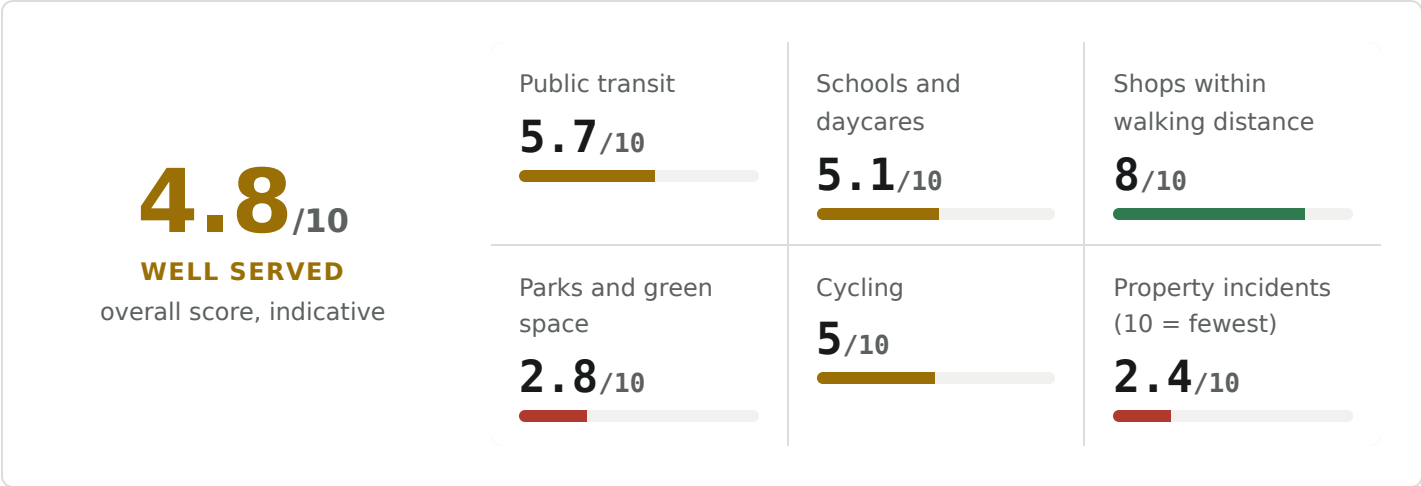


ROSEMONT-LA PETITE-PATRIE

5664 avenue 1re

For a home to rent · prepared for Example: the Smith family

Location: City of Montreal civic address.



Each rating compares the address with the 3,215 residential areas on the island of Montreal: 5/10 is the median area.

STRENGTHS

- Quiet area: estimated noise **8.8/10**
- Shops within walking distance : **8/10** (better than 80% of island areas)
- Fibre reported on the street (Bell)

TO CHECK DURING THE VISIT

- **Hard street parking** (0.7/10) → come by around 7 p.m. on a weekday and ask whether a spot is included.
- **Lead detected** in the water service line at this address (2019 screening) → ask whether the line has been replaced since; meanwhile, use a filter certified for lead.
- **2 permitted construction projects** within 300 m since 2024 → see whether they have started and check Info-Travaux (section 08).
- **Heat island** (high risk according to the City) → ask about air conditioning and which way the unit faces.

● **38 311 requests about rats, insects or animals** in 24 months → check the basement, the alley and the bins; ask whether there has been pest control.

FOR YOUR SITUATION

● **Without a car:** Iberville metro 29 min walk, downtown in ~32 min, 9 BIXI and 5 Communauto stations within 500 m, 14 grocery stores within 1 km.

● **With children:** nearest elementary school Charles-Bruneau, 3 min walk (confirm the assigned school), 2 daycares within 500 m, 10 parks within 1 km.

● **Renter:** a vacant 2-bedroom rents for about \$1,815 a month on average across the island (CMHC). Ask for the previous tenant's rent (section G of the lease).

Other facts: shelters, day centres and supervised consumption sites within 1 km: 0 (section 07). Facts from public data, sources in section 13.

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01 Getting around

1.9 km

metro Iberville · 29 min walk

225

weekday bus departures
7 a.m.–7 p.m. (stops within 300 m)

9

BIXI stations within 500 m

5

Communauto stations within 500 m · nearest: Dandurand et D'Iberville (P sur rue) (210 m)

Nearest bike route 17 m · shared street

Nearest protected bike path 542 m

Year-round (snow-cleared) bike route 17 m

Bike network within 500 m about 3.6 km

Downtown (McGill metro) by public transit about 32 min · bus + metro · faster than 72% of areas

Nearest highway access (A-40, exit 75) 2.7 km · about 9 min by car

Montréal-Trudeau airport (YUL)	car 28–45 min · transit about 75 min (metro + 747 bus)
Second metro station	Fabre · 2.1 km

02 Parking, if you have a car

Hard on-street parking · 0.7/10 · not included in the overall score	105 paid parking spaces within about 300 m · \$2.53 per hour on average	Yes resident permit zone (SRRR)
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Time-limited parking signs (P 60 min, P 2 h...) within about 300 m	6
Dwellings within 500 m (parking demand)	6,412
Local workers who drive to work	45% (region: 77%)
Public EV charging stations within 500 m (nearest fast charger 483 m)	17 · nearest 170 m
Nearest free parking during snow removal (Lot no. 75 5443 8e Avenue · 7:00 pm to 7:00 am)	602 m

Signs reading “except permit / S3R” are posted near the address: parking there is reserved for residents at certain hours. Residents can buy a permit from the borough. Ease is estimated from housing density, paid spaces and resident-only zones; it does not account for private parking (garage, driveway).

03 Schools and daycares

ELEMENTARY SCHOOLS

	DISTANCE	WALK
Charles-Bruneau · SES index 9/10	216 m	3 min
Saint-Jean-de-Brébeuf · SES index 3/10	355 m	6 min
Nesbitt · SES index 9/10	582 m	9 min

HIGH SCHOOLS

	DISTANCE	WALK
Père-Marquette · SES index 4/10	1.2 km	18 min
Rosemount Complex	1.5 km	24 min
Jeanne-Mance · SES index 6/10	1.8 km	28 min

DAYCARES (CPE AND PRIVATE) · 11 WITHIN 1 KM

CPE Le terrier magique	286 m	4 min
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GARDERIE JASMINE ET ALADIN	391 m	6 min
Atelier K	584 m	9 min
La plume et l'enfant	635 m	10 min

PRIVATE SCHOOLS, CEGEPS AND UNIVERSITIES

École nationale du meuble et de l'ébénisterie à Montréal	691 m	11 min
Collège l'Avenir de Rosemont inc.	726 m	11 min
Collège Jean-Eudes	1 km	16 min
Collège de Rosemont	1.2 km	19 min

SES index (IMSE): socio-economic index of the public school's students, from the Québec Ministry of Education (1 = most advantaged to 10 = most disadvantaged). It describes the families' background, not teaching quality: a high rank often brings extra resources. The designated neighbourhood school depends on the school service centre's boundaries: confirm it before deciding. Subsidized daycare (CPE) spots are allocated through La Place 0-5.

04 Health and services

Nearest hospital	Hôpital Jean-Talon · 2.3 km
Nearest CLSC / community health centre	CSSS Lucille-Teasdale · 1.5 km
Pharmacies within 1 km	6 · nearest 398 m
Nearest Canada Post outlet (Postes Canada / Canada Post)	445 m
Medical clinics within 1 km	1 · nearest 886 m

05 Shops, parks and recreation

GROCERY STORES · 14 WITHIN 1 KM

Maxi	362 m	6 min
La pomme d'api	396 m	6 min
Valmont	399 m	6 min

25 cafés, restaurants and bakeries within 500 m.

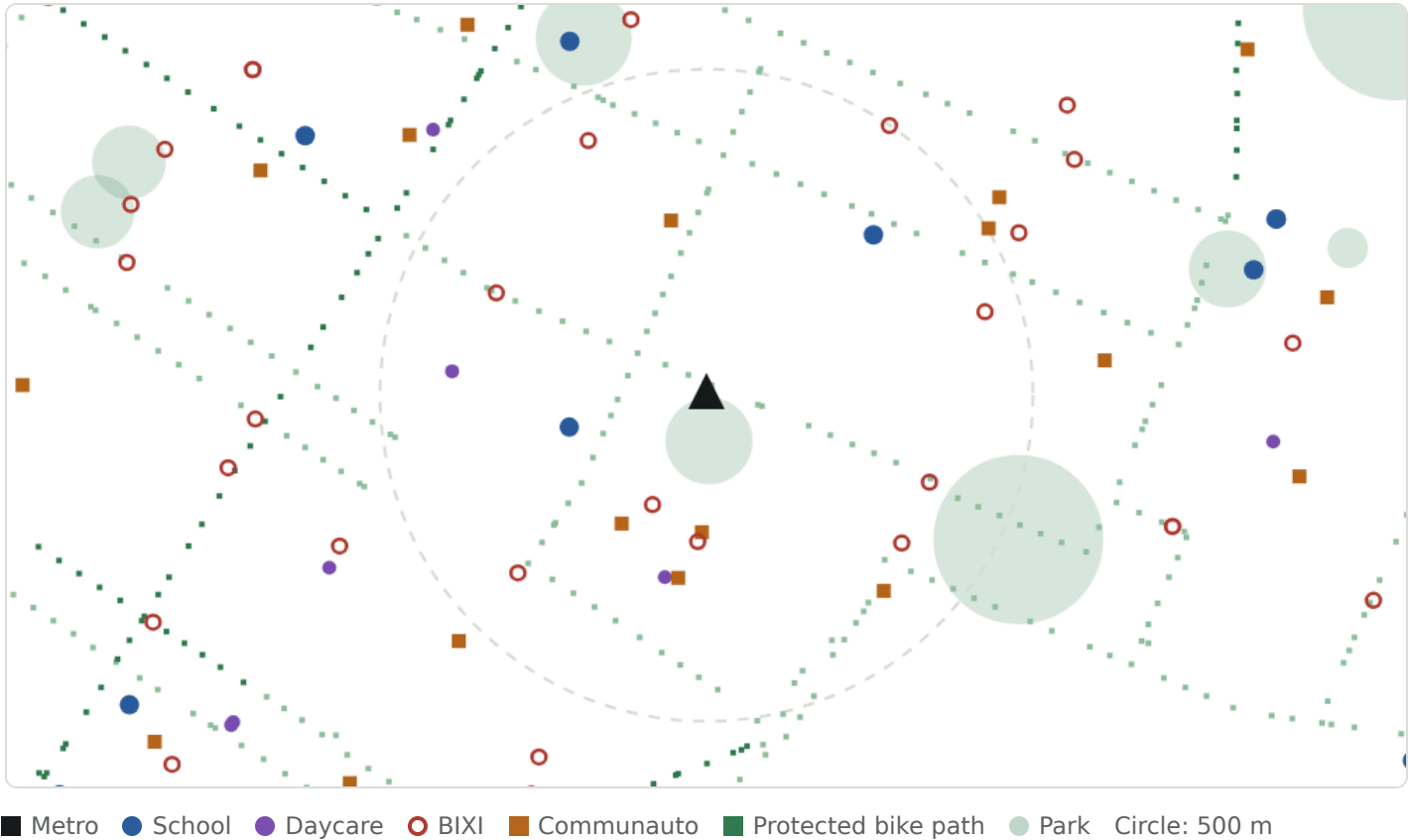
GYMS AND FITNESS CENTRES · 6 WITHIN 1 KM

Yoga D.N.A	345 m	5 min
Club athlétique Rosemont	359 m	6 min
Mon gym privé	549 m	9 min

PARKS WITHIN 1 KM · 10

Rosemont (1.4 ha)	70 m
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Pélican (5.3 ha)	526 m
Nesbitt (1.7 ha)	580 m
Nearest public pool (Parc Le Pélican)	572 m
Nearest library (Bibliothèque de Rosemont)	579 m



06 Reported incidents and roadworks

Break-ins, vandalism and thefts from vehicles (last 24 months, ~350 m)	94 · more than 76% of residential areas
Roadworks under way or planned within 150 m	0

RESIDENTS' 311 REQUESTS · LAST 24 MONTHS · ~350 M

Noise	20 · more than 78% of areas
Cleanliness (illegal dumping, litter, graffiti)	1,013 · more than 92% of areas
Missed collections	500 · more than 96% of areas
Streets, sidewalks and lighting	630 · more than 99% of areas
Snow removal	257 · more than 96% of areas
Trees	137 · more than 96% of areas
Rats, insects and animals	38 · more than 90% of areas

Sewers and water	84 · more than 83% of areas
Housing inspection requests	41 · more than 85% of areas

A 311 request is an issue reported by a resident, not a verified problem. Busier or more populated areas have more.
 Total reported incidents, not adjusted for population: busy areas (downtown, commercial streets) have more.

07 **Shelters and supervised consumption sites**

0 shelters, day centres and sites within 1 km	2.5 km nearest emergency shelter · CAP St-Barnabé – Refuge L’Étape (mixte)	3.1 km nearest supervised consumption site · Spectre de rue
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No shelter, day centre or supervised consumption site within 1 km.

List of the main emergency shelters, day centres and fixed supervised consumption sites (Health Canada, 211 Grand Montréal, the organizations’ websites, checked in September 2026). Two mobile supervised consumption units (L’Anonyme) also operate on the island, and temporary shelters open every winter. Shelters for victims of violence are never shown, for the safety of the people they house. These services are essential; the information is only meant to tell you what to expect on the street.

08 **Environment and services**

Quiet estimated noise · 8.8/10 · 10 = quietest	2 major building permits since 2024 within 300 m	Friday garbage collection
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Noise sources: no major source found nearby.

PERMITTED CONSTRUCTION NEARBY · 0 NEW BUILDING(S) · 2 ADDITION(S) · 0 DEMOLITION(S)		
5489 2e Avenue · Addition or extra storey · permit 2025-05		266 m
5520 2e Avenue · Addition or extra storey · permit 2024-09		208 m

WASTE COLLECTION (CITY OF MONTREAL)	
Garbage	Friday · every week
Recycling	Tuesday · every week
Food waste (brown bin)	Tuesday · every week

AIR QUALITY (NEAREST CITY STATION)	
Poor air quality days (index above 50) (station 2580 Saint-Joseph est, 797 m)	about 12 per year

Good air quality days (index 25 or less)	62%
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An area measurement, not at the exact address: 11 stations cover the island. From 2023-10-01 to 2025-10-06, stations recorded between 18 and 28 poor-air days (often during wildfire smoke and summer smog); differences between areas are small. Near a highway or major street, air at street level can be worse than what the station measures.

INTERNET AND CELL SERVICE

Fibre available best internet technology reported on the street	2 provider(s) with their own wired network · Bell, Vidéotron	426 m nearest outdoor cell antenna · Bell / Telus
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HOME INTERNET (PROVIDERS REPORTED ON THE STREET)

Bell	Fibre to the home · DSL (phone line)
Vidéotron	Cable
Netsolid	Fixed wireless (antenna)
Rogers	Fixed wireless (antenna)

CELL SERVICE · ANTENNAS OF THE 3 NETWORKS

NETWORK	NEAREST ANTENNA	ANTENNAS WITHIN 500 M	TECHNOLOGY	EXPECTED SIGNAL
Bell / Telus (also Virgin, Koodo, Lucky, Public, PC Mobile)	426 m	1	5G	Moderate
Rogers (also Fido, chatr)	471 m	1	5G	Moderate
Vidéotron (also Fizz, Freedom)	485 m	1	5G	Moderate

Networks reported by providers to Innovation, Science and Economic Development Canada for the nearest street segment (57 m). Resellers (Fizz, oxio, Ebox, Distributel, Virgin, Koodo, Fido, Freedom, etc.) use these same networks: if Bell or Vidéotron serves the street, they are usually available too. Fibre can be on the street without being connected to the building: ask the landlord or check the exact address on the provider’s website. **Cell service:** there is no public map of actual signal strength. The report uses the antenna locations each network reports to ISED (outdoor antennas; Bell and Telus share one network). A closer antenna usually means a better signal, but concrete walls and basements weaken it: make a call and run a speed test during the visit; if the signal is weak, Wi-Fi calling often solves it.

Noise: an estimate, not a measurement. It combines distance to highways, major streets and railways (City road and rail data), bars and clubs within 150 m, pedestrian activity and level crossings, then compares the result with the island’s 3,215 residential areas. It does not account for aircraft, insulation or which way the unit faces: visit in the evening. Permits: construction, addition and demolition permits issued by the City since 2024 (open data).

09 The building and risks

1910 year built · 116 years	Single-family house building type · 5664	2 storeys above ground	252 m² lot area
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Heat wave risk (urban heat island)	high
Heavy rain risk (backflow, standing water)	none or negligible
Lead water service line (City screenings)	lead detected at this address (2019)
Screened service lines with lead in the area (~300 m)	756 of 968 (78%)
City deterioration notice (poorly maintained building, registered on the land register)	no notice found for this address
City sanitation inspections at this address	none
Sanitation inspections within 250 m	15

TO CHECK DURING THE VISIT AND INSPECTION

- ☐ Electrical: a building this old may have old wiring (fuses, cloth-sheathed wires). Have the panel and wiring checked.
- ☐ Foundation and drainage: check for cracks, basement moisture and the condition of the French drain.
- ☐ Possible asbestos in some materials (insulation, tiles, plaster): check before renovating.
- ☐ Possible lead paint under newer layers, especially with young children.
- ☐ Water service line: the City says buildings with 8 units or fewer built before 1970 may have a lead service line. Check the address at services.montreal.ca/presence-plomb.
- ☐ In every case: a pre-purchase inspection by a certified inspector is essential.

Lead: result of the City's latest screening (Palintest); the City is gradually replacing these lines, so check the current status at services.montreal.ca/presence-plomb. An untested building may still have a lead line if built before 1970. The assessment roll gives facts (age, units, lot), not the building's condition or features. The points above are reminders based on age, not findings. Sanitation inspections mostly concern large rental buildings targeted by the City.

10 Rents and property values

AVERAGE RENTS · CMHC ZONE 9 · ROSEMONT/LA PETITE-PATRIE

	AVERAGE RENT PAID (ALL TENANTS)	RENT OF VACANT UNITS (NEW LEASE)	VACANT UNITS, ISLAND OF MONTREAL	1-YEAR INCREASE (SAME BUILDINGS)
Studio	\$1,010	\$905	\$1,091	—

	AVERAGE RENT PAID (ALL TENANTS)	RENT OF VACANT UNITS (NEW LEASE)	VACANT UNITS, ISLAND OF MONTREAL	1-YEAR INCREASE (SAME BUILDINGS)
1 bedroom	≈ \$1,055*	\$1,295	\$1,305	+8.8%
2 bedrooms	\$1,348	—	\$1,815	+6.3%
3+ bedrooms	\$1,750	—	\$2,138	+4.2%
All units	\$1,237	—	\$1,573	+7.5%

Why these rents look low: the first column is the average paid by *all* tenants, including people who have lived in their unit for 10 or 20 years at an old rent. A unit that becomes vacant is rented for more: that is the second column (about \$1,815 for a 2-bedroom on average across the island; CMHC does not have enough data for this area). Online listings are often higher still, because new or renovated units are over-represented. Source: CMHC Rental Market Survey, October 2025 (rental buildings with 3 or more units; condos and houses excluded). * Low-reliability estimate according to CMHC (small sample): use with caution. In Québec, tenants can check the rent paid by the previous tenant (section G of the lease) and challenge an abusive increase at the Tribunal administratif du logement.

11 The neighbourhood · 2021 census

Residents within 500 m	10,633
Median household income	\$56,900 (region: \$74,000)
Average age	40.7 yrs (region: 40.8 yrs)
Low-income households	17.1% (region: 11.8%)
Workers who walk or bike to work	26% (region: 6%)
... by public transit	27% (region: 16%)

12 Check before you sign

- ☐ Visit the area in the evening and on a weekend: noise, parking, traffic.
- ☐ Confirm the designated neighbourhood school with the school service centre.
- ☐ Renters: check the rent paid by the previous tenant (section G of the lease) and the Registre des loyers.
- ☐ Planned roadworks: check the City of Montreal's Info-Travaux.
- ☐ Tribunal administratif du logement (TAL) decisions: search the building's address and the landlord's name on citoyens.soquij.qc.ca (free). Several cases about unsanitary conditions, unmade repairs or repossession are a warning sign.
- ☐ Cell service: during the visit, make a call and run a speed test with your carrier in the rooms where you will spend time (basement, bedroom, office). Carrier maps show outdoor coverage;

concrete walls and semi-basements can block the signal. If the signal is weak, check whether Wi-Fi calling works with your plan.

13 Method and sources

Addresses, bike network, parks, pools, libraries, roadworks, crime (SPVM), commercial premises (daycares, pharmacies, groceries): City of Montreal open data (CC BY 4.0). Schools: Québec Ministry of Education. Hospitals, CLSCs, CEGEPs, universities: City land-use plan. Transit: STM (GTFS), BIXI (2026 trips), Communauto stations (public map). Parking: parking signage (City of Montreal), paid spaces (Agence de mobilité durable), 2025-2026 snow-removal parking lots (City of Montreal). Building: property assessment roll (assessment units), sanitation inspections (City of Montreal), heat and heavy-rain risk (Oasis program, City of Montreal), lead service line screenings (City of Montreal). Schools: 2025-2026 deprivation indexes (Québec Ministry of Education). Rents: CMHC Rental Market Survey (October 2025 and 2021). Property values: 2026-2028 assessment rolls of the Montreal agglomeration. Estimated noise: Géobase (street classes) and railways (City of Montreal). Construction: building, alteration and demolition permits (City of Montreal). Shelters and supervised consumption sites: Health Canada list of authorized sites, 211 Grand Montréal and the organizations' own websites; shelters for victims of violence are never shown. Collection: Info-Collectes (City of Montreal). Municipal parking lots: Agence de mobilité durable. Air quality: Montreal air quality monitoring network (RSQA). EV charging stations, deterioration notices, 311 requests: City of Montreal. 2021 census: Statistics Canada.

Straight-line distances; walking time estimated at 80 m/min with a 25% detour. Time to downtown: walk to the metro, average wait, ride and transfers (4 min) to McGill station, or a bus to the metro if the address is far from it; off-peak estimate, excluding the REM and commuter trains. Ratings out of 10 compare the address with the island's residential census areas (percentiles). Airport: by car, estimated road distance at 55 km/h off-peak (x 1.6 at rush hour); by transit, the trip downtown then the 747 bus (or a local bus if the address is close to the airport). Highway exits and post outlets: © OpenStreetMap contributors, ODbL licence (the post outlet list may be incomplete, especially counters inside pharmacies). RuelQ provides decision support based on public data. It is not real estate, legal or financial advice.