

MIL façons de se faire évincer

THE UNIVERSITÉ DE MONTRÉAL AND GENTRIFICATION
IN PARC-EXTENSION



A report published by the **Parc-Extension Anti-Eviction Mapping Project**

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Table of contents

HIGHLIGHTS OF THE REPORT	3
SUMMARY AND RECOMMENDATIONS	4
INTRODUCTION	7
1. GENTRIFICATION IN PARC- EXTENSION AND ITS CONSEQUENCES	10
BOX 1 The sale of Homemade Bakery (495 Beaumont Ave)	 13
BOX 2 Evictions and resistance at Plaza Hutchison (7300 rue Hutchison)	 17
2. THE LACK OF ENGAGEMENT BY THE UNIVERSITÉ DE MONTRÉAL	20
BOX 3 Voices from the neighbourhood	 21
BOX 4 Citizen and community requests for the PDUES	 24
3. POTENTIAL SOLUTIONS	32
BIBLIOGRAPHY	35
ANNEXES	41

HIGHLIGHTS OF THE REPORT

Background

- Parc-Extension has a high proportion of low-income immigrant and racialized residents, and a strong community network.
- In September 2019, the Université de Montréal opened its new Campus MIL on the south edge of the neighborhood.
- **Residents of Parc-Extension are already feeling the impact of the new campus, less than one year after the opening.**

Key findings

- **Housing.** The opening of the new campus has caused rent hikes, evictions, and the displacement of residents, in a context characterized by low vacancy rates in Parc-Extension and in Montreal more broadly.
- **Community.** Community groups have been displaced and support networks are being destabilized.
- **Studentification and professionalization.** A specific form of gentrification is occurring, caused by an influx of Université de Montréal students to the neighborhood and a speculative housing market. This will accelerate a broader professionalization process in the neighbourhood.

Missed opportunities

- **Good intentions, little action.** Despite public messaging, the Université de Montréal has failed to act or take responsibility for their impact on Parc-Extension.
- **Student housing.** The University included student housing in their initial plans, but has since sold this land to private developers.
- **Lack of transparency.** Many proactive attempts were made by the community to develop a mitigation strategy, but documentation shows **the University has not meaningfully engaged with these efforts.**

Moving forward

- **Dialogue and mitigate.** The authors call on the Université de Montréal to enter into dialogue and commit to using its position for mitigation.
- **Many models.** Many universities have taken initiative to partner with local communities. The Université de Montréal can learn from them.
- **Non-profit student housing.** The University should offer on-campus student housing, and **work with the government to develop a province-wide strategy for non-profit student housing.**
- **Collaborate and support.** Identify, in collaboration with local community groups, ways for supporting projects that are already working to mitigate the problems that affect Park-Extension, for example, **social and community housing projects.**

SUMMARY AND RECOMMENDATIONS

BACKGROUND

Parc-Extension is a neighbourhood in the centre-west of Montreal characterized by a high proportion of low-income and precarious residents. Despite its problems, it has a strong network of community organizations and support networks that reflect and reinforce the neighbourhood's cultural diversity. In addition to cultural and religious centers, health, education and mutual support facilities play an important role in relieving some of the problems that impact Parc-Extension's residents. The newly built Campus MIL of the Université de Montréal is negatively affecting the socio-economic conditions of the neighbourhood. This report provides evidence of this impact on Parc-Extension and makes suggestions to the Université de Montréal on how to mitigate its impact on the neighbourhood. The data in this report was gathered through original research by academic researchers and community groups, through participation and observation of meetings and events surrounding the construction and opening of the campus, through information gathered from official reports, press coverage, public documents and consultations, interviews with community organizers and residents, and documents shared by organizations providing social services to Parc-Extension residents.

The report also offers examples of socially responsible projects developed by other universities and lists possible lines of action to undertake in Parc-Extension. It is our hope that, with the arrival of the new Rector Daniel Jutras, the Université de Montréal could still develop meaningful cooperations with its new neighbours and live up to its ambitions to be a genuine community partner.

FINDINGS

The report highlights the negative impact the Campus MIL has on the social, economic and cultural life of Parc-Extension. Particularly striking is the impact of the new campus on housing. Its arrival has contributed to a rapid increase in rent hikes, an unprecedented surge in reno-evictions accompanied by the lowest housing units' vacancy rate in fifteen years, as well as the displacement of residents and community groups to the benefit of University students, faculty and staff, the destabilization of support networks and an overall worsening of the conditions of the housing that would otherwise be made available to low-income, racialized and other vulnerable populations. This phenomenon has recently been discussed by urban planners, geographers and sociologists as studentification, a form of gentrification that is caused by an influx of students and professionals to neighborhoods adjacent to university campuses.

The report also demonstrates that, since the planning stage of the campus, the Université de Montréal has failed to acknowledge its responsibility in exacerbating social and economic precarity in an already vulnerable area of the city. While they have publicly expressed an interest in developing a good relationship with its new neighbours, the Université de Montréal has not meaningfully engaged with local community advocates towards the development of a mitigation strategy. Rather, the University has largely been unresponsive to demands and criticism, it has made inaccurate claims related to projects that their faculty members developed without university support, and it has sold to private developers land that was initially designated for student housing. So far the Université de Montréal has failed to be forthcoming and transparent about their plans, and has shown a lack of commitment to engendering social and economic justice, as well as intellectual role-modeling.

RECOMMENDATIONS

The authors of this report call on the Université de Montréal to commit to using its symbolic, cultural and economic power to mitigate the negative socio-economic impact which it is having on the neighborhood. The main recommendations include:

- Conducting a thorough review of the successful implementation of projects developed by other universities in partnership with residents from surrounding neighbourhoods to benefit local communities;
- Holding a series of public discussions, and with the support of the ministry of education, on the negative impacts of studentification engendered by its Campus MIL project in order to develop a province-wide strategy that recognizes the need for non-profit student housing near university campuses in order to protect existing affordable housing from speculation by landlords targeting students;
- Committing to a clear strategy of engagement by the University's administration with neighborhood housing rights community groups to listen to and address the housing problems the new campus is causing, notably gentrification and the displacement of Parc-Extension residents. The University should also identify ways in which it could collaborate with local initiatives to support social and community housing projects;
- Providing non-profit student housing on Campus MIL, in line with the University's initial plans to build student residences;
- Assigning members of the University administration to attend meetings organized by various community initiatives in the neighbourhood.



Introduction

The campus MIL of the Université de Montréal opened its doors in September 2019. Situated on the former Outremont train yard, at the intersection of four boroughs (Outremont, Plateau-Mont-Royal, Rosemont-La-Petite-Patrie and Villeray-Saint-Michel-Parc-Extension) and of the Town of Mont-Royal, the campus presented itself not only as a model of sustainable development, but also as "a city and a community project" (Colpron 2019; our translation). However, the development and opening of this campus have been marked by significant controversies around its residential impact in the surrounding neighborhoods, particularly in Parc-Extension, a low-income neighborhood characterized by its large cultural diversity (KesKisTRAMES 2020; Beaugerard et al. 2019). Several neighborhood residents, as well as community organisations and academics, have shared concerns in recent years about the potential for rapid rent increases and the forced displacement of low-income households associated with the development of the Campus MIL (Comité d'action de Parc-Extension 2019a; Megelas et al. 2019; Dyck & Larrivée 2018; Reiser et Jolivet 2018; Office de

consultation publique de Montréal 2013; Office de consultation publique de Montréal 2007).

The arrival of Daniel Jutras as the new rector of the Université de Montréal, replacing Guy Breton as of June 1, 2020, presents a good opportunity to revisit concerns and controversies surrounding the Campus MIL, while sharing data related to various community and university research initiatives conducted in Parc-Extension in recent years. In order to create this report we have assembled a team of researchers and active community members of Parc-Extension. Four groups took part in the writing of this report: le Comité d'action de Parc-Extension (CAPE)¹, le Projet de cartographie anti-évacuation de Parc-Extension², le Réseau de recherche-

- 1 For more information about the CAPE, consult the following link : <http://comitedactionparcex.org>.
- 2 For more information about the Projet de cartographie anti-évacuation de Parc-Extension, consult the following link: <https://antievictionmontreal.org>.

action communautaire de Parc-Extension (CBAR)¹ and le Collectif de Recherche et d'Action sur l'Habitat (CRACH).² The CAPE has been working since 1986 to improve the housing conditions of the most vulnerable residents of Parc-Extension. This organization constitutes an essential reference in terms of housing issues in the neighbourhood. A collaboration between the CAPE, university researchers and Parc-Extension residents led to the creation of the Anti-Eviction Mapping Project in 2019. This project aims to document the consequences of gentrification in Parc-Extension, while providing life stories and oral histories that present the role played by neighbourhood residents as actors resisting the current wave of evictions. The CBAR was created in 2017 to encourage the development of research projects that redistribute academic resources (funding, research results, etc.) among community stakeholders, while ensuring that these same research projects respond to needs identified by stakeholders. The CRACH was founded in 2015 to contribute, in an independent manner, to the knowledge of phenomena related to the evolution of urban capitalism, while proposing a set of political and social alternatives for housing rights, social justice and tenants' rights.

This report is divided into three main sections:

1. The gentrification of Parc-Extension and its consequences; 2. The lack of engagement of the University of Montréal; 3. Potential solutions.

In the first section, we provide an overview of residential changes in Parc-Extension, based on data gathered by the CAPE, the preliminary findings of research and spatial analyses on rental housing in Parc-Extension led by Violaine Jolivet and her team with the support of the CRACH, the interviews and data collected by the Parc-Ex Anti-Eviction Mapping Project, and the reports written in recent years by community organisations and research groups. This section highlights the effects of gentrification that are already being felt in Parc-Extension, both through an increase in eviction notices and through the development of a supply of rental units with rents well above average in the neighbourhood. We also observe that many of the apartment offers with above-average rents use proximity to the campus as a promotional strategy. This observation suggests that the Campus MIL



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- 1 For more information about the CBAR, consult the following link : <https://communityactionresearchparcex.ca/>.
 - 2 For more information about the CRACH, consult the following link : <http://crach.ca>.

is used as a marketing tool in order to justify a significant increase in rents in the neighborhood, which in turn contributes to its gentrification. Finally, this section highlights two important elements. On the one hand, many Parc-Extension residents face systemic barriers, so residential precarity brought on by gentrification affects populations that were already vulnerable. On the other hand, Parc-Extension has an important role as a resource center, providing social inclusion for those who live there, particularly through providing services to which they would not have easy access elsewhere (community support networks, specialized commercial offers, access to affordable food, access to the public transportation network and numerous places of worship, multilingual documentation for access to social services, etc.). The forced displacement of these residents may lead them to relocate to neighbourhoods where they cannot easily find the various services to which they previously had access.

In the second section, we consider the lack of engagement by the Université de Montréal concerning its residential impact in Parc-Extension. We illuminate the ways in which this lack of

engagement has manifested itself over the course of the past few years, reflected both during public consultations and by the University's relations with various active organisations in Parc-Extension. **This lack of engagement is extremely troubling, not only because it prevents the University from limiting the negative effects associated with its new campus, but also because the campus itself has benefited from significant public funding and also from several modifications to the City of Montreal's Master Plan.** In other words, we see no reason why a project that has received such significant support, both financially and logistically, should be so unaccountable to the communities that are affected by its development and opening.

In the third section, we propose possible paths forward that would limit the residential impact of the Campus MIL on surrounding neighborhoods, and Parc-Extension in particular. We believe that the measures which we present here are worth being implemented if the Université de Montréal sincerely hopes for its new campus to be a “community project” rather than a project which contributes to the destabilization and insecurity of existing communities in Parc-Extension and elsewhere. ■



1. Gentrification in Parc-Extension and its consequences

A. Number of evictions in Parc-Extension since 2018

One of the factors most often associated with the gentrification of a neighborhood is an increase in forced residential displacement primarily affecting low-income households (Huq & Harwood 2019 ; Walks & Maaranen 2008). In order to analyze this reality in the case of Parc-Extension, the CAPE has been collecting data on eviction notices served to tenants in the neighborhood since 2018, using the requests for assistance which have been submitted to them. This data collection began in response to a significant increase in tenant requests for assistance in eviction cases, rather than for problems related to housing insalubrity (Cyr 2019a). This data collection also makes it possible to take into account informal evictions which, contrary to formal evictions, are not the result of a judgment rendered at the Tribunal administratif du logement. Studies indicate that informal evictions are much more common than formal evictions (Desmond & Shollenberger 2015 : 1754), and therefore better reflect the extent of forced residential displacement in a neighbourhood. These research results are corroborated by the data collected by the CAPE concerning formal and informal evictions in the neighborhood. Our research has indeed enabled us to identify, on the docket of the Tribunal administratif du logement, forty-eight files in Parc-Extension that that could lead to eviction between January 2018 and mid-March 2020, before the suspension of hearings caused by the COVID-19 pandemic. Of these forty-eight files, ten resulted in the tenant remaining on the premises, twelve led to an eviction and twenty-two files are still open, and

could therefore lead to an eviction when the hearings at the Tribunal administratif du logement resume.¹ Requests for assistance sent to the CAPE by tenants who had received requests of eviction, of housing repossession, or of major renovations amount to one-hundred and twenty-three between May 2018 and February 2020 (see [Map 1](#) on page 11), with an acceleration from winter 2019 onwards.² A total of thirty households contacted the CAPE between December 2019 and February 2020 after receiving such requests.

These data likely represent only a fraction of the informal evictions which have taken place in the neighbourhood, since their collection assumes that the tenants involved have heard about the CAPE and have taken the initiative to contact the organization for support.

Thus, the data collected by the CAPE represents only some of the evictions which have occurred in the neighborhood since 2018, and we have every reason to believe that this phenomenon is much more widespread than what we present here. Indeed,

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- 1 Of the four remaining cases, two were discontinued as a result of a pre-hearing abandonment, one was settled by a pre-hearing settlement and one was withdrawn.
 - 2 We cannot provide a more detailed study on the data collected by the CAPE, since access to the office wherein the data is stored has been impossible since the month of March, due to the government measures related to the COVID-19 pandemic. A more profound analysis of these data will be available on the CAPE and the Anti-Eviction Mapping Project websites once access to the office is reestablished.



Map 1: Distribution of notices of eviction, household repossession, or major renovations in Parc-Extension between May 2018 and February 2020. Source : Comité d'action de Parc-Extension.

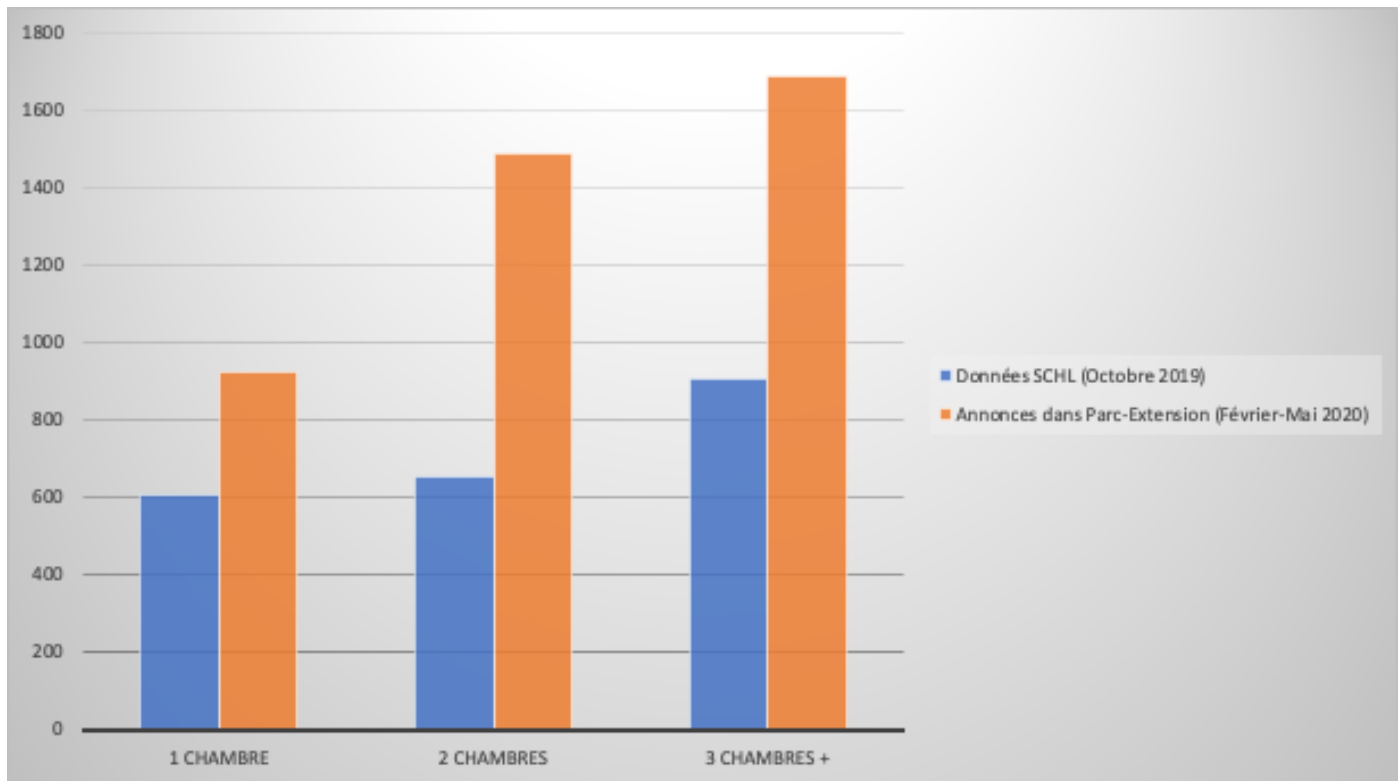
interviews conducted by the Parc-Ex Anti-Eviction Mapping Project indicate that many tenants choose not to contest their eviction for various reasons, such as a lack of time and resources, the fear of reprisals or worries related to a precarious immigration status (Renzi *et al.* 2020; Guay *et al.* 2019). Although the data represents a relatively short period of time, it suggests that the number of eviction notices received by tenants in Parc-Extension is on the rise, indicating that the neighbourhood is currently in the process of gentrification.

B. Available rental units in Parc-Extension since 2019

A neighborhood's gentrification manifests not only through an increase in evictions targeting the most precarious residents, but also by an increase of rent prices. Such an increase signals a reorientation of the offer of residential rental supply towards wealthier households (Shaw 2008). In January 2020, the Canada Mortgage and Housing Corporation

(CMHC) reported that the City of Montreal's vacancy rate reached 1.5%, the lowest rate in fifteen years (Olson 2020). Pressure on tenants is therefore considerable, in the city in general and the central neighbourhoods in particular. In Parc-Extension, vacancy rates for single-room units decreased to 0.7% in October 2019, while in October 2018 vacancy rates for units with two rooms decreased to 0.6%. A healthy vacancy rate is considered to be about 3% (Canadian Mortgage and Housing Corporation 2019a).

In order to analyze this aspect of gentrification in the case of Parc-Extension, the CAPE has documented all of the advertisements found online for apartments to rent in the neighborhood between February and May 2020; on sites such as Kijiji, Centris, and Kangalou. 78 such advertisements were gathered during this period, and several findings based on this data are particularly important to take into account here. One significant finding is that the average rent of these 78 apartments is distinctly higher than the average estimated by the SCHL for the neighborhood in October 2019. This pattern applies to all three of the main sizes of housing: one room, two rooms, and three



Graph 1 : Comparison between the average rent of rental units in Parc-Extension and the average rent of apartment listings in the neighborhoods between February and May 2020, by size of the unit.
Source : Comité d'action de Parc-Extension.

or more rooms¹ (Société canadienne d'hypothèques et de logement 2019b). The average rent for recent two-bedroom apartment listings (\$1488) is more than twice the average rent for that size of unit in Parc-Extension (\$655), while the average rent of recent apartment listings with three or more bedrooms (\$1687) is almost double the average for this size unit in the neighborhood (\$908). It's noteworthy that units with two or more bedrooms are the most sought-after by families, so it is mostly families that are directly impacted by the significant increase in rent prices in the neighborhood. In fact, in 2015, l'Unité de travail pour l'implantation de logement étudiant (UTILE) had presented a report to la Société d'Habitation du Québec (SHQ) which comprised a study of the

Montreal rental market indicating that students are in direct competition with families for housing (Unité de travail pour l'implantation de logement étudiant 2015a; Unité de travail pour l'implantation de logement étudiant 2015b).

It is also noteworthy that 34 of these 78 listings, or 43% of them, advertise proximity to the Campus MIL, or mention a preference for student tenants. The following passages exemplify the promotional strategies used in some of these advertisements:

« IDÉAL POUR ÉTUDIANTS. Vivez l'expérience du Mile Ex » [*IDEAL FOR STUDENTS. Live the Mile Ex experience*]

« Mis à part nos prix compétitifs, nous avons une bonne nouvelle pour les étudiants de L'UDEM. Le nouveau campus ouvrira ses portes à côté de l'immeuble » [*Besides our competitive prices, we have good news for UDeM students. The new campus is opening its doors right next to this building*] ► [p. 15]

1 The average rent for units with three rooms or more in Parc-Extension was not available from the SCHL data for October 2019. 2016 is the last year for which this data was available, and the average rent for this unit size amounted to 831\$. We have assumed an annual inflation of 3% to reach a rent of 908\$ in October 2019 for a unit of this size.

THE SALE OF HOMEMADE BAKERY (495 avenue Beaumont)



On Tuesday 5 November 2019, Parc-Extension residents joined together in opposition of the sale of Homemade Bakery to Groupe Montoni, who planned to demolish it in order to construct 104 luxury residential units in its place (Cyr 2019b). The residents also expressed their outrage over the fact that the new site would contain no social housing, especially given that **only 54 social housing units of the 225 units promised by the city, based on the PDUES, have been built to date, none of which are located in Parc-Extension.**¹

1 Of the 225 social housing units promised by the PDUES, only 54 have been built. They are all located at 181 rue De Castelnau Ouest, in the Coopérative Citadins du Parc. Although the municipal electoral district of Parc-Extension extends

These concerns have already led to the disruption of an “open door” meeting, which was held by the Groupe Montoni in order to promote their residential project on 17 July 2019 (Corriveau 2019).

The building was demolished in February, and the site has since been a construction zone with a large banner publicizing its ►

to avenue Casgrain, the sociological border between Parc-Extension and Villeray is instead delimited by the rails of Canadien Pacifique (CP) around rue Ogilvy (Corriveau 2015), this demarcation also corresponds to the distribution of territories between the local community service center (CLSC) of Parc-Extension and that of Villeray.



► transformation. The city had initially proposed 4.25 million dollars for the acquisition of the site in order to build 125 social housing units, but their offer was less than that of Groupe Montoni (Goudreault 2019).

The project is located at 495 Avenue Beaumont, and its new residents will be able to see the new Campus MIL from their apartments. Initially, the project promoter indicated that their target clients would be students attending the new campus and that certain units would be “affordable”, while failing to provide more details

on the types of units that would be available and how much the rent would cost (Comité d’action de Parc-Extension 2019b).

Homemade Bakery, a kosher bakery, was an important institution in the neighborhood, which provided bread across Montreal. The sale and demolition of the bakery, followed by the construction of luxury apartments in its place, will leave a mark on the neighborhood, and it provides a glimpse of the future that is coming to Parc-Extension unless measures are taken to protect low-income households. ■





- « Grand condo avec 2 chambres à louer dans le cœur du quartier du nouveau campus MIL »
[Big condo with two rooms for rent in the heart of the new Campus MIL's neighborhood]

The data collected by the CAPE indicates that rental advertisements between February and May 2020 offer rents well above the neighborhood average, and that many use proximity to the Campus MIL as a selling point, suggesting that the new campus is helping to justify the increase in rents offered in Parc-Extension and the reorientation of the neighbourhood's residential offer towards students and young professionals.

These findings are corroborated by a study led since 2019 by the team of Violaine Jolivet, a professor in the geography department at the Université de Montréal. Since April 2019, her team has developed a database compiling rental housing listings throughout the municipality of Montreal, and more specifically in Parc-Extension, using public data from Kijiji. This database shows the effects of the new campus on rent prices: of the 665 rental advertisements in the past year, more than one third of them mention the Université de Montréal or the new campus in the description. On average, the

advertisements referencing the university are priced around \$ 1000, compared to \$ 900 for advertisements which do not mention it (these numbers are a compilation of all rental unit sizes combined), which equates to an upward difference of \$100 per month when the university is used as a selling point. Another important finding from the cartographic analysis of this database is the location of the listings advertised. The remarkable concentration of listings near the university, in the southern third of the neighborhood (specifically between rue Jean-Talon and avenue Beaumont), suggests a greater residential mobility of tenants during the past year in this area bordering the MIL campus. Although the study is not complete, the links mentioned above seem more than likely, based on the data collected by CAPE, between repossessions, evictions and the arrival on the rental market of housing ads targeting students and young professionals, and given the initial calculations and mapping carried out by Violaine Jolivet's team. Moreover, these trends are accelerating a process that has already been underway in the neighborhood for more than a decade. In fact, between the 2006 and 2016 censuses, the percentage of Parc-Extension residents with a bachelor's degree (or an even higher degree) has risen from 15% to 21%, while the percentage of

households whose revenues total \$80,000 and up has risen from 4.6% to 16.5% between these two periods (Statistique Canada 2016a; Statistique Canada 2016b).

C. The consequences of gentrification in Parc-Extension

The two phenomena analysed above, namely an increase in tenant evictions and an increase in rents offered in the neighborhood, are not unique to Parc-Extension. Other Montreal neighborhoods are affected by the gentrification process, from Pointe-Saint-Charles to Hochelaga-Maisonneuve, to the Faubourg Saint-Laurent and the Marconi-Alexandra district. (Sprague & Rantisi 2019; Bélanger & Cameron 2016; Germain & Rose 2010; Rose 2006). However, gentrification in Parc-Extension is occurring in a specific social context, wherein many residents must deal with a set of obstacles and challenges associated with structural racism, the immigration process and socio-economic precariousness. (Beauregard *et al.* 2019). The Table de quartier de Parc-Extension, Brique par brique, the Tiger Lotus Coop, and the CBAR collaborated to write a brief highlighting some of these realities. The challenges associated with the immigration process include: difficulties accessing social services, as well as vulnerability to a wide range of systemic and individual discriminations and obstacles such as the imbalance of power with landlords, the fear of eviction, and the difficulties related to unfamiliarity with the laws and local procedures related to housing, and a potentially limited mastery of French and English, and finally an unstable employment situation or precarious immigration status. (Table de quartier de Parc-Extension *et al.* 2019 : 3). It's important to take in account that 56.5% of Parc-Extension residents are of immigrant origin (compared to the average of 34% for the entire city), and that 10.1% of the neighborhood's residents are new immigrants (compared to an average of 7.3% for the entire city), according to the most recent census statistics of 2016 (Statistique Canada 2016a). Montreal residents who are recent immigrants tend to be more economically precarious (Séguin, Apparicio & Riva 2012 : 272-273), which makes them more susceptible to being displaced if rent prices rise too rapidly in their neighborhood. Parc-Extension residents are currently facing a heightened chance of being displaced, due to evictions of households, commerces, and community groups—to be replaced

by condominiums or luxury apartments (see [Box 2](#) on page 17 about the Plaza Hutchison)—and also because of the limited amount of social housing built in the neighborhood in recent years (see [Box 1](#) on page 13 on the demolition of Homemade Bakery).

Parc-Extension is not only characterized by a concentration of residents who face a variety of systemic obstacles, and who are therefore particularly vulnerable to residential instability. The neighborhood also plays an important role welcoming new immigrants to Canada, thanks to the work of neighborhood organisations, religious communities, support networks, and public spaces that provide recognized cultural landmarks (Megelas *et al.* 2019). In addition to the many denominational groups and places of worship, Parc-Extension residents have access to a wide variety of services that form a solid sociocultural infrastructure both for new and long-term residents; for example: multifunctional community centers, organisations for women and children, temporary shelters for itinerant youth, shelters for women, services for the elderly, as well as multiple non-profit organisations that offer resources for housing, child care, food support, healthcare, employment, translation and language lessons.

Thus, Parc-Extension residents live in proximity to support networks and services, which they would not have easy access to elsewhere. This access to public services is largely facilitated by community groups and local support networks (Guay *et al.* 2019; Table de quartier de Parc-Extension *et al.* 2019). A map created by geography students in the field course taught by Violaine Jolivet in the summer of 2019 showed the concentration of various services offered in Parc-Extension, from resources for newly arrived immigrants, to specialised commerces, places of worship, and so on (see [Map 2](#) on page 18 below).

These networks are particularly crucial in the context of the COVID-19 pandemic. Many Parc-Extension residents have voluntarily taken part in activities to distribute food, establish a telephone help line, and translate information from the provincial government into many languages, in order to support allophone or more isolated people in the neighborhood (Perron 2020). A report submitted by the organisation Brique par brique to the SCHL reached similar conclusions, following group interviews with Parc-Extension residents. The latter thus benefit from the existence of local mutual aid networks, as well as proximity to the metro and bus network of the Société de Transport de Montréal, which is important in particular for those who are unable to afford a car (Brique par brique

EVICCTIONS AND RESISTANCE AT THE PLAZA HUTCHINSON (7300 rue Hutchison)

In 2017, the real estate company BSR Groupe began to evict the non-residential tenants of the Plaza Hutchinson, a building located in front of the Parc Metro station, with the goal of converting the premises into deluxe apartments (Marchand 2017). This well-known building in Parc-Extension was home to centers of worship, family businesses, community groups, an immigration help center, as well as a

radio station. This situation led to a wave of popular mobilisation in the neighborhood, including interventions at borough council meetings of Villeray–Saint-Michel-Parc-Extension in February and March 2018, and the occupation of the headquarters of BSR Groupe in August 2018 (Ledain 2018; Corriveau 2018; Radio-Canada 2018). Of the associations that were forced to leave the building, there were three Tamil organisations, a music school, a language school, a gym, a furniture store, and a grocery shop. ■

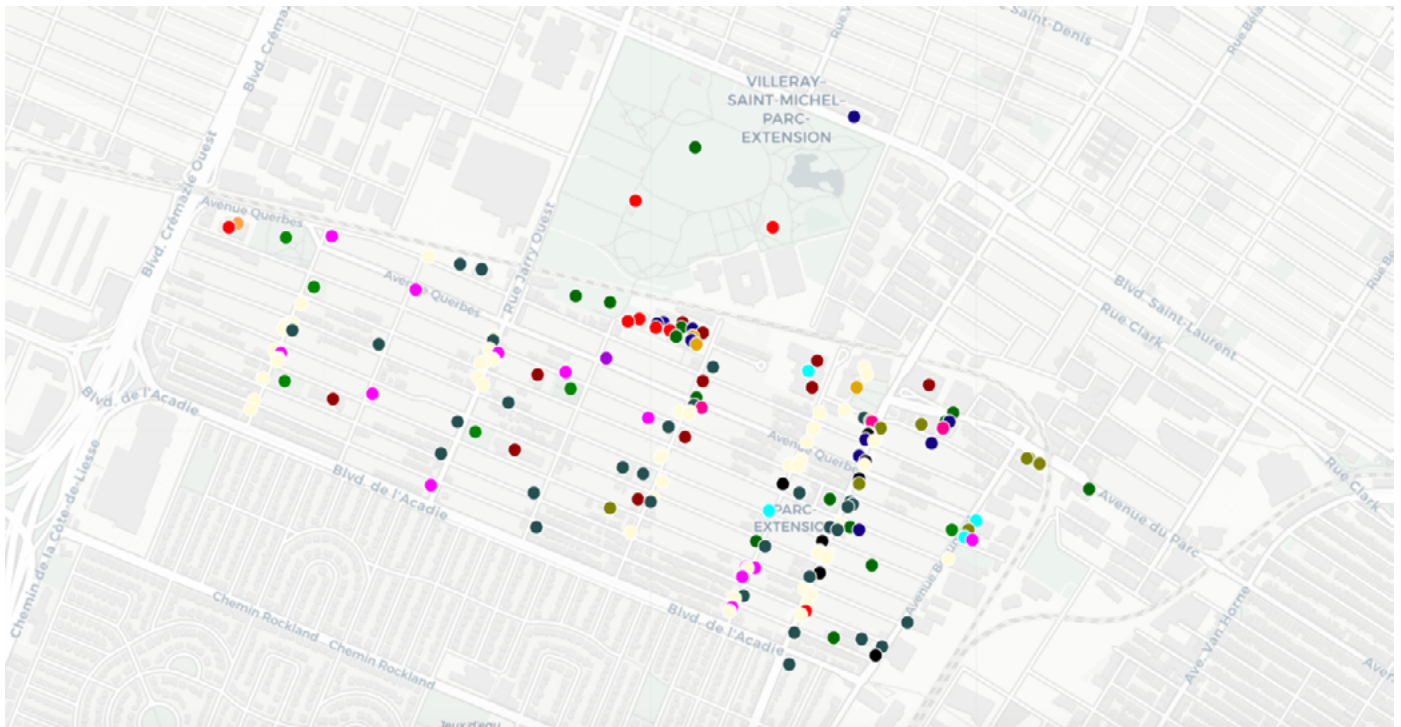


D. The many faces of gentrification in Parc-Extension

Two additional elements of analysis deserve to be highlighted here in order to properly reflect the complexity of the issues related to gentrification in Parc-Extension. The first of which is that the dynamics of investment and gentrification do not prevent or address the dynamics of neglect taking place in the same neighborhood. To the contrary, speculative logic can help accentuate insalubrity. This is the case in Parc-Extension, a neighborhood where tenants are particularly affected by problems of insalubrity. According to the 2016 census data, almost 10% of units needed major repairs, contrasted to the average of 8.5% for the whole of Montreal. Additionally, between 2015 and the beginning of 2018, 422 households came to the CAPE for problems related to the condition of their apartments, of these,

23% represented the need for major repairs, 17% for cockroaches, and 15% for rodents.¹ More often than not, tenants are faced with multiple, concurrent issues of insalubrity, as evidenced by the results of a series of interviews led by the Parc-Extension Anti-Eviction Mapping Project (Guay *et al.* 2019). These problems often have serious effects on tenants' health, notably on children (Agence de la santé et des services sociaux de Montréal 2011). With accelerating gentrification in the neighborhood, insalubrity seems to intensify. Inexpensive buildings in poor condition are the subject of major investments by individuals or real estate companies. As shown by a study produced by CRACH (Reiser, 2019), these buildings are located in less attractive areas, particularly in the northern part of the neighborhood, and the owners adopt an intensive rentier strategy to exploit their properties. They deliberately neglect building maintenance,

- 1 It's important to keep in mind that the data presented here do not accurately represent the real insalubrity in the neighborhood, because many tenants do not come to defend their rights, for fear of having their case taken to court (Reiser 2019 : 15).



Map 2 : Distribution of services in Park-Extension.

Source :Field data. Map background: OpenStreetMap 2019. Production: Geography students at the Université de Montréal during their third year field placement (GEO3282) (a detailed legend of the different locations identified in this map is available in the appendices of the report). http://umap.openstreetmap.fr/fr/map/mapathon_356298

leaving tenants inside vulnerable, who are frequently newly arrived immigrants with precarious legal status. The idea being to keep expenses to a minimum while maximizing extraction of rental income. For buildings with a higher valuation potential (due to their central location or proximity to metro stations and the new campus), the owners let the units deteriorate while waiting for property prices to rise. This is followed by renovations and the eviction of the last occupants. Such renovictions allow landlords to renew the lease with a higher rent after the renovations have been made (see [Box 3](#) on page 21). These two strategies for obtaining profits in the real estate market, namely the strategy focused on under-maintenance of buildings and the strategy focused on increasing the value of buildings and then selling them to the highest bidder (Desmond & Wilmers 2019), currently coexist in Parc-Extension, and both have negative consequences for low-income tenants. Overall, these predatory practices compromise access to affordable housing and contribute to the general rise of rent prices in all neighborhoods. **Since 2013, but especially since October 2018, the number of inspections carried out by the borough and the City have increased; nonetheless, the CAPE is disappointed by the lack of legal enforcement for delinquent landlords.**

The second element of analysis that we would like to elaborate is that the Campus MIL is not the only factor contributing to the present gentrification of Parc-Extension. Another reality that threatens

to accelerate this process in the next few years is the establishment of a variety of companies focused on artificial intelligence and information technology, such as the Institut québécois d'intelligence artificielle, Element AI, Scale AI, the complexe O Mile Ex, and a Microsoft office, all located in the Marconi-Alexandra sector adjacent to Parc-Extension. There is already a wealth of research showing that the arrival of high-tech companies leads to rental pressures in surrounding neighborhoods, and to a redevelopment of urban space to accommodate the expectations and consumption patterns of the employees of these companies (Stehlin 2016). Moreover, the arrival of high-tech companies is accompanied by real estate development focused on deluxe condos and by an increase in foreign investments, which will increase the housing values in the area and thus contribute to gentrification (Collins 2019; Canadian Real Estate Forums 2019).

However, what distinguishes the Université de Montréal in comparison to other public institutions in this context, is their refusal to be accountable for their residential impact in Parc-Extension. This situation has persisted for several years and has been criticised on numerous occasions. The university's refusal to take responsibility for residential changes in Parc-Extension and their resulting lack of engagement are the subject of the next section of this report. ■



2. The lack of engagement by the Université de Montréal

This section of the report is based on documents and initiatives which have highlighted, over the course of the past few years, that the university does not seem to consider the demands put forward by community organisations and residents of Parc-Extension (Megelas et al. 2019), even in spite of the fact that the university has publicly declared their desire to establish a good relationship with the neighborhood. For example, a public presentation about the development of the new campus recognized the importance of “supporting the consolidation of mixed environments with a diversified housing supply” while mentioning “the integration of communities/social development” and “the affirmation of the economic vocation of the territory” among the central aspects of the university’s vision for the Campus MIL (Université de Montréal 2013c; our translation). We will illustrate the lack of engagement by the university through six examples, while indicating why this lack of engagement poses a serious problem, and has since its outset.

A. The Campus MIL and the consultations of the OCPM

In 2007, the Office de consultation publique de Montréal (OCPM) published a report on the redevelopment plans for the new university campus on the site of the former Outremont train yard. From the start, this project raised many questions, particularly regarding the actualisation of affordable

and social housing (Office de consultation publique de Montréal 2007 : 16). In this report, the subject of off-campus student housing was a topic receiving much commentary, above all, from residents of Parc-Extension. The Regroupement en aménagement de Parc-Extension (RAMPE) declared in March 2007:

"We are concerned by the project's possible impacts on the rental housing market in the southern sector of the neighborhood. We believe it is important to address the potential phenomenon of rising rents in the southern part of the neighbourhood, which would be caused by the massive influx of Université de Montréal students looking for housing near the campus, which could lead to higher rental costs in this area. This situation could lead to the displacement of the families living in this part of the neighbourhood. In order to avoid such a situation, work should be done now on measures to maintain access to affordable housing for families living in the southern part of the neighborhood" -Regroupement en aménagement de Parc-Extension 2007 : 5; our translation (see [Box 3](#) on page 21).

The commission of the OCPM concluded that the detailed planning of affordable, social, and cooperative housing should be the subject of a more in-depth study, which would allow for better evaluation of the needs of the adjacent sectors, in collaboration with community organisations (Office de consultation publique de Montréal 2007 : 33). The report specifically suggested to "provide mixed uses compatible both with the campus' vocation in scientific research and with the needs, orientations, and development objectives of the community in which it is located through ► [p. 27]

VOICES FROM THE NEIGHBORHOOD

Lack of sensitivity to cultural diversity

"But then I became disillusioned. Because if it is true that a picture is worth a thousand words, these "speaking" images do not show in the PDUES document the Indians, Pakistanis, Moroccans, Haitians, and Mauritians that I meet every day in Parc -Extension. However, isn't the primary vocation of this district always to welcome these newcomers? [...] I note that unfortunately, in the PDUES report, there is not enough room for the reality of the poor in Parc-Extension."

-April 4, 2013, Mrs. Diane Gariépy
(Office de consultation publique de Montréal 2013)

Real estate speculation

"In the last 10 years, Montreal has suffered from real estate speculation in some of these neighborhoods, notably the Plateau Mont-Royal [...]. The consequence of this speculation is that less well-off people as well as young people no longer find to live in the most central districts. [...] So I think it is vital that the Parc-Ex development plan takes active measures to prevent the district from turning into a second Plateau. A quota of social housing and Coop d'habitation should be adopted in order to avoid gentrification".-24 mars

-March 24, 2013, Mrs. Catherine Potvin
(Office de consultation publique de Montréal 2013)

"My landlord told me: you have to leave! I had no say. »

Lack of affordable housing

"If the stock of affordable rental housing were to dwindle, local businesses would risk suffering and the current residents, who make the beauty of the neighborhood, would also risk leaving, in search of a new place. more affordable place to live. This deterioration of neighborhood life would be to the advantage of a few promoters and passing residents, and to the detriment of what makes this neighborhood a real little gem for family and collective life."

-February 7, 2013, Mrs. Geneviève Simon
(Office de consultation publique de Montréal 2013)

Insalubriousness

"The mice keep coming back, they come in through the toilet. Every time the exterminators come, I have to sleep in a hotel or on the floor at a friend's house, with my children".

(Interview conducted by the Parc-Extension
Anti-Eviction Mapping Project.)

Evictions

"My landlord told me: you have to leave! I had no say. He mentioned that the rent would be increased from \$870 to \$1100 after we left."

(Interview conducted by the Parc-Extension
Anti-Eviction Mapping Project, May 28, 2019)

BOX 3

► the selection of institutional activities, types of housing (affordable and social housing, cooperatives), types of shops, businesses, community facilities and appropriate green spaces" (Office de consultation publique de Montréal 2007 : 29; our translation).

In the context of this first public consultation, the citizen role that the university could or should fulfill was also emphasized, even by stakeholders within the university itself. A report published on 12 April 2007, by the University de Montréal teachers' union (the SGPUM) criticized the lack of participatory dialogue about the Outremont campus project, and they expressed strong reservations about the developer role that the university claimed to assume within an urban space fraught with numerous challenges. The SGPUM warned the Université de Montréal : "It appears to us that the institution is at a threshold where, put under pressure, it must reaffirm its public appearance. We dare to hope that the University will not be content to simply fit into

the mold of current trends, but will consciously choose to take a leadership role" (Syndicat général des professeurs et professeures de l'Université de Montréal 2007 : 22; our translation).

In 2013, the second report of the OCPM on the Plan de développement urbain, économique et social (PDUES), indicated that for many residents the question of social housing had not been adequately integrated in the PDUES, despite the fact that it was a central topic both during the discussions held by the city and during the OCPM consultation. (Office de consultation publique de Montréal 2013 : 36-37; see [Box 3](#) on page 21). It is shocking to note that six years after the first consultations, the concerns and recommendations voiced by residents and organisations remained unchanged. Among the thirty-one memories with oral presentations, twenty-six of them called for the development of affordable, social, cooperative, and student housing, while nineteen of them proposed measures to





Map 3 : Campus development plan, 2006

Source : Cardinal Hardy, Provencher Roy & Université de Montréal 2006 (p. 43). The student residences were to be built in areas UDM-1, UDM-2 et R-1 (in dark yellow on the map).

address the lack of affordable housing of good quality in the sector. The participants also called for : more public spaces and greening strategies (23), improved transportation infrastructure (24), economic initiatives to support residents (15), and sociocultural support (10) (See [Box 4](#) on page 24). Other accounts called for greater accountability, transparency and neighbourhood representation in the PDUES planning and implementation process (Office de consultation publique de Montréal 2013).

The commission of the OCPM also pointed out that the Université de Montréal chose a strategy of minimal engagement in the planning of the project, despite pressures to address the concerns brought up by residents and participants during the consultations (Office de consultation publique de Montréal 2013 : 91). The commission also indicated during the consultation process that they did not share the opinion of the University representatives,

who claimed that citizens' expectations were excessively high (Office de consultation publique de Montréal 2013 : 48). Seven years later, the University continues to fail to recognize its social responsibility, despite numerous critiques to this end (Renzi et al. 2020; Dyck & Larrivée 2018). During the OCPM consultations on the PDUES, residents and community groups proposed many initiatives that the university could take to respond to public concerns, for example : to develop a consultation process with regular meetings between the University and those who reside or work in Parc-Extension, to ensure the perpetuity of the gardens located on the site of the Projets éphémères, to initiate a partnership between the borough of Villeray–Saint-Michel-Parc-Extension and researchers at the Université de Montréal focused on green spaces in the neighborhood, as well as to develop student housing, which is the subject of the next subsection of this report.

CITIZEN AND COMMUNITY REQUESTS FOR THE PDUES

DIVERSITY	3
Protect and account for cultural diversity	3
Housing	26
Affordable housing	10
Social and community housing	9
Student housing	2
Housing cooperatives	5
HOUSING MEASURES	19
Inclusion of a quota of 20% social housing	8
Public funding for housing	4
More landlord oversight and better building maintenance	2
Meticulous zoning to counter speculation	5
PUBLIC SPACES	24
Public spaces	12
Trees and green spaces	8
Control of noise caused by traffic	3
Improved public security	1
Urban agriculture	1
Protection of heritage	1
MOBILITY	24
Public transportation	10
Improved traffic circulation	8
Bike paths	6
ECONOMY	15
Support for the local economy and cooperative initiatives	3
An ecological commercial center	1
Emplois pour les résidents et résidentes	6
Redevelop sites with the community's needs in mind	3
Support for local creative industries and artistic spaces	2
SOCIOCULTURAL SUPPORT	10
Cultural and community spaces	6
Support for community groups and social initiatives	4
OTHER	6
Accountability/representation for the neighborhoods included in the PDUES	6

Source : Office de consultation publique de Montréal 2013.

B. The disappearance of student housing from the development plan

The Université de Montréal failed to follow through on one of its most important commitments, which was the construction of student housing on the campus. This commitment was a central component of the proposal that was initially presented to the City and the media. The development plan, designed by the architecture firm Cardinal Hardy, was presented to the OCPM in 2006; it clearly stated the intention to build student housing: "the quantitative elements of the plan include residences for students

and researches, numbering 800 to 1500 housing units. This housing project could provide living spaces for international students arriving at the University (Cardinal Hardy, Provencher Roy & Université de Montréal 2006 : 29; our translation). Moreover, the plan indicated that the "size of the lot allocated for student housing" amounted to 8,362 square meters in the UDM-1 section, and to 7,328 square meters in the UDM-2 section of the site¹ (Cardinal Hardy,

- 1 The site was divided into four main sections (UDM-1, UDM-2, UDM-3 et UDM-4) and a set of student housing (R-1) in the development plan filed with the OCPM in 2006 : « La portion UDM-1 comprend l'ensemble des bâtiments à l'ouest de l'avenue Outremont et au nord de la promenade. À l'est de l'avenue Outremont, UDM-2 est délimité par la promenade et la



Map 4 : Campus development plan, 2018

Source : Arrondissement d'Outremont 2018

Provencher Roy & Université de Montréal 2006 : 41-42; our translation). The plan included a map of the campus that clearly integrated student residences (Cardinal Hardy, Provencher Roy & Université de Montréal 2006 : 43, see also [Map 3](#) on page 23).

This commitment continued to be presented as an integral component of the campus project in the years following the first consultations organized by the OCPM (Radio-Canada 2012; Dumont 2008). In January 2014, the university assembly of the Université de Montréal discussed the costs associated with the student residences at the Campus Outremont (the former name of the Campus MIL), as well as the possibility of integrating a daycare (CPE) in a residence dedicated to families, or on the ground floor of a student residence building (Université de Montréal 2014 : 14-15).

However, these plans were never realised, and any reference to student housing was removed from University and city communications over the course of the past five years, including its erasure from the revised campus plans (see [Map 4](#) on page 25).

The initial plans for on-campus residences have been replaced by affordable housing projects, which do not specifically address the needs of students. The rest of the proposed student residences will be taken charge of instead by private developers, such as Mondev, who recently bought land from the Université de Montréal that was initially acquired using public funds (see the following subsection). In this report, we defend the idea that the Université de Montréal should respect its initial plans to build student residences, prioritizing the development of affordable student housing on campus. The

voie ferrée tandis qu'UDM-4 se trouve vis-à-vis, au sud de la promenade. Dans le secteur Atlantic, UDM-3 complète le chapelet d'îlots institutionnels au nord de la promenade. L'îlot R-1 est situé au sud de la promenade à l'est du centre communautaire d'Outremont » [the UDM-1 section includes all of the buildings to the west of avenue Outremont and to the north of the promenade. To the east of avenue Outremont, UDM-2 is delimited by the promenade and the railway track, while opposite it is UDM-4, south of the promenade. In the Atlantic sector, UDM-3 completes the chain of institutional blocks on the north side of the promenade. Block R-1 is located south of the promenade, east of the Outremont Community Centre]. (Cardinal Hardy, Provencher Roy & Université de Montréal 2006 : 59).

abandonment of this mandate has created significant pressure on the rental market in surrounding neighborhoods, leading to numerous evictions in Parc-Extension, thereby directly contradicting the university's stated intention to contribute to the betterment of the neighborhood. In this regard, we can note that a greater presence of students in a Montreal neighborhood is associated with accelerated gentrification in that neighborhood, per a recent study (Moos et al. 2019 : 1088-1089). As well, the Fédération des associations étudiantes du campus de l'Université de Montréal (FAÉCUM) has issued proposals in support of the growth of the rental housing stock, particularly in the areas near the metro, and they reiterate their demand that the Université de Montréal provides more on-campus housing (Fédération des associations étudiantes du campus de l'Université de Montréal 2019 : 179-180). Thus, by building on-campus housing, the Université de Montréal could at once limit its contribution to the gentrification of Parc-Extension, and also take responsibility for the demands put forward by the student community.

C. The sale of the land that could have been reserved for student housing

During the summer of 2017, the Université de Montréal put two lots for sale that had been acquired with public funding, and which totaled an area of nearly 15,514 square metres.¹ These two lots, as well as a third located on Avenue Champagneur, were sold in January 2018 to the real estate company Mondev (Lacroix-Couture 2018). The Mondev co-president, Michael Owen, stated that 700 or 800 rental units could be built on these lots, « dont certains seront destinés aux étudiants » [*some of which would be reserved for students*], while the Université de Montréal asserted that the profits made through this sale would be spent on financing the construction of the MIL Campus. The University press official, Julie Cordeau-Gazaille, notably stated that the institution "had sold the lots so that a developer could take care of the residential

1 This sale of land owned by the Université de Montréal to private developers is not unheard of: in 2003, the University acquired the former convent of the Sœurs des Saints-Noms-de-Jésus-et-de-Marie in order to put classrooms there, but eventually sold it to a real estate developer who developed luxury condominiums instead (Dyck 2019).



development, since that is not part of our mission" (Charest 2018; our translation).

Moreover, the brief submitted by the Université de Montréal during the OCPM consultation on the PDUES did not make any reference to student housing, contrary to assertions they made during the prior consultation in 2006 (Cardinal Hardy, Provencher Roy & Université de Montréal 2006 : 5; see also, Office de consultation publique de Montréal 2007 : 3). However, the brief mentioned that the Campus MIL development project "also includes a residential aspect that will be outsourced to external partners" (Université de Montréal 2013a : 3; our translation). **Since the residential component of the new campus was already planned to be outsourced to a third-party in 2013, it seems to us that the university would have benefited from establishing a collaboration with the City of Montréal, organisations such as UTILE and the groupes de ressources techniques (GRT), in order to make possible the construction of affordable student housing.**

It is important to note here that two cooperative housing projects are planned on the site of the Campus MIL, or in proximity, namely: la Coopérative d'habitation Milieu de l'Île, which should include 95 units (Atelier Habitation Montréal 2019), and the

Coopérative de solidarité Le Suroit, for which phase 1 (located at the south edge of the site) should include 48 family units, while phase 2 plans to include 86 units (Groupe CDH 2019 : 14-15). These 229 units represent 17.6% of the projected 1,300 units on the campus site, which is slightly more than the 15% of social and community housing originally planned (Colpron 2019). However, it is important to note that the mobilisation required to actualize a housing cooperative in Outremont, and which eventually led to the 2012 constitution of la Coopérative de solidarité Le Suroit, began in 2009 and faced numerous obstacles that slowed its creation (Hébert-Dolbec 2016; Corbeil 2015). In other words, the cooperative housing project precedes the commitments made under the PDUES and would have taken place independently of them. Hence, its inclusion among the 15% of social housing offered on the site of the new campus is debatable. Moreover, we also note that the planned 15% of social and community housing units falls below the 20% threshold introduced by the Règlement pour une métropole mixte, which will come into effect the 1st of January 2021, replacing the Stratégie d'inclusion de logements abordables in new residential projects. This 15% is also clearly below the 40% threshold that housing committees advocated for during the consultations on the Règlement pour une métropole mixte (Office de

consultation publique de Montréal 2020 : 46-47). Finally, we believe that the construction of affordable student housing could have completed the creation of these 229 social and community housing units, while further limiting the residential impact of the Campus MIL on surrounding neighborhoods.

In effect, affordable student housing is a critical strategy to limit the negative impact of university development on vulnerable communities. In a brief submitted by UTILE in 2013 during the OCPM consultations on the PDUES, they describe an already tight rental market in Montreal, in which families could be further disadvantaged by the arrival of students, since students offer landlords higher incomes without requiring a greater investment in property maintenance (Unité de travail pour l'implantation de logement étudiant 2013 : 4-6). UTILE then offered the following recommendations :

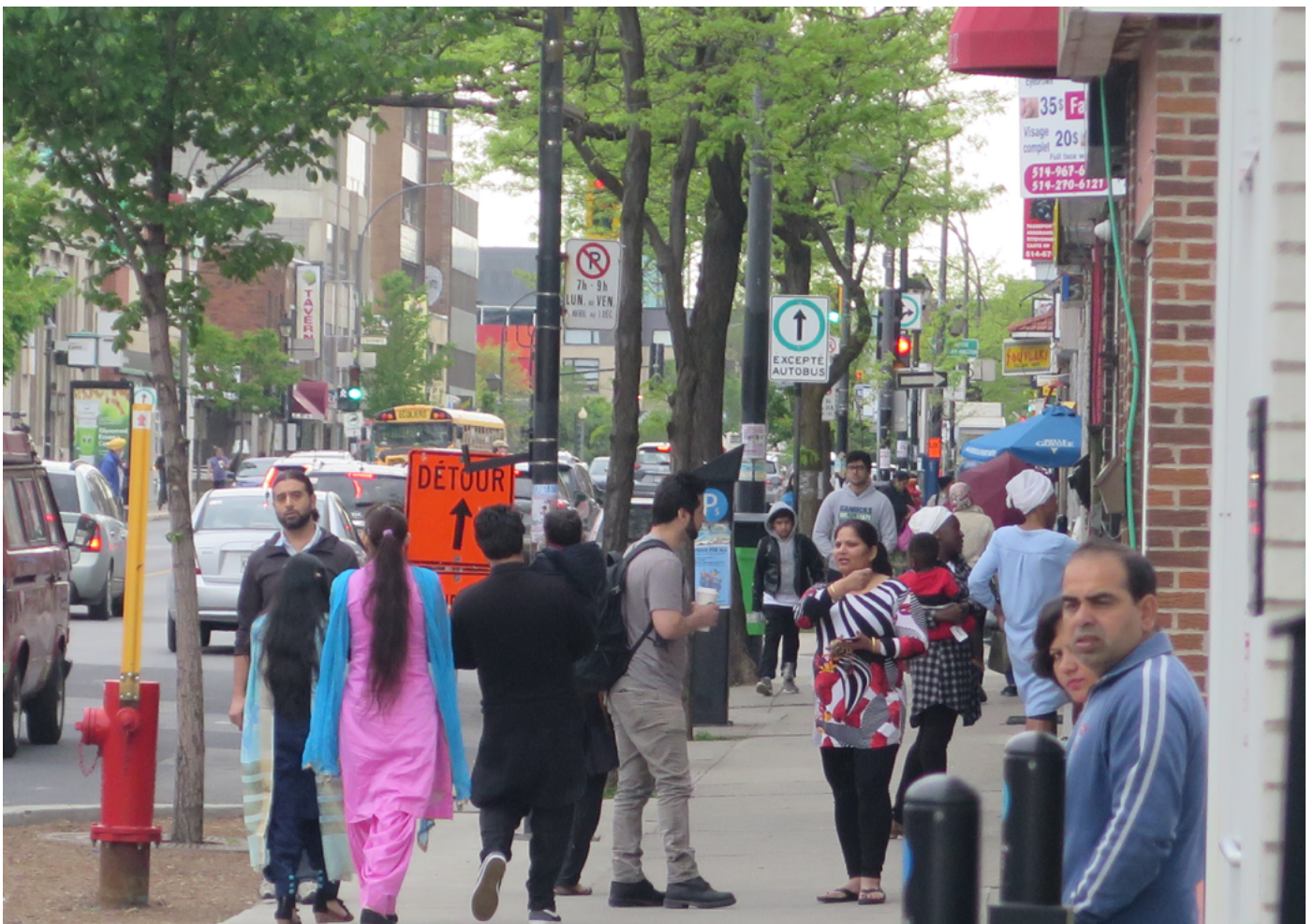
1. That the PDUES explicitly recognize the existence of impacts of student affluence on the urban development of the area and the rise in rents. [...]
2. That the PDUES recognize the importance

of putting forth measures to alleviate the pressure on rents caused by the arriving student population. [...]

3. That the PDUES recognize the need for a diversity of affordable student housing in the vicinity of the Outremont campus. [...]
4. That the measures provided for in the PDUES be maintained and strengthened in order to ensure the creation of affordable housing for families. [...]
5. That the PDUES recognize the creation of student housing as a contributing factor to the economic and social revitalization of the districts Marconi-Alexandra, Atlantic, Beaumont, and De Castelnau.]

-UTILE 2013 : 6-10; our translation

Though we recognize that the Université de Montréal alone could not stop the process of gentrification in Parc-Extension, providing affordable student housing is essential, and the university has had numerous occasions to take a leadership role in this context. Good leadership would have necessitated promoting the development of affordable student housing strategies at the provincial and federal levels.



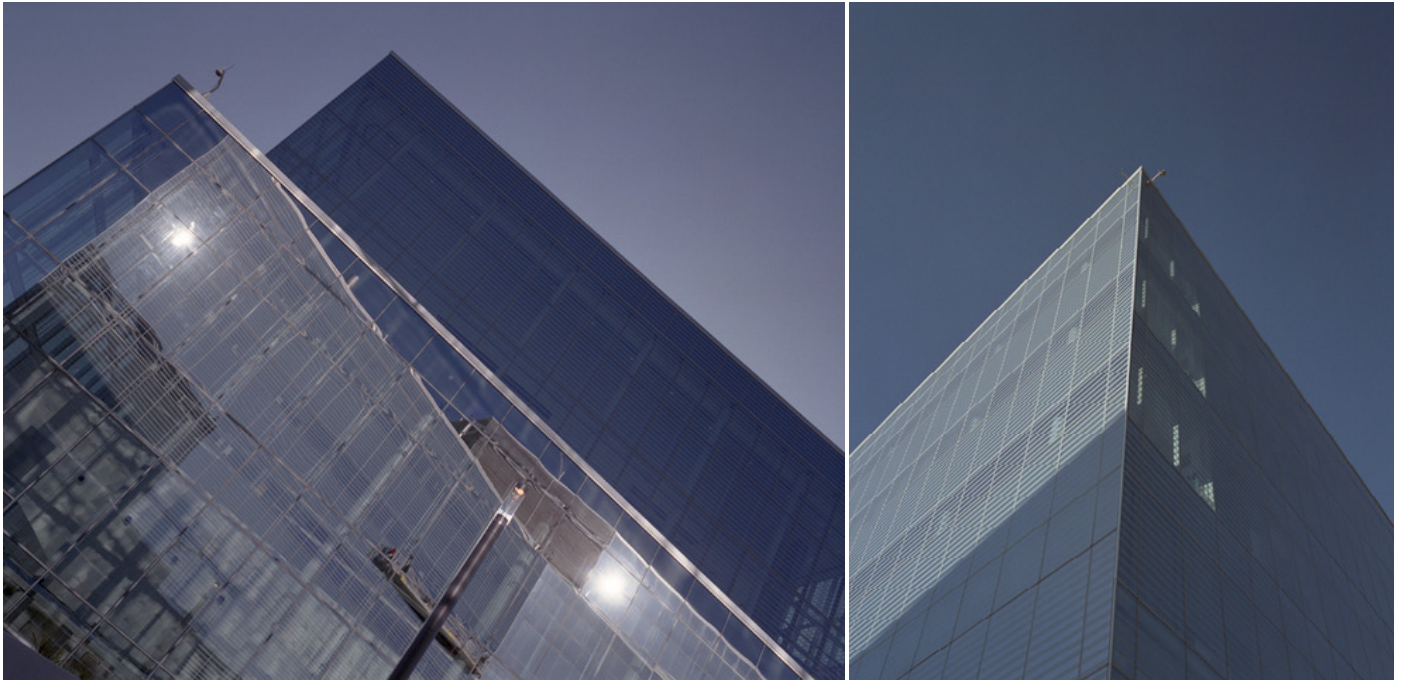
D. The unilateral withdrawal of the Université de Montréal from the CBAR

In the winter of 2018, the Université de Montréal was invited to join the CBAR meetings, since the network aims to facilitate the coordination of efforts between researchers affiliated with various post-secondary institutions in Montreal and individuals active in the community networks of Parc-Extension, as well as neighborhood residents. A university representative had participated in the CBAR meetings at the beginning of 2018, where he presented various proposals for community engagement strategies that would take place at the Campus MIL. In the spring of 2018, this representative also participated in CBAR discussions on the subject of a campaign proposed by the CAPE to inform neighborhood residents and public institutions in the region of the impacts of the Campus MIL on the neighborhood. The strategy included two principal aspects, namely : an open letter addressing the general public, and a collectively written analysis by CBAR members regarding the various factors that are contributing to the gentrification of Parc-Extension.¹ It's important to note that the Université de Montréal benefited from insight regarding the contents of these two initiatives through their interlocutor. Yet, following the publication of the two documents, the Université de Montréal announced their unilateral withdrawal from the research network. Despite this situation, the CBAR continues to generate the interest of several members from the Université de Montréal community. Researchers and students have remained involved and continue to contribute to the activities and initiatives taken on by the network.

1 This analysis was first published in English on the blog Canadian Observatory on Homelessness (Nichols et al. 2019). A revised and improved version was thereafter published in French in the Journal des Alternatives (Megelas et al. 2019).

E. L'extension, a project demonstrating the social engagement of UdeM ?

The Université de Montréal often makes reference to L'extension — a health and educational support centre focused on child development for those struggling in Parc-Extension — as an example of their community engagement in the neighborhood. An article written about the centre by UdeMNOouvelles, the official channel of information from the Université de Montréal, is revealing in regards to this subject. The document, which mentions the "Campus MIL" among the topics it covers even though the campus itself is not mentioned in the body of the article, presents L'extension as a "social and solidarity project" intended for Parc-Extension families (UdeMNOouvelles 2020). We believe that these free educational and health services are excellent news for Parc-Extension residents, and we highlight the importance of the work led by Professor Louise Poirier and her team; nevertheless, we wish to elaborate on two important details. Firstly, the clinic project was an initiative created in 2014 by Professor Poirier on an autonomous basis. For this reason, it cannot reasonably be considered as a response of the Université de Montréal to the criticism they received about their lack of engagement and social commitment in Parc-Extension. Furthermore, this initiative appears to have been funded, for the most part, by 350 private donations (UdeMNOouvelles 2020). Secondly, L'extension does not address the principal demand that has been voiced throughout the past years by community members; namely, the creation of affordable and social housing in the neighborhood (Office de consultation publique de Montréal 2013; Office de consultation publique de Montréal 2007). This last remark is not at all an attempt to disparage the remarkable work of the various people involved in L'extension, but rather to highlight that the Université de Montréal cannot use this initiative exclusively as a demonstration of their social engagement in Parc-Extension, nor as proof of consideration of the various requests and concerns that have been shared with them. A similar statement could apply to the bridge that crosses the Campus MIL, connecting Outremont and Parc-Extension. Although this bridge is presented by the Université de Montréal as an opportunity for the "children of Parc-Extension"



to "get to know the campus" (Letarte 2019), we are not convinced that physical proximity equates to social proximity. Especially in this context, where the neighborhood's gentrification threatens to augment the residential precarity of many low-income households in Parc-Extension. Such a perspective would imply that the Université de Montréal has more to give to Parc-Extension residents than the other way around. We believe, to the contrary, that the University should establish a better approach to the neighborhood residents, as well as the active organisations, because they have much to learn from them.

F. A limited consultation process, focused on Outremont

Throughout the last fifteen years, community organisations in the neighborhood have repeatedly emphasized the importance of establishing a consultation process for the Campus MIL that is transparent and sensitive to the needs of Parc-Extension residents (Comité d'action de Parc-Extension 2013 : 4; Regroupement en aménagement de Parc-Extension 2007). Moreover, the commission formed for the OCPM consultation on the PDUES has stated that they were "very impressed by the high level of organisation of community groups and by the quality of their interventions. Thus, they believe that many groups could be valuable collaborators in any of the University's interventions" (Office de consultation publique de Montréal 2013 : 48; our translation). Despite the interest expressed by Parc-Extension residents and community members, in contrast to the case of Outremont, the neighborhood has not benefited from a comité de bon voisinage¹ from the

¹ The comités de bon voisinage were created to facilitate dialogue between the population and the various organisations responsible for large-scale public projects. The meetings of the comités de bon voisinage provided the

Université de Montréal between 2013 and 2019, a period that overlaps with the entire first phase of the campus development (Dyck 2019).¹

Besides the two OCPM consultations, there have only been three other public activities organised in Parc-Extension or at the Université de Montréal on the subject of the development of the Campus MIL. The first was a public information session held on 22 January 2013 in the Pavillon Roger-Gaudry. The presentation given by Robert Couvrette (the general director of the Direction des immeubles de l'Université de Montréal) and Marie-Hélène Gaboury (the project manager at the Ville de Montréal) did not mention either the question of affordable and social housing, nor that of student housing (Université de Montréal 2013b). Another information session held on November 20, 2013 served as the occasion for Yves Beauchamp, Vice-Rector for Outremont Campus Development, and Louis Sauvageau, Director General of Buildings at the Université de Montréal, to share their perspectives on the development of the site (Université de Montréal 2013c). Finally, a public information activity was organised by the city and the Université de Montréal on 23 February 2017 at the borough hall of Villeray–Saint-Michel-Parc-Extension, wherein Parc-Extension residents were offered the chance "to learn about the project and to meet the professionals leading its implementation" (Ville de Montréal 2017; our translation). Even if we recognize the importance of these various information sessions, we nonetheless believe that the establishment of a neighborhood committee or another permanent consultation structure would have facilitated more substantial exchange between the Université de Montréal and Parc-Extension residents throughout the past decade. Without a permanent structure, consultation activities run the risk of being reduced only to spaces of information sharing, lacking real dialogue with residents (Dyck 2019; Martin 2017).

In this section, we have presented six examples that demonstrate the University's lack of engagement

opportunity to discuss the work to be done, to address residents' concerns, and to develop common solutions.

- 1 La Table de quartier de Parc-Extension has worked hard over the past two years to set in place such a committee to bring into dialogue the Université de Montréal and Parc-Extension residents. The future of this initiative remains uncertain, following changes at the Table de quartier at the start of 2020.

concerning its residential impact in Parc-Extension. **This lack of engagement seems even more intolerable considering that the Campus MIL has received significant public funding from all three levels of government and logistical support from the Ville de Montréal and various boroughs. The City has invested 210 million dollars in the Campus MIL project, for decontamination and infrastructural work on the site, such as "the creation of streets, parks, and public spaces, as well as the connection of the site to the water and sewer systems" (Lacroix-Couture 2019; our translation). Meanwhile, the federal government has allotted the University project nearly 84 million dollars, and the provincial government 145 million dollars (Rantisi, Guay & Kerrigan 2019).** The establishment of the campus has necessitated zoning and by-law changes (Letarte 2019), which notably led to amendments to the City of Montreal's Master Plan and the Outremont Borough's urban planning by-law, hence draft by-laws P-06-069 and P-04-047-34. Targeted by article 89 of the Montreal City Charter, these draft by-laws were the subject of a public hearing under the aegis of the OCPM in 2007 (Office de consultation publique de Montréal 2007: 1). Several modifications to the City of Montreal's Master Plan were also made in 2013 with the adoption of the PDUES, particularly concerning building density and the management of residential projects (Office de consultation publique de Montréal 2013: 115-119). It is important to recognise that a project having benefited from such significant public funding, both from a financial and logistical perspective, should be subject to clear accountability procedures that are accessible to the residents affected by the project.

Now that we have highlighted the Université de Montréal's failures in community engagement throughout the past years, while outlining why this lack of engagement is problematic, we wish to make two further points in the next section. On the one hand, we will reiterate that the Université de Montréal would benefit from recognizing its social responsibilities and from reflecting on its impact beyond its teaching and research activities — as many other universities across the world are currently doing. On the other hand, we propose possible solutions that could allow the Université de Montréal to limit the negative effects of its new campus on the most precarious Parc-Extension residents, thus joining an international movement of universities that seek to respond to needs identified by different communities with the help of the many academic, financial and logistical resources at universities' disposal. ■



3. Potential solutions

Over the course of the past few years, the Université de Montréal has claimed on multiple occasions that they consider the expectations of their institution as excessively high or not relevant to its vocation in teaching and research (Charest 2018; Office de consultation publique de Montréal 2013). We believe that such an opinion deserves to be seriously questioned, especially in light of a number of initiatives led by various universities around the world that aim to recognize the social responsibilities of academic institutions. In many cases, these universities collaborate with various organisations and use the academic, logistic, and financial resources they possess in order to lead projects that benefit the entire local community. Such collaborations acknowledge the ambivalent

social impact of universities, which contribute both to the development of innovative solutions, but also to the increase of economic and spatial inequalities (Florida & Gaetani 2018). In recognizing this reality, universities are able to take action to limit their negative impacts, especially for low-income residents in proximity to the campus (Stewart 2019). A recent article, written by members of the Anti-Eviction Mapping Project, has identified various initiatives taken by universities in order to increase their positive social impacts (Renzi et al. 2020). These collaborations create economic, cultural, and educational opportunities for residents, while improving the learning experience of students, and overall contributing to the expansion of the movement for universities to take such action.

In this sense, several innovative models of affordable student housing could inspire the Université de Montréal and encourage it to take initiative in this domain in Canada, by contributing to the well-being of its students, while limiting, from a social justice perspective, its impact on the lives of residents in the neighbourhoods adjacent to its new campus.

In Germany, the Deutsches Studentenwerk is a non-profit association that aims to support the economic, social, and cultural well-being of students. It originated as an autonomous organisation in the 1920s, but eventually the Studentenwerk became a public institution — responsible for providing affordable student housing, administering student canteens and cafés, day cares, employment and student support centers, and for granting scholarships and student loans for the whole of Germany.¹ According to a 2019 report, "student housing clearly remains the most economic model, aside from continuing to live with parents. Average rent in a Studentenwerke unit at the time of December 31, 2018 was still 250.32 euros², including utility bills" (Deutsches Studentenwerk 2019 : 4). In France, two institutions play a similar role to that of the Deutsches Studentenwerk in Germany: le Centre national des œuvres universitaires et scolaires (CNOUS) and les centres régionaux des œuvres universitaires et scolaires (CROUS). **Following the footsteps of these initiatives, the Université de Montréal could collaborate with student associations and third parties in order to provide affordable, non-profit student housing.** The university could also use its influence in order to encourage the provincial and federal government to develop programs to facilitate the construction of affordable student housing elsewhere in Quebec and Canada.

Moreover, there are already several local initiatives concerning affordable housing. In a brief submitted during the OCPM consultation on the PDUES, the

UTILE expressed hope that the plan would lead to recognition of the "need for affordable student housing with diversified typologies in proximity to the Outremont campus" (Unité de travail pour l'implantation de logement étudiant 2013 : 7; our translation). It is worth noting that the UTILE is one of the most innovative initiatives in North America in regards to student housing. The organisation is currently collaborating with the city in order to build 90 student housing units in the Plateau-Mont-Royal borough and 122 units in Rosemont–La-Petite-Patrie (Ouellette-Vézina 2019a; Ouellette-Vézina 2019b). Another innovative initiative in Montreal is Brique par brique, which operates in Parc-Extension. Brique par brique is a non-profit organisation focused on the construction of community housing, the facilitation of mutual aid among residents, and the involvement of residents in the management of the organisation, while building an accessible social intervention centre. The projects of Brique by brique are partially funded by community bonds, allowing it to "find sustainable sources of funding in order to pursue its mission" (Brique par brique 2018). **By collaborating with organisations such as UTILE and Brique par brique, as well as with the city, the Université de Montréal could respect its intentions to create between 800 and 1500 rooms for students.**

As part of a strategy to respect their social responsibilities, universities could encourage students to participate in the community life in the surrounding neighborhoods, in accordance with the needs expressed by local organisations. An inspiring example of this type of initiative can be seen in the project led since 2013 by Giovanna Di Chiro, an environmental studies professor at Swarthmore University in Philadelphia. Her project, conducted in collaboration with community workers and residents, has led to the creation of Serenity Soular, a solar energy workers cooperative that contributes both to ecological and social sustainability (Di Chiro & Rigell 2018). Yet another inspiration can be seen at Occidental College in Los Angeles, which has launched its own local partnership program, through which 100 university students tutor and give workshops to the youth who live in the surrounding neighborhoods every year. A community benefits agreement was developed in collaboration with residents and local community groups in order to identify the guiding principles and objectives of a partnership between the university and the existing local communities (Partnership for Community Engagement 2018). In Boston, Northeastern University has also developed a community engagement strategy: the NU|ACES program, which is offered by the Community

1 Between 2007 and 2019, student housing in Germany increased from 15,996 to 238,469 units, of which 194,580 (82%) are managed by the Studentenwerk. The Deutsches Studentenwerk is funded by government grants, and a portion of the tuition fees paid to universities by students (Semesterbeitrag, ou encore Sozialbeitrag) as well as by some of the revenue generated by canteens and residences (Deutsches Studentenwerk 2019; see also Deutsches Studentenwerk 2020).

2 Given the cost of living in Germany, this is approximately equivalent to an average of 380 CAD.

Service Center of the university, and facilitates a tutoring programme (Northeastern University Center of Community Service 2018). Universities are also leading the way in Canada. The Concordia University Office of Community Engagement offers a range of innovative activities in order to facilitate equitable collaborations between the university and various communities around the city (Office of Community Engagement 2020). The Concordia University student association has invested 1.8 million dollars in a student housing project, as part of its community strategy against gentrification (Quartier Libre 2018). Meanwhile, the Vancity Office of Community Engagement at Simon Fraser University has created a community space for Vancouver residents to organise activities related to the arts, social and environmental justice, as well as for use pertinent to urban and community issues (Simon Fraser University 2020).

The growing interest in the topic of the social responsibility of universities is also demonstrated by the development of inter-university networks across North America dedicated to this issue. The mission of anchoring higher education thus brings together universities that are pursuing a better alignment of their activities with different community needs (Sladek 2017), while the University Social Responsibility Network invites its members to integrate social responsibility into institutional management, teaching, and research (University Social Responsibility Network 2017).

The solutions that we propose here are inspired by initiatives that were implemented at other universities. These strategies must obviously be adapted for the unique context, challenges, and opportunities specific to Parc-Extension. **A critical first step is for the University to fully acknowledge its impact in Parc-Extension and for it to take action to limit the negative consequences related to the establishment of its new campus on low-income residents of the neighborhood.** In other words, to identify possible solutions, it is necessary for the University to first admit the existence of a problem, to acknowledge its responsibility, and to commit to acting accordingly.

Parc-Extension is home to very active organisations that possess solid understandings of the specific resident and community needs in the neighborhood. **Several of these organisations have expressed strong interest in dialogue with the Université de Montréal** (Habitations populaires de Parc-Extension 2013 : 4; Regroupement en aménagement de Parc-Extension 2013 : 5; Comité citoyen de Parc-

Extension 2013 : 4; Héberjeune de Parc-Extension 2013 : 2; Ressource Action-Alimentation 2013 : 3; Comité d'action de Parc-Extension 2013 : 4), and they should therefore be key interlocutors if the university decides to commit to a collaborative process to mitigate its impact in the neighborhood. The community consultations, round tables, and studies that these organisations have conducted constitute vital resources for the development of innovative initiatives. For example, a study recently led by Brique par brique indicates that youth in Parc-Extension are significantly concerned about costs associated with housing, transportation, food, and internet. This research also highlights the voices of residents who share a vision for the neighborhood centered around more equitable access to housing, job training and educational support, as well as improved resources and access to spaces for youth between the age of 18 and 35 years (Brique par brique 2020).

The Université de Montréal has indicated that they plan for a second phase of construction of the Campus MIL, including an enlargement of the Complexe des sciences, to integrate the departments of mathematics, statistics, computer science and operations research, as well as the construction of a Centre d'innovation to support entrepreneurship among researchers and students (Letarte 2019). We believe that this second phase of construction should also include programs for social and community engagement based on local needs, and should include measures to develop affordable student housing and the establishment of a "process of preliminary and consistent consultation with the local population and organisations" (Comité d'action de Parc-Extension 2013 : 4; our translation). Ultimately, we hope that the data and analyses shared in this report will contribute to collective reflection about the social responsibility of universities, while also prompting the Université de Montréal to adopt measures to limit the impact of the Campus MIL on the lives of the most precarious residents of Parc-Extension. ■

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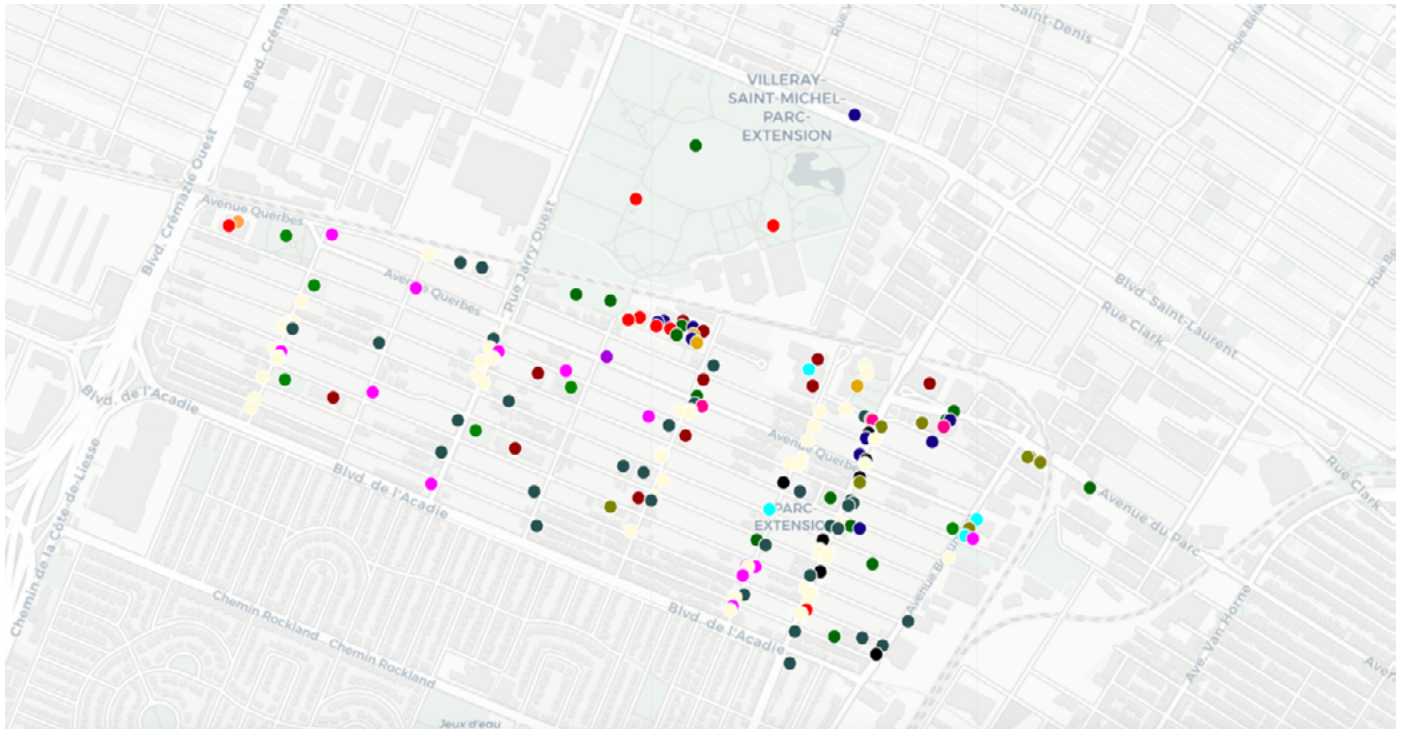
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Annexes

Distribution of services in Parc-Extension (OpenStreetMap, 2019)



Source : Données terrain. Mapping tool : OpenStreetMap 2019. Created by : Third-year students in geography at the Université de Montréal (GEO3282). http://umap.openstreetmap.fr/fr/map/mapathon_356298

Detailed legend of services in Parc-Extension (part 1)

Ressources logements	
	Comité d'action Parc-Extension (CAPE)
	Habitations populaires de Parc-Extension HAPOP...

Ma communauté	
	Centre génération emploi
	Centre Haitien d'animation et d'intervention soci...
	Centre jeunesse-Uni
	Centre local d'emploi Parc Extension
	Corporation de Développement Économique Com...
	Herberjeune Parc-Extension
	La Maison Bleue
	Maison Parent-Roback
	Organisation des jeunes de Parc-Extension (PEYO)
	Petites Mains (femmes)
	Québec Centre Local D'Emploi
	Ville en Vert

Commerces	
	Boucherie Bismilla
	Boucherie Motta
	Boulangerie Afroditi
	Boulangerie Al-Hamrah
	Boulangerie Elmont
	Épicerie Dhillon Frères
	Épicerie Rama-Kishan
	Épicerie Suwan
	Hamza Fruit
	Importation Suk's
	International
	Jean-Coutu (pharmacie)
	Kypsely Boulangerie
	Les aliments JPA

Culture	
	Bibliothèque de Parc-Extension
	Boîte partage de livre (Croque-livre)
	Centre de diffusion Parc-Extension
	Église orthodoxe russe de Saint-Seraphim
	Piano public

Alimentation et nutrition	
	Café Coop La place commune
	Cuisine communautaire PEYO
	Cuisine et Vie collective St-Roch
	Jardins communautaires Babylone
	Ressource-Action Alimenation Parc-Extension

Services aux nouveaux arrivants	
	CLAM - Carrefour liaison et d'aide multiethnique
	Demain Canada
	Espoir Canada
	Immigration Success
	OneView Immigration
	PHOENIX Gestion en Mobilité Internationale
	Service de Consultation en Immigration
	Sukhchain Asian Services

	Liesse Supermarché
	Marché 4 coins
	Marché 786
	Marché Africana
	Marché Ayesha
	Marché BK
	Marché Blair
	Marché Canada Best
	Marché d'Afrique
	Marché Desi Punjabi
	Marché Family Service
	Marché Ghanacan
	Marché Green Punjab
	Marché HM-Ali
	Marché IQ Bal
	Marché Janta

Services publics	
	Mairie de l'arrondissement Villerey-Saint-Michel...
	Olariu Anca Conseillere
	Pompiers-Station 41
	Poste de quartier 33 - Service de police de la Vill...
	Service Canada

Santé publique	
	Centre d'orthodontie Beaumont
	Centre dentaire St-Roch
	Centre médico-dentaire Ogilvy
	Clinique dentaire
	Clinique Parc-X
	Clinique Santé (pharmacie)
	CLSC Parc-Extension
	Dentistes
	Dentistes
	Denturologistes

	Marché Jeeveni
	Marché Macca
	Marché Madhubon
	Marché Meezan
	Marché Pak Stop
	Marché Pardesh
	Marché Punjabi
	Marché Saawan
	Marché Solaire
	Marché Sonargaon
	Marché Swadesh
	Marché Thurga
	Mimosa
	Montréal Pita/Palmyra Boulangerie
	Murad Supermarché
	Pâtisserie Efes
	Pharmacie (dans le Proviso)
	Piccadilly
	Proviso le Marché
	Proxim (pharmacie)
	Riviera
	Uniprix (pharmacie)
	Uniprix (pharmacie)

Detailed legend of services in Parc-Extension (part 2)

Lieux de culte

Centre communautaire Gurdwara Nanak Darbar

Centre Faizan-E-Madina

Église Ascension Lutheran Church (LMSC/LCC)

Eglise Baptiste haitienne de Siloé

Église catholique ukrainienne Saint-John The Ba...

Eglise de Dieu d'Outremont

Eglise de Dieu de Béthel

Église Grace Potters - Ministères International

Église Koimisis Tis Theotokou

Église missionnaire Peuple Acquis



























Église orthodoxe Evangelismos Tis Theotokou Gr...















Église orthodoxe St-Markos Eugenikos

Église Saint Francis of Assisi

Hellenic Gospel Church

Hungarian United Church

Sports et loisirs	
	 Aréna Howie-Morenz
	 Biciborne – Station de réparation de vélo
	 Culture Vélo
	 Loisirs du Parc
	 Parc Athéna
	 Parc Beaumont de-l'épée
	 Parc Birnam
	 Parc Bloomfield
	 Parc Champagneur
	 Parc de l'Estre
	 Parc école Sinclair-Laird
	 Parc Howard
	 Parc Jarry

Éducation et services de garde	
	CEI: Collège Enseignement en Immobilier
	Centre d'éducation des adultes
	Centre de la Petite Enfance
	Centre éducatif Grandir Ensemble
	Centre éducatif Le Futur de l'Enfant
	Centre Éducatif St-Roch
	CRIM: Institut de recherche
	École Barclay
	École Barthélemy-Vimont
	École Barthélemy-Vimont
	École Camille-Laurin
	École Camille-Laurin annexe
	École de santé publique de l'UdeM
	École Sinclair Laird
	Garderie Educative Ile Des Petits Coeurs

 Livingstone Presbyterian Church
 Madina Musallah
 Madrastul Hira Masjid
 Markaz Hub E Rasool
 Masjid Assuna Annabawijah
 Monastère grec orthodoxe St. Anna
 Mosquée Noor-E-Medina
 Musallah Hamza
 Salle du royaume des témoins du Jéhovah
 Salon funéraire Chesed Shel Emes
 Salon funéraire Jasko Moshonas Ouimet Inc
 Salon funéraire M A Blythe Bernier
 Temple Shree Ramji
 Temple Shri Guru Raviodass - Gurbani Sagar
 World Impact Church

 Parc Jean-Valets
 Parc Outremont-Ogilvy
 Parc Saint-Roch
 Parc-École Barclay
 Piscine extérieure Jarry
 Piscine intérieure Saint-Roch
 Salle de conditionnement physique pour femme...

 Garderie et jardins d'enfant Montessori
 Garderie Joyeux Enfants
 Garderie La maison de Novah
 Garderie le Monde de l'enfant
 Garderie Les Jardins de Midas
 Garderie les Trésors du Parc
 Garderie Les Trésors du Quartier Daycare
 Garderie Milieu Familiale
 Les Trésors du Parc

L'UNIVERSITÉ DE MONTRÉAL ET LA GENTRIFICATION À PARC-EXTENSION | THE UNIVERSITY OF MONTRÉAL AND GENTRIFICATION IN PARC-EXTENSION

Rapport rédigé par le **Projet de Cartographie Anti-éviction de Parc-Extension**
A report published by the **Parc-Extension Anti-Eviction Mapping Project**

Le projet de cartographie anti-éviction de Parc-Extension vise à sensibiliser le public aux effets de la gentrification à Parc-Extension et dans d'autres quartiers de Montréal, ainsi qu'à faire pression sur les politiciens et politiciennes, les institutions et les entreprises qui contribuent à la gentrification du quartier, y compris l'Université de Montréal et les entreprises émergentes en technologies. Nous partageons un souci de promouvoir l'autodétermination des résidents et résidentes de Parc-Ex dans leurs luttes pour la justice en matière de logement. Notre approche associe des outils de cartographie numérique et des données quantitatives à une intervention multimédia et à des récits de vie afin de mettre en évidence les effets de la gentrification à Montréal et d'encourager la résistance. Dans notre travail, nous nous engageons également à soutenir et à respecter le leadership des partenaires communautaires et des résidents et résidentes, en cherchant à répondre à leurs besoins et à travailler avec eux et elles sur une base informée, consensuelle et responsable. Nous travaillons au sein d'un collectif autonome, sans hiérarchie, et nous sommes assisté-e-s dans notre travail par des partenaires communautaires, un conseil consultatif communautaire, des supporters individuels ainsi que des connexions et des ressources académiques. Tout notre travail et toutes nos actions se basent sur une critique du colonialisme de peuplement et du capitalisme racial et patriarcal.

The Park Ex Anti-Eviction Mapping Project aims to raise awareness about the effects of gentrification in Parc-Extension and other neighbourhoods in Montreal, and to hold politicians, institutions and businesses accountable for their impacts on gentrification—including the Université de Montréal and emerging tech industries. We share a commitment to supporting the self-determination of Park Ex residents in their struggles for housing justice. Our approach combines digital mapping tools and quantitative data with multimedia intervention and storytelling to highlight the effects of and resist gentrification in Montreal. In our work, we are also committed to supporting and following the leadership of community partners and residents, seeking to address their needs and work with them on an informed, consensual, and responsible basis. We work through a non-hierarchical and autonomous collective, and are assisted in our work by community partners, a community advisory board, individual supporters, and academic connections and resources. In all our work and action, we center a critique of settler colonialism and racial, patriarchal capitalism.

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