



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, with 144,000 residents, the borough of Villeray–Saint-Michel–Parc-Extension has the second-largest population of any borough in the City of Montreal. Although divided by infrastructure such as the Autoroute Métropolitaine, railroads and quarries, the territory has many assets: numerous shopping districts and public services and good public transit throughout most of the borough, with the exception of the ghettoized areas created by Saint-Michel’s two quarries. The territory also has many attractions and large-scale urban planning projects that include the former Jean-Talon railway station, Jean-Talon Market, Jarry Park, TOHU, and the former Miron Quarry, now the city’s largest urban park.

As is the case in Montreal’s other central neighbourhoods, the urban environment and the socio-demographics of Villeray’s west end are changing because of residential and institutional construction projects, such as the condoization of the Clercs de Saint-Viateur building, and the residential revitalization of the Marconi-Alexandra (Mile-Ex) district in neighbouring La Petite-Patrie. Saint-Michel’s built heritage is also being transformed through major projects, including the National Circus School, Frederick-Back Park and major urban development projects such as the Light Rapid Transit (LRT) system on Pie-IX Blvd, the upcoming major repairs to rue Jarry, and the repurposing of the Francon quarry.

Parc-Extension is also feeling the effects of the gentrification happening in nearby neighbourhoods. With the opening of the Université de Montréal’s MIL campus, located on the site of Outremont’s former shunting yard, thousands of students will flock to the area in September 2019, thereby significantly impacting housing demand and rental costs. In situations such as these, developers try and acquire buildings to condoize them. This tendency, combined with the arrival of better-off residents, generally puts pressure on low-income renters.

COMMON CHARACTERISTICS AND DISTINCTIVE TRAITS

Made up of three former working-class neighbourhoods with high renter populations (72%), Villeray–Saint-Michel–Parc-Extension has a high number of low-income residents (almost 41,000). Another distinguishing feature is the borough’s strong ethno-cultural diversity, especially in the Saint-Michel and Parc-Extension neighbourhoods, where there are significantly higher percentages of immigrants than in Villeray. In addition to their ethno-cultural diversity, Parc-Extension and Saint-Michel have many other characteristics in common, such as high rates of children and families, many adults with low income, and significant poverty.

Villeray

With approximately 59,000 residents, Villeray is the borough’s most populated neighbourhood. In contrast to the borough’s other two neighbourhoods, Villeray has lower percentages than Montreal does of children under 14 (14%, compared to 16%) and families with children (57%, compared to 63%). The number of single-parent families is slightly

SNAPSHOT OF THE TERRITORY

VILLERAY

Borough’s most populated neighbourhood
Population: 59,160

Low demographic weight of children and families

Percentage of 0-14 year-olds (14%) and families with children (57%) lower than for the Island of Montreal (in Montreal, 16% and 63% respectively). One in three families is a single-parent household (36% versus 33% in Montreal).

Significant percentage of adults in the neighbourhood: 74% (Montreal: 68%).

Many people, particularly seniors, live alone in Villeray

13,560 people live alone: 23% of the population (Montreal: 18%).

Nearly one in two seniors lives alone: 45% (Montreal: 36%).

Nearly one in five Villeray residents lives on a low income

22% or 13,085 people live on a low income (Montreal: 21%). There is a higher rate of poverty in the neighbourhood’s east end (27%).

The poverty rate for seniors in Villeray (31%) is significantly higher than the Montreal average (21%), and the gap is even wider in the centre-west area (42%).

Less ethno-cultural diversity than on the Island of Montreal, except for in the neighbourhood’s east end

In Villeray, the percentage of immigrants (29%) and newcomers (6%) are lower than in Montreal (respectively 34% and 7% on the island), as is the proportion of people from visible minority groups (26% compared to 33% in Montreal).



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higher than it is in Montreal, while the number of adults is significantly higher than the Montreal average (74%, compared to 68%). Another aspect that distinguishes Villeray from nearby neighbourhoods and Montreal as a whole is the high number of people living alone: it has more people living alone (almost 14,000) than the borough's other two neighbourhoods combined (12,000), and many of the neighbourhood's single-person households consist of seniors. The low-income rates for each age group are similar to the Montreal average, with the exception of seniors, for whom the rate is much higher (31%, compared to 21% in Montreal). The neighbourhood also has a high residential mobility rate, as half of the population has moved in the past five years (Montreal: 43%)

Saint-Michel

Saint-Michel is an average-sized neighbourhood (over 56,000 residents) with many young people and families. It stands out from other neighbourhoods through its high percentage of families with children (75%, compared to 63% in Montreal); of that number, a high percentage (40%) are single-parent households, which is above the Montreal average (33%). The area also has a high percentage of young residents, as 20% of the population is under 14 (16% in Montreal). Conversely, there are fewer adults, seniors and people living alone than there are in Montreal. Half of Saint-Michel's population are immigrants, with 79% being a first- or second-generation immigrant (Montreal: 59%). Long regarded as a hub for newcomers, this district has experienced several successive waves of immigration from Italy, Haiti and, more recently, Northwest Africa. As newcomers from Northwest Africa settled in the southeast part of the neighbourhood, a new commercial district has sprung up. In terms of socio-economic statistics, the neighbourhood has a number of poverty indicators that point to the vulnerability of many Saint-Michel residents. Close to one third of the neighbourhood's population lives on a low income, and these rates far exceed the Montreal averages for all age groups (children and seniors). Also, a higher percentage of children and young people (aged 0 to 18) face poverty: 35% live in a low-income household (23% in Montreal). Education is an issue, as 41% of neighbourhood children start kindergarten without the basic school-readiness skills, and the percentage of adults without a high school diploma is almost twice the rate in Montreal. In fact, Saint-Michel has the second-highest low education rate of any Montreal neighbourhood (Parc-Extension has the highest). The neighbourhood also has a high percentage of renters (70%), a rate that is nevertheless lower than in the borough's other two neighbourhoods.

Parc-Extension (Parc-Ex)

Parc-Extension may only have 29,000 residents, but it is the most densely populated neighbourhood in the Greater Montreal area, with nearly four times the island's average population density. In fact, Parc-Extension's socio-economic indicators make it one of Canada's poorest neighbourhoods. It is ranked first in terms of poverty across the island: 38% of residents have a low income and 38% of children under 18 live in a low-income family. There are also a high number of seniors living on a low income, with 43% of them facing this situation, or more than twice as many as in Montreal. Parc-Extension's demographics are similar to those in Saint-Michel as regards the high percentages of families with children (71%) and children under 15 years old (17%). However, it differs from Saint-Michel in that two-parent families outnumber single-parent families (32% of single-parent families in Parc-Ex, compared to 40% in Saint-Michel). Another distinguishing feature is the neighbourhood's immigrant population: 57% of residents are immigrants, and 90% are

However, the neighbourhood's east end does not follow this trend, as the proportion of immigrants (38%) and people from visible minority groups (39%) are higher than the Montreal averages.

Large renter population and high rate of residential mobility

72% of households are renters (Montreal: 60%).

One in two people has moved in the last five years (43% in Montreal).

SAINT-MICHEL

Average-sized neighbourhood

Population: 56,425

High percentage of young people and families

20% of children under 15 (Montreal: 16%).

75% of families with children (Montreal: 63%).

High rate of single-parent families: 40% (Montreal: 33%).

Significant ethno-cultural diversity

One in two people is an immigrant: 49%, or 27,675 individuals (Montreal: 34%).

Immigrants primarily come from Haiti (38%), Algeria (19%), Vietnam (16%) and Italy (15%).

10% are recent immigrants (Montreal: 7%).

60% belong to a visible minority group (Montreal: 33%).

There is a higher percentage of immigrants from the black (20%), Arab (11%) and Latin American (11%) communities.

79% of residents are born outside Canada or have one or two immigrant parents (Montreal: 59%).

The mother tongue of 53% of residents is neither English nor French (Montreal: 33%).

High rate of low-income individuals; even higher in Saint-Michel Est

30% of the population lives on a low income (Montreal: 21%).

The low-income rate among 0-5 year-olds is particularly high: 36% or 1,785 children (Montreal: 23%).

Poverty is very common for people 65 and over: 30% (Montreal: 21%).

40% of the population in Saint-Michel Est is affected by poverty, and one in two children lives in a low-income family. The area also has high rates of single parenthood (43%) and low education (35%), as well as a high proportion of young people (26%), immigrants (53%), recent immigrants (14%) and members of visible minority groups (72%).

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from a first- or second-generation immigrant family – the highest rates for any Montreal neighbourhood. Known for its cultural diversity, Parc-Ex continues to attract newcomers; they represent 10% of the population, which is similar to the percentage in Saint-Michel. Unlike the borough's other two neighbourhoods, half of all recent immigrants come from Asian countries. The neighbourhood's strong ethno-cultural diversity means there is also a high level of linguistic diversity: the mother tongue of 69% of the population is neither English nor French. Furthermore, nearly twice as many Parc-Ex as borough residents speak neither French nor English (10% and 5% respectively). This lack of knowledge of Canada's official languages, most likely due to recent high levels of immigration, means that a significant segment of the population has difficulty entering the job market. Although average monthly rents are significantly lower than they are in Montreal, a high percentage of renter households in the neighbourhood (40%) spend too much (30% or more) of their income on rent. Community stakeholders are focussing on a number of other housing-related issues such as gentrification, caused by a variety of factors, one of which is the new Université de Montréal campus.

COMMUNITY DYNAMICS AND PARTNERSHIPS

Villeray

The neighbourhood has three distinct areas: the east, which has a higher rate of poverty; the centre-west area, where gentrified areas co-exist with poorer ones; and the western sector, which is more affluent because of the new real estate projects around Jarry Park. Community agencies in Villeray are primarily active in the centre-west part of the district. The active and well-organized community network is currently being restructured following the announced closing of the Lajeunesse Community Recreation Centre. The closure means that services will be redirected to the neighbourhood's east end, where they can be developed and consolidated based on local needs. Key development and community action projects are either at the planning, negotiation or design stage.

In the past few years, the neighbourhood's social stakeholders have redefined their consensus-building approach by creating a community development corporation (CDC Solidarités Villeray) to encourage the community to take action. It then implemented an integrated strategic planning process in order to establish a common social development objective and collectively decide on the community's most pressing issues. These are: housing; health and recreation; living together and community life; and community agencies that promote personal development.

In 2019-2020, Centraide is making a total investment of \$1,014,430 to support 10 Villeray agencies and projects, including the community round table.

Saint-Michel

The VSMS (Vivre Saint-Michel en santé) community roundtable develops and engages local stakeholders in integrated community-wide projects. It continues to play a leadership role in the community's structured, strategic actions, which are based on an updated vision of change that is rooted in the community's new strategic planning process. It focusses on meeting the needs of families and vulnerable people by improving their living conditions but, more broadly, its primary goal is to work with different institutions to implement inspiring and meaningful projects that will change the neighbourhood's look and feel.

Issues surrounding academic success for children

41% of young children start kindergarten without the basic school-readiness skills (29% in Montreal), the highest rate of any Montreal neighbourhood.

Dropout rate of 21%, compared to 18% in Montreal (2013-2014).

One of the highest low education rates in Montreal

One third (33%) of individuals do not have a high school diploma (Montreal: 17%).

High proportion of renters

70% of households are renters (Montreal: 60%).

Residential mobility rate slightly higher than the Montreal average: 44% (Montreal: 43%). In Saint-Michel Est, the percentage rises to 47%.

PARC-EXTENSION

Small, densely populated neighbourhood

Population: 28,775

At 17,671.9 inhabitants per km², its population density is the highest in the Greater Montreal area, and more than four times as high as the island's (3,891.2 inhabitants per km²).

Many families with children

High rate of families with children: 71% (Montreal: 63%).

Rate of children under 15 slightly higher than the Montreal average: 17% (Montreal: 16%).

Rate of single-parent families (32%) is similar to Montreal's (33%).

The highest immigrant and visible minority populations of any Montreal neighbourhood

57% of immigrants (Montreal: 34%).

Immigrants primarily come from Greece (37%), India (28%), Bangladesh (18%) and Pakistan (18%). A hub for newcomers: 10% (Montreal: 7%).

64% of people from visible minority groups (Montreal: 33%).

A higher percentage of immigrants from the South Asian (35% of the total population) and black (11%) communities.

90% of residents were born outside Canada or have one or two immigrant parents (Montreal: 59%).

83% of families with children are immigrant families (Montreal: 51%).

The mothers of 83% of newborns were born outside Canada (Montreal: 58%).

The mother tongue of 69% of residents is neither French nor English (Montreal: 33%) and 10% speak neither English nor French.

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The neighbourhood plan was implemented thanks to intensive and integrated work by the Collective Impact Project (CIP), supported by the round table and the community at large. The implementation process gave rise to many potentially impactful development projects: community house projects aimed at meeting the local organizations' space needs; repurposing abandoned infrastructure and parks; transforming the Francon quarry to deghettoize and revitalize the neighbourhood; and creating initiatives that combine food security, academic success, employment services and citizen participation.

In 2019-2020, Centraide is making a total investment of \$1,700,040 to support 12 Saint-Michel agencies and projects, including the community round table.

Parc-Extension

Although they only receive support from approximately ten agencies, two of which are supported by Centraide, community groups in Parc-Extension are nevertheless actively working to improve living conditions in the neighbourhood and develop youth potential. A collective approach developed over the past ten years has led to the creation of a new round table that is becoming an effective tool to fight against poverty, meet the community's many and various needs, and strengthen the community's ability to act.

The neighbourhood is also currently drawing up an integrated strategic plan that includes five priority issues it wants to address: school enrolment for young people, vulnerable populations, employment and poverty, access to housing, and ghettoization. These priorities will form the basis of collective projects that are part of the CIP. Because Centraide's goals in recent years have focussed on collective action and expanding neighbourhood facilities, the results of this strategic plan should help it make more and better investments.

A few years ago, an approach involving a number of funding partners was developed to get stakeholders in Parc-Extension to work together on new funding strategies. This approach is still being used to better support community work.

In 2019-2020, Centraide is making a total investment of \$431,650 to support four Parc-Extension agencies, including the community round table.

ISSUES THAT ENGAGE CENTRAIDE

Villeray

— Implementing the social development plan

Centraide will focus on getting the neighbourhood's social development plan implemented by ensuring its investments are aligned with the stated issues and priorities, taking into account emerging and still-unresolved issues, and continuing its strategic support of the community round table.

— Rolling out community services in Villeray's east end

Because the east end has a higher concentration of social issues, over the next few years, services will gradually be allocated to this area. Centraide will assess and adopt the best strategies for the social revitalization of Villeray's east end, taking into account the goals, partners and existing investments in this part of the neighbourhood.

— Assessing the impact of its investments

Due to a variety of factors – Centraide's investment in the community, the strength and specific nature of community actions, the recent strategic planning process and the importance of developing impact reporting practices – Centraide will work with its partners to assess the impact made by local agencies and its investments in Villeray.

One of the most underprivileged areas on the Island of Montreal

A large swath of the population lives on a low income: 38% (Montreal: 21%).

Low-income rates particularly high among young people under 18 (38% compared to 23% in Montreal) and people 65 and over (43% compared to 21% in Montreal).

Issues surrounding academic success for young people

Dropout rate of 25%, compared to 18% in Montreal (2013-2014).

One third (32%) of children start kindergarten without the basic school-readiness skills (29% in Montreal).

The highest low education rate of any Montreal neighbourhood

One third (34%) of individuals do not have a high school diploma (Montreal: 17%).

Housing, a pressing issue

79% of households are renters (Montreal: 60%).

Despite average monthly rental costs that are much lower than in Montreal (\$691 compared to \$851), a significant proportion of renter households spend too much of their income (30% or more) on rent: 40%, compared to 37% in Montreal.

Sociodemographic and economic data: 2016 Census; Québec Survey of Child Development in Kindergarten (QSCDK 2017), Ministère de l'Éducation et de l'Enseignement supérieur; Profil sociodémographique 2016 – Arrondissement Villeray–Saint-Michel–Parc-Extension (2018); Centre intégré universitaire de santé et de services sociaux (CIUSSS) du Centre-Sud-de-l'Île-de-Montréal, 2019.

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Saint-Michel

— Supporting major projects

To ensure living conditions in the community are improved for the benefit of current and future residents, Centraide will do what it can to support the neighbourhood and provide financial support, as well as assisting with the planning and implementation of long-term major projects, such as the Francon quarry project.

— Implementing and ensuring sustainability of CIP projects

Centraide will continue to support the implementation of community-based projects that are part of the CIP, and will also focus on assessing the results of neighbourhood transition and project sustainability measures.

— Consolidating investments

Centraide will focus on investments made in the community by ensuring they are aligned with its strategic goals and the collectively defined issues.

Parc-Extension

— Ongoing strengthening of the community's ability to act

Centraide will continue its strategic support for and engage stakeholders in the following processes: consolidate existing bodies, support the internal development of community action based on community empowerment, and provide the community with tailored, coordinated support.

— Launching the community round table

Over the next three years, Centraide will increase its support for the roll-out of a new community round table. The goal is for the new table to fit smoothly into an integrated neighbourhood approach, and to become an efficient consultation body capable of playing a leading role in developing community-based action.

— Supporting vulnerable populations

The low-income situation of many residents, the lack of community resources, and the area's rapid gentrification are impacting the ability to access agency services by the vulnerable people who are supported by them. Centraide will focus on this situation by helping the community search for better solutions and strategies.

— Strategically increasing investments

Given the fact of neighbourhood underinvestment, over the next three years, Centraide plans to increase its investments by integrating new agencies into the community and providing financial assistance under the CIP.

INVESTMENT

FROM CENTRAIDE OF GREATER MONTREAL 2019-2020

VILLERAY

Living conditions

- ACEF du Nord de Montréal
- Maison de Quartier Villeray

Community development

- CDC Solidarités Villeray
- CDC Solidarités Villeray – Villeray dans l'Est

Youth and families

- Création etc..., programme Projet Rousselot
- Projet ado communautaire en travail de rue (PACT de rue)
- Regroupement pour la Valorisation de la paternité (Le) (RVP)*

Neighbourhood life

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

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
- Integrated plan to combat poverty (food security, housing, opening up, social and professional integration, community house) Collective Impact Project (CIP)

Youth and families

- Joujouthèque Saint-Michel
- Maison d'Haïti

Neighbourhood life

- Carrefour populaire de Saint-Michel
- Centre éducatif communautaire René-Goupil

PARC-EXTENSION

Living conditions

- Action Travail des Femmes du Québec*
- Comité d'action de Parc Extension

Community development

- Table de quartier de Parc-Extension

Youth and families

- Park Extension Youth Organization (PEYO)