Strong barriers can protect small enclave neighbourhoods from the effects of gentrification and other forces, although these same barriers can also prevent positive change in the neighbourhood. In addition, small neighbourhoods often have a difficult time sustaining commercial and institutional services. Saint-Raymond is an example of a highly enclaved neighbourhood in Montreal located near the new McGill University Health Centre (MUHC) Glen Campus hospital. A trend towards gentrification in this area of Montreal, the nearby highway reconstruction and Turcot interchange as well as the MUHC are all projected to have significant impacts on the neighbourhood. Construction on these mega-projects is at its beginning stages and community groups are increasingly vocal about the need to protect the area from their negative side effects such as displacement and increased traffic issues.

What effects have regional forces had on the Saint-Raymond neighbourhood of Notre-Dame-de-Grace (NDG) over the past 5-10 years? To answer this question, two student researchers performed site visits, surveyed recent articles and reports, analyzed the 2006 census data and conducted interviews with key informants. This information was compiled in a report on what the main trends are and in what direction the neighbourhood is heading. The main findings of the research were presented at a community consultation organized by the NDG Community Council in February 2012.

Key results:

- The neighbourhood is still home to important immigrant population, especially new arrivals; the visible minority population has greatly expanded and the older Italian immigrants are less present
- The area has experienced far fewer gentrification pressures than neighbouring communities; however, spin-off from health services appears to have begun in the area, as have new residential developments drawing on the proximity to MUHC as a selling point
- Circulation patterns have been addressed by policies and plans but little positive change to active transportation routes have been implemented
- Plans for densification of the neighbourhood have been on hold due to regional mega-projects
- It is ultimately unclear at what pace change will occur in the neighbourhood, and the success of community groups in achieving major improvements to quality of life and protecting the affordability of the area will depend in large part on decisions made by higher-ups

### Composition of Visible Minorities in Saint-Raymond (40% of the total neighbourhood population)

- Black: 46%
- White: 21%
- South Asian: 9%
- French: 8%
- Chinese: 5%
- Others: 3%

Some new commercial developments in Saint-Raymond are health sector related.