

# Diagnosis of the IUR Chameran-Lebeau



## Summary

### CONTEXT :

In 2004, the Saint-Laurent Borough, the CSSS de Bordeaux-Cartierville-Saint-Laurent-CAU and the Comité des organismes sociaux de Saint-Laurent (COSSL) have carried out a situation assessment, with the help of the local community contributors; assessment in which Chameran has been identified as an area of prime concern.

Following this review and within its 2007-2009 strategic plan, the borough created the coordination committee, thus bringing together community-based representatives involved in the area: the CSSS de Bordeaux-Cartierville-Saint-Laurent-CAU, the SPVM and the COSSL. The committee mandate was to draw a socioeconomic portrait of the area and produce an action plan aiming to improve the living conditions of the residents of Chameran.

In 2011, after this great reflection work, the Saint-Laurent Borough applied for a grant to the Ville de Montréal asking for help to support the implementation of an integrated urban revitalization approach (IUR) for the Chameran area and the adjoining industrial zone, Lebeau. The acceptance of the approach had become effective in May 2012.

Since June 2012, the COSSL, fiduciary of the project, created a position of coordinator. This person, in collaboration with the population and the main stakeholders, presented an updated profile of the area that is summarized for you here.

### DEFINITION OF AN INTEGRATED URBAN REVITALIZATION APPROACH:

The integrated urban revitalization (IUR) aims to globally improve the social, economic and urban conditions of a particular area (in this case, the Chameran-Lebeau area). More specifically for the Chameran-Lebeau area, it means:

- Encouraging local dynamism as well as citizens' and local contributors' participation;
- Improving the physical environment (housing, urban development, community facilities, green spaces, etc.);
- Developing services that are more comprehensive and better adapted to the needs of the people of the area;

- Improving the safety and strengthening the sense of security of the population;
- Reducing the impacts of the social issues;
- Promoting harmonious living among residents;
- Encouraging innovative ways to fight poverty and social exclusion.

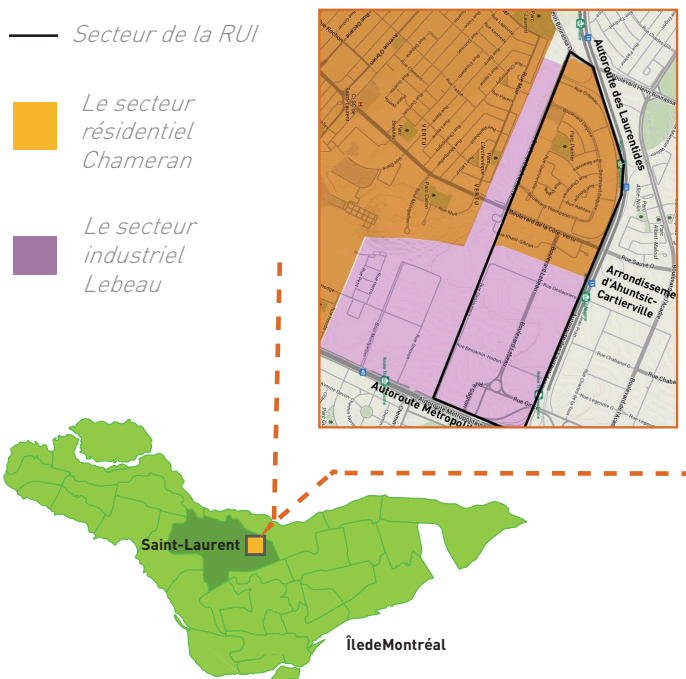
### THE IMPLEMENTATION OF SUCH AN APPROACH IS DONE IN 3 STEPS:

**Step 1 :** Development of an urban and social diagnosis presenting the condition of the area to revitalize.

**Step 2 :** Development of an urban revitalization plan.

**Step 3 :** Achievement of the urban revitalization plan (5 to 10 years) with monitoring and evaluation periods of the action plan.

A survey has been conducted with 701 residents of Chameran in fall 2012 and numerous meetings with the many partners and local contributors took place in order to collect the information needed in the first step.



# Summary

## TERRITORY

- It is a densely populated territory with almost 15 000 residents, meaning 16% of the total population of the Saint-Laurent borough.
- Two contrasting realities: the residents of the Chameran belt, the poorer, and the residents from the center, the one well-off.
- An industrial area composed of 162 companies that employ almost 4800 people, that is to say almost 5% of all the employments in Saint-Laurent. The greater part of the jobs is in the manufacturing sector (2500 jobs) and in the distribution sector (1770 jobs).

## └ SUB-THEMES

## └ CONSTRAINTS

## └ OPPORTUNITIES

## SOCIO-CULTURAL DIMENSIONS

<b>SOCIO-DEMOGRAPHIC DATA</b>	<ul style="list-style-type: none"><li>▪ A disadvantaged population (44% of the residents in the belt live under the low-income cutoff, compared to 30% in Saint-Laurent).</li><li>▪ Seniors dealing with vulnerability factors.</li></ul>	<ul style="list-style-type: none"><li>▪ A young and booming population (35.5% of people under the age of 25, compared to 31% in Saint-Laurent).</li></ul>
<b>ETHNOCULTURAL DIMENSION</b>	<ul style="list-style-type: none"><li>▪ Mostly immigrant population recently arrived (64% and 25% respectively, compared to 31% and 7% in Montréal).</li></ul>	<ul style="list-style-type: none"><li>▪ Highly educated population (44% hold a university diploma, compared to 31% in Montréal).</li></ul>

## LIFE ENVIRONMENTS

<b>ACCOMMODATION</b>	<p>Important dichotomy between the realities of the belt and the center.</p> <p><b>For the belt:</b></p> <ul style="list-style-type: none"><li>a. 97.5% of tenants;</li><li>b. 32.4% of survey respondents are somewhat to not at all satisfied with the quality of their housing.</li></ul> <p><b>For the center:</b></p> <ul style="list-style-type: none"><li>a. 55.3% of owners;</li><li>b. 18% of survey respondents are somewhat to not at all satisfied with the quality of their housing.</li></ul>	<ul style="list-style-type: none"><li>▪ Presence of the new Comité logement (information on the rights and responsibilities of both tenants and owners).</li></ul>
<b>LIVING ENVIRONMENT</b>	<ul style="list-style-type: none"><li>▪ Very mineral area (few green spaces).</li><li>▪ Difficult conciliation between the residential and the industrial infrastructures.</li></ul>	<ul style="list-style-type: none"><li>▪ A general satisfaction from the residents regarding their quality of life in the area.</li><li>▪ Possibility for collective green spaces.</li></ul>

## └ SUB-THEMES

## └ CONSTRAINTS

## └ OPPORTUNITIES

<b>TRANSPORT, MOBILITY AND CIRCULATION</b>	<ul style="list-style-type: none"><li>▪ An enclosed Chameran area with risk of ghettoisation.</li></ul>	<ul style="list-style-type: none"><li>▪ Great use of the public transit service (38% of the residents use it every day).</li><li>▪ Development plan to increase active transportation (bicycle paths and bus).</li></ul>
<b>SECURITY</b>	<p>Main concerns:</p> <ul style="list-style-type: none"><li>▪ Drug-related activities;</li><li>▪ Robbery;</li><li>▪ Speed limits on the roads.</li></ul>	<ul style="list-style-type: none"><li>▪ Great implication from the police department when the public is contributing.</li></ul>

## SERVICES AND COMMUNITY LIFE

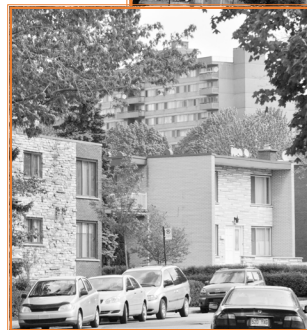
<b>LOCAL SERVICES</b>	<ul style="list-style-type: none"><li>▪ No community agency has a well-established location in Chameran.</li><li>▪ Chameran is isolated and far from services (health and food).</li></ul>	<ul style="list-style-type: none"><li>▪ Great mobilization for the IUR approach from the local contributors.</li><li>▪ The chalet of the Painter park as a social mobilization place.</li><li>▪ The majority of the residents have a family doctor.</li></ul>
<b>EDUCATIONAL SERVICES</b>	<ul style="list-style-type: none"><li>▪ Important early childhood vulnerability (readiness for school).</li><li>▪ Poor offers of educational services (day-care centers and schools) in comparison with the needs.</li></ul>	<ul style="list-style-type: none"><li>▪ A general satisfaction from the residents regarding the services.</li><li>▪ Education is the number one concern for resident with children in Chameran.</li></ul>

## ECONOMIC VITALITY

<b>ECONOMIC ANALYSIS OF THE LEBEAU DISTRICT</b>	<ul style="list-style-type: none"><li>▪ Industrial zone with ageing infrastructures.</li><li>▪ Lack of diversity in the economic sectors.</li><li>▪ Lack of both interest and investment from entrepreneurs to revitalize the area.</li></ul>	<ul style="list-style-type: none"><li>▪ Important job opportunity for newcomers (possibility of networking).</li><li>▪ A pro-active commitment from Développement économique Saint-Laurent.</li></ul>
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# Conclusion

An integrated urban revitalization approach would not exist without the support and participation of the citizens. If you would like to have further information, express yourself or get involved, please feel free to contact the coordinator of the IUR Chameran-Lebeau by phone at 514-748-2000, extension 118 or by email at [ruichameran@cossl.org](mailto:ruichameran@cossl.org).



## ACKNOWLEDGMENT

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**Verticité**

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