Lachine-Est (34%, 37% and 38%, respectively).

High rates of renter households and high residential mobility in Duff Court

57% of Lachine households are renters (Montreal: 60%) and 42% of residents have moved in the last five years (Montreal: 43%).

Some neighbourhoods stand out due to the high percentage of renter households (95% in Duff Court) and residential mobility (47% in Duff Court and Lachine-Est).

In Saint-Pierre, 40% of households spend too much (30% or more) on rent (Montreal: 37%).

Demographic and economic data: 2016 Census; Québec Survey of Child Development in Kindergarten (QSCDK 2017); Centre intégré universitaire de santé et de services sociaux (CIUSSS) du Centre-Sud-de-l'Île-de-Montréal, 2019.

INVESTMENT

FROM CENTRAIDE OF GREATER MONTREAL 2019-2020

Neighbourhood life

- Comité de vie de quartier Duff-Court (COVIQ)
- Lachine Senior Citizen Resources (The Teapot)

Community development

- Concert'Action Lachine

Living conditions

- Carrefour d'entraide Lachine
- Carrefour d'entraide Lachine—Saint-Pierre
- Comité logement Lachine-LaSalle
- Service alimentaire Lachinois (Collective Impact Project CIP)

Youth and families

- Centre multi-ressources de Lachine
- Fondation de la Visite (La) – Lachine
- La P'tite Maison de Saint-Pierre