



SOCIAL PORTRAIT

OF THE GREENFIELD PARK BOROUGH

(VILLE DE LONGUEUIL)



MARCH 2020



NOTE TO READERS

The sources cited in the Portrait are indicated in parentheses, and the footnotes provide additional information. A glossary at the beginning of the document explains the statistical terms.

Please note that when it is written « Greenfield Park » in the document, it refers to the borough that is part of the city of Longueuil.

For accessibility purposes, a Word version of the document is available online at www.cdcal.org or by calling 450-671-5095.



TEAM AND acknowledgements



RESEARCH AND DRAFTING

Élaine Fournelle, Corporation de développement communautaire de l'agglomération de Longueuil (CDC AL)

DRAFTING ASSISTANCE

Lise St-Jean, CDC AL

CONTRIBUTORS

Karine Laprise, Ville de Longueuil
Lise Ouellet, retired community organizer
Christian Lapointe, Assistance and Referral Center – Health and Social Services (ARC HSS)
Jean Tremblay, Ville de Longueuil
Alain Castilla, Ville de Longueuil

REVISION

Statistical data: Mélissa Beaudry-Godin,
Direction de santé publique de la Montérégie
Text: Marie-Ève Campbell, CDC AL, Maude Boulay,
CDC AL, Brian Peddar, Commission scolaire Riverside
Translation : Traduction Proteus Inc

MAPS

Guillaume Desbiens, Ville de Longueuil

GRAPHIC DESIGN AND LAYOUT

Marie-Pier Bouchard - MPBArtwork

COORDINATION OF PUBLIC CONSULTATIONS

- Maude Boulay, Éline Fournelle, Maude Labonté and Isabelle Pepin, CDC AL
- Lise Ouellet and Michèle Ouimet, CISSS de la Montérégie-Centre
- Alexandre Plante, Revitalisation Greenfield Park
- Martin Carmel, Maryse Lauzier, Marie-France Rouleau, Ville de Longueuil
- Roxanne Demers, drop-in daycare educator

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TABLE OF CONTENTS



INTRODUCTION	11
METHODOLOGY	12
GREENFIELD PARK BOROUGH	14
1 SOCIOECONOMIC PROFILE OF THE POPULATION OF GREENFIELD PARK	18
1.1 Profile of the population	18
1.1.2 Population aged 65 and over	19
1.1.3 English-speaking population	20
1.1.4 Immigrant population	22
1.1.5 Population living alone	24
1.2 Profile of households	25
1.3 Income	27
1.3.1 Median after-tax income	27
1.3.2 Household income	28
1.3.3 Population living below the after-tax poverty threshold	28
2 OVERVIEW OF GREENFIELD PARK AND ITS LIVING ENVIRONMENT	30
2.1 Living environment	30
2.1.1 Urban development and mobility	30
2.1.2 Environmental protection	31
2.1.3 Safety	32
2.1.4 Access to local businesses and services	34
2.1.5 Access to culture, recreation and sports	34
2.1.6 Social life and citizen participation	36
2.2 Living conditions	39
2.2.1 Housing	39
2.2.2 Education	40
2.2.3 Level of education and access to employment	243
3 KEY FINDINGS AND PERSPECTIVES	45
CONCLUSION	47
REFERENCES	48

LIST OF FIGURES

Figure 1 – Map of sectors and neighbourhoods in Greenfield Park	17
Figure 2 – Population of Greenfield Park, according to sector, 2016	18
Figure 3 – Population distribution, Greenfield Park and its neighbourhoods, 2016	18
Figure 4 – Population distribution by age group, Greenfield Park, 2016	18
Figure 5 – Population distribution, by age group, Greenfield Park, 2006 and 2016 (in numbers)	18
Figure 6 – Proportion of the population aged 65 and over by neighbourhood, Greenfield Park, 2016	19
Figure 7 – Socioeconomic profile of people aged 65 and over, Greenfield Park sectors, 2016	19
Figure 8 – Population aged 65 and over, gender-based profile, Greenfield Park, 2016	20
Figure 9 – Proportion of English-speaking population, Greenfield Park neighbourhoods, 2016	21
Figure 10 – Proportion of immigrant population, Greenfield Park neighbourhoods, 2016	23
Figure 11 – Proportion of the population living alone, Greenfield Park neighbourhoods, 2016	24
Figure 12 – Distribution of households by type, Greenfield Park, 2016	25
Figure 13 – Number of households with children by age and number of children, Greenfield Park, 2006 and 2016	26
Figure 14 – Median after-tax income of the population aged 15 and over, Greenfield Park neighbourhoods, 2015	27
Figure 15 – Proportion of the population living below the after-tax poverty threshold (PT), Greenfield Park neighbourhoods, 2015	28
Figure 16 – Proportion of the tenant population, Greenfield Park neighbourhoods, 2016	40
Figure 17 – Proportion of the population aged 25 and over with no certificate, diploma or degree, Greenfield Park neighbourhoods, 2015	44



LIST OF TABLES

Table 1 – Main qualitative data collection methods	12
Table 2 – Sectors and local communities (LCs), Greenfield Park	13
Table 3 – Non-profit organizations in Greenfield Park that provide social/community services	15
Table 4 – Proportion of English-speaking population, Agglomération de Longueuil, Longueuil and its boroughs, 2016	21
Table 5 – Socioeconomic profile by language, Greenfield Park sectors, 2016	22
Table 6 – Proportion of immigrant population, Agglomération de Longueuil, Longueuil and its boroughs, 2016	22
Table 7 – Median after-tax income of the population aged 15 and over, Agglomération de Longueuil, Longueuil and its boroughs, 2015	27
Table 8 – Proportion of the population living below the poverty threshold (PT), Agglomération de Longueuil, Longueuil and its boroughs, 2015	28
Table 9 – Proportion of employed population aged 15 and over who use sustainable transportation to get to work, Agglomération de Longueuil, Longueuil and its boroughs, 2016	31
Table 10 – Main municipal infrastructure in the Greenfield Park borough	34
Table 11 – Number of parks, surface area ratio per sector of Greenfield Park	35
Table 12 – Proportion of the tenant population, Agglomération de Longueuil, Longueuil and its boroughs, 2016	39
Table 13 – Social housing units in Greenfield Park	40
Table 14 – Elementary and high schools by sector of Greenfield Park, 2017-2018	42
Table 15 – Proportion of the population aged 25 and over with no certificate, diploma or degree	43

LIST OF ABBREVIATIONS *and acronyms*



APAMM RS	South Shore Association of Parents and Friends of People Suffering from Mental Illness
ARC - HSS	Assistance and Referral Center - Health and Social Services
CDC AL	Corporation de développement communautaire de l'agglomération de Longueuil
CDI	Community development index
CISSS	Centre intégré de santé et de services sociaux
CISSS M-C	Centre intégré de santé et de services sociaux de la Montérégie-Centre
CISSS M-O	Centre intégré de santé et de services sociaux de la Montérégie-Ouest
CLSC	Centre local de services communautaires
CSMV	Commission scolaire Marie-Victorin
DSPu	Direction de santé publique
FOLS	First official language spoken
GBA	Gender-based analysis
ISQ	Institut de la statistique du Québec
LC	Local community
MADA	Municipalité amie des aînés
MBM	Market basket measure
MESS	Ministère de l'Éducation et de l'Enseignement supérieur
NPO	Non-profit organization
PI	Poverty index
PT	Poverty threshold
RHSSPT	Regional Health and Social Services Partnership Table
RSB	Riverside School Board
RTL	Réseau de transport de Longueuil
SEEI	Socioeconomic environment index
SPAL	Service de police de l'agglomération de Longueuil
SSRC	South Shore Reading Council
WMO	World Meteorological Organization

Glossary

UNIVERSAL ACCESSIBILITY

Characteristic of a product, process, service, information or environment that, from a perspective of inclusion, allows every individual to perform activities independently and to obtain equivalent results (Ville de Longueuil, 2013).

CORE HOUSING NEED:

A person is said to be in core housing need if their housing falls below at least one of the adequacy, affordability or suitability standards and if they would have to spend 30% or more of their total before-tax income to pay the median rent for alternative local housing that is acceptable (meets all three housing standards).

LIVING ENVIRONMENT

Living environment refers to all socioeconomic and physical factors having an impact on citizens' living conditions. The living environment can include the economy of the territory, data on the labour force, employment and corporate infrastructure, urban planning, housing, traffic and transportation, green spaces, businesses and services, the environment, security, etc. (Ville de Montréal, 1993).

LOCAL COMMUNITIES

The local communities (LC) were determined in 2009 by the CISSS de la M-C, in particular, and by the citizens, based on population characteristics. The territory of Greenfield Park consists of 8 LCs. However, ongoing changes within the territory may have altered the characteristics of their original populations (DSPu de la Montérégie, 2018).

LIVING CONDITIONS

Living conditions are considered to be the set of economic and social factors that characterize the life of a social group. These conditions, as objective and subjective criteria, enable us to assess the overall quality of life of citizens (Beaulieu, Boulianne and CRISES-UQAM, 2004) or to make comparisons between groups. For example, living conditions can include the quality of the environment, the quality of and access to housing, food, employment and education, social or economic capital, living together, access to transportation, culture and recreation, etc.

COMMUNITY DEVELOPMENT INDEX

The CDI (community development index) is a tool that incorporates elements of knowledge (quantitative and qualitative data) into a process of mobilizing communities of belonging, through citizen participation and collective empowerment. The CDI meets the need for in depth knowledge about communities of belonging, in the aim of supporting their development (DSPu de la Montérégie, 2012).

POVERTY INDEX (PI) OF THE MINISTÈRE DE L'ÉDUCATION ET DE L'ENSEIGNEMENT SUPÉRIEUR (MEES)

The poverty index corresponds to the proportion of families with children whose income is near or below the poverty threshold (PT). The poverty threshold is determined based on the incomes of families estimated to devote 20% more than the average family to the necessities of food, shelter and clothing. It takes into account family size and place of residence (rural area, small urban area, large agglomeration, etc.). The PT is grouped into ten decile ranks to situate the relative position of the school among all public schools, for both primary and secondary education. The two levels of education are classified



separately (Ministère de l'Éducation et de l'Enseignement supérieur, 2019).

SOCIOECONOMIC ENVIRONMENT INDEX (SEEI) OF THE MEES

The SEEI is comprised of two data sources. The proportion of families with children where the mother does not have a diploma, certificate or degree represents two-thirds of the index. The proportion of households where parents were unemployed during the reference week of the Canadian Census represents one-third of the index (ibid, 2019).

TENANTS

Tenants in private housing.

UNAFFORDABLE HOUSING

Housing is considered unaffordable when the household devotes 30% or more of its total income to housing costs or, in other words, has a housing cost burden of 30% or higher. For owner households, housing costs include, where applicable, mortgage payments, property taxes and condo fees, as well as costs for electricity, heating, water, and other municipal services. For tenant households, housing costs include, where applicable, rent and costs for electricity, heating, water and other municipal services.

PRIVATE DWELLING

A private dwelling is defined as a separate set of living quarters with a private entrance either from outside the building or from a common hall, lobby, vestibule or stairway inside the building. The entrance to the dwelling must be one that can be used without passing through the living quarters of some other person or group.

PRIVATE HOUSEHOLD

A person or group of persons who occupy the same dwelling and do not have a usual place of residence elsewhere in Canada or abroad.

HOUSEHOLD WITHOUT CENSUS FAMILY

A household that does not include a census family. May consist of one person living alone or of two or more people (e.g., roommates).

MARKET BASKET MEASURE (MBM)

This is a measure based on the cost of goods and services representing a modest, basic standard of living. The threshold represents the costs of specified qualities and quantities of food, clothing, transportation, housing and other expenses for a reference family of two adults and two children.

ENGLISH SPEAKERS

People for whom English is their first official language spoken (FOLS). This datum includes people with English as their sole first official language spoken (FOLS) and half of people with both French and English as their FOLS.

IMMIGRANTS

People born outside of Canada (not Canadian citizens by birth).

MEDIAN AFTER-TAX INCOME

The median after-tax income of a household is the dollar amount that divides the population into two equal groups, with half having income above that amount, and half having income below that amount.



NO ADDITIONAL PEOPLE

Meaning people who are not part of the family (e.g., grandparents, lodger).

AFTER-TAX POVERTY THRESHOLD (PT)

The after-tax PT is an income threshold below which a family will likely devote a larger share of its income than the average family to the necessities of food, shelter and clothing.

DWELLING NEEDING MAJOR REPAIRS

Dwellings needing major repairs, such as dwellings with defective plumbing or electrical wiring, and dwellings needing structural repairs to walls, floors, or ceilings.



Introduction



The Greenfield Park borough is characterized by a linguistic and geographic duality not seen anywhere else in Longueuil. On the one hand, English-speaking and French-speaking communities live in both areas, although they seem to live without actually knowing one another. On the other hand, the territory is divided into two sectors by Taschereau boulevard, namely Old Greenfield Park and New Greenfield Park, which each have different characteristics. Greenfield Park is also home to the largest proportion of immigrants in the three boroughs that make up Longueuil.

Citizens live in various vulnerable situations, and the language barrier occasionally adds to the problems experienced by some people. However, in Greenfield Park, community concertation appears to be underdeveloped at the borough level. This could be explained by the division of the territory into two sectors, the cohabitation of two linguistic communities with different networking and public participation practices, and the lack of organizations present in the borough.

In 2018, the Corporation de développement communautaire de l'agglomération de Longueuil (CDC AL)¹ led the production of social portraits of the Saint-Hubert and Vieux-Longueuil boroughs, a process that stemmed from social development projects² launched by stakeholders in both of these

territories. In Greenfield Park, given the absence of a structured consultation process involving all territory stakeholders, the CDC AL drew up the portrait and adapted the approach to account for the characteristics of the environment, including its linguistic duality.

This portrait sheds light on the main social characteristics of the borough's citizens and can be used as a springboard for collective reflection. Some of the topics covered could be explored in more detail, as needed. The portrait should help stakeholders in Greenfield Park to identify key issues on the territory and to foster collaboration to better meet the needs of citizens, especially the most vulnerable ones, from a perspective of social inclusion and poverty reduction.

The first section of the portrait outlines the main demographic and socioeconomic data for Greenfield Park. It then presents elements of the borough's living environment such as the urban environment and mobility, access to businesses and services, safety, and social life. Other topics covered relate to citizens' living conditions, such as housing, education and employment. The portrait also highlights the concerns, needs and aspirations expressed by the citizens and by the organization representatives who participated in the consultations.

¹ A non-profit organization (NPO), CDC AL is a multisector association of community organizations (located in the five cities of the Agglomération). Its mission is to initiate, promote, support and strengthen community development on its territory, from a perspective of social inclusion and the fight against poverty (CDC de l'agglomération de Longueuil, 2019b).

² Social development is a process involving interventions and consultations throughout a territory, which mobilizes stakeholders (elected officials, citizens, partners, institutions) and resources in the aim of improving citizens' overall living conditions. Definition taken from the social portrait of Saint-Hubert (CDC de l'agglomération de Longueuil, 2019a).



Methodology

The production of this social portrait was spearheaded by the CDC AL. Similar to the process that inspired the social portraits of the Vieux-Longueuil and Saint Hubert boroughs in 2018, the social portrait of Greenfield Park aimed to highlight:

- the main sociodemographic characteristics of the territory;
- the socioeconomic issues of concern to the territory’s stakeholders;
- the perceptions of Greenfield Park citizens about their living environment and the changes they would like to see;
- the social initiatives implemented on the territory.

Given the significant linguistic duality of the territory, citizen consultations were adapted to shed light on the perceptions, needs and aspirations of English-speaking and Francophone citizens with respect to their living environments. Short surveys conducted during public events and with targeted groups (young parents and seniors) added to the data collected. The rationale for producing the social portrait was also explained to the participants. Finally, a group of children aged 9-12 from a day camp were met with during a drawing workshop on the theme “Le quartier de mes rêves”³ (My dream neighbourhood).

Held during the evening in both sectors of Greenfield Park, citizen consultations, dubbed “neighbourhood conversations,” were attended by 42 citizens. Participants were encouraged to talk about the situations in their neighbourhoods, based on three themes: the physical environment, access to services and activities (cultural, recreational and sports), and social life. The sessions were held in French and English to encourage participation by both linguistic communities.

Table 1 – Main qualitative data collection methods

<p>Review of the documentation related to the territory under study (ongoing);</p> <hr/> <p>9 meetings (individual or group) with territory stakeholders (April to September 2018);</p> <hr/> <p>4 field surveys (July, August and September 2018);</p> <hr/> <p>1 workshop with children aged 9-12 (August 2018);</p> <hr/> <p>2 citizen consultations (neighbourhood conversations), one in each sector of Greenfield Park (November 2018).</p>

³ The children were asked to draw elements they would like to see in their neighbourhood. During the activity, the children identified things they need (e.g., local services, contact with nature) as well as elements that upset them (e.g., noise, traffic) in their living environment. Some of the drawings done by the children have been used to illustrate this document.

In total, more than 250 people contributed to the social portrait of Greenfield Park.

Representatives from the CISSS de la Montérégie-Centre (CISSS M-C) and Ville de Longueuil moderated and took notes during the neighbourhood conversations. Their help was invaluable in producing this social portrait.

This portrait is therefore a compilation of various data (quantitative and qualitative) that illustrate the perceptions and realities of a diverse range of Greenfield Park citizens. Finally, community stakeholders were asked to read and comment on the portrait to confirm and add to the content as needed.

The statistical data for the borough and its two sectors are taken from Statistics Canada’s 2006 and 2016 Censuses. They were processed by the Direction de santé publique (DSPu) de la Montérégie. In 2009, the territory was divided into local communities (LCs) by the citizens and community organizers from the CISSS de la Montérégie-Centre, with support from the DSPu de la Montérégie. Data from the DSP de la Montérégie’s community development index (CDI) for the eight LCs of Greenfield Park added further nuance to the portrait. For simplification purposes, these LCs are referred to as “neighbourhoods” in the portrait.

Table 2 – Sectors and local communities (LCs), Greenfield Park

Sectors (Ville de Longueuil)	Local communities (neighbourhoods) (DSPu)
Old Greenfield Park	Chalmers Jubilee Les filles Terrasse Vieux Greenfield Park
New Greenfield Park	Centennial Fairgreen acres Parklane

Elements of the environment appreciated by Greenfield Park citizens, field survey, 2018.



Greenfield Park borough



The Greenfield Park borough covers a surface area of 4.6 km². Since it is almost entirely urbanized, development in the borough is limited. Its territory corresponds to the former city of Greenfield Park⁴. In 2018, its population was estimated at 16,965 people (Ville de Longueuil, 2019b).

A brief history

Until the start of the 20th century, Greenfield Park was inhabited mainly by French speaking farmers. However, English-speaking workers, including many British immigrants, first started settling there in 1905, when farmland began to be partitioned.

In 1911, the territory was incorporated as a municipality. The green fields and forests are what inspired the city's founders to name it Greenfield Park (Ville de Longueuil, n.d.). A tram line on Churchill street provided transportation between Montréal and Greenfield Park, a factor conducive to urban development along the streets arranged in a grid pattern. Built in the early 1930s, Taschereau boulevard transformed the territory. This led to the construction of businesses and shopping centres. Citizens from surrounding communities travelled to Greenfield Park by car to do their shopping. Hôpital Charles-Le Moyne was built in 1962 (Riley, 2010).

In the early 1960s, the municipality of Greenfield Park annexed land in Saint-Hubert located northeast of Taschereau boulevard. This new territory, with its network of winding streets, is a good example of the principles of urban development that were popular at the time (Ville de Longueuil, n.d.). From that point on, Greenfield Park was considered to be divided into two sectors, the old and the new.



The map in Figure 1 illustrates the territory of the Greenfield Park borough. The two rectangular sectors located perpendicular to either side of Taschereau boulevard form an “L” shape. Greenfield Park is surrounded by the borough of Vieux-Longueuil (Le Moyne sector) to the northwest, the borough of Saint-Hubert (Lafèche sector) to the northeast, the city of Brossard to the south, and the city of Saint-Lambert to the west. The commercial hub at the intersection of Taschereau and Auguste boulevards represents the boundary between the old and the new sectors of Greenfield Park. Taschereau boulevard itself is a major physical barrier between the two sectors.

Urban development in Old Greenfield Park dates back more than a century. It includes Hôpital Charles-Le Moyne, a regional healthcare institution of the CISSS M-C. The commercial zone along Taschereau and

⁴ The municipal restructuring that took place in the early 2000s gave rise to the current territory of Ville de Longueuil and to the creation of the Agglomération de Longueuil in 2006. Ville de Longueuil was henceforth made up of three boroughs (Greenfield Park, Saint-Hubert, Vieux-Longueuil). The Agglomération de Longueuil comprises the cities of Longueuil, Boucherville, Brossard, Saint-Bruno-de-Montarville, and Saint-Lambert.



Auguste boulevards is also part of the sector. Its built heritage includes a variety of dwellings: single-family and row houses, duplexes, and other multi-unit buildings. The population density is the highest anywhere in Longueuil, at 6,260 inhabitants per km² in 2016.

New Greenfield Park is a low-density residential area (3,339 inhab./km² in 2016) where single-family houses predominate. It is important to mention the presence of nine housing cooperatives made up of a large number of multi-unit buildings. However, New Greenfield Park is an enclave with little connection to the surrounding territories of Saint-Hubert and Brossard. Grande-Allée and Payer boulevards are the only access routes.

COMMUNITY ENVIRONMENT

The limited size of Greenfield Park could explain the small number of organizations present on the territory. Historically, community development took place on the territory of the CLSC Samuel-de-Champlain, in particular through intersector round tables (early childhood, youth, and food security). Moreover, according to community organization stakeholders, the networking in each community, English-speaking and Franco-phone, works differently. Greenfield Park's English-speaking community is involved in the Regional Health and Social Services Partnership Table⁵ (RHSSPT).

Table 3 – Non-profit organizations in Greenfield Park that provide social/community services

<p>The South Shore Reading Council (SSRC), an Anglophone literacy organization (South Shore Reading Council, 2019);</p>
<p>The Assistance and Referral Center - Health and Social Services (ARC HSS) promotes access to health and social services for the English-speaking population (Assistance and Referral Center - Health and Social Services, 2019);</p>
<p>The South Shore Association of Parents and Friends of People Suffering from Mental Illness (APAMM RS) provides mental health assistance services to French-, English- and even Spanish-speaking communities (South Shore Association of Parents and Friends of People Suffering from Mental Illness, n.d.).</p>

There are three NPOs in Greenfield Park that provide social/community services at the regional level. Organizations in Greenfield Park affiliated with English-Speaking and Francophone religious communities (e.g., HOPE, Société Saint-Vincent-de-Paul Saint-Anastase) and at least one support group (Meals on Wheels) provide emergency food services to vulnerable citizens. However, the low renewal rate among their volunteers, who are often retirees, could negatively impact the sustainability of these services. It is important to mention the Projet Revitalisation Greenfield Park. Arising from a citizen-led initiative and supported by volunteers, this NPO, created in 2013, aims to promote citizen interaction and participation through the organization of ad hoc events.

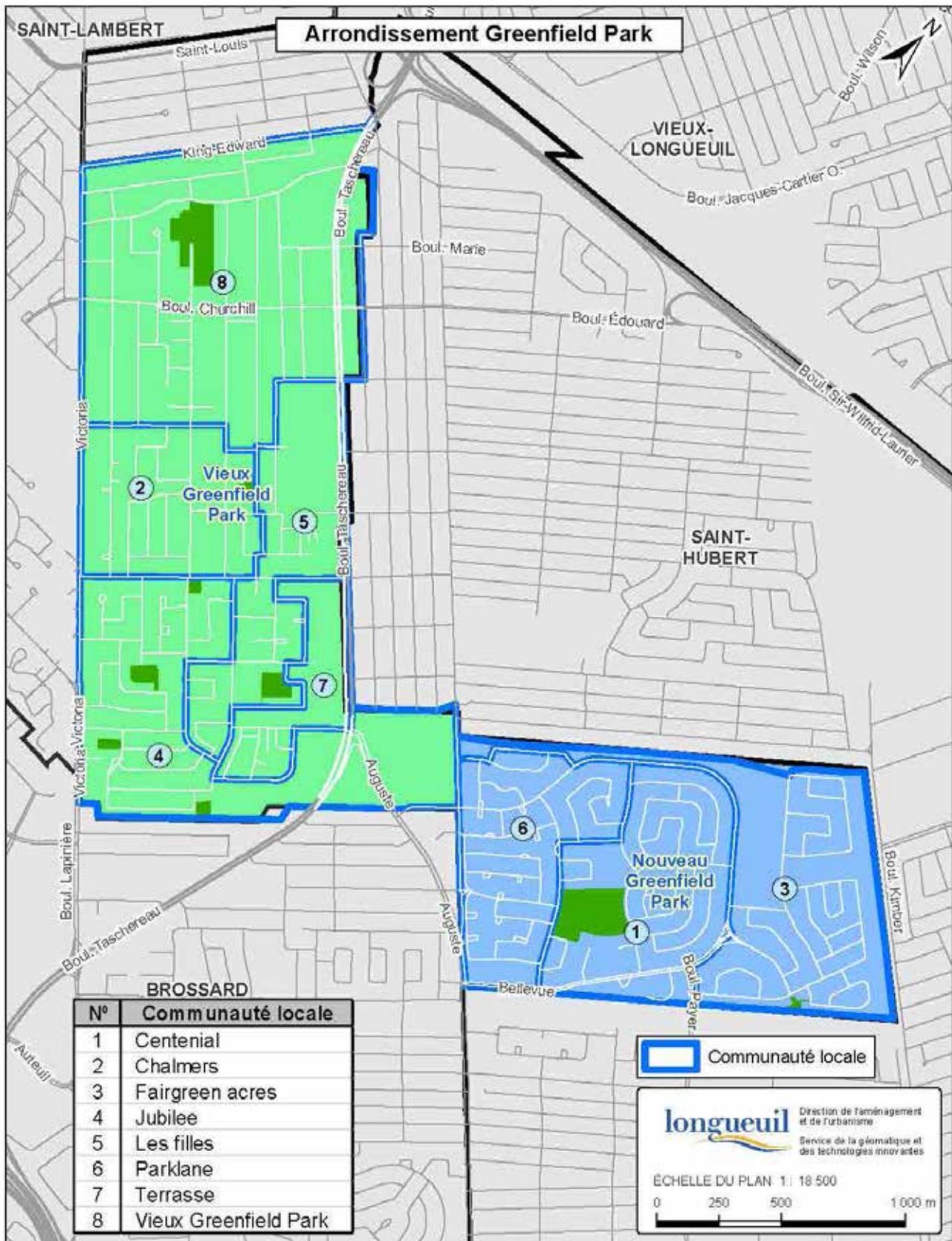
⁵ The RHSSPT comprises 28 community and public organizations that serve the English-speaking community of the Montérégie, including the CISSS M-C and the CISSS M-O.

Other community organizations in the surrounding territories also provide services to the citizens of Greenfield Park, including La Mosaïque in the LeMoyné sector (Vieux Longueuil), the Centre de soutien entr’Aidants in the Laflèche sector (Saint-Hubert), the Centre de Bénévolat de la Rive-Sud in Saint-Lambert, and the Maison internationale de la Rive-Sud in Brossard.

According to local stakeholders, the English-speaking and Francophone communities coexist, but interact relatively little with each other. This could explain the absence of a territorial round table involving borough stakeholders from the English-speaking and Francophone communities.



Figure 1 – Map of sectors and neighbourhoods in Greenfield Park

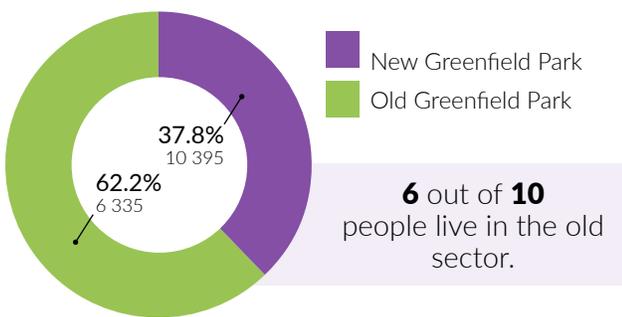


1. SOCIOECONOMIC PROFILE OF THE POPULATION OF GREENFIELD PARK

1.1. PROFILE OF THE POPULATION

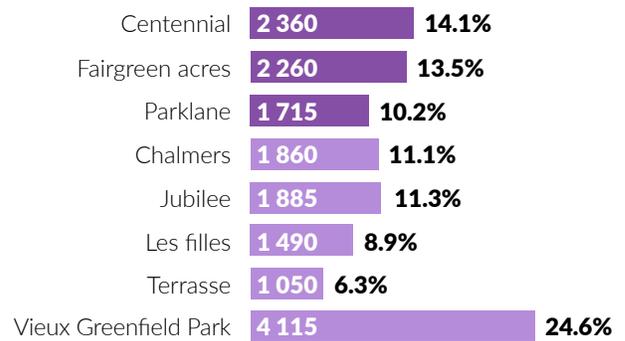
In 2016, the population of Greenfield Park was 16,735, or 7.0% of the population of Longueuil. Between 2006 and 2016, the borough's population decreased by 2.0% (loss of 350 people). The following figures illustrate the population distribution by sector and neighbourhood.

Figure 2 – Population of Greenfield Park, according to sector, 2016



Source: Statistics Canada, 2016 Census
Adapted by CDC AL, October 2019.

Figure 3 – Population distribution, Greenfield Park and its neighbourhoods, 2016

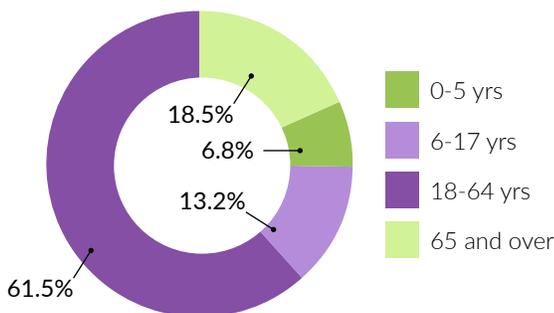


1 out of 4 people live in the Old Greenfield Park neighbourhood.

POPULATION DISTRIBUTION BY AGE GROUP

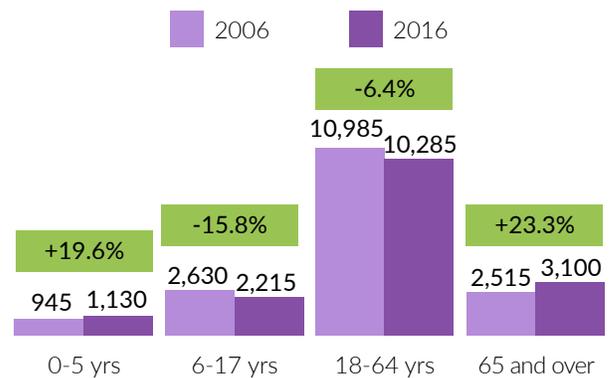
In 2016, one-fifth of Greenfield Park's population was under the age of 18 (see Figure 4). Between 2006 and 2016, the number of people aged 0-5 increased by almost 20% (gain of 185 people) (see Figure 5), which seems to indicate a resurgence of families in the borough.

Figure 4 – Population distribution by age group, Greenfield Park, 2016



Source: Statistics Canada, 2016 Census
Adapted by CDC AL, October 2019.

Figure 5 – Population distribution, by age group, Greenfield Park, 2006 and 2016 (in numbers)

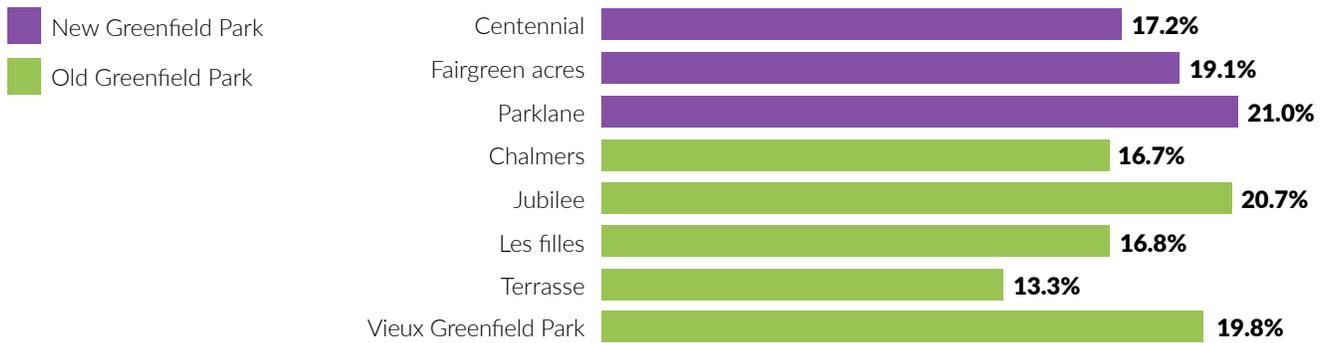


Source: Statistics Canada, 2016 Census
Adapted by CDC AL, October 2019.

1.1.2. Population aged 65 and over

The proportion of people aged 65 and over increased from 15% in 2006 to 19% in 2016. The number of people aged 65 and over increased by 23.3% in 10 years, from 2,515 in 2006 to 3,100 in 2016. In the Jubilee neighbourhood (old sector) and the Parklane neighbourhood (new sector), at least 1 in 5 people are aged 65 and over (Figure 6).

Figure 6 – Proportion of the population aged 65 and over by neighbourhood, Greenfield Park, 2016

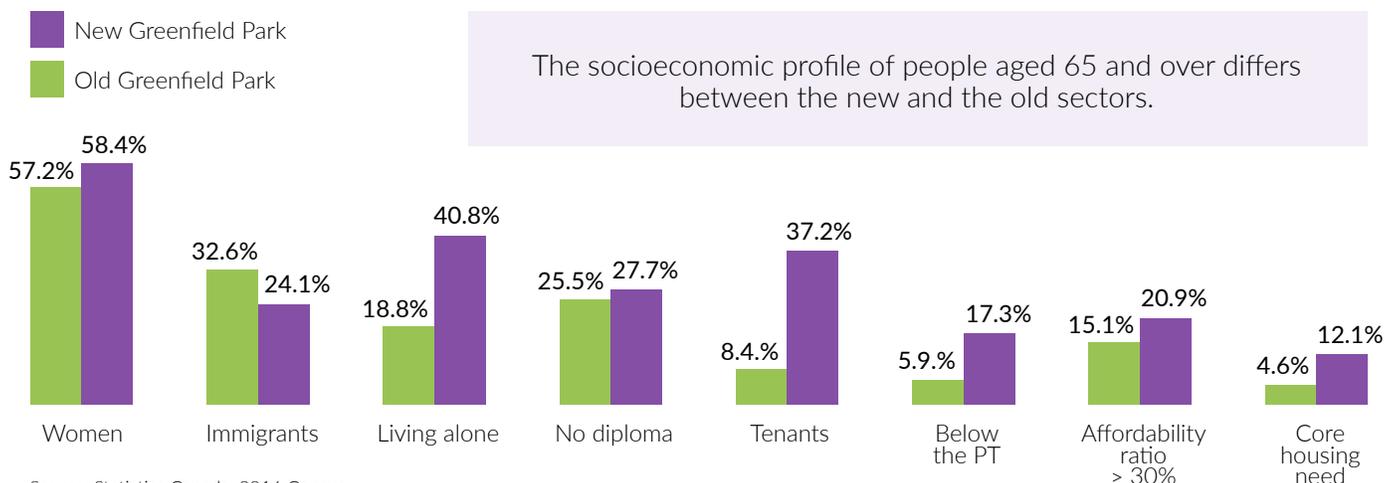


At least **1** out of **5** people in the Jubilee and Parklane neighbourhoods are aged 65 and over.

Source: Statistics Canada, 2016 Census
Adapted by CDC AL, October 2019.

Proportionally speaking, there are more women than men aged 65 and over in the old sector than in the new sector. Also proportionally speaking, more people aged 65 and over in Old Greenfield Park than in New Greenfield Park live alone, are tenants, live below the poverty threshold (PT), live in unaffordable housing, and are in core housing need (see Figure 7).

Figure 7 – Socioeconomic profile of people aged 65 and over, Greenfield Park sectors, 2016



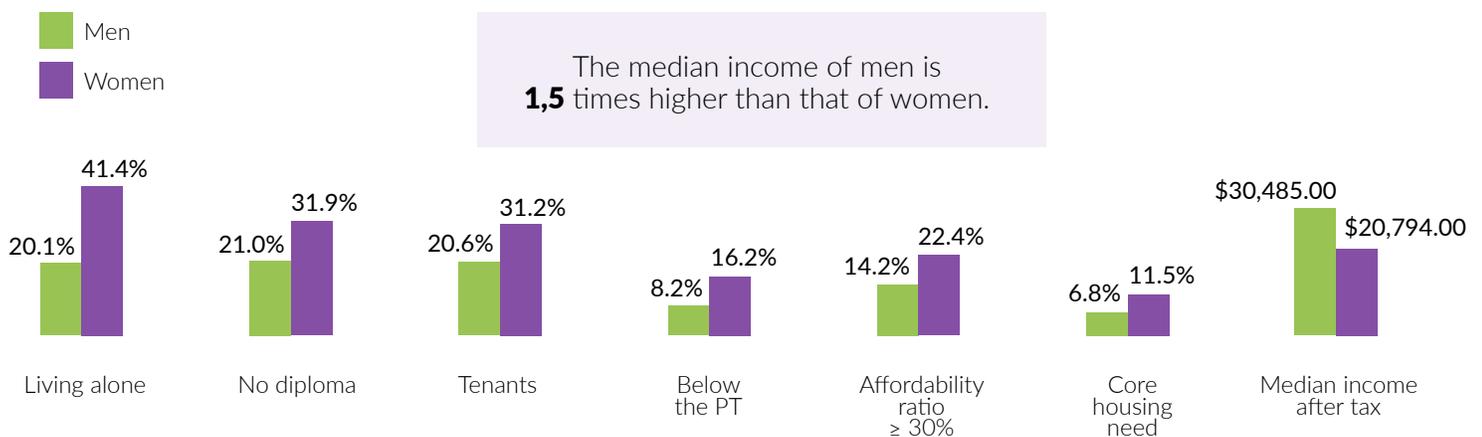
Source: Statistics Canada, 2016 Census
Adapted by CDC AL, October 2019.

GENDER-BASED ANALYSIS (GBA)

In 2016, in Greenfield Park, more than half of people aged 65 and over were women (1,745 people). As shown in the figure below, women aged 65 and over are more likely to live alone (41% of women vs. 20% of men). In the old sector, half of women aged 65 and over live alone.

- The median after-tax income of men aged 65 and over is 1.5 times higher than that of women, regardless of sector;
- Proportionally more women than men aged 65 and over:
 - are tenants;
 - live below the poverty threshold (PT);
 - live in unaffordable housing;
 - are in core housing need;
- Approximately 35% of the population aged 75 and over (415 people) live alone. Three-quarters of these people are women.

Figure 8 – Population aged 65 and over, gender-based profile, Greenfield Park, 2016



Source: Statistics Canada, 2016 Census
Adapted by CDC AL, October 2019.

These differences between women and men aged 65 and over are seen throughout all of Longueuil's boroughs.

1.1.3. English-speaking population

The Greenfield Park borough stands out for its linguistic duality. Under Québec's *Charter of the French Language*, Greenfield Park has a status that allows it to provide services in both English and French (Ville de Longueuil, 2019b).

In 2016, 35.6% of the borough's population (5,940 people) were English-speaking citizens, the highest proportion of any territory in the Agglomération. One-fifth (1,210 people) were aged 65 and over. However, between 2006 and 2016, the number of English-speaking citizens decreased by 19.0% (loss of 1,395 people). In comparison, during the same period, the number of English-speaking citizens increased by 21% in the Montérégie region (Beaudry-Godin and Boulais, 2018).

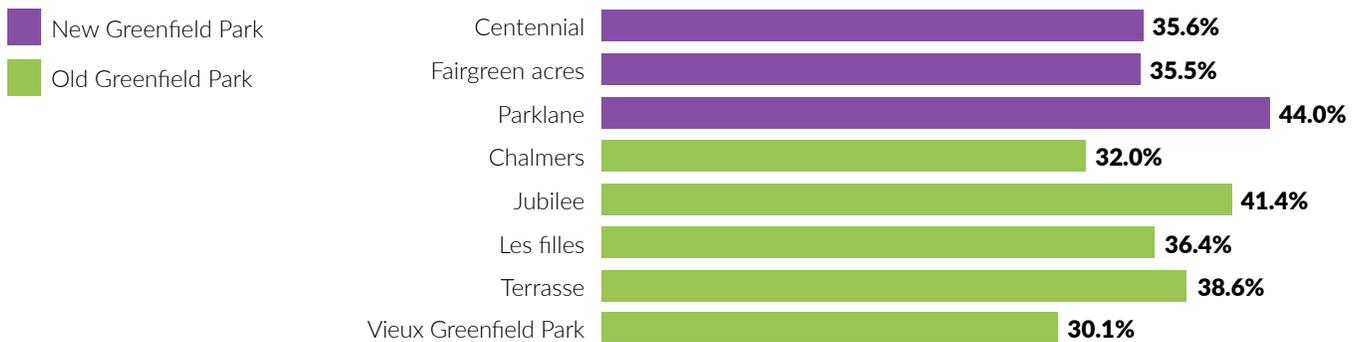
Table 4 – Proportion of English-speaking population, Agglomération de Longueuil, Longueuil and its boroughs, 2016

Greenfield Park		Saint-Hubert	Vieux-Longueuil	Longueuil	Agglomération de Longueuil
35.6%		11.3%	6.8%	10.4%	14.5%
NEW	OLD				
37.9%	34.2%				

Source: Statistics Canada, 2016 Census
Adapted by CDC AL, October 2019

- In the Parklane neighbourhood (New Greenfield Park), 44% of the population is English-speaking (Figure 9);
- In the Jubilee neighbourhood (Old Greenfield Park), half of all people aged 65 and over are English-speaking (198 people).

Figure 9 – Proportion of English-speaking population, Greenfield Park neighbourhoods, 2016



In the Parklane neighbourhood, more than **4** out of **10** people are English-speaking.

Source: Statistics Canada, 2016 Census
Adapted by CDC AL, October 2019.

SOCIOECONOMIC PROFILE ACCORDING TO LANGUAGE SPOKEN

In Greenfield Park, proportionally fewer English speakers than French speakers are tenants (30.1% vs. 34.1%) and live alone (13.8% vs. 18.5%). However, the median income of the English-speaking population is lower than that of the French-speaking population (\$27,093 vs. \$30,663).

Differences between the two sectors are apparent (Table 4). In New Greenfield Park, proportionally more French speakers than English speakers live below the PT, in unaffordable housing, and are in core housing need. However, in Old Greenfield Park, proportionally more English speakers than French speakers live below the PT, in unaffordable housing, and are in core housing need.

Table 5 – Socioeconomic profile by language, Greenfield Park sectors, 2016

Population	New Greenfield Park		Old Greenfield Park	
	English-speaking	French-speaking	English-speaking	French-speaking
Tenants	12.7%	18.5%	41.9%	43.1%
Living alone	5.9%	13.1%	19.3%	21.5%
No diploma	13.5%	11.9%	14.6%	14.9%
Affordability ratio ≥ 30%	9.4%	15.4%	18.1%	17.8%
Core housing need	2.8%	4.8%	10.7%	9.6%
Below the PT	5.8%	6.8%	14.9%	14.6%
Median income (\$)	\$29,248.00	\$31,573.00	\$25,562.00	\$30,000.00

Source: Statistics Canada, 2016 Census
Adapted by CDC AL, November 2019.

1.1.4. Immigrant population

In 2016, in Greenfield Park, 24.3% of the population (4,045 people) were born outside of Canada (vs. 16.4% in Saint-Hubert and 17.7% in Vieux-Longueuil). Between 2006 and 2016, the number of immigrants increased by 25% (gain of 815 people).

Table 6 – Proportion of immigrant population, Agglomération de Longueuil, Longueuil and its boroughs, 2016

Greenfield Park		Saint-Hubert	Vieux-Longueuil	Longueuil	Agglomération de Longueuil
24.3%		16.4%	17.7%	17.7%	20.3%
NEW	OLD				
24.9%	24.0%				

Source: Statistics Canada, 2016 Census
Adapted by CDC AL, October 2019.

Between 2001 and 2016, new immigrants came from some 20 countries, in particular, Algeria, Afghanistan, China, Colombia and Romania.

Moreover, in Greenfield Park:

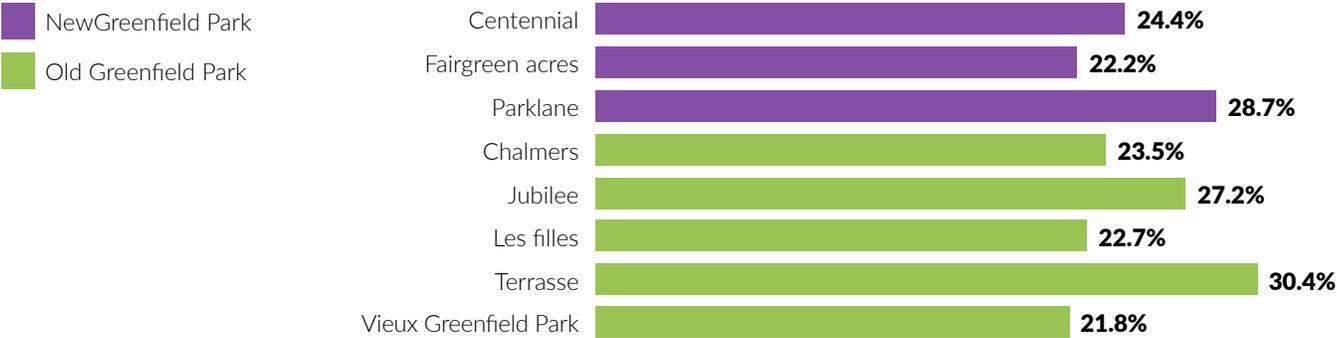
- nearly 40% of immigrants are English-speaking;
- approximately 50% of immigrants speak a non-official language at home;
- almost 30% of employed immigrants work mainly in English (Beaudry-Godin, 2018).

In 2016, the median after-tax income of immigrants was lower than that of non-immigrants (\$26,807 vs. \$30,539).

Proportionally more immigrants than non-immigrants live:

- below the poverty threshold (PT) (14.7% vs. 10.1%);
- in a dwelling needing major repairs (11.4% vs. 9.0%);
- in a dwelling of insufficient size (15.6% vs. 6.5%);
- in unaffordable housing (21.4% vs. 14.7%) (ibid, 2018).

Figure 10 – Proportion of immigrant population, Greenfield Park neighbourhoods, 2016



In the Terrasse neighbourhood,
3 out of **10** people
 were born outside of Canada.

Source: Statistics Canada, 2016 Census
 Adapted by CDC AL, October 2019.

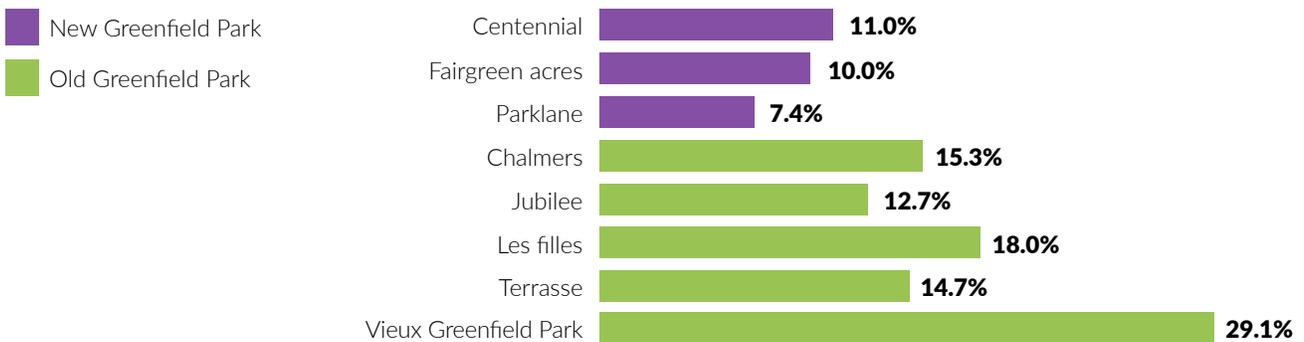


1.1.5. Population living alone

In 2016, in Greenfield Park, 16.5% of the population aged 15 and over in private households (2,295 people) lived alone. Between 2006 and 2016, this number increased by 8% (gain of 170 people).

- More people live alone in the old sector than in the new sector (20.7% vs. 9.8%).
- Close to 60% of people living alone are women.
- More than 40% of people below the poverty threshold (PT) live alone.
- Almost half of all people in core housing need live alone.

Figure 11 – Proportion of the population living alone, Greenfield Park neighbourhoods, 2016



Nearly **3** out of **10** people live alone in the Old Greenfield Park neighbourhood.

Source: Statistics Canada, 2016 Census
Adapted by CDC AL, October 2019.

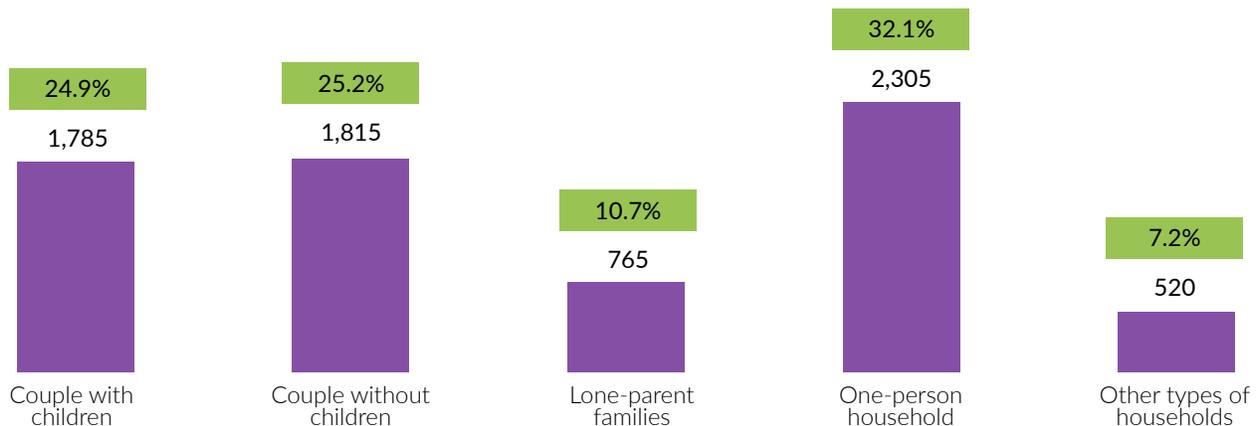


1.2. PROFILE OF HOUSEHOLDS

In 2016, there were 7,180 private households in Greenfield Park: 2,420 in New Greenfield Park and 4,760 in Old Greenfield Park, which represents an increase of 40 households compared to 2006 (gain of 0.6%).

- Almost one-third of households are one-person households;
 - This applies to almost 4 in 10 (37.6%) households in the old sector;
 - And half of all households (47.2%) in the Old Greenfield Park neighbourhood.

Figure 12 – Distribution of households by type⁶, Greenfield Park, 2016



1 out of 3 households are one-person households.

Source: Statistics Canada, 2016 Census
Adapted by CDC AL, October 2019.

HOUSEHOLDS WITH CHILDREN

In 2016, approximately 40% of households (2,835) contained children (all ages) (Figure 13). Between 2006 and 2016, this number decreased by 8.1% (loss of 250 households). Some 1,165 households with children reside in New Greenfield Park, representing 41% of households in the sector.

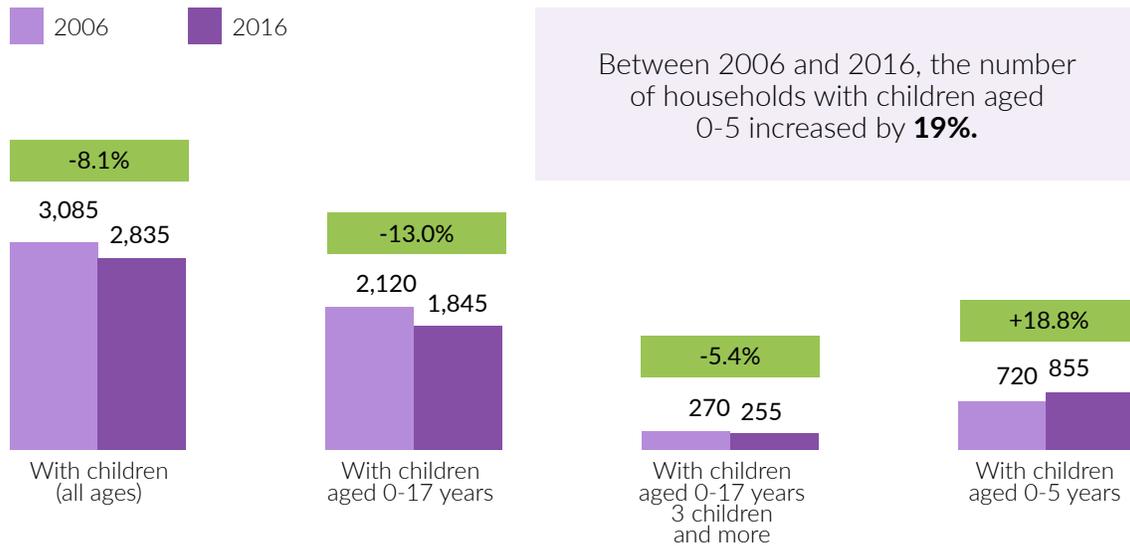
Between 2006 and 2016, households with children aged 0-5 increased by 19%, from 720 to 885.

- Half of these households contain at least one immigrant;
- Nearly 40% are tenants;
- Approximately 15% are low-income according to the market basket measure (MBM);
- Nearly 19% live in unaffordable housing.

Some 14% (340) of households in New Greenfield Park have at least one child aged 0-5 compared to 11% (520) of households in the old sector.

⁶ The *Other types of households* category includes other households that contain a census family (households made up of a single census family with additional persons, and households made up of several census families) and households with no census family made up of two or more people.

Figure 13 – Number of households with children by age and number of children, Greenfield Park, 2006 and 2016



Source: Statistics Canada, 2006 and 2016 Censuses
Adapted by CDC AL, October 2019.

LONE-PARENT FAMILIES

In 2016, nearly 11% (765) of households were lone-parent families⁷ with no additional people. Their number decreased by 6% between 2006 and 2016. Close to two-thirds (62%) of lone-parent families live in Old Greenfield Park.

Nearly 15% (115) of lone-parent families have at least one child aged 0-5. Between 2006 and 2016, their number almost doubled (gain of 55 households).

Incidentally, 80% of lone-parent families are headed by a lone mother.

- The median income of a lone father is 1.3 times higher than that of a lone mother (\$61,662 vs. \$46,949);
- Proportionally more families headed by a lone mother than by a lone father are tenants (51.2% vs. 35.5%).



⁷ In the case of shared custody (50/50), the child is considered to be living with the parent who had custody during the week before the census.

1.3. INCOME

1.3.1. Median after-tax income

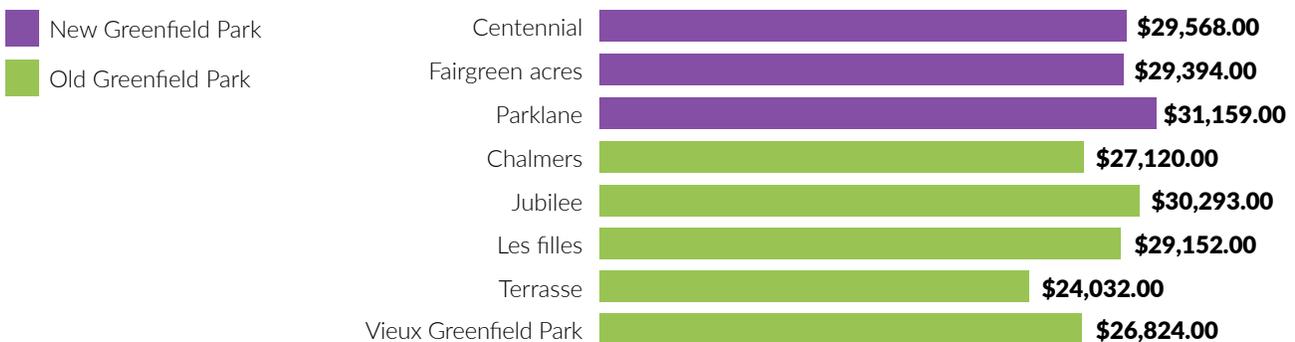
In 2015, in Greenfield Park, median⁸ after-tax income was \$28,421 (vs. \$29,514 in Longueuil).

Table 7 – Median after-tax income of the population aged 15 and over, Agglomération de Longueuil, Longueuil and its boroughs, 2015

Greenfield Park		Saint-Hubert	Vieux-Longueuil	Longueuil	Agglomération de Longueuil
\$28,421.00		\$31,150.00	\$28,634.00	\$29,514.00	\$31,441.00
NEW	OLD				
\$29,947.00	\$27,432.00				

Source : Statistique Canada, Recensement de 2016
Adapté par CDC AL, octobre 2019.

Figure 14 – Median after-tax income of the population aged 15 and over, Greenfield Park neighbourhoods, 2015



The population living in the Terrasse neighbourhood has the **lowest median** after-tax income.

Source: Statistics Canada, 2016 Census
Adapted by CDC AL, October 2019

⁸ Population aged 15 and over.

1.3.2. Household income

In 2015, the median after-tax household income was \$53,340 (vs. \$51,080 in Longueuil). The median after-tax income of households with children of all ages was \$72,943 (vs. \$72,564 in Longueuil).

With respect to income, there are noticeable differences between the neighbourhoods. For example, the median after-tax household income in Parklane is \$69,912, compared to \$43,473 in Old Greenfield Park.

Moreover:

- 13.6% of households are low-income based on the market basket measure (MBM) (16.8% in the old sector vs. 7.2% in the new sector).
- In the Old Greenfield Park and Terrasse neighbourhoods, more than one-fifth of households are low-income, according to the MBM.
- More than half of low-income households according to the MBM are one-person households.
- More than one-quarter of male one-person households (28%) are low-income according to the MBM.

1.3.3. Population living below the after-tax poverty threshold

In 2015, 15.3% of the population in the old sector (1,543 people) lived below the poverty threshold (PT) compared to 6.5% in the new sector (410 people). In the Terrasse neighbourhood, more than 20% of the population lived below the PT (Figure 15).

Table 8 – Proportion of the population living below the poverty threshold (PT), Agglomération de Longueuil, Longueuil and its boroughs, 2015

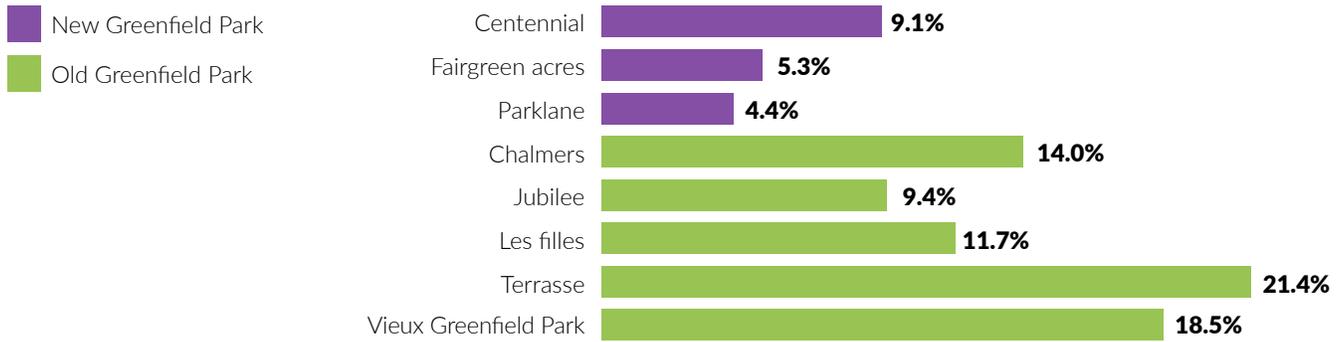
Greenfield Park		Saint-Hubert	Vieux-Longueuil	Longueuil	Agglomération de Longueuil
12.0%		7.4%	14.7%	11.9%	9.6%
NEW	OLD				
6.5%	15.3%				

Source: Statistics Canada, 2016 Census
Adapted by CDC AL, October 2019

In Greenfield Park, people who live below the poverty threshold represent:

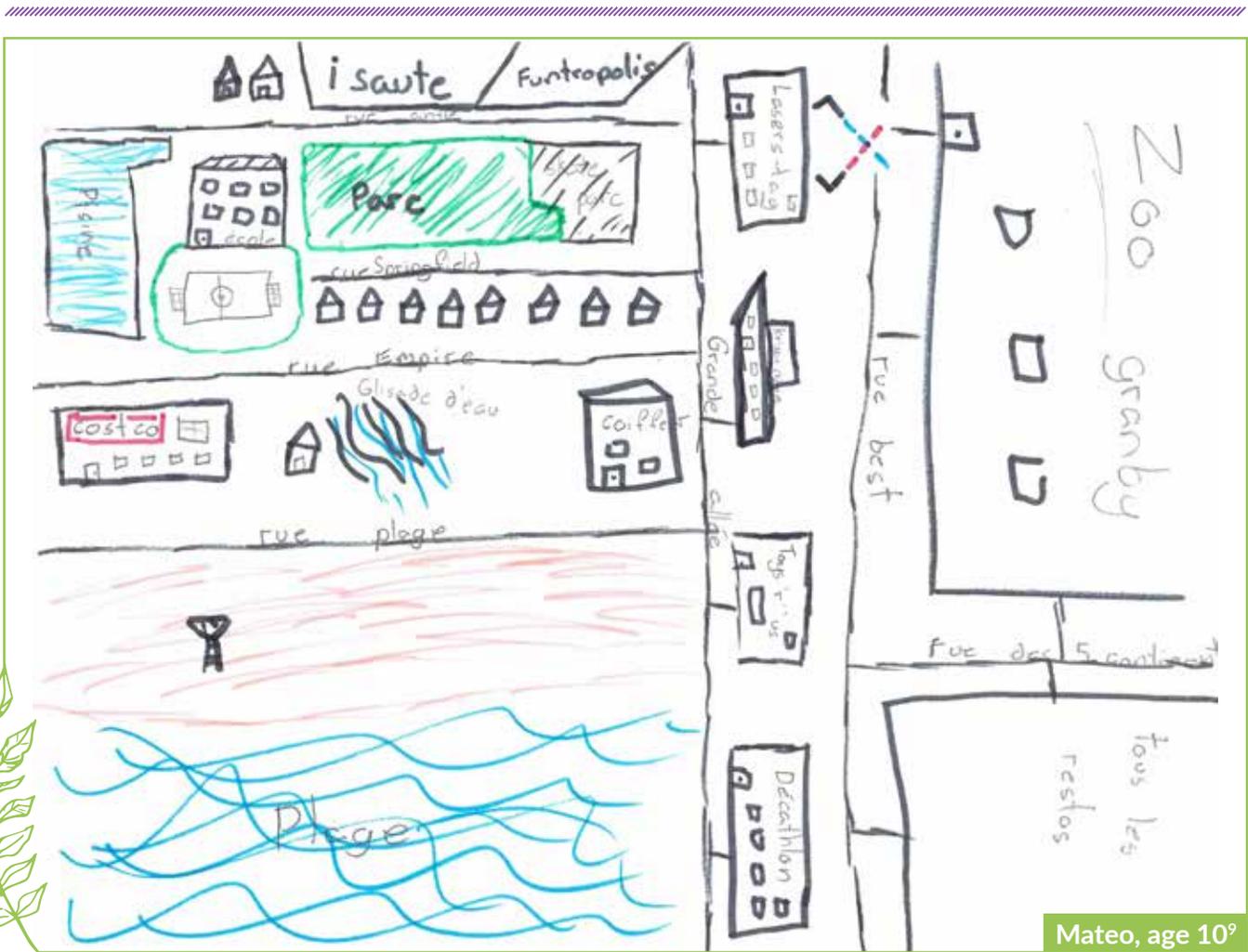
- more than one-quarter of tenants;
- nearly 30% of people living alone;
- almost half (46.9%) of people living in unaffordable housing;
- over 80% of people in core housing need.

Figure 15 – Proportion of the population living below the after-tax poverty threshold (PT), Greenfield Park neighbourhoods, 2015



In the Terrasse neighbourhood, more than one-fifth of the population lives below the poverty threshold.

Source: Statistics Canada, 2016 Census
Adapted by CDC AL, October 2019



*Drawing done during a workshop on the theme "Le quartier de mes rêves."

2. OVERVIEW OF GREENFIELD PARK AND ITS LIVING ENVIRONMENT



This section of the portrait highlights the various elements that have an impact on the population and their aspirations for their living environment. These elements were identified by the territory's citizens and stakeholders who were met with during the consultation activities (field surveys, neighbourhood conversations, and individual interviews).

A first section addresses elements related to the living environment, while the following section presents elements related to living conditions.

2.1. LIVING ENVIRONMENT

This section presents the data on Greenfield Park citizens' living environment, more specifically mobility, urban development, access to culture, recreation and sports, from a perspective of universal accessibility¹⁰.

2.1.1. Urban development and mobility

Transit systems have a strong influence on people's socioeconomic conditions and well-being (Bickerstaff, 2018). In Greenfield Park, like elsewhere in the suburbs, the distances to cover and the proximity to major roadways favours driving over active mobility (walking and cycling). These urban environments encourage physical inactivity, which can lead to various health problems in the population (Blackburn et al., 2018). In this sense, the ways in which the two sectors of the borough were developed shaped two different living environments.

Citizens in New Greenfield Park who participated in the consultations feel that their living environment is well situated for drivers. It is important to remember that this low-density residential sector is an enclave. The streets do not join up well with each other, and there are limited entrances to the sector. According to the citizens who participated, residents prefer to drive over active mobility methods. However, according to the participants, the central location of Parc René-Veillet (refurbished in 2019) allows for easy access on foot.

The old sector is a product of urban development principles that predate the automobile. Its gridiron plan and interconnecting streets promote active travel between its neighbourhoods. Its population density is also higher. The sector comprises multi-unit buildings, condos, and single-family dwellings. In this sector, many participants said they greatly appreciate the proximity of businesses, services, and municipal infrastructure accessible on foot or by bicycle. Several participants from the sector also pointed out the appeal of the urban landscape, which they think has a rural feel conducive to taking walks.

However, in both sectors of the borough, participants (adults and children) identified barriers to active travel, including:

- lack of bike paths and discontinuity of the existing network;
- inadequate sidewalk maintenance and missing sections of sidewalk (e.g., on Gladstone in front of the shopping centre);
- insufficient lighting.

¹⁰The definition of universal accessibility adopted by Ville de Longueuil in 2013 (see glossary) was developed by Groupe DÉFI Accessibilité, Université de Montréal, 2011.

Access to safe, active transportation methods is essential to the development of healthy lifestyle habits (Vivre en ville, n.d.) and to encouraging autonomy in children (Torres, 2017).

According to many of the participants, the Réseau de transport de Longueuil (RTL) buses are efficient for getting to and from Montréal during the morning and afternoon rush hours. In 2016, in Greenfield Park, one-third of the employed population aged 15 and over used sustainable transportation¹¹ to get to work, a higher proportion than in the other two boroughs of Longueuil (Table 7). Also, nearly 40% of women and 35% of people living alone and people living below the PT used sustainable transportation to get to work.

Table 9 – Proportion of employed population aged 15 and over who use sustainable transportation to get to work, Agglomération de Longueuil, Longueuil and its boroughs, 2016

Greenfield Park		Saint-Hubert	Vieux-Longueuil	Longueuil	Agglomération de Longueuil
32.7%		23.6%	30.9%	28.3%	27.7%
NEW	OLD				
30.2%	34.5%				

Source: Statistics Canada, 2016 Census
Adapted by CDC AL, October 2019

Mobility presents challenges to people who do not have access to a car. Low-income people, seniors without a driver’s license, and people with a disability face a mobility deficit that can restrict their participation in society and the economy. These people are more dependent on public transit services for their travel needs (Bickerstaff, 2018). Participants mentioned that the RTL’s off-peak service is inadequate when it comes to travelling to other boroughs or cities within the territory. Off-peak public transit is free for people aged 65 and over. However, according to citizens, the procedure for obtaining a reduced-fare RTL card is complicated for seniors, especially English speakers.

2.1.2. Environmental protection

Environmental problems were pointed out by the participants during the consultations.

There are no protected natural environments or nature parks in the borough, which is completely urbanized. However, the urban vegetation, including several century-old trees, contributes to the quality and biodiversity of the urban landscape. The problem of the emerald ash borer was raised by many participants from the old sector. According to them, dead ash trees are slow to be replaced. Citizens have noticed the loss of tree cover and are upset about the impact on the landscape. Some people mentioned the need for a plan to help homeowners have the dead trees felled and replaced and to develop a more diverse arboreal heritage.

The old sector is also becoming progressively denser, with houses being replaced with new residences, condos, or multi-unit buildings. With climate change and its effects accelerating (World Meteorological Organization, 2019), urban densification is a process that makes sense, in that it optimizes infrastructure and

¹¹ Public transit, walking or cycling.

impedes urban sprawl. However, it is important to protect existing trees and to “green” the transforming neighbourhoods in order to offset surface mineralization and improve the living environment (Vivre en Ville, n.d.).

Some citizens also expressed their appreciation for the organic waste and green waste collections. However, some people mentioned that the organic waste collection process is more difficult to understand for English-speaking residents, because the instructions for the brown bin are in French only.

Finally, citizens mentioned being bothered by the noise of the large planes coming from Saint-Hubert airport, especially at night.

2.1.3. Safety

Traffic, particularly the speed of vehicles on residential streets, is a concern for many participants, especially young parents. People complained about the lack of measures to reduce traffic and amenities for pedestrians and cyclists. They claimed that crossing Taschereau boulevard on foot or by bicycle is particularly dangerous. The statistics appear to support their opinions. For example, between 2014 and 2018, 12 pedestrians and two cyclists were involved in traffic crashes at the Regent/Taschereau intersection (DSPu de la Montérégie, n.d.).

Between 2006 and 2016, in Longueuil, the number of passenger vehicles increased by 17% (Gouvernement du Québec, 2019), three times faster than the growth of the population.

At the level of the Agglomération (SPAL, 2019b), in 2018, the number of pedestrians involved in traffic crashes increased by 3%, but decreased by 3% compared to the average for the previous five years, i.e., 2013 to 2017. The number of cyclists involved in traffic crashes has seen a downward trend in recent years. According to the SPAL, road safety prevention campaigns aimed at young people, pedestrians and cyclists have contributed to improving the statistics (ibid, 2019b).

Many of the participants mentioned feeling safe in their neighbourhoods. People, even seniors, said that they take walks in the evening. However, participants reported property crimes, such as break-and-enters and vehicle thefts, which reduces their sense of security. The number of break-and-enters are declining on the Agglomération’s territory (SPAL, 2019b), although they remain stable in Greenfield Park. According to the SPAL, the increase in property crimes seen in 2018 is due their having solved a number of crimes on the territory (SPAL, 2019a).

Despite a decrease between 2017 and 2018, crimes against the person in Greenfield Park, including sexual assault and bullying, have been on the rise for the past five years. This trend is seen throughout the Agglomération de Longueuil. According to the SPAL, this is possibly due to more victims filing complaints (2019b).



2.1.4. Access to local businesses and services

HEALTH CARE AND SERVICES

The participating citizens indicated that the proximity of several medical clinics, the local community services centre (CLSC), and the regional hospital is an advantage. However, for people who do not have a car, in particular seniors, these services are difficult to access. Citizens also mentioned that the process to access resources, such as family doctors, is long and arduous.

It was also noted that many English-speaking seniors suffer from social isolation because of the language barrier. For example, they have difficulty accessing healthcare services and transportation. These problems were also highlighted during a 2012 consultation as part of the *Municipalité amie des aînés (MADA)* approach (Longueuil, 2012). The number of people living with dementia or Alzheimer's disease is also increasing, and caregivers are stretched thin. The social economy organization, *Seniors Respite Montérégie*, arose from this concern, in order to provide assistance and respite to English-speaking families coping with this situation (*Seniors Respite Montérégie*, 2019).

FOOD AND LOCAL BUSINESSES

Access to local services and businesses greatly differs by sector. The old sector has food businesses within walking distance, while the new sector, an exclusively residential zone, does not have any. Despite the fact that the new sector is not considered to be disadvantaged, its northeast section is characteristic of a food desert. The absence of local businesses can contribute to social isolation in people who do not have access to a car, such as seniors (*DSPu de la Montérégie*, 2013), but also people with a disability, low-income people, etc. Citizens mentioned that the *Marché Public de Longueuil* is too far and that it could be better served by the RTL.

2.1.5. Access to culture, recreation and sports

The borough's main municipal infrastructures (borough office, municipal library, Cynthia-Coull Arena, and outdoor pool) are located in or around Parc Empire in Old Greenfield Park. The participating citizens from New Greenfield Park mentioned that residents have to travel "to the other side" to get to the main cultural, recreational and even sporting venues. According to these people, "everything happens in Old Greenfield Park."

Table 10 – Main municipal infrastructure in the Greenfield Park borough

Infrastructure	<i>Greenfield Park</i>	<i>New Greenfield Park</i>	<i>Old Greenfield Park</i>
Library	1		1
Community centre	2	1	1
Cité Ados ¹²	1		1
Cynthia-Coull Arena - 1 rink	1		1
Outdoor pool and wading pool	3	1	2
Outdoor exercise station	1		1
Football field	1		1
Pétanque court	2	1	1

According to citizens, the sports facilities are very popular. The football field is a highly frequented gathering place, where fans come to encourage the Packers.

The borough has two community centres. The Roger-Doucet community centre in Old Greenfield Park is where the Cité Ados activities take place. During the consultations, citizens from New Greenfield Park complained about the outdated equipment at the René-Veillet community centre, as well as the insufficient program of activities. Renovations at the community centre are scheduled to take place soon. Many citizens mentioned the Greenfield Park Library; this facility is highly appreciated, but according to the participants, both the library itself and the collection need updating. However, the branch houses the largest number of English books in the Longueuil public library network.

Participants identified needs for cultural, recreational and sporting infrastructures in the borough:

- A youth centre in New Greenfield Park;
- An indoor pool¹³;
- Children’s splash pads;
- A meeting place for seniors;
- Extension of the library opening hours, including in the morning;
- Extended free skating time slot at the arena.



¹² Located in the René-Doucet community centre, this space is operated and managed by Ville de Longueuil for youth aged 12-17. Activities for youth aged 9-11 are organized on an ad hoc basis (Ville de Longueuil, 2019a).

¹³ The project for an indoor pool in development in the Lafèche sector (Saint-Hubert borough) should meet this need.

Longueuil offers citizens of all ages free or low-cost cultural, sporting and recreational activities in the borough. Citizens are familiar with some of these options, mentioning summer concerts, day camps for children, and Cité Ados.

The borough is also home to six cultural organizations¹⁴ and 11 sports organizations recognized by Ville de Longueuil. Their activities complement the municipal programming.

However, citizens would like to see more family events in their borough, such as those offered in Longueuil's nature parks. People also said they would like more sporting activities for citizens aged 55 and over. Other participants expressed a desire for more diverse cultural activities in the borough, such as community classes, music, dance, visual arts and language classes. Some citizens said they do not really know what's available because the information is poorly disseminated. Others find the online registration process to be complicated or inaccessible. The ARC organization produces and distributes an email newsletter to 1,100 people, listing local English activities, including those offered in Greenfield Park.

Table 11 – Number of parks, surface area ratio per sector of Greenfield Park

Sector	Park (N)	Surface area of local parks (ha)	Surface area ratio of local parks (ha / 1000 inhab.)
<i>New Greenfield Park</i>	2	5.46	0.8
<i>Old Greenfield Park</i>	7	7.86	0.7

Parks are important places for socializing and relaxing (Ville de Longueuil, 2014a). In the borough, the surface area dedicated to local parks is approximately 0.8 hectares per 1,000 inhabitants (see Table 8), compared to 1.1 hectares per 1,000 inhabitants for the overall territory of Ville de Longueuil (ibid, 2014). The Greenfield Park borough, which is completely developed, has no nature parks, unlike the two other boroughs.

Several parks in the borough have been refurbished or are in the process of being refurbished. Participants mentioned that many families use the new playground equipment in Empire and Fairfield parks (old sector). The refurbishment of Parc René-Veillet (new sector) is an opportunity to reassess needs in this neighborhood.

The participants pointed out needs/improvements in relation to the parks:

- Create a community garden;
- Create a dog park;
- Add greenery to Parc Empire and the parking lot, as well as other local parks.

¹⁴ Mainly English-speaking cultural organizations, most of which are unfamiliar to the Francophone population.

2.1.6. Social life and citizen participation

SENSE OF BELONGING TO THE NEIGHBOURHOODS

During the consultations, many citizens expressed their sense of attachment to Greenfield Park. The elements mentioned most often by the participants included the sense of community, support between neighbours, social diversity, multiculturalism, tranquillity and beauty of the physical spaces. For some English-speaking citizens, Greenfield Park is a place steeped in history, a proud and welcoming community. Some participants said that they wished this sense of belonging to Greenfield Park was better recognized and supported by the city.

The citizen consultations also highlighted the fact that the location and urban planning of both sectors of Greenfield Park influence the residents' social life and sense of belonging.

Old Greenfield Park. The old sector includes a diverse range of dwellings and has a high population density. Many participants mentioned the exemplary social diversity (socioeconomic classes, cultures and languages) in this sector. Participants said they like the calm, rural atmosphere of their living environment. Some people mentioned that Churchill boulevard is being revitalized, with new businesses opening up, including a café. The cluster of municipal infrastructures also forms a central hub, which is highly appreciated by the participants. According to the citizens, the public space in front of the borough office could be put to better use. Events such as the Canada Day celebrations also bring together several citizens from Greenfield Park and nearby boroughs and towns in a festive, family atmosphere. Neighbours' Day, which was initiated by the residents of Fairfield street, was also mentioned.

However, according to citizens in the sector, the quality of their living environment is under threat. Houses are being demolished and replaced with luxury homes, condos, or apartment buildings; the urban landscape is changing. Many people fear the gentrification of the territory, which could force low-income and vulnerable people out of the sector. Several people stressed the importance of preserving the social diversity that makes their living environment unique and appealing.

Citizens identified a need for and ways of promoting exchanges between citizens from the old sector, in order to get to know one another better:

- Relax the by-laws in order to encourage citizen-led initiatives;
- Make the borough office accessible;
- Promote awareness of local community organizations, including those in the LeMoyne neighbourhood;
- Organize a pop-up public market;
- Organize family entertainment, alternating between both sectors;
- Improve the dissemination of information about existing activities in both languages.

New Greenfield Park The population of New Greenfield Park is more economically advantaged than that of the old sector. The participants from this sector said they appreciate the peacefulness and the linguistic duality of their living environment. The English-speaking and Francophone communities have been cohabiting for many years and get along well.

However, some people mentioned that the social life in New Greenfield Park has declined over the years, with fewer citizen-led initiatives and fewer volunteers. Most activities take place in the old sector. Participants said they felt forgotten and that they do not get a fair share of the municipal budget for cultural, recreational and sporting activities.

Some people said they have seen changes in their sector, including the arrival of several immigrant families. Some people mentioned that intercultural cohabitation is not always easy and that interaction is not encour-

aged. Actions to be implemented in this sense could be explored with citizens. According to some people, efforts to organize events for residents are not supported by the municipal administration. The ongoing refurbishment of Parc René-Veillet, which many participants are looking forward to, could favour increased interaction between citizens. The question remains, however, about how to encourage social activities and citizen participation, and how to encourage the integration of new immigrant families.

Participants identified ways to encourage social activities and citizen participation in the new sector:

- Obtain the city's support in terms of the financial, human and material resources needed to organize citizen-led initiatives;
- Relax the by-laws in order to encourage citizen-led initiatives;
- Organize ad hoc events, e.g., Canada Day parade, Neighbours' Day;
- Improve the dissemination of information about existing activities.

Citizen testimonials

"The mixture of social classes, generations, cultures and languages is something we need to preserve. It's a real treasure."

"The barrier between Anglophones and Francophones—what can we do to get more joint activities between both communities?"

"The population is changing, there are a lot of new immigrants. There was better integration 20 years ago."

"The community is there, working together, we care about each other."

"The micro culture of Greenfield Park could be used to improve all of Longueuil, different cultures living together."

"All the groups need to get together and work for the community."



COMMUNITY ORGANIZATIONS

While the linguistic duality is a real asset for the territory, it also presents its share of challenges. There are few community organizations on the territory. According to local stakeholders, the organizational culture between the two linguistic groups is different. Participants from the English-Speaking community are familiar with the organizations in Greenfield Park and Saint-Hubert that provide social/community services in English; however, these community organizations are unknown to Francophone citizens. Some people know about the organizations in the LeMoyne neighbourhood (Vieux-Longueuil). According to the stakeholders, parishes of different faiths and linguistic communities provide emergency food services to the population. These services are run by volunteers, usually retirees. According to the participants, the organizations and groups on the territory that provide community services to the population are unfamiliar with each other and do not work together. **How can we encourage cooperation between the organizations and groups that provide various social/community services on the territory? What challenges do they face? How can the stakeholders from both linguistic communities better work together and meet the needs of all citizens?**

In response to this situation, a group of citizens banded together to create the NPO Revitalisation Greenfield Park. Their goal is to promote and raise awareness of the borough's strong points by organizing events in both sectors that encourage citizens to get together and participate in social activities. The organization is run by volunteers, who face a substantial amount of work in organizing events.



2.2. LIVING CONDITIONS

2.2.1. Housing

In 2016, in Greenfield Park, nearly 40% (2,720) of households were tenant households.

- In 2016, 900 tenant households contained children, three-quarters of which (675) were in Old Greenfield Park;
- 380 tenant households were lone-parent families;
- One-fifth (179) of tenant households with children had three or more children.

In 2015, the median income of households with children was:

- \$48,153 for tenant households;
- \$85,295 for owner households.

TENANT POPULATION

In 2016, in Greenfield Park, one-third of the population, or 5,475 people, were tenants.

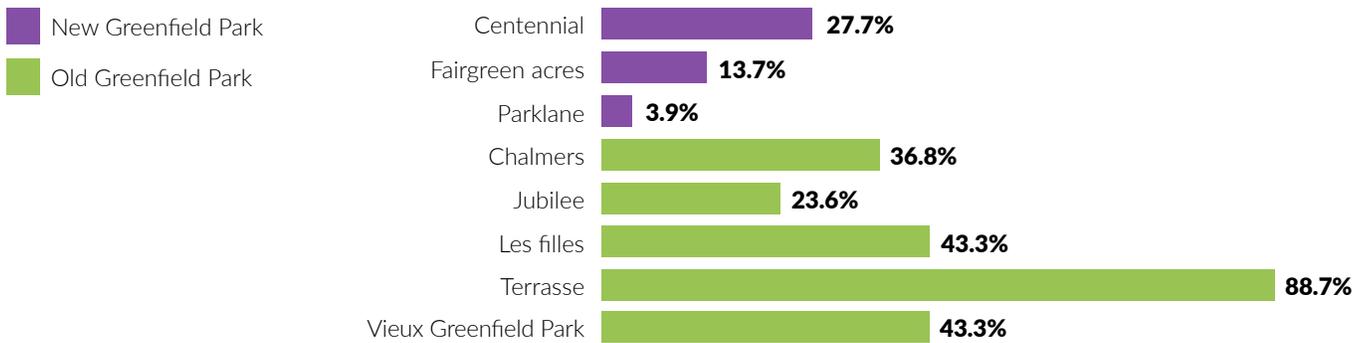
Table 12 – Proportion of the tenant population, Agglomération de Longueuil, Longueuil and its boroughs, 2016

Greenfield Park		Saint-Hubert	Vieux-Longueuil	Longueuil	Agglomération de Longueuil
32.9%		22.5%	51.1%	39.6%	30.5%
NEW	OLD				
30.2%	43.3%				

Source: Statistics Canada, 2016 Census
Adapted by CDC AL, October 2019



Figure 16 – Proportion of the tenant population, Greenfield Park neighbourhoods, 2016



In the Terrasse neighbourhood,
9 out of 10 people
 are tenants.

Source: Statistics Canada, 2016 Census
 Adapted by CDC AL, October 2019

In 2016, in Greenfield Park, 16.5% of the population (13.8% in the new sector vs. 18.1% in the old sector), or 2,740 people, lived in unaffordable housing, of which nearly half lived below the PT. Moreover, just over one-quarter of tenants lived in unaffordable housing.

Also, 1,275 people, or almost 8% of the population, were in core housing need (3.8% in the new sector vs. 10.3% in the old sector):

- More than 80% of people in core housing need, or 1,035 people, were tenants.

The borough comprises more than 350 social housing units for low- and modest-income people, including low-rental housing (LRH) for seniors managed by the Office municipal d’habitation de Longueuil (OMHL) and housing cooperatives (Ville de Longueuil, 2014b). The NPO Solides, whose mission is to provide adequate housing to low- and modest-income people, owns a 16-unit building in Old Greenfield Park (Solides, 2019).

Table 13 – Social housing units in Greenfield Park



¹⁶ These housing cooperatives have existed since 1982.

¹⁷ Managed by the Office municipal d’habitation de Longueuil (OHML).

DIFFERENT HOUSING SITUATION DEPENDING ON THE SECTOR

In Old Greenfield Park, the real estate is older. More than 11% of the population lives in a dwelling needing major repairs (vs. 8% in the new sector). However, the proximity of numerous businesses and services in Greenfield Park makes the sector very attractive to young families and other households. The scarcity of land and the demand for new builds could be contributing to the construction of condos and rental buildings observed by the citizens (see Section 2.1.6).

Some people, including many English-speaking citizens, mentioned the need for affordable, accessible housing for low-income households, notably seniors, young adults and other people with special needs (such as disabilities and mental health problems). Many citizens fear the gentrification of the sector. However, the social diversity of the borough is considered by the participants as a valuable asset to be preserved.

In the Terrasse neighbourhood (old sector):

- close to 90% of the population are tenants;
- 22% of the population live in unaffordable housing;
- 17% of the population are in core housing need;
- 13% of the population live in a dwelling needing major repairs.

The neighbourhood consists mainly of multi-unit buildings, but no social housing.

In New Greenfield Park, the nine housing cooperatives have been providing affordable housing for low- and moderate-income households for almost forty years. There are community gardens surrounding the buildings. However, during the interviews, tenants who are members of a housing cooperative mentioned internal management problems. It would appear that associative life is less dynamic than it used to be. The cooperatives are isolated, and residents do not mix much with the other citizens. According to these people, families with children who live in the cooperatives use the infrastructure at nearby Parc René-Veillet.

Citizen testimonials

“There’s a problem with gentrification (old sector). The area is losing its cachet, because people who aren’t quite as fortunate can no longer afford to live here. We need to do something to keep low-income families here.”



2.2.2. Education

In 2019, the Greenfield Park borough had five schools belonging to the Commission scolaire Marie-Victorin (CSMV): two elementary schools, two high schools, and one adult francization centre. Two schools—one elementary and one high school—have a specialized vocation; their students are admitted on a selective basis¹⁸.

¹⁸ These are Greenfield Park Primary International School, a school jointly run by the CSMV and the Riverside School Board, as well as École secondaire de l’Agora. Students come from all the territories covered by the school boards, including the Greenfield Park borough.

In the old sector, elementary school students in the regular program attend École Lajeunesse in the LeMoyne neighbourhood (Vieux-Longueuil) or École Pierre Laporte (New Greenfield Park). The increase in the number of children in the borough is creating strain on the schools to accommodate them. École secondaire participative l’Agora, in the old sector, will move to New Greenfield Park in 2020. The building will be converted into an elementary school for students in Old Greenfield Park. The Riverside School Board (RSB) welcomes English-speaking students from the territory. It operates three schools in the borough: two elementary schools, one of which has a specialized vocation, and one high school (Riverside School Board, 2009).

According to the 2017-2018 Material and Social Deprivation Index¹⁹ (see Table 13), on a scale from 1 to 10²⁰, most schools in the borough ranked 8th on the poverty index (PI). RSB’s St. Jude School also ranks 8th on the socioeconomic environment index (SEEI). This elementary school in Old Greenfield Park is attached to the Community Learning Centre²¹ (CLC), which amongst others encourages intergenerational relationships and educates students about community resources (Riverside School Board, 2019).

The CONPARLE FAMILLE round table in the territory of the CISSS M-C, where the Greenfield Park borough is located, works with families living in vulnerable situations. The round table focuses on the development of children aged 0 to 5, specifically on the growing problem of language delays in toddlers (CONPARLE FAMILLE round table, n.d.).

Table 14 – Elementary and high schools by sector of Greenfield Park, 2017-2018²²

Sector	Name of school	School board	Students (N)	Period 2017-2018	
				PI rank	SEEI rank
Elementary schools					
New Greenfield Park	Pierre-Laporte	CSMV	549	8	7
Old Greenfield Park	Greenfield Park International	CSMV	300	7	5
	Greenfield Park International	Riverside	244	8	6
	Saint-Jude	Riverside	269	8	8
High schools					
New Greenfield Park	Centennial Regional	Riverside	1,003	8	5
Old Greenfield Park	De l’Agora	CSMV	353	8	6
	Saint-Edmond	CSMV	558	8	7

¹⁹ The Ministère de l’Éducation et de l’Enseignement supérieur’s (MÉES) deprivation indices aim to identify areas of social deprivation on the territory, in order to equitably allocate resources and mitigate the impacts of risk factors on academic success (Meilleur, 2014).

²⁰ The value 10 corresponds to the highest deprivation level.

²¹ Introduced in 2006 in Québec’s English schools, the Community Learning Centres aim to strengthen the ties between the school and the English-speaking community, as well as promote students’ academic success (Ministère de l’Éducation et de l’Enseignement supérieur, n.d.).

²² Source: Ministère de l’Éducation et de l’Enseignement supérieur (2019).

PARTICIPANTS' PERCEPTIONS AND NEEDS

Participants from Old Greenfield Park expressed their satisfaction with the construction of a new elementary school in their area, while mentioning the need to promote active, safe transportation of the children to the new school. However, participants from New Greenfield Park said they expect to see an increase in car traffic around the new École de l'Agora. Some English-speaking participants said they appreciate the quality of French-language education in the borough's English schools, which allows their children to be bilingual.

2.2.3. Level of education and access to employment

Table 15 – Proportion of the population aged 25 and over with no certificate, diploma or degree

Greenfield Park		Saint-Hubert	Vieux-Longueuil	Longueuil	Agglomération de Longueuil
15.0%		18.0%	18.6%	18.1%	14.2%
NEW	OLD				
13.7%	15.8%				

Source: Statistics Canada, 2016 Census
Adapted by CDC AL, October 2019

In 2016, 15.0% of the population aged 25 and over, or 1,805 people, had no certificate, diploma or degree, which is less than in the two other boroughs. Between 2006 and 2016, the number of people with no certificate, diploma or degree decreased by 23% (loss of 550 people).

Among the population aged 25 and over with no certificate, diploma or degree:

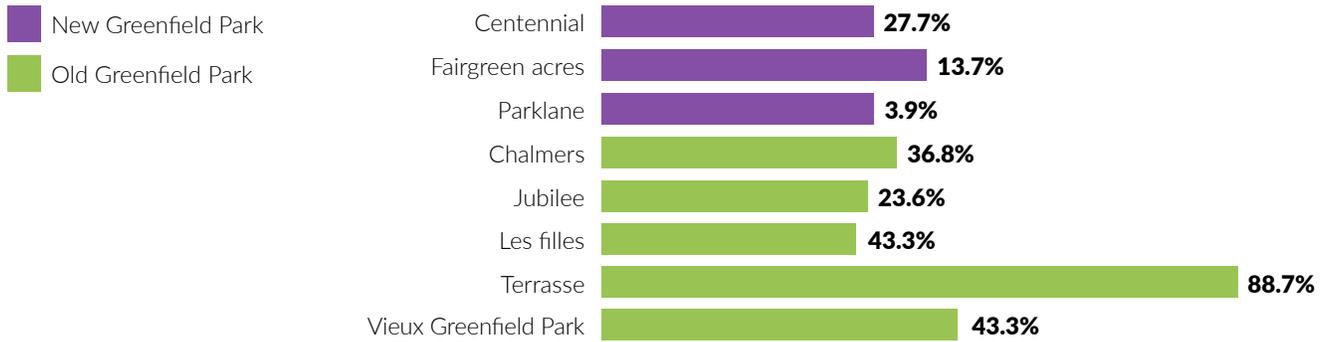
- more than 55% are women;
- almost one-third are immigrants;
- one-quarter live alone;
- more than one-fifth live below the PT.

Given that people with no diploma struggle to find a good job (ICI Radio-Canada, 2016), access to adult education is essential to improving this situation. With the exception of the CSMV francization centre, there is no adult education centre in Greenfield Park. French speaking students aged 16 and over must travel to one of the two CSVM centres located in the Vieux-Longueuil borough or in Brossard. English-speaking students aged 16 and over can attend the Access centres, such as the ones in Brossard, Saint-Lambert and Saint-Hubert (Riverside School Board, 2018). It should be noted that Access offers French courses during the day and in the evening. For students from both linguistic communities, the lack of access to transportation (public transit or car) can be an obstacle in their academic career.

Literacy organizations work with adults and families to teach basic skills. While there is no French-language literacy organization in Greenfield Park, there are two²³ nearby. The South Shore Reading Council (SSRC), an English-language literacy organization, is located in Old Greenfield Park (South Shore Reading Council, 2019).

²³ Alphabétisation IOTA in the Le Moyne neighbourhood (Vieux-Longueuil) and Écrit Tôt in Saint Hubert (Lafleche sector).

Figure 17 – Proportion of the population aged 25 and over with no certificate, diploma or degree, Greenfield Park neighbourhoods, 2015



In the Terrasse neighbourhood, **3** out of **10** people aged 25 and over have no certificate, diploma or degree.

Source: Statistics Canada, 2016 Census
Adapted by CDC AL, October 2019

The Centre d'apprentissage du français langue seconde Camille-Laurin, located in Greenfield Park, also offers various levels of French second-language classes to immigrants aged 16 and over. The full-time program is offered during the day. Part-time French classes are offered in the evening by the CSVM at the Centre d'éducation des adultes Antoine-Brossard, in Brossard (CSMV, 2019).

In addition to having to learn one or two new languages, the fact that their diplomas are often not recognized makes it difficult for immigrants to find a job. This can hinder their integration and participation in their host environment (Place Rive-Sud, 2011). In 2016, in Greenfield Park, in almost 21% of households with children containing an immigrant, the primary income earner had a master's degree or a doctorate, compared to fewer than 9% of households with children without an immigrant (20.9% vs. 8.5%). Yet, the median after tax income of households with children without an immigrant is 1.2 times higher than that of households with children containing an immigrant.

Finally, some citizens mentioned the lack of early childhood centres (CPEs) or private daycare centres. It is allegedly difficult to obtain a daycare spot anywhere on the territory. While many families choose to move to Greenfield Park, the lack of child care is an impediment to work-life balance, especially for women at the head of lone-parent families (Table de concertation des groupes de femmes de la Montérégie, 2016).



3. KEY FINDINGS AND PERSPECTIVES

A borough characterized by an intergenerational and intercultural social diversity

Despite a slight decrease (-2.0%) between 2006 and 2016, the population of Greenfield Park appears to have increased with the arrival of young families. Households with children aged 0-5 increased by almost 20% in ten years. Half of these young households contain at least one immigrant.

The population is also made up of a large proportion of seniors. In 2016, in Greenfield Park, nearly one in five people was aged 65 and over. The number of people aged 65 and over increased by 23.0% between 2006 and 2016. Many people aged 65 and over live alone, especially women. **Can we do better at supporting these people and breaking through their social isolation?**

The Greenfield Park borough stands out for its linguistic duality. In 2016, English speakers represented 36% of the borough's population, although their number has declined about 20% since 2006. During the consultations, many participants considered the cohabitation of the two linguistic communities to be an asset. However, the two linguistic groups appear to coexist without necessarily interacting. The language barrier sometimes presents an added difficulty for English-speaking seniors with decreasing autonomy and for others living in a vulnerable situation. Attesting to the efforts made by the sector to address these problems, certain organizations on the territory provide assistance to the English-speaking community in Greenfield Park and elsewhere. **How can we increase opportunities for interaction between citizens?**

One-quarter of the population in Greenfield Park are immigrants, higher than that of the two other boroughs in Longueuil. However, immigrants live with financial insecurity. Proportionally speaking, more immigrants than non-immigrants in the borough live below the poverty threshold and live in inadequately sized and unaffordable housing. **How can the community contribute positively to their integration and participation in society?**

DIFFERENT SOCIAL DIVERSITY DEPENDING ON THE SECTOR

In urban development terms, the two geographically distinct sectors of Greenfield Park offer completely different environments to their residents.

OLD GREENFIELD PARK

The population density in the old sector is the highest anywhere in Longueuil. The wide range of housing promotes social diversity (socioeconomic and cultural). More than one third of households contain at least one child. However, the population is aging, and many people live alone. Compared to the new sector, more people, including English speakers, live below the poverty threshold, in unaffordable housing, and are in core housing need. Certain areas are more underprivileged than others, specifically the Old Greenfield Park and Terrasse neighbourhoods. Various businesses, services and municipal infrastructure are located within walking distance. This is an advantage for people who do not have access to a car.

However, the positive characteristics of the territory are attracting more people, and population density is increasing. Houses and buildings are being demolished and replaced with new builds (single-family homes, multiplexes, and condos) that are not necessarily affordable to low-income households. During the consultations, some citizens said they feared gentrification and wanted to preserve the social diversity that characterizes their living environment. **How can we ensure access to clean, affordable housing for all?**

NEW GREENFIELD PARK

The population of New Greenfield Park is better off financially. The new sector, developed starting in the 1960s, is mainly comprised of single-family homes. Proportionally more young families live in the new sector than in the old sector. The proportions of English speakers and immigrants are also higher. However, the number of seniors is increasing. The low density of the residential sector prompts residents to drive rather than use active transportation to get to work or school, and to stores and services located outside of their neighbourhood. The social life in the new sector is also more difficult, with very few opportunities for citizens to get together. Seniors are more likely to be socially isolated. **How can we promote intergenerational and intercultural ties?**

IMPROVE TERRITORIAL CONSULTATIONS AND STRENGTHEN THE COMMUNITY NETWORK

The multicultural nature of Greenfield Park presents its share of challenges, including the language barrier for English speakers and immigrants. There are few organizations and groups that provide community services and support in Greenfield Park. They know very little about each other, and the English-speaking and Francophone communities rarely interact. Citizens are unaware of resources available on their territory. The way in which stakeholders are structured on the territory is a reflection of the linguistic duality, but also the lack of interaction between the two communities. Many support services for vulnerable populations are run by volunteers, and the lack of people willing to take their place can represent a threat to their organizations.

How can we make sure citizens are better informed about what already exists?

Citizens acknowledge that the social diversity in Greenfield Park is exemplary. What more can we do to sustain and preserve it? How can we better support vulnerable populations living on the territory?



Conclusion



The Corporation de développement communautaire de l'agglomération de Longueuil (CDC AL) spearheaded the creation of the social portrait of Greenfield Park, a process that considered the linguistic duality of the territory and sought to determine the perceptions, needs and aspirations of all citizens. The consultations that took place in the summer and fall of 2018 involved citizens of all ages, as well as borough stakeholders. However, due to unforeseen events, the CDC AL had to extend the work on the social portrait by more than one year.

The portrait highlights the diversity and distinctness of the borough, as well as the differences between the two sectors of Greenfield Park. Although the borough's population is aging, it is also being renewed by the arrival of young families and immigrants. The limited surface area, the diverse range of housing types, and the central location of the borough are factors that contribute to its exemplary social diversity in Longueuil, especially the cultural diversity, due to a strong linguistic duality. According to citizens, the territory is a hidden gem. Many participants feel it is important to preserve this social aspect, which contributes significantly to the quality of their living environment.

Changes are taking place in both sectors. In Old Greenfield Park, the demolition of old houses and their replacement with new builds is causing citizens to fear the gentrification of their living environment. However, the concentration of the population in the old sector promotes the presence of businesses and services. The concentration of businesses and services benefits everyone, in particular low-income and disabled residents who do not have access to a car. Some participants identified the need for affordable housing adapted to low-income citizens, including seniors, families with children, and other people with special needs.

The population in New Greenfield Park is better off financially and the social diversity is more cultural in nature. However, the geographic enclave, the low population density, and population aging have an effect on the sector's social life, which is less dynamic, according to citizens. People in New Greenfield Park feel forgotten and overlooked.

Finally, due to the linguistic duality and different practices, there seems to be very little community concertation between the two cultural communities at the borough level. There are few community organizations in the borough, and the existing ones do not work together very much. Other community organizations located in the surrounding territories provide services to the population but are virtually unknown to the many citizens.

While social development initiatives are underway in the two other boroughs of Longueuil, this social portrait sheds light on the community of Greenfield Park. It is hoped that this social portrait will help to encourage reflection by the sector stakeholders and promote social development initiatives in the borough. This implies the involvement of all sector stakeholders and their partners, as well as the citizens of Greenfield Park. How can we encourage this involvement? What type of structure is needed to account for the linguistic duality? How can we help the sector get organized, prioritize issues, and implement concerted actions? This type of approach requires human and financial resources, and the community will need to forge new ties in order to make it happen.

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