

# 2007

## ECONOMIC REPORT Montréal Agglomeration



The 2007 Economic Report for the Montréal Agglomeration  
was published by the Ville de Montréal,  
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## A challenge for us all

In recent years, our administration has invested tremendous energy in providing strong leadership, to give Montréal all the tools it needs to realize its full economic potential. We have listened and made choices. Choices in keeping with a vision that reflects everyone's goal of building a prosperous, inclusive society that is open to the world, with the priority on sustainable development – that is the vision that guides us toward our ultimate objective of making Montréal one of North America's most dynamic and exciting metropolises in terms of its standard of living and quality of life.

There is no denying that Montréal faces substantial challenges, as the data in this 2007 Economic Report show, in particular as concerns demographic growth and productivity. But our administration has succeeded in adapting to these realities in its 2005-2010 economic development strategy, *success@montreal*, by laying greater emphasis on knowledge, creativity and innovation, the concepts that define the new Montréal economy. This combination gives Montréal an original economic personality that is helping it to overcome the challenges of the present and will serve as the foundation of its future competitiveness.

To judge by the number of major projects in progress and on the horizon and the strength of the job market – the employment rate has reached new highs – our city's economic future is bright. Montréal has known periods of intensive development before, but has never had to support or oversee such a huge number of major projects: more than one hundred, representing investment in the tens of billions of dollars.

Three major projects are priorities for our administration:

- The Montréal Harbourfront, a vast urban project designed to reconnect the city with its river;
- The Quartier des spectacles, an immense cultural development that will foster the city's creativity and boost its cultural reputation and international standing;
- Montréal Technopole, a huge economic initiative combining education, research and dynamic entrepreneurship to create a city of knowledge and innovation.

To bring these projects to fruition, our administration has some impressive tools, including a \$180 million investment fund over three years to be devoted to major projects, along with the \$140 million allocated by the Quebec government, a strategic initiative fund for planning how best to integrate projects into the urban fabric, and subsidy programs for businesses and industries, to help improve Montréal's competitiveness.

These investments, backed up by our determination to make our city a more pleasant place to live from day to day, means that Montréal will stand out thanks to its strong economic performance, particularly given the backdrop of an expected slowdown in the US economy and its possible impact here. Our city will become an even more prosperous metropolis, and we will have met and overcome this challenge together.



A handwritten signature in black ink, appearing to read "Gérald Tremblay". The signature is fluid and cursive.

**Gérald Tremblay**  
Mayor of Montréal



A handwritten signature in black ink, appearing to read "Alan DeSousa". The signature is cursive and stylized.

**Alan DeSousa, FCA**  
Executive Committee member  
responsible for Economic  
Development, Sustainable  
Development and Montréal 2025

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## 2007 Economic Report

The 2007 Economic Report reviews the economic situation of the Montréal agglomeration using performance indicators that cover many aspects of the economy, from knowledge to housing, transportation, tourism and demographics. It covers the territory of the Montréal agglomeration, corresponding to the Island of Montréal.



## 2007 at a Glance

- The economy of the Montréal metropolitan area grew by 2.2% in 2007 – four tenths of a point less than the 2.6% predicted by the Conference Board of Canada in early 2007. Montréal remains hobbled by its low population growth. Per capita GDP was up 1.5% from 2006.
- The number of jobs in the Montréal agglomeration reached a historic high, at 950,000. This was also the 11th straight year of positive employment growth. The 9,800 new jobs created in 2007 represent 1% growth from 2006, and occurred mainly in full-time employment. The service sector turned in the best performance of the two main employment sectors, posting 13,500 new jobs in comparison with the previous year. Manufacturing, for its part, lost 4,800 jobs.
- There was a slight decrease in the labour force in 2007, with 6,900 fewer people on the labour market than in 2006. The market was still working at full steam, nonetheless: the employment rate reached 59.7%, which could be considered a historic high. The average annual unemployment rate was 8.5%, down 1.6 percentage points from 2006. This was the greatest drop in all 17 administrative regions across Quebec. The number of welfare recipients able to work fell by 3.3% in one year, to 58,449 in December 2007, or the lowest level in at least 15 years.
- Capital spending jumped by close to 8%. With expenditures on the order of \$12 billion, 2007 was the second best in terms of amounts invested since the beginning of the decade. Investors began taking advantage of a strong dollar to renew their capital equipment. \$3.6 billion of this amount was in the public sector, an increase of 17% since 2006. The private sector, meanwhile, injected over \$8.4 billion, up 4% since 2006.
- The value of building permits issued exceeded \$2.2 billion, up 2.4% from 2006, and the second-best performance in the past ten years. This growth was supported by non-residential construction, with close to \$1.2 billion in permits issued, 11.4% better than 2006. The good news was tempered by the third consecutive year of falling residential building permits, down 6.4% from 2006. The performance was nonetheless better than the average since the beginning of the decade.
- The office vacancy rate in downtown Montréal fell considerably during the year, to historic levels according to real-estate experts. It plunged from 10.1% to 6.9% in one year. Current market conditions are conducive to the addition of new office space.
- There was overall growth in available industrial space during the year. The areas with the highest vacancy rates were Midtown and the West Island, where rates reached 7.7% and 8.3%, respectively 2.5 and 0.5 percentage points higher than in 2006. The east end fared better with a rate of 9.4%, down 1.5 point from 2006.
- Residential housing starts were much more numerous than had been expected by experts early in the year. A total of 6,898 units were started, barely 0.8% less than the previous year.
- Property resales reached new heights, with a record 16,984 transactions. The annual growth of 13% was the greatest in the past ten years. Average home resale prices were also up substantially, although growth was slower than in 2006. The average price for a condo, for example, was \$241,000, up 5% from the previous year.
- The population of the Montréal agglomeration is estimated at 1,872,000, down 0.1% from 2006. The number of Montrealers has remained stable for the past five years.
- The Port of Montreal turned in the best performance in its history, as the cargo tonnage handled increased by 3.6% from the previous year.
- The Pierre Elliott Trudeau International Airport set a new traffic record for the fourth straight year, serving 12.4 million passengers. This represents growth of 8.9% from 2006.
- The Montréal tourism industry maintained its cruising speed, with the fifth straight year of growth. Tourisme Montréal estimates that nearly 7.8 million tourists visited Montréal, or 1.7% more than in 2006. They spent \$2.4 billion, up 1.8% from 2006. Hotels rented upwards of 3.7 million rooms, an increase of 2% from the previous year and the best results since 2000.

## Key Economic Indicators, 2007

Economy	2007	2006		Variation 2006 – 2007 <sup>1</sup>
Gross domestic product at base prices, Montréal CMA (millions of 2002 dollars)	122,953	120,289	↗	2.2%
Per capita GDP, Montréal CMA (2002 dollars)	33,267	32,785	↗	1.5%
<b>Labour market</b>				
Employment by sector (thousands)	950.0	940.2	↗	1.0%
Trade	155.2	152.2	↗	2.0%
Manufacturing	118.9	123.7	↘	-3.9%
Health care and social assistance	104.9	110.8	↘	-5.3%
Professional, scientific and technical services	106.9	96.1	↗	11.2%
Educational services	72.6	73.8	↘	-1.6%
Finance, insurance, real estate and leasing	65.3	67.5	↘	-3.3%
Information, culture and recreation	65.0	61.8	↗	5.2%
Accommodation and food services	62.6	58.9	↗	6.3%
Business, building and other support services	43.1	47.6	↘	-9.5%
Transportation and warehousing	44.2	40.1	↗	10.2%
Other services	39.1	39.4	↘	-0.8%
Public administration	34.2	31.5	↗	8.6%
Construction	28.8	29.0	↘	-0.7%
Utilities	6.2	4.7	↗	31.9%
Full-time employment (thousands)	759.2	753.2	↗	0.8%
Part-time employment (thousands)	190.8	186.9	↗	2.1%
Number of establishments	59,576	60,601	↘	-1.7%
Employment rate (%)	59.7	59.4	↗	+0.3% point
Participation rate (%)	65.2	66.0	↘	-0.8% point
Unemployment rate (%)	8.5	10.1	↘	-1.6% point
Welfare claimants (number)	58,449	60,448	↘	-3.3%
<b>Capital spending</b>				
Total capital spending (\$ millions)	12,083	11,234	↗	7.6%
Private-sector investment	8,440	8,119	↗	4.0%
Public-sector investment	3,643	3,115	↗	17.0%
Value of building permits - non-residential sector (\$ millions)	1,176	1,056	↗	11.4%
Commercial	602	589	↗	2.2%
Industrial	163	140	↗	16.4%
Institutional	411	326	↗	26.1%
Industrial vacancy rate, Midtown (%)	7.7	5.2	↗	+2.5% points
Office vacancy rate, Central Business District (%)	6.9	10.1	↘	-3.2% points
<b>Housing</b>				
Housing starts (number)	6,898	6,955	↘	-0.8%
Value of building permits - residential sector (\$ millions)	1,025	1,095	↘	-6.4%
Housing resales (number)	16,984	15,012	↗	13.1%
Average condo sales price (\$)	241,000	228,773	↗	5.3%
Rental vacancy rate (%)	3.1	3.0	↗	+0.1% point
Capital spending on housing (\$ millions)	2,437	2,421	↗	0.7%
<b>Knowledge</b>				
Patents (number)*	561	586	↘	-4.3%
University research grants (\$ millions)**	971,963	967,418	↗	0.5%
University enrolment (number)*	165,976	165,955	↔	0.0%
University qualifications awarded (number)*	40,844	41,433	↘	-1.4%
<b>Demographics</b>				
Population (number of people)	1,872,000	1,874,000	↘	-0.1%
Net migration (number of people)	-5,371	-3,057	↘	—
International migration (number of newcomers)	32,596	30,344	↗	7.4%
<b>Transportation and tourism</b>				
Cargo handled in the Port of Montreal (millions of tonnes)	26.0	25.1	↗	3.6%
Cruise passengers at the Port of Montreal (number)	34,809	40,565	↘	-14.2%
Passenger traffic at Montréal airports (millions of passengers)	12.4	11.4	↗	8.9%
Tourists (thousands)	7,757	7,631	↗	1.7%
Tourist spending, overnight stay or longer (\$ millions)	2,425	2,382	↗	1.8%
Hotel occupancy rate (%)	67.4	68.0	↘	-0.6% point
Number of hotel rooms occupied (thousands)	3,730	3,657	↗	2.0%

<sup>1</sup> Unless otherwise noted

\* 2006 vs 2005

\*\* 2005 vs 2004

## Economy

### An economy marked by the strong Canadian dollar in 2007

The Montréal manufacturing industry was hard hit by the Canadian dollar, which started the year at 85 cents US and closed it at par. The Conference Board of Canada (CBC) estimates that the Montréal metropolitan area lost 19,000 manufacturing jobs in one year. Other industries were performing at full steam, however. Retail and wholesale trade and the financial sector all bettered their 2006 performances. The service sector, and particularly the video games industry, had a very good year – it created 97,000 new jobs in greater Montréal in 2007.

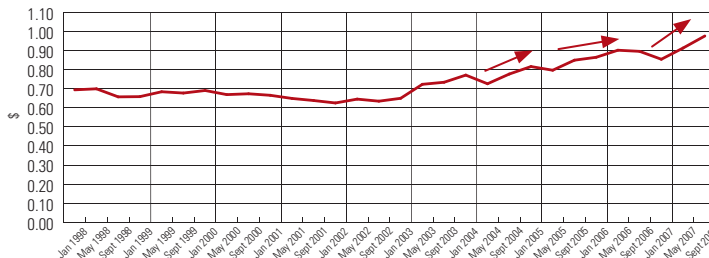
With the help of high-quality investment projects and residential construction that far outstripped expectations, the economy of the entire Montréal metropolitan area grew by 2.2% in 2007.

### Economic growth continues

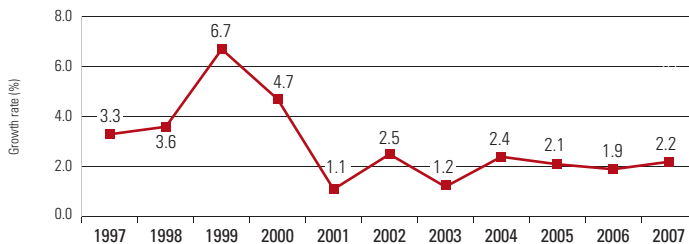
The growth of 2.2% in 2007 was four-tenths of a point less than the 2.6% forecast by the CBC early in the year. The results may seem disappointing when compared with the average growth of the Canadian economy (2.6%) and the Quebec economy as a whole (2.9%). Montréal's economic performance also falls short of the averages of the other main Canadian metropolitan areas: Toronto (2.5%), Vancouver (3.0%) and Calgary (3.4%). Montréal actually exceeded expectations in terms of employment, the unemployment rate and housing starts, but remains hobbled by its weak demographic growth. The gross domestic product (GDP) of the Montréal metropolitan area was estimated at \$123 billion in 2007 (in 2002 dollars), according to the CBC. The Institut de la statistique du Québec estimates that the Montréal agglomeration accounts for 67% of the GDP of the metropolitan area and 36% of Quebec's GDP.

According to Conference Board estimates, the per capita GDP was up 1.5% over 2006.

Value of the Canadian dollar against the US dollar • 1998 – 2007

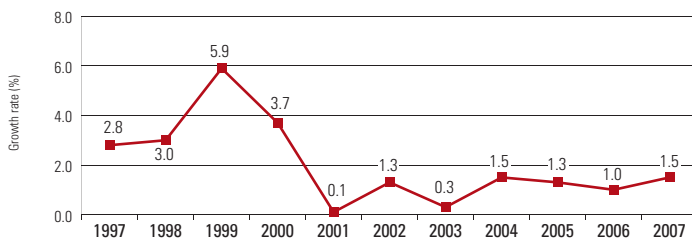


Growth in gross domestic product Montréal metropolitan area • 1997 – 2007



Source: Conference Board of Canada.

Growth in per capita gross domestic product Montréal metropolitan area • 1997 – 2007



Source: Conference Board of Canada.

## Labour Market

### A strong labour market, but showing signs of tiring

The labour market in the Montréal agglomeration is very healthy. With close to 950,000 jobs in all, 2007 was a historic high in terms of the number of positions.<sup>1</sup> It was also the 11th straight year of employment gains. Close to 187,000 jobs have been created since 1997.

In 2007 there were 9,800 jobs added, up 1% from the previous year. These gains were mainly in full-time employment, which in itself is excellent news. Employers are showing more confidence in the economy and starting to realize that it will soon be more difficult to find workers. Throughout 2007, they hired 6,000 full-time employees. The number of part-time jobs also grew by 3,900 over the same period.

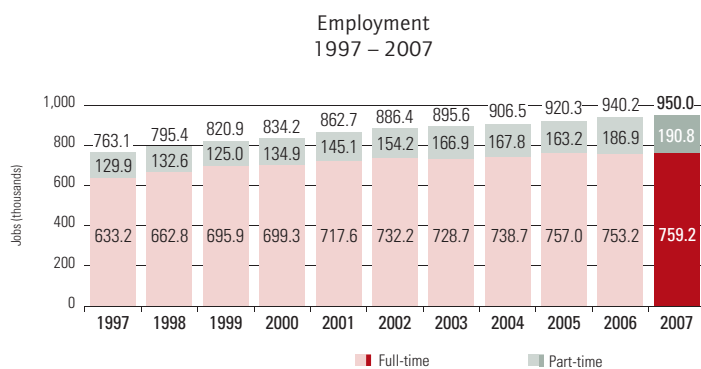
These encouraging figures were somewhat overshadowed by the slower employment growth since 2003. With residential construction going at full tilt, 10,900 jobs were created in the Montréal agglomeration in 2004, another 13,800 in 2005 and 19,900 in 2006. The addition of 9,800 workers in 2007 marked a change in the pace of job creation, attributable to the fall-off in housing starts and the stronger loonie.

### Jobs shift from production into services

The service industry turned in the better performance of the two main employment sectors in 2007, with growth of 13,500 jobs from the previous year. These gains made up for the loss of 3,700 positions in the goods-production sector. Between 2003 and 2007, a total of 71,200 jobs have been created in services, while the goods-production sector has shed 16,800. The shift from a production economy to one based on services is clearer all the time in Montréal.

Professional, scientific and technical services were the most active in 2007, creating 10,800 jobs. This subcategory includes legal, accounting, architectural, engineering, design, computer services design, advertising and other types of professional services. In second place was the transportation and warehousing subsector, with 4,100 new jobs. Accommodation and food services also made a good showing, posting 3,700 new positions.

As expected, employment in manufacturing dropped in 2007. Over 4,800 positions were cut. The worst appears to be over for the manufacturing sector, however, since in 2005 and 2006 it lost



<sup>1</sup> Labour Force Survey (LFS) data must be used with care. The LFS concerns individuals and tracks the number of employed persons by place of residence. Only the census systematically tracks employment by place of employment. In 2001, for instance, there were 863,100 employed people in Montréal and 1,113,000 jobs. The 2006 census data will not be available until fall 2008.

an estimated 7,600 and 15,000 jobs, respectively. Surprisingly enough, it was health care and social assistance that reported the heaviest losses, bleeding close to 5,900 jobs according to statistics issued. The total number of health workers is back to where it was in 2006.

Business services also suffered losses, estimated at 4,500 jobs. This sector includes office administration, placement agencies, travel agencies, investigation services and services related to buildings and housing, including landscaping, housekeeping and organizing conventions, fairs and trade shows.

**Employment by industrial sector • 2003 – 2007**

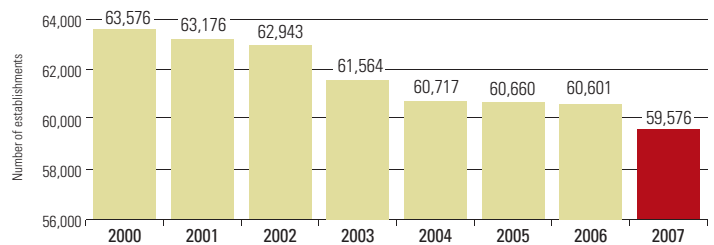
	2003	2004	2005	2006	2007	2006-2007		2003-2007	
	(thousands)					Variation %net (000)		Variation %net (000)	
<b>Total employment</b>	<b>895.6</b>	<b>906.5</b>	<b>920.3</b>	<b>940.2</b>	<b>950.0</b>	<b>1.0</b>	<b>9.8</b>	<b>6.1</b>	<b>54.4</b>
Goods-producing industries	173.5	177.0	176.7	160.4	156.7	-2.3	-3.7	-9.7	-16.8
Agriculture	0.0	0.0	1.9	0.0	0.0	0.0	0.0	0.0	0.0
Forestry, fishing, mining and oil and gas extraction	0.0	0.0	0.0	2.2	1.5	-31.8	-0.7	100.0	1.5
Utilities	7.0	5.4	6.2	4.7	6.2	31.9	1.5	-11.4	-0.8
Construction	26.3	24.1	29.5	29.0	28.8	-0.7	-0.2	9.5	2.5
Manufacturing	138.0	146.3	138.7	123.7	118.9	-3.9	-4.8	-13.8	-19.1
Service industries	722.1	729.5	743.6	779.8	793.3	1.7	13.5	9.9	71.2
Trade	148.8	151.2	150.9	152.2	155.2	2.0	3.0	4.3	6.4
Transportation and warehousing	43.7	47.2	37.0	40.1	44.2	10.2	4.1	1.1	0.5
Finance, insurance, real estate and rental and leasing	62.2	64.7	59.3	67.5	65.3	-3.3	-2.2	5.0	3.1
Professional, scientific and technical services	81.9	85.1	86.2	96.1	106.9	11.2	10.8	30.5	25.0
Business, building and other support services	38.4	34.3	44.6	47.6	43.1	-9.5	-4.5	12.2	4.7
Educational services	69.0	68.3	67.7	73.8	72.6	-1.6	-1.2	5.2	3.6
Health care and social assistance	96.5	100.6	104.2	110.8	104.9	-5.3	-5.9	8.7	8.4
Information, culture and recreation	54.0	59.4	66.5	61.8	65.0	5.2	3.2	20.4	11.0
Accommodation and food services	56.4	47.4	54.8	58.9	62.6	6.3	3.7	11.0	6.2
Other services	38.2	39.7	38.2	39.4	39.1	-0.8	-0.3	2.4	0.9
Public administration	33.1	31.8	34.2	31.5	34.2	8.6	2.7	3.3	1.1

Source: Statistics Canada, Labour Force Survey.

**Number of establishments declines**

The Statistics Canada *Business Register* set the number of business establishments in Montréal at 59,576 as of June 2007. This is 1,025 fewer establishments than in 2006, translating into a 1.7% loss in one year. There was a decrease of 4,000 establishments across the territory between 2000 and 2007.

**Number of establishments • 2000 – 2007**



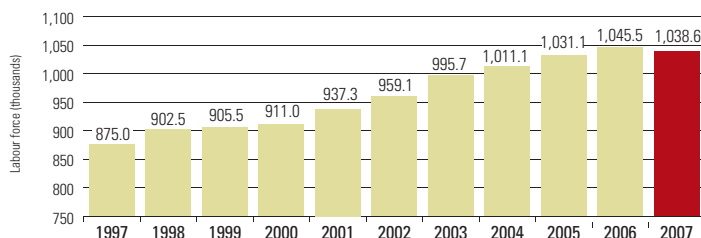
Source: Statistics Canada, *Business Register*.

### Slight dip in the labour force

There was a slight decrease in the labour force in 2007, with 6,900 fewer workers on the market than in 2006. This decline was restricted to the 25-34 and 35-44 age groups, and among those 65 and over. There were 11,700 fewer men than in 2007, while the female labour force gained 4,900 new members.

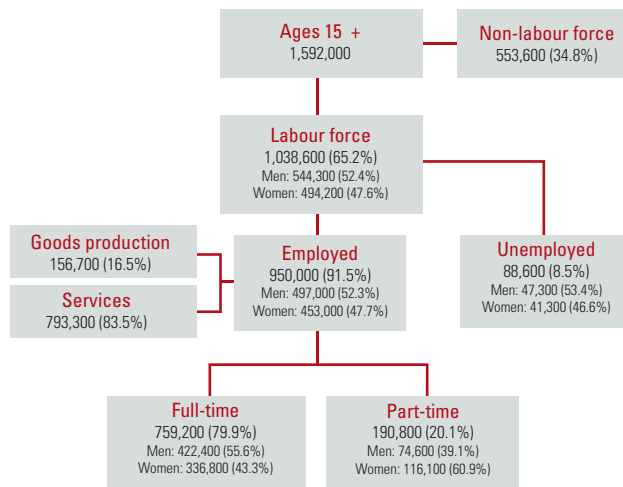
A recent study by the Conference Board of Canada predicted that Quebec will face a serious labour shortage by 2010, and that this situation will get worse by 2025. The CBC indicated that the shortage could reach 292,000 workers and peak at 363,000 by 2030.

Labour force • 1997 – 2007



Source: ISQ.

Portrait of the labour force • 2007



Source: ISQ.

### Employment rate reaches new heights

The employment rate is one of the best tools for measuring the health of the labour market, since it shows the proportion of people of working age who are employed. The higher this rate, the better the economic health of the population. The fact that the employment rate reached a historic high of 59.7% in 2007, up 0.3 percentage point, is an indication that the Montréal labour market is in good condition.

It was mainly young people in the 15-24 age group who benefited from the growth in the employment rate over the past year. From 51.8% in 2006, their employment rate rose to 53.8% in 2007, gaining 2 percentage points. The 45-54 demographic also made major gains, as 80.2% of them were employed in 2007, rising 3.5 percentage points in 2007.

The participation rate was down 0.8 percentage point in 2007, with an annual average of 65.2%, owing to the slight decrease in the labour force.

### Unemployment rate: the greatest drop in Quebec

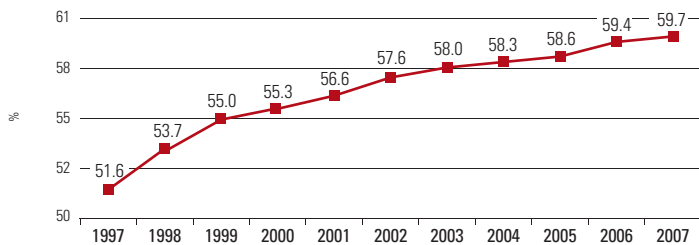
The unemployment rate, which was 10.1% in 2006, fell 1.6 percentage point to reach an annual average of 8.5%. It is worth noting that the decline in the unemployment rate in 2007 was the sharpest in all of Quebec's administrative regions.

The decline applied to most age groups, but especially among ages 15 to 24, where the unemployment rate dropped by 3.1 percentage points between 2006 and 2007, from 16.3% to 13.2%.

The unemployment rate among women was 8.4%, just under the rate of 8.7% for men.

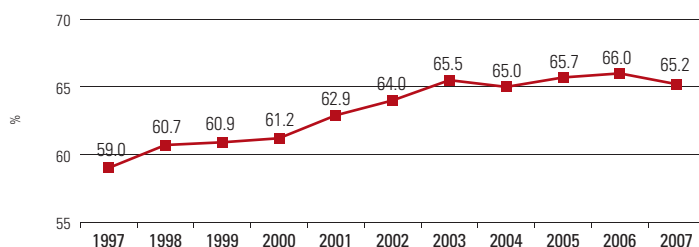
Consequently, the number of unemployed people was also down. There were 105,400 job-seekers in 2006, and 88,600 in 2007. This is the largest year-over-year drop in the actual number of unemployed people in at least twenty years.

Employment rate • 1997 – 2007



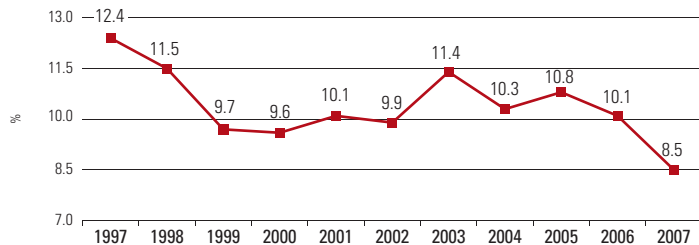
Source: ISQ.

Participation rate • 1997 – 2007



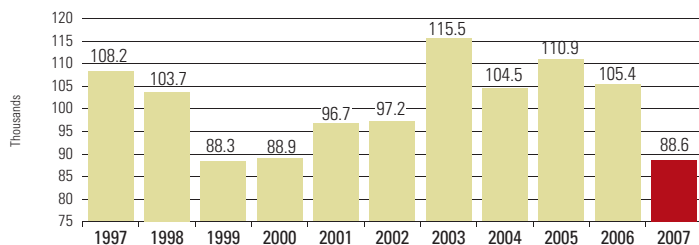
Source: ISQ.

Unemployment rate • 1997 – 2007



Source: ISQ.

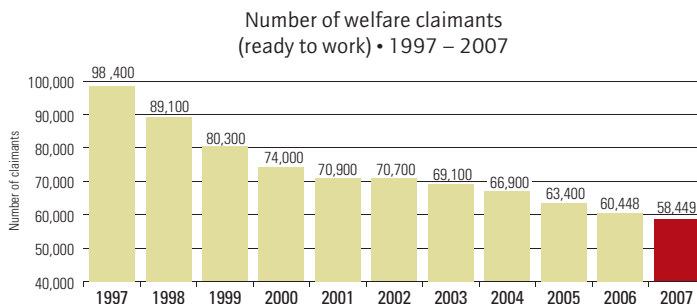
Number of unemployed • 1997 – 2007



Source: ISQ.

### Continuing decline in welfare rolls

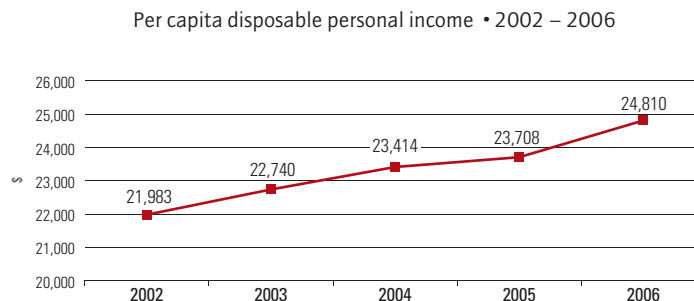
The strong labour market had a direct impact on the number of welfare claimants able to work. It was down 3.3%, year to year, to 58,499 in December 2007. The worst results in the past 15 years were in 1995, when the Montréal agglomeration had over 106,000 welfare claimants. In other words, between 1995 and 2007 there was a drop of 47,750 claimants, or 45% fewer than 12 years earlier.



Source: Ministère de l'Emploi, de la Solidarité sociale et de la Famille.

### Montrealers have more disposable personal income

According to the latest available date issued by the Institut de la statistique du Québec (ISQ) for 2006, Montrealers' disposable personal income stood at \$24,810. This was an increase of 4.6% from 2005, and of 13.3% for the latest five-year period. Disposable income among residents of the Montréal agglomeration was 6.6% greater than that of Quebecers as a whole in 2006 (\$23,273).



Source: ISQ.

## Capital Spending

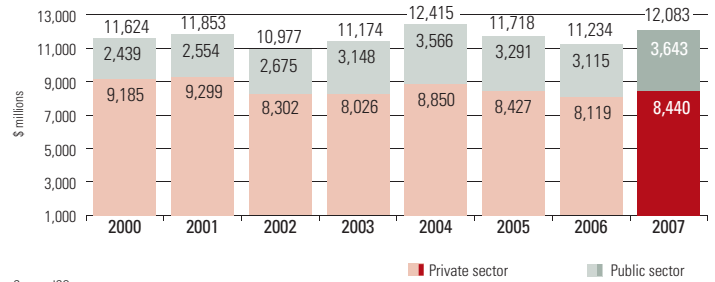
### An excellent year for investment

This past year was an excellent one for investment in the Montréal agglomeration. Capital spending stood at its second-highest level since 2000, at just over \$12 billion. This also represented an increase of close to 8% in comparison with 2006. It was a good time to purchase new equipment, as investors got more for their money. This was the case for the paper (+43.5%), machinery (+35.1%) and transportation (29.1%) sectors, where capital spending grew strongly.

Textile mills, textile product mills and clothing factories, on the other hand, were still facing tough times. Investment in these three sectors fell 15.8%, 24.9% and 7.5%, respectively, in the space of one year. For utilities, investment levels in 2007 were the lowest since 2000, down 45% in comparison with 2006.

There was upwards of \$3.6 billion in public-sector investment in the Montréal agglomeration in 2007, or just over 24% of spending in all of Quebec. These figures were up 17% from the previous year. The private sector, for its part, injected more than \$8.4 billion, up 4% from 2006. This amount represents 21% of all private-sector spending in Quebec.

Capital spending • 2000 – 2007



## Capital spending by industrial sectors and subsectors • 2006 – 2007

\$ thousands	2006	2007	2007-2006 %
<b>All sectors</b>	<b>11,234,345</b>	<b>12,083,433</b>	<b>7.6</b>
<b>Primary sector</b>	<b>10,850</b>	<b>10,867</b>	<b>0.2</b>
Mining and oil and gas extraction	10,850	10,867	0.2
<b>Secondary sector</b>	<b>1,218,537</b>	<b>1,507,803</b>	<b>23.7</b>
Food	65,353	67,901	3.9
Beverages, tobacco and leather and allied products	—	—	—
Textile mills	8,437	7,102	-15.8
Textile product mills	4,291	3,222	-24.9
Clothing	21,048	19,475	-7.5
Wood products	12,539	10,760	-14.2
Paper	44,187	63,401	43.5
Printing and related support activities	38,947	40,655	4.4
Chemicals	116,826	128,568	10.1
Plastics and rubber	27,706	33,775	21.9
Primary metal manufacturing	40,338	—	—
Fabricated metal products	46,255	45,309	-2.0
Machinery	35,600	48,097	35.1
Computer and electronic products and electrical appliances and components	75,041	80,315	7.0
Transportation equipment	58,566	54,813	-6.4
Furniture and related products	15,149	16,412	8.3
Secondary – other subsectors	—	740,829	—
<b>Tertiary sector</b>	<b>7,583,577</b>	<b>8,127,587</b>	<b>7.2</b>
Utilities	243,193	133,240	-45.2
Trade	739,850	699,270	-5.5
Transportation and warehousing	1,062,762	1,371,943	29.1
Information and cultural industries	543,655	531,686	-2.2
Finance and insurance, real estate and rental and leasing	1,737,842	1,750,016	0.7
Professional, scientific and technical services and management of companies and enterprises	—	263,351	—
Administrative and support, waste management and remediation services	—	68,039	—
Educational services	680,580	594,684	-12.6
Health care and social assistance	495,135	531,277	7.3
Accommodation and food services	136,905	135,223	-1.2
Other services, except public administration	288,685	315,682	9.4
Public administrations	1,291,947	1,733,176	34.2
<b>Housing</b>	<b>2,421,380</b>	<b>2,437,176</b>	<b>0.7</b>

Source: ISQ.

## Building permits: one of the best performances of the past decade

This year saw the second-best performance of the past ten years, in terms of the total value of building permits issued: over \$2.2 billion, up 2.4% from the previous year. This growth was driven by non-residential construction, which reached close to \$1.2 billion, or 11.4% more than the total in 2006. The value of residential building permits, however, dropped for the third straight year. In 2007, the results in this category were down 6.4% from 2006, at just over \$1 billion.

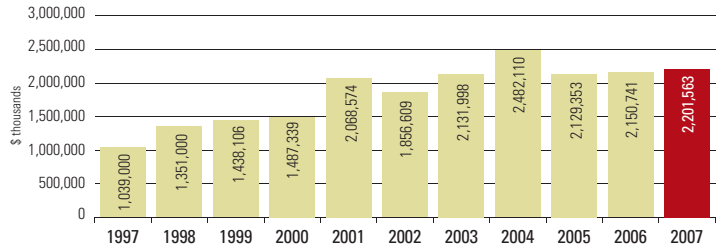
Of the three types of non-residential construction, it was the commercial sector that turned in the best performance, with a total of \$602 million in permits issued. This was 2% more than in 2006. The institutional sector also enjoyed strong growth, reaching \$441 million, up 26% from the previous year, while the industrial sector, not to be outdone, was up 16% to reach \$162.5 million in permits issued.

## Office space scarcer downtown

The office vacancy rate in the Montréal Central Business District (CBD) continued to shrink in 2007, to reach a level that real-estate experts describe as historically low. From 10.1% in 2006, it lost 3.2 percentage points to end the fourth quarter at 6.9%. Over 1,358,000 ft<sup>2</sup> of office space were absorbed in the CBD in one year. There were some major transactions, including 1250 René-Lévesque Ouest, by PricewaterhouseCoopers (113,775 ft<sup>2</sup>) and PSP Investments (100,000 ft<sup>2</sup>). Such a low vacancy rate makes this a landlord's market. According to experts, a market is in equilibrium when the vacancy rate is between 8 and 10%.

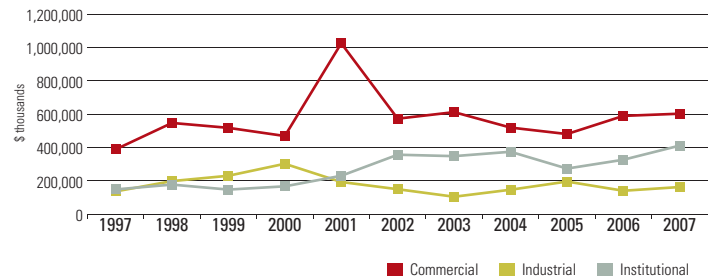
CB Richard Ellis estimates that 2008 will be a key year for announcements of new construction projects in Montréal. The pressure on the market at the moment is such that conditions are ripe for new space to be added. For the moment, only the office space planned in the Saint-Antoine—*The Gazette* block will add to the existing supply. The project, slated for completion by the first quarter of 2009, will add 100,000 ft<sup>2</sup> of office space downtown.

Value of building permits • 1997 – 2007



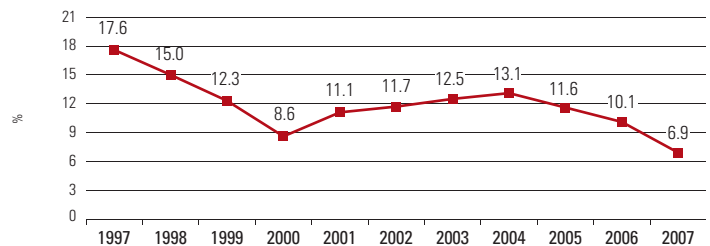
Source: Statistics Canada.

Value of non-residential building permits • 1997 – 2007



Source: Statistics Canada.

Office vacancy rates, Central Business District, Montréal • 1997 – 2007



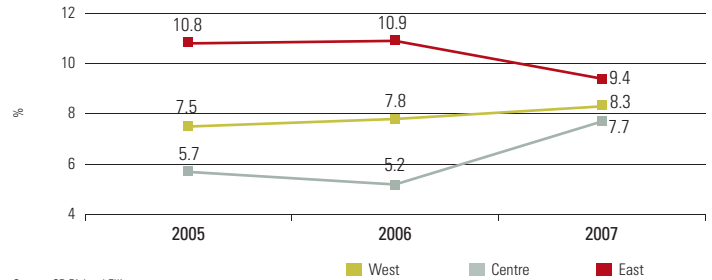
Source: CB Richard Ellis.

### Industrial vacancy rates rising in Midtown and the West Island

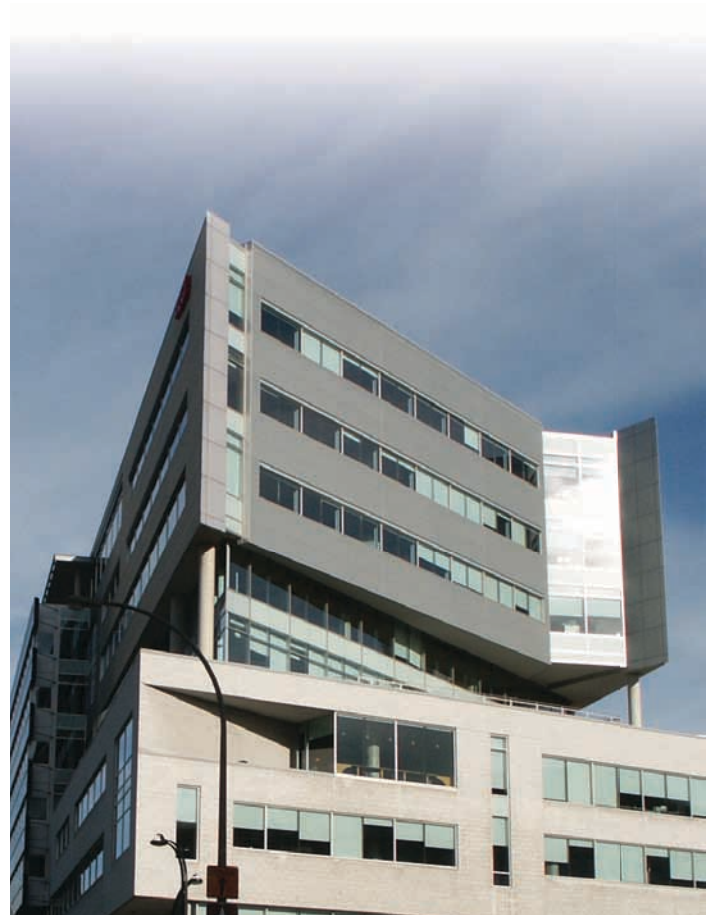
An increase in available industrial space pushed overall vacancy rates upward in 2007. Midtown and the West Island were the most affected, as rates reached 7.7% and 8.3%, respectively, or 2.5 and 0.5 percentage points higher than in 2006. The East End of Montréal fared better, with a 9.4% rate, down 1.5 percentage point from 2006. This past year got off to a promising start, nonetheless, as there were many new tenants. The situation began deteriorating in the third quarter. According to CB Richard Ellis, companies relocating from older buildings left behind premises that still remain empty.

The new industrial spaces added in 2007 include a refitted 145,000 ft<sup>2</sup> warehouse belonging to Sun Life in the Saint-Laurent borough. Experts from CB Richard Ellis are predicting an exceptional 2008 when it comes to construction. For example, a new Dollarama distribution centre and head office in the Town of Mount Royal will add some 425,000 ft<sup>2</sup> of industrial space on the Island.

Industrial vacancy rates, Midtown and West Island • 2005 – 2007



Source: CB Richard Ellis.



## Housing

### Housing starts: false alarm

Residential construction continued strong in 2007, helped along by interest rates that remained at acceptable levels and a strong Canadian dollar that kept the cost of materials down. The number of housing starts was higher than expected in the Montréal agglomeration. All in all, 6,898 dwellings were built, down barely 0.8% from 2006. Remember that in December 2006, the Conference Board of Canada predicted a slowdown of 15.5% in housing starts in the Montréal metropolitan area in 2007. The Board even revised its forecast downward in April 2007 to call for a drop of 21%. The Canada Mortgage and Housing Corporation (CMHC) was not much more optimistic, with its prediction at the very start of the year of a 17% decline in housing starts.

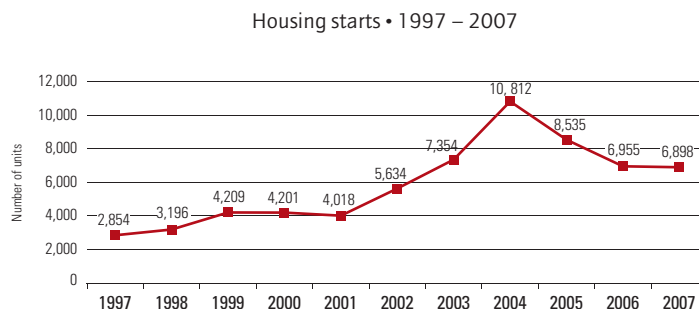
Yet construction started on 3,745 condos, 2,484 rental units, 382 single-family homes and 287 semi-detached and row houses. The condo segment was solely responsible for the slight drop in activity in 2007, as it was down 587 units from 2006. All the other market segments posted increases, including the rental units segment, which added 456 units to 2006 results. There were 44 more semi-detached houses and 30 more single-family homes than in the previous year.

The Conference Board nonetheless expects the rate of growth to slow by 26% in 2008, for the entire Montréal metropolitan area.

Nearly 93% of residential construction was concentrated in the city of Montréal, with just over 7% in the reconstituted municipalities. The Verdun borough was the busiest, with 1,097 housing starts. Two major residential projects are in progress on Ile des Soeurs, on the north and south points of the island. The Proment Corporation and Groupe Allard et Ménard are carrying out projects that are to add 4,700 new dwellings on the island by the time they are completed in 2015.

Residential construction in the Mercier-Hochelaga-Maisonneuve borough also had a healthy year in 2007, with ground being broken on 1,039 units. A huge project, the Résidences Gouverneurs, which began in March, is the main engine. The finished complex will comprise five buildings with 926 apartments for seniors, a hotel, entertainment centre, movie theatre, restaurant, physical fitness centre, swimming pool, drug store, library and chapel.

Other boroughs reported increases of more than 50% in housing starts, i.e. Pierrefonds-Roxboro (+101%), Rivière-des-Prairies-Pointe-aux-Trembles (+87.5%), LaSalle (+71%) and Côte-des-Neiges-Notre-Dame-de-Grâce (+64%). The borough of Outremont had 206 new units started in 2007, much improved from none at all in 2006.



Source: CMHC, Ville de Montréal.

## Housing starts, boroughs and reconstituted municipalities • 2006 – 2007

	2006	2007	Variation in # units	Variation in %	Share of Montréal agglom. in 2007 %
Verdun	96	1,097	1,001	1,042.7	15.9
Mercier–Hochelaga-Maisonneuve	647	1,039	392	60.6	15.1
Ville-Marie	1,355	678	-677	-50.0	9.8
Rivière-des-Prairies–Pointe-aux-Trembles	304	570	266	87.5	8.3
Plateau-Mont-Royal	333	430	97	29.1	6.2
Côte-des-Neiges–Notre-Dame-de-Grâce	240	393	153	63.8	5.7
Saint-Laurent	721	317	-404	-56.0	4.6
Rosemont–La Petite-Patrie	289	312	23	8.0	4.5
Saint-Léonard	580	292	-288	-49.7	4.2
Ahuntsic-Cartierville	169	264	95	56.2	3.8
Outremont	0	206	206	—	3.0
Pierrefonds–Roxboro	94	189	95	101.1	2.7
Villeray–Saint-Michel–Parc-Extension	270	181	-89	-33.0	2.6
Pointe-Claire	170	168	-2	-1.2	2.4
Sud-Ouest	459	161	-298	-64.9	2.3
Dollard-des-Ormeaux	104	148	44	42.3	2.1
Beaconsfield	31	100	69	222.6	1.4
Lachine	149	95	-54	-36.2	1.4
LaSalle	52	89	37	71.2	1.3
Montréal-Nord	85	56	-29	-34.1	0.8
Dorval	21	32	11	52.4	0.5
L'île-Bizard–Sainte-Geneviève	310	25	-285	-91.9	0.4
Côte-Saint-Luc	6	19	13	216.7	0.3
Town of Mont-Royal	46	12	-34	-73.9	0.2
Kirkland	21	6	-15	-71.4	0.1
Hampstead	7	6	-1	-14.3	0.1
Westmount	4	5	1	25.0	0.1
Baie-d'Urfé	9	4	-5	-55.6	0.1
Sainte-Anne-de-Bellevue	8	4	-4	-50.0	0.1
Anjou	314	0	-314	—	0.0
Montréal-Est	31	0	-31	—	0.0
Montreal West	28	0	-28	—	0.0
Senneville	2	0	-2	—	0.0
L'île-Dorval	0	0	0	—	0.0
<b>Ville de Montréal</b>	<b>6,467</b>	<b>6,394</b>	<b>-73</b>	<b>-1.1</b>	<b>92.7</b>
<b>Reconstituted municipalities</b>	<b>488</b>	<b>504</b>	<b>16</b>	<b>3.3</b>	<b>7.3</b>
<b>Montréal agglomeration</b>	<b>6,955</b>	<b>6,898</b>	<b>-57</b>	<b>-0.8</b>	<b>100.0</b>

Source: CMHC.

### Value of residential building permits down

The value of residential building permits issued in 2007 exceeded \$1 billion, for a decline of 6.4% from the previous year. This was nonetheless 24% ahead of the average over the past ten years. It is important to note that building permits are issued before housing starts take place, so permits issued in 2007 may actually represent construction work in 2008 in some cases.

### Investment in the housing sector holds steady

The housing sector saw some \$2.4 billion in capital investment in 2007 – nearly \$16 million more than in 2006. The amounts invested in the housing sector represented 20% of total capital spending in the Montréal agglomeration in 2007, as opposed to just 11% in 2000.

Over \$17.4 billion has been injected in the housing sector since the start of the decade, with the largest proportion (\$3.1 billion) in 2004. Remember that capital spending in the housing sector includes both new construction and renovation.

### The rental market remains balanced

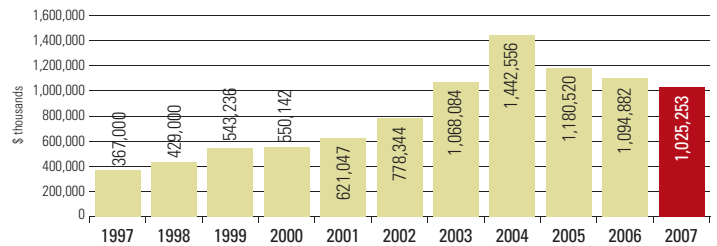
The vacancy rate fluctuated only slightly in 2007. In the fall, when the CMHC survey was done, it stood at 3.1% as compared with 3.0% in the same period in 2006. This was nevertheless the sixth straight increase since 2001, when the situation in the housing sector reached a critical point. Despite the addition of new rental units during the year, the conversion of rental buildings into condos slowed the increase in available rental properties.

The vacancy rate was up for all types of rental units. Units renting for \$900 or more saw the strongest growth. The rate dropped, in fact, in less expensive areas, where the average rent was lower than for the Island as a whole, e.g. Villeray, Saint-Michel, Parc-Extension, Mercier, Rosemont and Petite-Patrie.<sup>2</sup>

CMHC experts estimate that demand for housing could change over the next few years. The 2006 census data point to a shift, since the proportion of owners in the Montréal agglomeration rose from 36% to 38% during the period between the two most recent censuses (2001-2006). Given economic conditions in which the labour market is favourable for young people, the CMHC noted that the ownership rate had risen most strongly among young households. Traditionally, it is mainly this clientele that fuels the rental market.

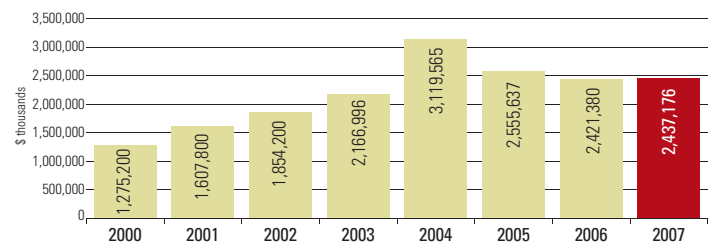
<sup>2</sup> Geographic zones determined by the Canada Mortgage and Housing Corporation (CMHC).

Value of building permits, residential sector • 1997 – 2007



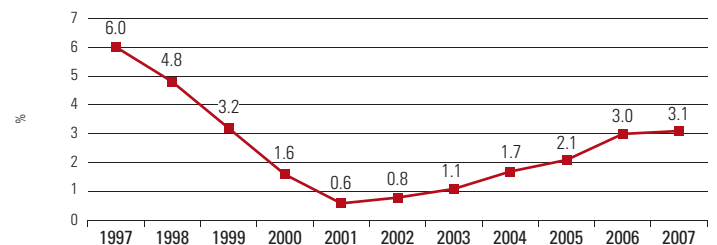
Source: Statistics Canada.

Capital spending in the housing sector • 2000 – 2007



Source: ISQ.

Housing vacancy rate • 1997 – 2007



Source: CMHC.

## Housing resales hit new heights

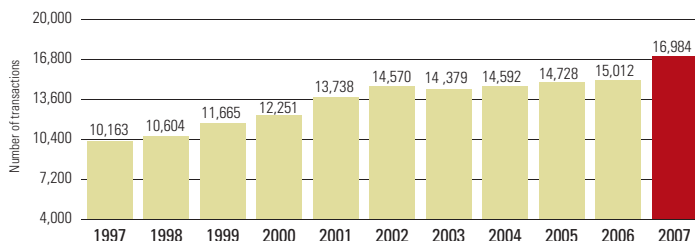
There were a record 16,984 property resale transactions in 2007. This annual increase of 13% was larger than at any time in the past ten years. According to the CMHC, affordable mortgage rates and growth in household income helped to stimulate the resale market. More flexible financing conditions also had something to do with the rise in transactions. The volume of transactions, combined with a supply of properties comparable to that in 2006, helped to sustain a seller's market throughout 2007.

The condo market was particularly active, with 7,338 transactions, up 19.6% from 2006. Since condos are generally affordable, this type of dwelling is very attractive for buyers with limited financial means, such as young households, single-parent families and single individuals wishing to own a home. The CMHC predicts that this market segment will remain strong in 2008.

There was also more activity in the other two market segments, i.e. single-family homes and "plexes," rising 8.7% and 6.3% respectively. All in all, there were 5,848 transactions involving single-family homes and 3,716 for "plexes" in 2007.

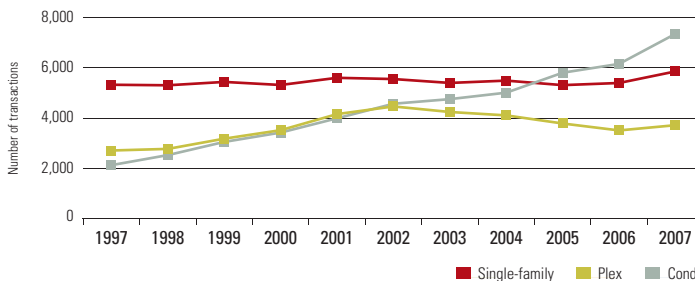
The CMHC estimates that the resale market could peak around 2009-2010, judging by trends in mortgage rates and some economic factors that could affect the real-estate market.

Housing resales • 1997 – 2007



Source: Greater Montréal Real Estate Board.

Housing resales by market segment • 1997 – 2007



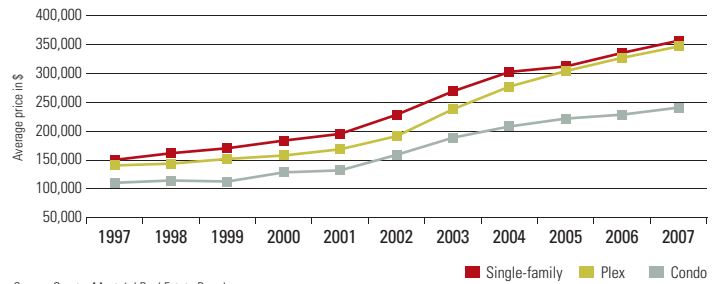
Source: Greater Montréal Real Estate Board.

## Housing prices up again

This past year saw a new increase in housing prices. The growth was not as sharp as in 2006, but nonetheless higher than expected by housing experts in spring 2007. The average price for condos was \$241,000, up 5% from 2006. The condo market remained a seller's market, especially starting in the second quarter.

The average price for a single-family home was \$357,000, up 6% from the previous year. The price of a "plex" climbed 6%, to reach an average of \$347,000. These increases considerably outstripped the inflation rate once again this year. For the past ten years, homes in the Montréal agglomeration have more than doubled in market value, and it seems that this sustained growth could well continue in 2008, according to CMHC forecasts. Experts estimate that prices will rise by the same percentage as in 2007 on the single-family and condo markets, and more moderately for the "plex" segment.

Average housing prices  
by market segment • 1997 – 2007



Source: Greater Montréal Real Estate Board.



## Knowledge

### Patents: results below the average of the past ten years

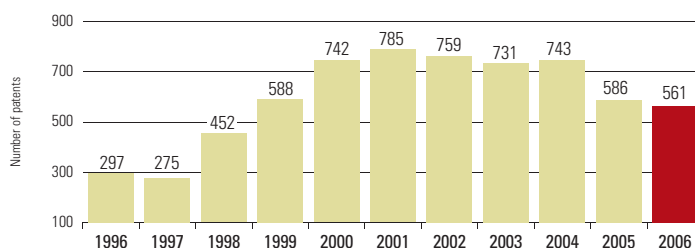
Montréal's performance in terms of innovation has lost some ground since 2005. With 561 patents taken out in the Montréal agglomeration, 2006 was poorer than the average for the 1996-2006 period. Patents issued by the United States Patents and Trademark Office (USPTO) to Montréal holders account for just over 63% of all patents held in Quebec. Individuals hold 58 of the 561 patents, while the rest are held by institutions.

### Close to \$1 billion in research at Montréal universities

Montréal universities had nearly \$972 million in grants and sponsorships to put toward research in 2004-2005, more or less the same as in the previous year. The amount represents 70% of the total research funding of \$1.389 billion split up among all the different universities in Quebec.

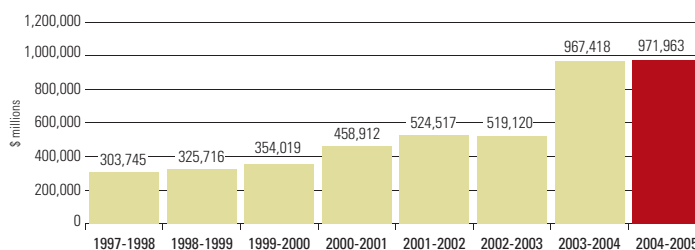
Funding comes from six main sources. Close to half of the \$972 million, or 48%, was from the federal government, while 23% came from the Quebec government. The private sector provided nearly 20%, while another 5% came from non-Canadian sources. Universities themselves provided 3%, and the remaining 1% was from other sources of funding.

Number of USPTO patents held • 1996 – 2006<sup>3</sup>



Source: United States Patents and Trademark Office (USPTO), data compiled by the Observatoire des sciences et de technologies (OST).

Grants and sponsored research at Montréal universities • 1997 – 2005<sup>4</sup>



Source: Système d'information sur la recherche universitaire (SIRU).

<sup>3,4</sup> 2006 data were the most recent available at the time of publication of the 2007 Economic Report

### University enrolment levels off

Growth in Montréal university enrolment has been fairly weak since 2003. While there were just over 163,000 students in 2003, barely 1.8% more were attending Montréal universities in 2006, i.e. 165,976. Furthermore, growth was flat between 2005 and 2006. Certificate and graduate diploma programs gained in popularity, attracting 10% more students in 2006 than in 2005. In the longer term, i.e. between 2000 and 2006, the growth was closer to 44%. A trend toward more advanced studies is also noticeable. With 8,711 students enrolled in PhD programs in 2006, there has been an annual increase of close to 4%. Over a six-year period, the increase was 41%.

### University qualifications awarded: first decline in five years

For the first time since 2000, fewer qualifications were awarded in 2006 than in the previous year. The 40,844 qualifications represented 27% growth, nonetheless, from the 32,003 awarded in 2000.

A closer look at 2006 data reveals that graduate certificates and diplomas and other programs were the only growth segments in 2006. While the number of Bachelor's degrees was stable, Master's and PhD degrees were down 3.5% and 1.3%, respectively, from 2005.

Enrolment at Montréal universities, by type of qualification sought • 2000 – 2006								
	2000	2001	2002	2003	2004	2005	2006	2006-2005
Undergraduate certificate / diploma	28,209	26,705	27,368	28,544	28,196	27,404	26,329	-3.9 %
Bachelor's degree	78,828	83,083	86,803	89,829	91,129	92,326	92,861	0.6 %
Graduate certificate / diploma	3,793	4,171	4,506	4,546	4,746	4,958	5,452	10.0 %
Master's degree	15,937	17,698	19,361	19,966	20,043	19,721	19,432	-1.5 %
Postgraduate certificate / diploma	4	20	19	27	13	8	10	25.0 %
PhD degree	6,180	6,161	6,629	7,319	7,868	8,393	8,711	3.8 %
Other programs	11,597	12,511	12,497	12,855	12,460	13,145	13,181	0.3 %
<b>Total</b>	<b>144,548</b>	<b>150,349</b>	<b>157,183</b>	<b>163,086</b>	<b>164,455</b>	<b>165,955</b>	<b>165,976</b>	<b>0.0 %</b>

Source: Gestion des données sur les effectifs universitaires (GDEU), Ministère de l'Éducation, du Loisir et des Sports du Québec.

Number of qualifications awarded by Montréal universities by type • 2000 – 2006								
	2000	2001	2002	2003	2004	2005	2006	2006-2005
Undergraduate certificate / diploma	7,634	8,080	8,971	9,974	10,752	10,677	10,263	-3.9 %
Bachelor's degree	17,306	17,362	18,242	18,932	20,124	20,852	20,846	0.0 %
Graduate certificate / diploma	1,228	1,315	1,469	1,704	1,780	1,786	1,834	2.7 %
Master's degree	4,979	5,288	5,424	6,317	6,592	6,864	6,627	-3.5 %
Postgraduate certificate / diploma	0	3	1	3	6	0	6	0.0 %
PhD degree	856	802	716	796	873	915	903	-1.3 %
Other programs	0	100	183	204	264	339	365	7.7 %
<b>Total</b>	<b>32,003</b>	<b>32,950</b>	<b>35,006</b>	<b>37,930</b>	<b>40,391</b>	<b>41,433</b>	<b>40,844</b>	<b>-1.4 %</b>

Source: Gestion des données sur les effectifs universitaires (GDEU), Ministère de l'Éducation, du Loisir et des Sports du Québec.

## Transportation and Tourism

### Port of Montreal has its best year ever

Despite competition described by the Port of Montreal administration as increasingly fierce from ports on the US eastern seaboard, the Port racked up the best performance in its history in 2007. At 26 million tonnes, the volume of cargo handled, mainly containers, grew 3.6% from the previous year. And this success could well continue, since the capital investment program of \$120 million over the past five years is set to reach \$220 million over the next five years.

On the other hand, fewer cruise ships docked in the Port of Montréal in 2007. The Port administration reports that the 45 cruise ships that did come carried 34,809 passengers. That is two ships fewer than in 2006 and a 14% decline in the number of passengers.

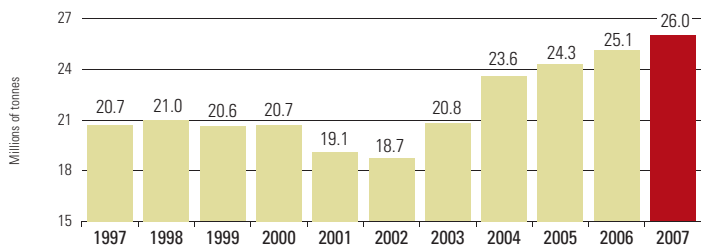
### Montréal-Trudeau: record traffic for the fourth straight year

The Pierre Elliott Trudeau International Airport set a new record for passenger traffic for the fourth straight year, with 12.4 million passengers. This was up 8.9% from 2006.

The domestic market accounted for the largest share of this traffic, with 5.1 million passengers, climbing 9.7%. It was international flights that really soared, however, with growth of 12.5% in the number of passengers. Close to 4.2 million people took international flights. Transborder traffic was the least busy and also saw the least growth. Just over 3.1 million passengers travelled between Montréal and the United States, or barely 1.3% more than in 2006.

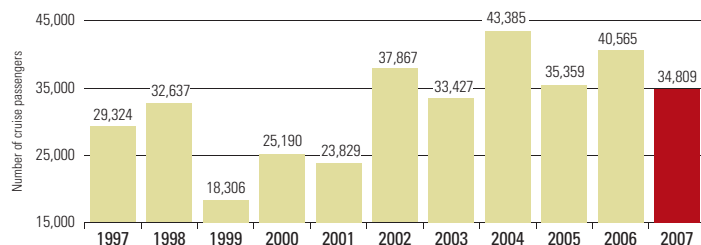
Aircraft movements were up 3.3% in 2007. In all there were 243,250 take-offs and landings throughout the year – nearly 7,900 more than in 2006.

Cargo handled in the Port of Montreal  
1997 – 2007



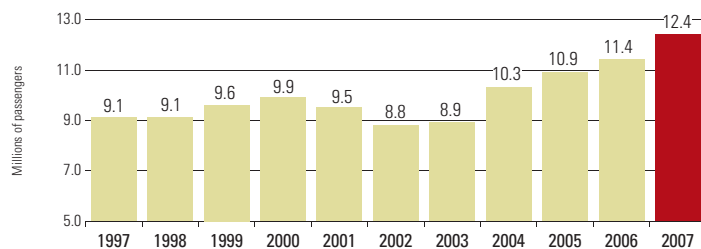
Source: Port of Montreal.

Cruise passenger traffic in the Port of Montréal  
1997 – 2007



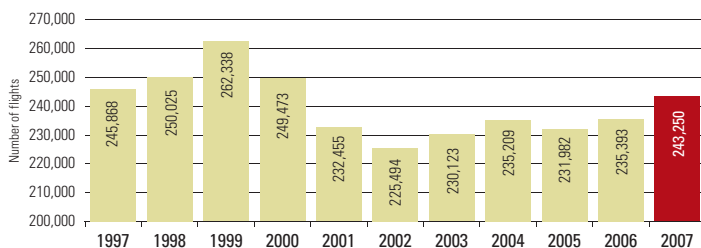
Source: Port of Montreal.

Passenger traffic at Pierre Elliott Trudeau  
International Airport • 1997 – 2007



Source: Aéroports de Montréal.

Aircraft movements at Pierre Elliott Trudeau  
International Airport • 1997 – 2007



Source: Aéroports de Montréal.

### Excellent tourism figures despite the strong dollar

The world tourism industry has the wind in its sails. There are unprecedented numbers of travellers all over the globe. This was the backdrop for tourism in Montréal in 2007, but with a factor that made the situation more difficult: the strong Canadian dollar.

The Montréal tourism industry still managed to ride out the storm and record constant growth over the past five years. Tourisme Montréal estimates that 7,757,000 tourists visited Montréal in 2007, or 1.7% more than in 2006. This increase is due mainly to the larger number of international tourists. The number of international tourists Canada-wide was the highest since 2000, but there were fewer US tourists – the lowest number since 1997, in fact.

Tourist spending<sup>5</sup> on the Island of Montréal was \$2.4 billion in 2007, up 1.8% from 2006. An average tourist spends just over \$310 when visiting Montréal.

The volume of hotel rooms rented is a reliable indicator of tourism performance. In 2007, over 3.7 million rooms were rented, up 2% from the previous year and the best results since 2000. The supply of hotel rooms has outpaced demand, pushing the occupancy rate down 0.6 percentage point. The annual average for the Montréal agglomeration was 67.4% in 2007.

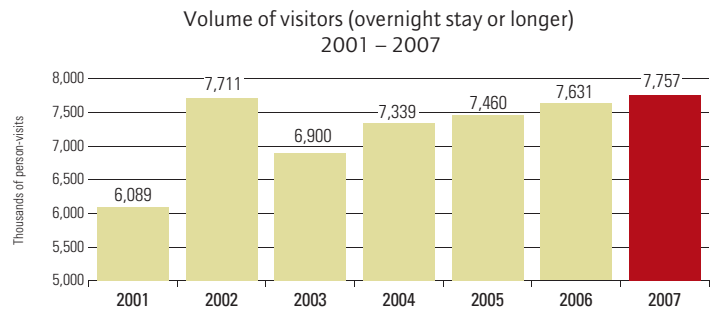
**New hotels in 2007**

**February 2007**  
Opening of Novotel Montréal Aéroport (120 rooms).

**May 2007**  
Expansion of Hôtel Nelligan (Old Montréal). Addition of 44 rooms, a restaurant and meeting rooms. Investment of \$8 million.

**August 2007**  
August 1, 2007, opening of Hôtel Candelwood Suites Montréal (191 boul. René-Lévesque est). A condo project converted into a hotel: 136 new rooms.  
Embassy Suites, a 210-room hotel, opened in August 2007, south of the former Gazette newspaper building, near the Montréal convention centre.

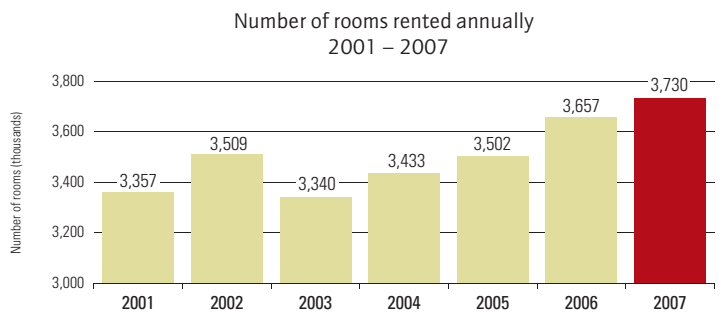
**December 2007**  
Le Crystal de la Montagne (corner of De la Montagne and René-Lévesque) is a new real-estate concept, with 26 floors, 59 condos and 131 hotel rooms. An investment of \$80 million.



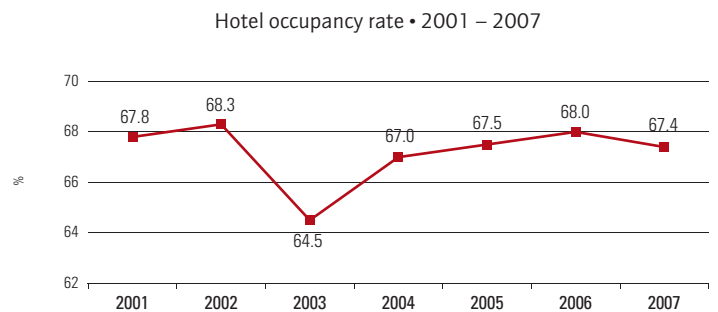
Source: Tourisme Montréal.



Source: Tourisme Montréal.



Source: Greater Montréal Hotel Association.



Source: Greater Montréal Hotel Association.

<sup>5</sup> Overnight stays or longer.

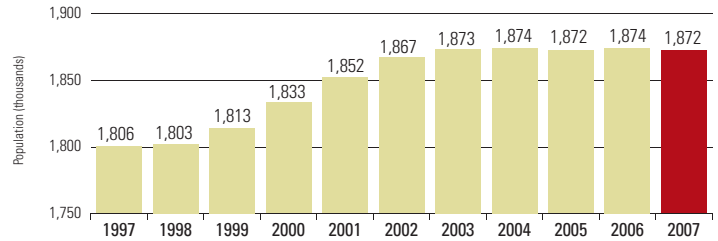
## Demographics

### Population figures stable

The population of the Montréal agglomeration has levelled off at about 1,870,000 over the past five years. The Institut de la statistique du Québec estimates the number of people in the agglomeration at 1,872,000 in 2007, down 0.1% from the previous year. Natural increases have not been enough to spark population growth, although figures have been on the upswing since 1997, with 7,399 more births than deaths. In fact, 2007 was a good year for births, with 21,800 newborns on Montréal Island, the best crop since 1997. In addition, there have been fewer deaths in the past fifteen years, i.e. 14,400.

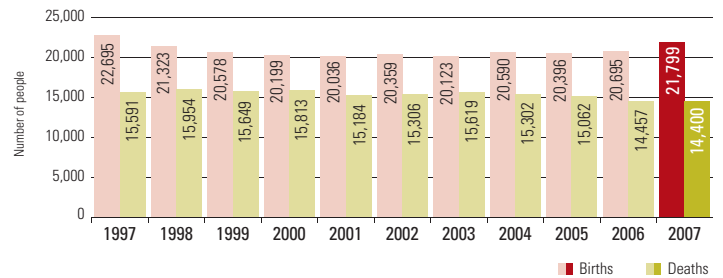


Population • 1997 – 2007



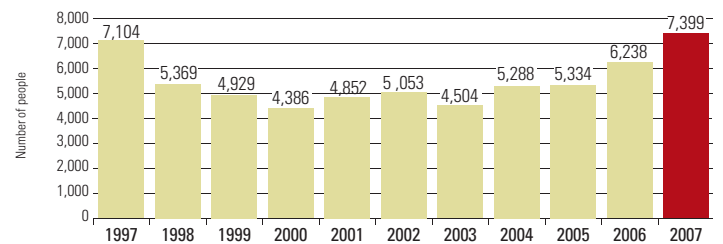
Source: ISQ.

Births and deaths • 1997 – 2007



Source: ISQ.

Natural increase • 1997 – 2007



Source: ISQ.

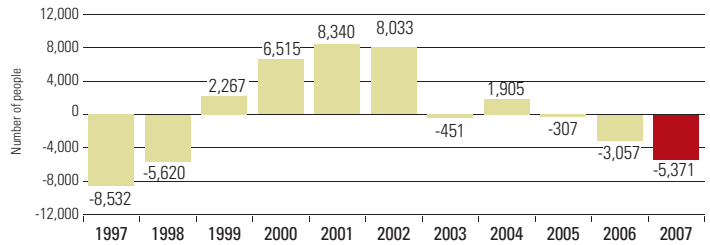
## Migration not enough to sustain demographic growth

Natural population growth is one of two factors in population growth – the other is migration. Over the past three years, however, net migration has been negative. In 2007, the ISQ evaluated the net migration deficit of the Montréal agglomeration at 5,371 individuals. This means that during the year, 82,825 people came to the Island and 88,196 left.

The most noticeable losses are intraprovincial, between Montréal and the different regions of Quebec: 40,716 people living elsewhere in Quebec moved to Montréal, while 64,543 Montrealers left the Island for another region in 2007, representing a loss of 23,827 people. Net interprovincial migration was also negative, with 10,079 more people leaving than arriving.

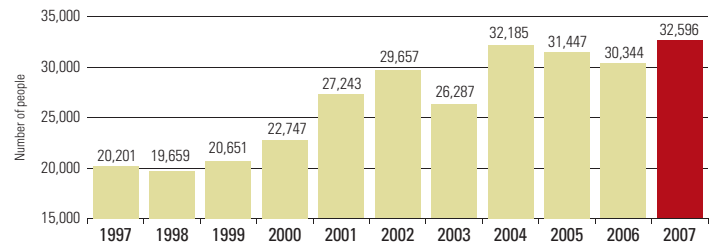
Only net international migration, estimated at 28,535 people, was positive. The Montréal agglomeration welcomed 32,596 immigrants while 4,061 Montrealers went to live abroad.

Net migration • 1997 – 2007



Source: ISQ.

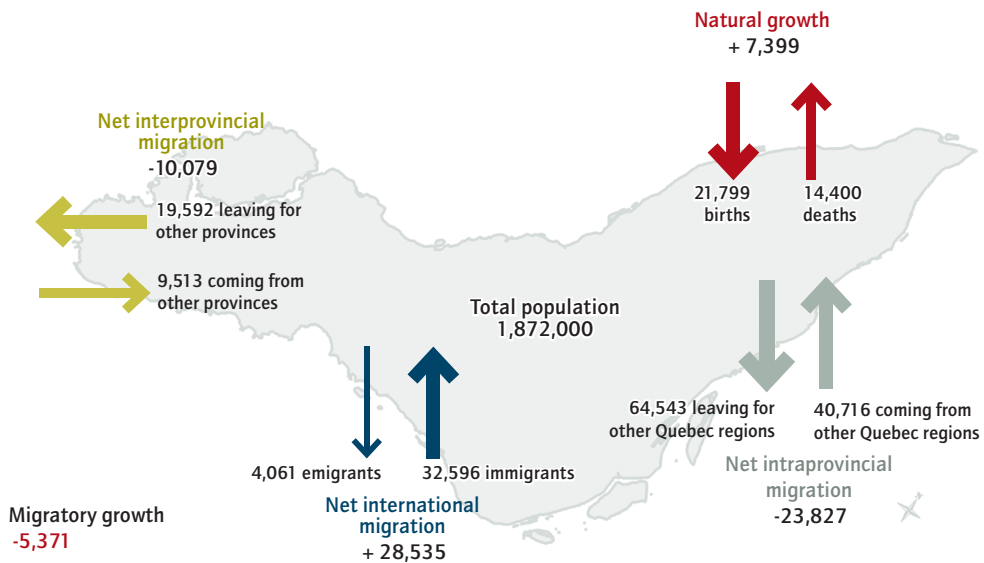
Number of immigrants • 1997 – 2007



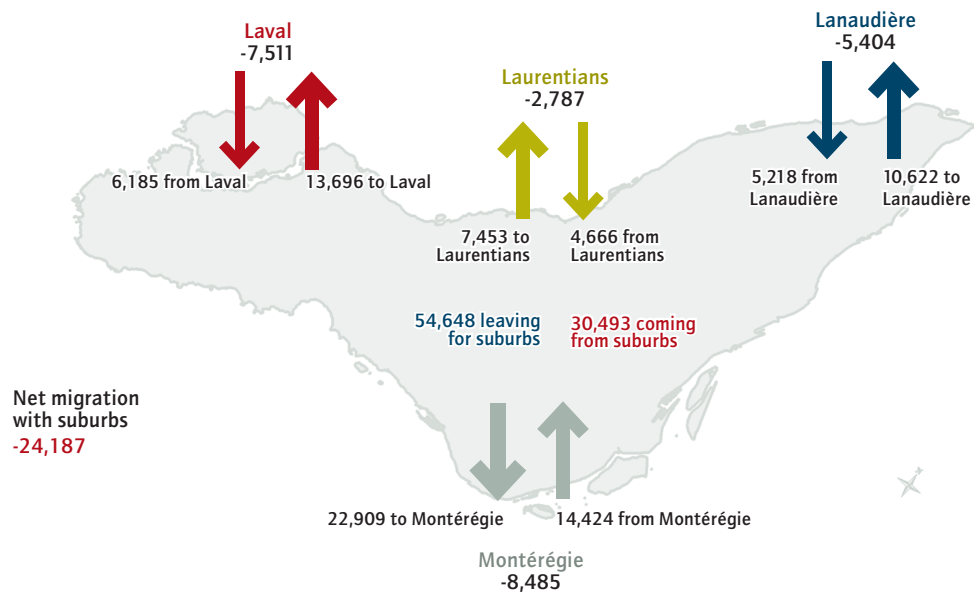
Source: ISQ.



### Demographic trends in the Montréal agglomeration, 2007



### Net migration with suburbs, 2007



## Outlook for the Metropolitan Area

The Conference Board of Canada is calling for stronger economic growth in 2008 than in 2007 in the Montréal metropolitan area. The CBC says that Montréal should see 2.4% growth in its GDP, although this is below the forecast Canadian average of 2.8% and the expected Quebec average of 2.6%.

Conference Board of Canada forecasts, Montréal CMA, 2008 to 2012 <sup>6</sup>					
	Forecast rate of growth (%)				
	2008	2009	2010	2011	2012
GDP	2.4	2.6	2.9	2.9	2.8
Population	0.7	0.8	0.9	0.9	0.9
Per capita GDP	1.7	1.8	2.0	1.9	1.9
Number of jobs	1.3	0.8	1.1	1.0	0.8
Unemployment rate	7.0	7.1	7.1	7.0	7.0
Per capita disposal income	3.8	3.2	3.4	3.4	3.3
Housing starts	-15.9	-4.6	-2.2	-2.7	-2.8
Retail sales	4.9	5.2	5.5	5.5	5.1

<sup>6</sup>Forecasts as at February 2008.

### Detailed forecasts for 2008:

- Gross domestic product growth should hit 2.4%.
- The population of the metropolitan area should rise by 0.7%.
- Per capita GDP should increase by 1.7%.
- Employment is expected to grow by 1.3%, corresponding to 26,000 new jobs, mainly in non-business and business services (+12,000 and +5,000 jobs, respectively) and construction (+4,000).
- The unemployment rate should hold steady at 7%, unchanged from 2007.
- Per capita disposable income could increase by 3.8% to reach nearly \$26,430.
- The CBC expects residential construction to slow by 15.9%, as 19,500 housing starts are forecast for the entire metropolitan area.
- Montrealers could boost their consumer spending by 4.9% in 2008.

The Board's forecasts remain very positive, reflecting the healthy state of the Montréal economy. It is important to be realistic, however, since the expected slowdown in the US economy, depending on its length and extent, could have adverse effects here. The crisis shaking the real-estate and financial markets in the United States, compounded by the parity of the US and Canadian dollars and the continuing rise in oil prices, are cutting into exports and reducing our manufacturing sector's ability to compete.



## The Montréal agglomeration's weight in the metropolitan area

2007 Economic Figures			
Labour market	Montréal agglomeration	Metropolitan area	Share of agglomeration in the metropolitan area
Employment by sector (thousands)	950.0	1,902.6	49.9%
Trade	155.2	340.8	45.5%
Manufacturing	118.9	243.1	48.9%
Health care and social assistance	104.9	211.2	49.7%
Professional, scientific and technical services	106.9	171.9	62.2%
Educational services	72.6	137.1	53.0%
Information, culture and recreation	65.3	107.3	60.9%
Finance, insurance, real estate and leasing	65.0	136.2	47.7%
Accommodation and food services	62.6	107.6	58.2%
Business, building and other support services	43.1	81.1	53.1%
Other services	44.2	82.4	53.6%
Transportation and warehousing	39.1	91.4	42.8%
Public administration	34.2	77.9	43.9%
Construction	28.8	86.1	33.4%
Utilities	6.2	16.5	37.6%
Full-time employment (thousands)	759.2	1,551.8	48.9%
Part-time employment (thousands)	190.8	350.8	54.4%
Employment rate (%)	59.7	62.7	—
Participation rate (%)	65.2	67.4	—
Unemployment rate (%)	8.5	7.0	—
Welfare claimants (number)	58,449	75,784	77.1%
<b>Capital spending</b>			
Total capital spending (\$ millions)	12,083	24,550	49.2%
Private-sector investment	8,440	18,913	44.6%
Public-sector investment	3,643	5,638	64.6%
Value of building permits - non-residential sector (\$ millions)	1,176	2,455	47.9%
Commercial	602	1,330	45.3%
Industrial	163	443	36.8%
Institutional	411	682	60.3%
Industrial vacancy rate, Midtown (%)	7.7	8.2	—
Office vacancy rate, Central Business District (%)	6.9	9.4	—
<b>Housing</b>			
Housing starts (number)	6,898	23,233	29.7%
Value of building permits - residential sector (\$ millions)	1,025	4,054	25.3%
Housing resales (number)	16,984	43,543	39.0%
Housing sales price (\$)	241,000	213,033	—
Residential vacancy rate (%)	3.1	2.2	—
Capital spending on housing (\$ millions)	2,437	8,483	28.7%
<b>Knowledge</b>			
Patents (number)*	561	691	81.2%
University research grants (\$ millions)**	971,963	n. a.	—
University enrolment (number)*	165,976	n. a.	—
University qualifications awarded (number)*	40,844	n. a.	—
<b>Demographics</b>			
Population (number of people)	1,872,000	3,696,000	50.6%
Net migration (number of people)	-5,371	12,435	—
International migration (number of newcomers)	32,596	37,767	86.3%
<b>Transportation and tourism</b>			
Cargo handled in the Port of Montreal (millions of tonnes)	26.0	n. a.	—
Cruise passengers at the Port of Montreal (number)	34,809	n. a.	—
Passenger traffic at Montréal airports (millions of passengers)	12.4	n. a.	—
Tourists (thousands)	7,757	n. a.	—
Tourist spending on overnight stays or longer (\$ millions)	2,425	n. av.	—
Hotel occupancy rate (%)	67.4	67.1	—
Number of hotel rooms occupied (thousands)	3,730	4,082	91.4%

\* 2006 vs 2005  
 \*\* 2005 vs 2004



## Projects valued at \$5 million or more, 2007

Site	Owner	Description	Value (\$M)	Start	End	Type
Ahuntsic-Cartierville 800, boul. Gouin ouest	Min. de la Sécurité publique	Bordeaux Jail Jail renovation and expansion	50.0	Sept. 07	Dec. 08	Institutional
Ahuntsic-Cartierville 800, boul. Gouin ouest	Centre de détention de Montréal (Bordeaux)	Penitentiary expansion	50.0	Aug. 07	July 09	Institutional
Ahuntsic-Cartierville Rues C.-Colomb/R.-Pelletier	Samcon inc.	Residential development Domaine André-Grasset"	45.0	Nov. 03	Aug. 08	Residential
Ahuntsic-Cartierville 5400, boul. Gouin ouest	Hôpital Sacré-Coeur	Renovation of hospital	30.8	Sept. 05	April 08	Institutional
Ahuntsic-Cartierville 5400, boul. Gouin ouest	Hôpital Sacré-Coeur	Expansion and renovation of emergency ward	21.8	Sept. 06	April 08	Institutional
Ahuntsic-Cartierville 8755, rue St-Hubert	CEGEP Ahuntsic	Student residence	13.5	May 07	Aug. 08	Institutional
Ahuntsic-Cartierville 10025, boul. L'Acadie	Éparchie Grecque-Melkite catholique romaine de Montréal	Church	9.0	July 06	Aug. 07	Institutional
Ahuntsic-Cartierville 10145A, boul. Lajeunesse	Samcon inc.	Residential building	5.6	June 07	July 08	Residential
Anjou 7280, boul. Les Galeries-d'Anjou	San Carlo Construction	Residential building	9.0	Sept. 04	March 07	Residential
Anjou 6921, boul. Les Galeries-d'Anjou	Les Terrasses Versailles inc.	Residential building	8.0	June 06	Nov. 07	Residential
Côte-des-Neiges-Notre-Dame-de-Grâce Ch. Queen-Mary	St. Joseph's Oratory – Con- grégation de Ste-Croix	Repair of sanctuary	75.0	July 05	April 09	Institutional
Côte-des-Neiges-Notre-Dame-de-Grâce Notre-Dame-de-Grâce district	Fonds foncier communautaire Benny Farm	Residential development	75.0	March 04	Nov. 08	Residential
Côte-des-Neiges-Notre-Dame-de-Grâce Boul. Décarie/Côte-St-Luc	Groupe Melior inc.	Residential building	43.0	Nov. 07	April 09	Residential
Côte-des-Neiges-Notre-Dame-de-Grâce University campus	Université de Montréal	Renov. various wings, Fac. Medicine/Nursing	40.2	Oct. 03	Aug. 07	Institutional
Côte-des-Neiges-Notre-Dame-de-Grâce 3755, Ch. Côte-Ste-Catherine	Jewish General Hospital	Expansion and renovation of oncology dept	20.0	May 07	Aug. 08	Institutional
Côte-des-Neiges-Notre-Dame-de-Grâce 4601, Ch. de la Côte-des-Neiges	La Fabrique de la paroisse Notre-Dame de Montréal	Mausoleum	18.5	Nov. 05	Aug. 07	Institutional
Côte-des-Neiges-Notre-Dame-de-Grâce Ch. Côte-Ste-Catherine	CHU Ste-Justine	Expansion of hospital (Ph. 1) Cancerology wing	17.6	March 06	Oct. 07	Institutional
Côte-des-Neiges-Notre-Dame-de-Grâce 4950, rue de la Savane	Les immeubles Devmont inc.	Residential building	14.0	Aug. 07	Sept. 08	Residential
Côte-des-Neiges-Notre-Dame-de-Grâce Rue Wilson/Ch. Upper Lachine	Habitation Vally	Residential buildings	10.0	Sept. 06	Aug. 07	Residential
Côte-des-Neiges-Notre-Dame-de-Grâce 4850, Chemin Côte-St-Luc	Groupe El-Ad	Residential building	8.0	Oct. 05	Dec. 07	Residential
Côte-des-Neiges-Notre-Dame-de-Grâce 5620, Ch. de la Côte-des-Neiges	Les Propriétés Belcourt inc.	Residential building "Château Dupuis"	7.2	March 07	March 08	Residential
Côte-des-Neiges-Notre-Dame-de-Grâce 4235, Prince of Wales	Dév. Les Terrasses de l'Île	Residential building	5.8	Aug. 07	Sept. 08	Residential
Côte-des-Neiges-Notre-Dame-de-Grâce Rue Decelles	HEC Montréal	Renovation of university pavilion	5.5	March 07	Dec. 07	Institutional
Côte-des-Neiges-Notre-Dame-de-Grâce 2000, avenue Claremont	J. & F. Engelberg	Residential building "Le Claremont"	5.4	Sept. 06	Dec. 07	Residential
Côte-des-Neiges-Notre-Dame-de-Grâce 6105, avenue du Boisé	Midtown Club Athlétique Sanctuaire	Expansion and modernization of sports centre	5.0	Aug. 07	Dec. 08	Commercial
Île-Bizard-Sainte-Geneviève 4500, Jacques-Bizard	Le Groupe Maurice	Residential building "Vent de l'Ouest"	30.0	May 06	July 07	Residential

## Projects valued at \$5 million or more, 2007

Site	Owner	Description	Value (\$M)	Start	End	Type
Île-Bizard-Sainte-Geneviève 12, Terrasse Page	M. and R. Bertrand	Residence	8.0	Nov. 03	May 08	Residential
Île-Bizard-Sainte-Geneviève 800, Jacques-Bizard	9176-5586 Québec inc.	Seniors residence	6.6	May 07	March 08	Residential
Lachine Rue Duff-Court	Office municipal d'habitation de Montréal	Renovation of residential buildings "Habitation Place Lachine"	30.0	Oct. 05	March 08	Residential
LaSalle LaSalle/Kanahwake, Mercier Bridge	Federal Bridges Corporation	Bridge repairs	100.0	March 07	Oct. 09	Institutional
LaSalle Ave Dollard, Latour Bridge	Ville de Montréal	Repair and widening of bridge and infrastructure	10.0	June 07	Sept. 08	Institutional
LaSalle Rues Senkus/Louis-Hébert	Constructions G. Melatti inc.	Residential building	10.0	Jan. 05	May 08	Residential
LaSalle 1050, rue Lapierre	Les Cours Mirage	Residential building	8.0	June 06	May 08	Residential
Mercier-Hochelaga-Maisonneuve 5500, rue Sherbrooke est	Jacques Goupil Lux Gou- verneur inc.	Residential buildings "Résidences Gouverneur"	140.0	Nov. 06	Dec. 09	Residential
Mercier-Hochelaga-Maisonneuve 5440, rue Sherbrooke	Le Groupe Maurice	Residential building "Élogia"	30.0	June 06	Oct. 07	Residential
Mercier-Hochelaga-Maisonneuve Rues Viau/Ontario	Acanthus	Conversion of a factory to resi- dences and offices "La Biscuiterie"	30.0	June 06	June 08	Residential
Mercier-Hochelaga-Maisonneuve Longue-Pointe Base	National Defence	Armoury	22.0	June 06	Dec. 08	Institutional
Mercier-Hochelaga-Maisonneuve 3075, rue Paul-David	Soc. en commandite "Le Symbiose"	Residential building	21.3	Aug. 07	July 08	Residential
Mercier-Hochelaga-Maisonneuve A. 25/rue Hochelaga	Ministère des Transports	Repair of bridge – separation	18.0	May 07	June 08	Institutional
Mercier-Hochelaga-Maisonneuve 4750, rue Sherbrooke est	Saputo family	Sports complex "Place du public"	15.0	April 07	Feb. 08	Commercial
Mercier-Hochelaga-Maisonneuve Rues Aird and Hochelaga	Samcon	Residential buildings "Place Hochelaga"	15.0	Feb. 07	Dec. 09	Residential
Mercier-Hochelaga-Maisonneuve Rue Trianon	Groupe Axxco	Residential development	10.5	Feb. 05	Feb. 08	Residential
Mercier-Hochelaga-Maisonneuve Tunnel Louis-H.-Lafontaine	Ministère des Transports	Repair of tunnel	9.7	May 06	May 07	Institutional
Mercier-Hochelaga-Maisonneuve 7401-7445, rue Hochelaga	Hôpital Louis-H. Lafontaine	Renovation of wings	9.2	Sept. 06	Feb. 08	Institutional
Mercier-Hochelaga-Maisonneuve 3800, rue Sherbrooke est	CEGEP Maisonneuve	Expansion of school	6.8	Sept. 06	Nov. 07	Institutional
Mercier-Hochelaga-Maisonneuve 2062 to 2072, rue Viau	Samcon Viau inc.	Residential development	6.6	July 07	July 08	Residential
Mercier-Hochelaga-Maisonneuve 6200, rue Sherbrooke est	Construction Socam Ltée	Expansion of school	5.8	Oct. 06	Feb. 08	Institutional
Mercier-Hochelaga-Maisonneuve 2100 - 2170, rue Viau	SDM	Residential development	5.5	July 07	June 08	Residential
Mercier-Hochelaga-Maisonneuve 7200, rue Notre-Dame	Canadian Gypsum Co. inc.	Warehouse	5.3	Nov. 06	Aug. 07	Industrial
Montréal-Nord 3581, Gouin est	Rive Gouin II inc.	Residential building	17.5	June 05	May 08	Residential
Outremont Avenue Rockland	Groupe Maurice	Residential building	20.0	May 07	Dec. 08	Residential
Pierrefonds-Roxboro Rue Riverdale	Groupe immobilier Grilli inc.	Residential development "Domaine des brises"	70.0	June 07	June 09	Residential

## Projects valued at \$5 million or more, 2007

Site	Owner	Description	Value (\$M)	Start	End	Type
Pierrefonds-Roxboro 18465, boul. Gouin ouest	Groupe Mélior	Expansion of residential building "Manoir Pierrefonds"	20.0	July 07	March 08	Residential
Pierrefonds-Roxboro 3933, St-Charles	Rona L'Entrepôt	Store	7.0	Nov. 06	June 07	Commercial
Pierrefonds-Roxboro 5000, rue Pilon	Collège Charlemagne inc.	Expansion of school	6.7	March 07	Aug. 07	Institutional
Pierrefonds-Roxboro 1894, rue Valois	Habitation Laurendeau	Residential building "Les cours Valois"	6.0	June 07	July 08	Residential
Plateau Mont-Royal 4750, Henri-Julien	UQAM - Conservatoire de musique et d'art dramatique	Renovation of university pavilion	45.0	Nov. 06	Dec. 08	Institutional
Plateau Mont-Royal Boul. St-Laurent	Ville de Montréal	Municipal infrastructure and repair of boulevard	32.0	June 06	Nov. 07	Institutional
Plateau Mont-Royal Rues Maguire/De Gaspé	Office municipal d'habitation and Merlin Construction	Residential building "Le Mile-End"	24.6	June 07	Aug. 08	Residential
Plateau Mont-Royal Rues Mentana/St-Grégoire	Habitat Chambord – Le Jardin en ville	Residential buildings "Jardins d'Héracles"	13.0	Feb. 04	July 07	Residential
Plateau Mont-Royal 801, rue Sherbrooke est	Société immobilière 801, Sherbrooke est	Residential building	13.0	June 05	Feb. 08	Residential
Plateau Mont-Royal Rue St-André	Le Jardin en ville inc.	Residential development	12.6	March 06	March 08	Residential
Plateau Mont-Royal 3840, rue St-Urbain	CHUM - Pavillon Hôtel-Dieu de Montréal	Renovation of hospital	10.2	Sept. 01	March 07	Institutional
Plateau Mont-Royal Rue Duluth/avenue Du Parc	Ville de Montréal	Redevelopment of a park	6.0	June 07	Nov. 07	Institutional
Plateau Mont-Royal 5201, avenue du Parc	Soc. en commandite avenue du Parc	Residential building	6.0	July 06	Aug. 07	Residential
Plateau Mont-Royal 1245, St-Grégoire	9166-6735 Québec inc.	Residential building	5.5	April 07	Jan. 08	Residential
Rivière-des-Prairies–Pointe-aux-Trembles 89e Avenue	Groupe Allogio	Residential development "Faubourg-des-Prairies"	400.0	Oct. 06	Oct. 12	Residential
Rivière-des-Prairies–Pointe-aux-Trembles Quartier Rivière-des-Prairies	Coopérative d'habitation Clairières du Mainbourg	Residential building and community centre	20.0	Dec. 06	Jan. 08	Residential
Rivière-des-Prairies–Pointe-aux-Trembles Rue Sherbrooke (between 42 <sup>e</sup> and 52 <sup>e</sup> avenues)	Ville de Montréal	Municipal infrastructure	10.5	Dec. 05	July 07	Institutional
Rivière-des-Prairies–Pointe-aux-Trembles Rivière-des-Prairies	Hydro-Québec	Repair of dam	5.0	Oct. 06	Sept. 07	Institutional
Rosemont-La Petite-Patrie Rues St-Denis/Rosemont	STM	Repair of St-Denis maintenance centre	99.6	Nov. 05	July 07	Institutional
Rosemont-La Petite-Patrie 5415, boul. de l'Assomption	Hôpital Maisonneuve-Rosemont	Renovation and expansion of radio-oncology dept.	36.3	Aug. 07	Dec. 08	Institutional
Rosemont-La Petite-Patrie 5000, Bélanger	Montreal Heart Institute	Expansion of hospital	24.0	Oct. 05	Oct. 08	Institutional
Rosemont-La Petite-Patrie 3535, boul. Rosemont	Collège Jean-Eudes	Sports centre	15.0	June 06	Aug. 07	Institutional
Rosemont-La Petite-Patrie 3850-60-70, Masson	Les Habitations Vista Corp.	Residential buildings	14.0	March 07	Sept. 07	Residential
Rosemont-La Petite-Patrie 6030, rue Marquette	Commission scolaire de Montréal	Renovation of Père Marquette High School	13.0	Sept. 07	June 08	Institutional
Rosemont-La Petite-Patrie 150, rue Beaubien ouest	Quebecor	Expansion of office building	12.0	June 07	April 08	Commercial
Rosemont-La Petite-Patrie 7085, boul. St-Laurent	9123-7750 Québec inc.	Residential building	12.0	June 05	Jan. 08	Residential

## Projects valued at \$5 million or more, 2007

Site	Owner	Description	Value (\$M)	Start	End	Type
Rosemont-La Petite-Patrie 1300, boul. Rosemont	Gestion Jean-Pierre Laverdure	Residential building	8.0	Feb. 05	June 07	Residential
Rosemont-La Petite-Patrie 3585, Masson	Samcon inc.	Residential building	6.8	May 07	June 08	Residential
Rosemont-La Petite-Patrie 6825, rue Viau	Heart Institute	Pharmacogenomics research centre	6.5	July 07	March 08	Institutional
Rosemont-La Petite-Patrie 3150, rue Rachel	Habitations Communautaires Loggia	Residential building	6.5	April 06	May 07	Residential
Rosemont-La Petite-Patrie 6341, boul. St-Laurent	Développements TDR inc.	Residential building	5.5	June 07	July 08	Residential
Saint-Laurent Boul. Thimens/Cavendish	Groupe Engel - Soc. Lehman	Residential buildings (4) "Le Quartier parisien"	150.0	Dec. 04	Dec. 08	Residential
Saint-Laurent Saint-Laurent	Bombardier Immobilier	Residential development and golf course "Bois-Francis II"	100.0	Dec. 98	Sept. 08	Residential
Saint-Laurent East of boul. Cavendish boul. Marcel-Laurin	Bombardier Immobilier	Residential development "Bois-Francis III"	100.0	Jan. 07	Dec. 09	Residential
Saint-Laurent 1765, boul. Côte-Vertu	Wyeth Canada	Modernization and expansion of laboratory	79.0	April 07	April 08	Commercial
Saint-Laurent 5000, Chemin de la Côte-Vertu	Purolator	Sorting centre	60.0	July 06	June 07	Industrial
Saint-Laurent 3205, Côte-Vertu	Ivanhoé Cambridge	Renovation of shopping centre Place Vertu	38.0	June 07	June 09	Commercial
Saint-Laurent 7500, boul. Thimens	Hydro-Québec	Repair of substation -Saraguay	25.0	Feb. 07	Dec. 08	Institutional
Saint-Laurent 4895, boul. Hickmore	L'Oréal Canada	Expansion of a factory	24.0	Feb. 07	Sept. 07	Industrial
Saint-Laurent 8155, Transcanadienne	Express Co. Realty	Warehouse	22.0	Sept. 06	Aug. 07	Industrial
Saint-Laurent Transcanadian/Poirier	Aliments Expreco and Entrepôt frigorifique international	Warehouse	18.0	Aug. 06	June 07	Industrial
Saint-Laurent Across from 5760, rue Royalmount	Dollarama	Warehouse	10.0	April 07	Dec. 07	Industrial
Saint-Laurent 401, Décarie	Coopérative d'habitation des Nations	Residential building	10.0	July 06	Sept. 07	Residential
Saint-Laurent 7171, Frédéric-Banting	AstraZeneca	Expansion of research centre	10.0	Oct. 06	June 07	Industrial
Saint-Laurent 1550, St-Louis	Constructions Marton	Residential building	9.1	June 07	March 08	Residential
Saint-Laurent 650, Marcel-Laurin	E. Khoury Construction inc.	Residential buildings (2)	9.0	Nov. 05	Aug. 07	Residential
Saint-Laurent 2708, rue Diab	Outdoor Gear Canada (OGT)	Expansion of office building (head office)	8.0	April 07	Aug. 07	Commercial
Saint-Laurent Côte-de-Liesse/Griffith	Sun Life of Canada	Renovation of warehouse	7.3	June 06	Jan. 08	Commercial
Saint-Laurent Aut. 13/Côte-Vertu	Imp Groupe International inc.	Warehouse	7.3	Oct. 07	May 08	Commercial
Saint-Laurent 900-930, boul. Marcel-Laurin	Les Terrasses Marcel-Laurin	Residential buildings (2)	7.2	Sept. 05	May 07	Residential
Saint-Laurent 990, Jules-Poitras	9154-1060 Québec inc.	Residential building	7.2	June 06	Dec. 07	Residential
Saint-Laurent 400, rue Crevier	Office municipal d'habitation de Montréal	Residential building	6.5	May 06	April 07	Residential

## Projects valued at \$5 million or more, 2007

Site	Owner	Description	Value (\$M)	Start	End	Type
Saint-Laurent 7500, boul. Thimens	Hydro-Québec	Repair of electric substation	5.7	May 07	Dec. 07	Institutional
Saint-Laurent 333, rue Décarie	Rénovations Olymbec inc.	Office building	5.0	Oct. 06	Dec. 07	Commercial
Saint-Laurent 2939-2971, E.-Hemingway	Groupe Maltais	Residential buildings	5.0	Nov. 06	Dec. 07	Residential
Saint-Léonard Rue du Hautbois	Réseau Sélection	Residential building "Les Jardins d'Italie"	0.0	Oct. 06	Dec. 07	Residential
Saint-Léonard Rues Viau/J.B.-Martineau	Groupe St-Luc	Residential development	25.0	Dec. 05	Jan. 08	Residential
Saint-Léonard 6300, rue Jarry Est	Groupe Gatti-Rizzo	Residential buildings (2) "Le Château Jarry"	22.0	April 06	Feb. 08	Residential
Saint-Léonard 4650, Jean-Talon est	Les Développements Tyron	Residential and commercial building	19.0	June 06	July 07	Residential
Saint-Léonard 7705, Du Mans	Carmine Latella	Residential building	12.0	Sept. 06	Aug. 08	Residential
Saint-Léonard 5650, Haut Bois	Société en commandite - Résidence les Cours du Moulin	Residential building	12.0	Oct. 06	Feb. 08	Residential
Saint-Léonard 6120, rue Jarry est	Les Habitations Magribec	Residential development "Comtesse St-Léonard, Ph. 2"	9.0	Sept. 06	March 08	Residential
Saint-Léonard 5875, rue Jean-Talon est	9165-0598 Québec inc.	Residential building	6.2	Sept. 07	July 08	Residential
Sud-Ouest Rues St-Antoine/Rose-de-Lima	Groupe Prével	Conv. of factory to residences (former Imperial Tobacco building)	80.0	Sept. 06	Aug. 11	Residential
Sud-Ouest 1230, boul. Notre-Dame ouest	E.T.S. (UQAM)	Expansion of student residences	40.0	July 07	Sept. 08	Institutional
Sud-Ouest 2376, Wellington	Owen-Illinois Canada Corp.	Renovation of a factory	30.0	May 05	April 08	Industrial
Sud-Ouest 400, rue de L'Inspecteur	Prével	Residential building "Le Lowney 3"	22.0	May 07	July 08	Residential
Sud-Ouest 5400, St-Ambroise	Office municipal d'habitation de Montréal	Residential buildings	14.0	Oct. 06	May 08	Residential
Sud-Ouest 1015, William	Développements Lowney inc.	Residential building	9.0	Oct. 05	June 07	Residential
Sud-Ouest 4150, St-Ambroise	Le Quai des Éclusiers inc.	Residential building	8.0	Sept. 06	Oct. 07	Residential
Sud-Ouest 5160 - 5260, rue St-Ambroise	9158-4623 Québec inc.	Residential buildings	5.4	Nov. 06	Nov. 07	Residential
Sud-Ouest 1751, rue Richardson	9143-7459 Québec inc.	Warehouse	5.0	Jan. 05	April 07	Industrial
Sud-Ouest 765, Bourget	Loft Imperial inc.	Residential building	5.0	Jan. 07	Sept. 08	Residential
Verdun Ile-des-Soeurs	Corporation Proment	Residential buildings (2) "Le Vistal"	160.0	Nov. 06	Oct. 08	Residential
Verdun Ile-des-Soeurs, between Aut. 10 and the St. Lawrence	Bell Canada by Canderel - Proment	Office buildings (4) "Campus Bell Canada"	130.0	Feb. 07	April 09	Commercial
Verdun 101, boul. René-Lévesque	Les Développements Cité de l'Île inc.	Office buildings	90.0	Feb. 07	Sept. 08	Commercial
Verdun Chemin du Golf	Kevlar Real Estate Investment, "Projet Sax"	Residential and commercial buildings	65.0	April 03	April 07	Mixed
Verdun 3164, rue Joseph	Ville de Montréal	Repair of Atwater filtration plant	48.5	March 07	March 12	Institutional

## Projects valued at \$5 million or more, 2007

Site	Owner	Description	Value (\$M)	Start	End	Type
Verdun 300, des Sommets, Ile-des-Soeurs	Corporation Proment	Residential building (Ph. 4) "Les Sommets sur le fleuve"	34.0	June 04	June 07	Residential
Verdun 201, Ch. de la Pointe Sud (Ile-des-Soeurs)	Corporation Proment inc.	Residential building "Verre sur vert"	16.0	Aug. 05	May 07	Residential
Verdun 3501, boul. Gaétan-Laberge	Soc. en commandite Le Sommet de la Rive	Residential building	9.0	Aug. 07	Aug. 08	Residential
Verdun 6875, boul. Lasalle	Douglas Hospital	Neurophenotyping centre	6.9	Oct. 07	Sept. 08	Institutional
Ville-Marie Rues Berri/de Maisonneuve	UQAM	University pavilion – offices and student residences	406.0	Nov. 05	Oct. 08	Institutional
Ville-Marie Montréal - Port of Montreal	Port of Montreal Corporation	Expansion and renovation of port facilities	152.0	Jan. 04	Dec. 08	Institutional
Ville-Marie 1225, rue Notre-Dame O.	True North Properties	Residential and commercial development "Jardins Windsor"	150.0	Aug. 03	June 07	Residential
Ville-Marie 1455, boul. de Maisonneuve O.	Concordia University	University pavilion J. Molson School of Business	118.5	Jan. 07	June 09	Institutional
Ville-Marie 250, rue St-Antoine ouest	Atific Hôtels - Westin	Renovation of hotel, office and commercial buildings	90.0	March 06	July 08	Mixed
Ville-Marie Rues St-Jacques/ St-F-Xavier	Groupe Aquilini Embassy Suites (Hilton)	Condotel building "Les Étoiles"	80.0	Dec. 04	Aug. 07	Commercial
Ville-Marie Rue de la Montagne/René-Lévesque	P. Parent and J. Essaris	Condotel "Le Crystal de la Montagne"	80.0	Aug. 05	July 08	Commercial
Ville-Marie 345, de la Gauchetière	Groupe Pacific	Residential buildings "Le mosaïque Southam"	70.0	Dec. 04	June 07	Residential
Ville-Marie Boul. Notre-Dame ouest	E.T.S. (UQAM)	Expansion of school (Ph. 3)	64.3	Feb. 06	Dec. 07	Institutional
Ville-Marie Avenue Dr. Penfield	McGill University	Life sciences pavilion Francesco Bellini pavilion	53.0	Dec. 05	June 08	Institutional
Ville-Marie Boul. René-Lévesque ouest	Concordia University	Repair of institutional building	50.0	May 07	June 08	Institutional
Ville-Marie 612, rue St-Jacques ouest	Quebecor	Expansion of office building (head office)	36.0	May 06	April 08	Commercial
Ville-Marie Rues Président-Kennedy/De la Concorde	Développements Domaine	Residential building "Le Concorde"	36.0	March 04	Sept. 07	Residential
Ville-Marie 400, rue Sherbrooke ouest	Hôtel Hilton	Hotel	35.0	Aug. 06	July 08	Commercial
Ville-Marie 630, rue William	Groupe immobilier Urban Capital	Residential building	32.0	July 04	June 08	Residential
Ville-Marie Port of Montreal	Termontréal	Modernization of terminal	30.0	June 06	June 10	Institutional
Ville-Marie 130, rue McGill	Gestion rue des Récollets inc.	Residential building	30.0	June 06	Dec. 07	Residential
Ville-Marie Pine interchange	Ville de Montréal	Renewal of interchange	29.5	May 05	April 08	Institutional
Ville-Marie 1485, rue Sherbrooke ouest	Les Entreprises El-Pine inc.	Residential building	26.0	Dec. 06	Jan. 09	Residential
Ville-Marie Sherbrooke/Alexandre-de-Sève	CHUM Pavillon Notre-Dame	Renovation of hospital	25.0	March 01	June 08	Institutional
Ville-Marie Rues Bleury/Viger	Groupe Canvar	Residential building "Résidence Bleury-Viger"	25.0	April 05	June 07	Residential
Ville-Marie 2125, Ste-Catherine est	Constructions Beau-Design inc.	Residential building	23.0	April 07	Dec. 08	Residential

## Projects valued at \$5 million or more, 2007

Site	Owner	Description	Value (\$M)	Start	End	Type
Ville-Marie Rues Sherbrooke O./Simpson	Groupe Lépine	Residential building	21.0	April 07	Jan. 09	Residential
Ville-Marie 1, Place Ville-Marie	Soc. immobilière Trans-Québec	Repair of office building (Ph. 2)	20.5	March 07	Oct. 09	Commercial
Ville-Marie 1253, avenue McGill	Immeuble Polaris	Repair of office building	20.0	Oct. 05	Dec. 07	Commercial
Ville-Marie 445, Viger ouest	Les Développements du D'Arcy McGee Ltée	Residential building	20.0	Feb. 04	March 07	Residential
Ville-Marie Avenue Dr. Penfield	McGill University	Repair of university pavilion Stewart Pavilion - Biology	19.7	Oct. 04	Oct. 07	Institutional
Ville-Marie Rues Sherbrooke/Guy/Bishop	Concordia University – Ville de Montréal	Renewal of urban infrastructure	18.5	Feb. 07	Oct. 08	Institutional
Ville-Marie 333, rue Sherbrooke est	Homburg Canada inc.	Residential building (Ph. 2)	18.0	April 07	Dec. 08	Residential
Ville-Marie 170, rue Sherbrooke Est	Soc. Tidan Construction	Residential building "Le Montmartre"	16.0	April 06	April 08	Residential
Ville-Marie Rue de la Commune est (Faubourg Québec)	Habitation Solano inc. by St-Luc Habitation inc	Residential development	16.0	Jan. 06	March 08	Residential
Ville-Marie 1638 -1650, Sherbrooke ouest	Aménagement BeauxArts inc.	Residential buildings	15.0	May 04	Oct. 07	Residential
Ville-Marie 1470, rue Parthenais	Les Constructions Beau- Design	Residential building "Square Cartier"	15.0	June 06	Jan. 08	Residential
Ville-Marie 750, Côte de la Place d'Armes	Les Projets Europa inc.	Repair of building "L'Europa Place d'Armes"	14.0	March 07	Oct. 07	Mixed
Ville-Marie Rues McGill/St-Jacques/de la Commune	Ville de Montréal	Municipal infrastructure	13.0	Aug. 05	April 07	Institutional
Ville-Marie 1230, Papineau	SSQ - Vie	Office building	10.5	May 07	April 08	Commercial
Ville-Marie 3040, rue Sherbrooke ouest	Dawson College	Theatre and fitting out	10.5	Aug. 05	Aug. 07	Institutional
Ville-Marie 1170, rue Peel	Magil - Laurentienne	Renovation of office building	10.0	April 06	June 07	Commercial
Ville-Marie 1597, avenue des Pins ouest	CHUM - Pavillon Hôtel-Dieu	Renovation of hospital (cardi- ology services)	10.0	Feb. 07	Dec. 07	Institutional
Ville-Marie 1085, rue St-Alexandre	Noam Schnitzer	Conv. of factory into residen- tial building "Gillette Lofts"	10.0	Oct. 06	Nov. 08	Residential
Ville-Marie 1058, St-Denis	Hôpital St-Luc (CHUM)	Renovation of hospital	9.1	Aug. 01	Feb. 08	Institutional
Ville-Marie Rue St-Hubert	Habitation Solano inc. by St-Luc Habitations inc.	Residential development	9.0	Aug. 06	Dec. 07	Residential
Ville-Marie 505-521, Ste-Catherine ouest	Auburn Development	Renovation of office building, shops and apartments	8.6	Dec. 06	April 08	Mixed
Ville-Marie 1, Place Ville-Marie	Soc. immobilière Trans- Québec	Renovation of office building	8.5	Aug. 06	March 07	Commercial
Ville-Marie 620, rue Cathcart	Placement Samen inc.	Renovation of office building	8.5	July 07	March 08	Commercial
Ville-Marie 451, rue Ste-Catherine O.	St. James United Church	Repair of church	8.3	April 95	May 07	Institutional
Ville-Marie 112, rue St-Paul	Groupe Antonopoulos (Hôtel Nelligan)	Expansion of hotel	8.0	Jan. 06	May 07	Commercial
Ville-Marie 2380, avenue Pierre-Dupuy	9098 2091 Québec	Residential building	7.8	Sept. 02	Dec. 07	Residential

## Projects valued at \$5 million or more, 2007

Site	Owner	Description	Value (\$M)	Start	End	Type
Ville-Marie 80, rue Prince	M9 Phase 1 inc.	Residential buildings	7.8	June 06	May 07	Residential
Ville-Marie 150, rue Sainte-Catherine ouest	Place Desjardins	Renovation of office building "Tour Nord"	7.4	July 06	Feb. 07	Commercial
Ville-Marie 855, boul. René-Lévesque est	Samcon inc.	Residential building	7.0	Oct. 05	April 08	Residential
Ville-Marie Ville-Marie Expressway (A.720)	Ministère des Transports	Repair of expressway	6.5	June 07	July 08	Institutional
Ville-Marie 1580, rue Ontario est	Alain Charpentier	Residential building	6.2	Nov. 07	Oct. 08	Residential
Ville-Marie Boul. de Maisonneuve (between Peel and Bishop)	Ville de Montréal	Repair of street	5.8	Oct. 06	Oct. 07	Institutional
Ville-Marie 800, de la Gauchetière	Place Bonaventure	Repair of office building	5.0	Feb. 07	Dec. 07	Commercial
Ville-Marie 971, St-Timothée	Mario DiPalma	Residential building	5.0	Feb. 06	March 08	Residential
Ville-Marie 125, rue Ontario est	Etmar Construction inc.	Residential building	5.0	Oct. 06	March 08	Residential
Villeray-Saint-Michel-Parc-Extension 7080, avenue du Parc	6090877 Canada inc. - Rosdev	Medical clinic and office building	65.0	Feb. 06	Dec. 07	Commercial
Villeray-Saint-Michel-Parc-Extension 7170, rue Berri	Office municipal d'habitation de Montréal	Residential building "Résidence Alfredo-Gagliardi"	14.0	Dec. 06	March 08	Residential
Villeray-Saint-Michel-Parc-Extension 7077, avenue du Parc	2745-4669 Québec inc.	Renovation of office building	12.0	April 07	May 08	Commercial
Villeray-Saint-Michel-Parc-Extension 8400, 2e Avenue	Cirque du Soleil	Expansion of office building	7.8	Aug. 06	Sept. 07	Commercial
Villeray-Saint-Michel-Parc-Extension 7907, boul. St-Laurent	S.E.C. du Parc	Residential building	7.0	Aug. 07	Aug. 08	Residential
Montréal, various boroughs Autoroute 25	Ministère des Transports and Concession A-25	Highway extension	500.0	Nov. 06	Sept. 11	Institutional
Montréal, various boroughs Various boroughs	STM - Min. des Transports	Renovation of metro stations	35.0	May 07	March 09	Institutional
Montréal, various boroughs Various boroughs	Hydro-Québec	Dismantling and reconstruc- tion of distribution line	6.0	Oct. 06	Dec. 08	Institutional
Montréal, various boroughs and municipalités/Boul. de Maisonneuve	Ville de Montréal	Bicycle path	6.5	Aug. 07	Oct. 07	Institutional
Beaconsfield 505, rue Elm	Sunrise Senior Living	Residential building	11.5	Aug. 07	Aug. 08	Residential
Beaconsfield 450, Church	Les Jardins Beaurepaire	Residential building	5.0	July 06	Sept. 07	Residential
Côte-St-Luc Rue Kildare	Shabad Rubavitech	Synagogue	5.0	Feb. 07	Dec. 08	Institutional
Dollard-Des-Ormeaux Boul. Salaberry	First Capital	Repair of shopping centre "Les Galeries Normandie"	13.0	Oct. 06	Dec. 07	Commercial
Dollard-des-Ormeaux 4377, St-Jean	Sunrise Senior Living	Residential building	11.0	April 07	March 08	Residential
Dollard-des-Ormeaux 50, Barnett	Groupe Macef	Residential building	8.0	March 06	Aug. 07	Residential
Dorval Airport	Adamax	Hotel, offices and terminal	120.0	May 06	Aug. 08	Commercial
Dorval Airport	ADM	Enlargement and moderniza- tion for domestic arrivals	24.0	June 05	Dec. 07	Commercial

## Projects valued at \$5 million or more, 2007

Site	Owner	Description	Value (\$M)	Start	End	Type
Dorval Airport	ExelTech Aerospace inc.	Hangar	21.0	Sept. 07	May 08	Industrial
Dorval 700, Michel-Jasmin	Atlific Hotels & Resorts (Hôtel Marriott)	Hotel	17.0	Nov. 06	Dec. 07	Commercial
Dorval A. 20 (des Sources and 55e Avenue)	Ministère des Transports	Repair of highway and wall	15.0	May 07	Aug. 07	Institutional
Dorval 500, rue McMillen	North Hampton Group	Hotel	12.0	Aug. 07	May 08	Commercial
Dorval 2000, chemin St-François	FedEx Ground	Distribution centre	10.0	May 07	Oct. 08	Industrial
Dorval 10888, Côte-de-Liesse	Holiday Inn Express Hotel & Suites	Hotel	10.0	Aug. 07	July 08	Commercial
Dorval 2999, rue Miller	Igloo Cellulose	Factory	9.0	April 07	April 08	Industrial
Hampstead 21, rue Lyncroft	Derek Stern	Residential building	8.0	July 06	Sept. 08	Residential
Kirkland 16751, Transcanadienne	Draxis Pharma	Expansion of factory	20.0	April 07	Dec. 07	Industrial
Kirkland Across from 16711, Transcanadienne	Schering - Plough Canada	Office building	18.5	March 07	Dec. 07	Commercial
Kirkland Viaduc Morgan	Ministère des Transports	Viaduct	5.0	May 07	Dec. 07	Institutional
Montréal-Est 10351, rue Sherbrooke est	Shell Canada Products	Office building	20.0	April 07	July 08	Commercial
Montréal-Est Montréal-Est	Péto-Canada	Repair of gas storage tanks	15.0	July 07	Nov. 07	Commercial
Mont-Royal 2305, chemin Rockland	Ivanhoe Cambridge	Expansion of Rockland shopping centre	45.0	Feb. 05	March 08	Commercial
Mont-Royal 150, rue Bates	Développement P.S.W. inc.	Residential building	7.0	Nov. 06	July 08	Residential
Pointe-Claire Boul. St-Jean/Holiday	Masterpiece Construction Management	Residential building	68.0	April 07	Sept. 08	Residential
Pointe-Claire Autoroute 40, between des Sources and St-Charles	Ministère des Transports	Highway repairs	52.0	April 06	May 07	Institutional
Pointe-Claire 300, Hymus	Le Groupe Marine TMG inc.	Residential building	30.0	Sept. 04	Aug. 07	Residential
Pointe-Claire 300, Hymus	Les Développements Cambridge inc.	Residential building "Le Cambridge" Ph. 2	17.5	Nov. 06	April 08	Residential
Pointe-Claire 5500, Transcanadienne	Avon Canada inc.	Warehouse	15.0	Sept. 06	Sept. 07	Industrial
Pointe-Claire 185, boul. Hymus	Home Depot	Store	12.5	March 07	Dec. 07	Commercial
Pointe-Claire 300, Stillview	Le Groupe Maurice	Residential building "Vivalis"	12.5	Nov. 05	April 07	Residential
Pointe-Claire 145, Cartier	Développement Cartier inc.	Residential building	8.0	Jan. 06	Feb. 08	Residential
Sainte-Anne-de-Bellevue	Hôpital Ste-Anne	Expansion and modernization of hospital	104.0	Jan. 04	Dec. 09	Institutional
Sainte-Anne-de-Bellevue A. 20, Galipeault Bridge	Ministère des Transports	Repair of bridge	98.0	Oct. 07	Jan. 10	Institutional
Westmount Rue Selby	Hakim Construction	Conv. of college to residential building "Jardins Westmount"	40.0	Sept. 07	July 08	Residential
Westmount 4873, avenue Westmount	Marianopolis College	School	16.5	Oct. 05	Aug. 07	Institutional



## Economic Headlines in 2007



- Devimco launches a \$1.3 billion residential and commercial megaproject in the Griffintown district
- Proment will build a new neighbourhood on Nuns' Island, with 1,800 condos and townhouses, worth \$600 M
- Quartier des spectacles: Ottawa, Quebec and Montréal invest \$120 M
- The Ritz-Carlton undertakes a complete facelift at a cost of \$100 M
- Bell Campus: Phase I is completed and work has started on phase II

- The Museum of Fine Arts launches a vast \$26 M expansion
- Quartier des spectacles: Sacresa Canada launches the Louis-Bohème project
- Transformation of the Bonaventure Expressway: the project is underway
- Ottawa invests \$129 M in the Old Port
- The Montreal Heart Institute announces major work that could reach \$240 M
- Alcan invests \$60 M in expanding its head office

- Construction starts on the Saputo Stadium
- Planetarium: The project, valued at \$33M, is going ahead
- ExelTech Aerospace will build new facilities at Montréal-Trudeau Airport at a cost of \$21 M
- Schering-Plough Canada invests \$18.5 M in its new head office
- The Sustainable Development House gets off the ground
- Greater Montréal ranks second among the country's economic development champions, according to US magazine Site Selection
- Quality of life: Montréal is 4th in North America, according to Mercer Human Resource Consulting



- Business start-ups: Montréal offers the best conditions, according to a study by MasterCard
- International conventions: Montréal is 2nd-most-popular North American city, according to the Union of International Associations
- Immigration: Montréal outpaces Vancouver, according to Statistics Canada figures
- Montréal joins the World Good Food Cities Network
- Ubisoft unveils plans to add 1,000 jobs by 2013



- Cirque du Soleil expands, will add 700 jobs within three years
- Vidéotron creates 600 jobs in Montréal in 2007
- British game developer Eidos opens a new studio and will create 350 jobs by 2010
- The Montréal and Toronto Exchanges in negotiations to create the TMX group
- Hotels: one thousand new rooms by 2009, according to the Hotel Association of Greater Montréal
- US company Molecular Biometrics sets up in Montréal

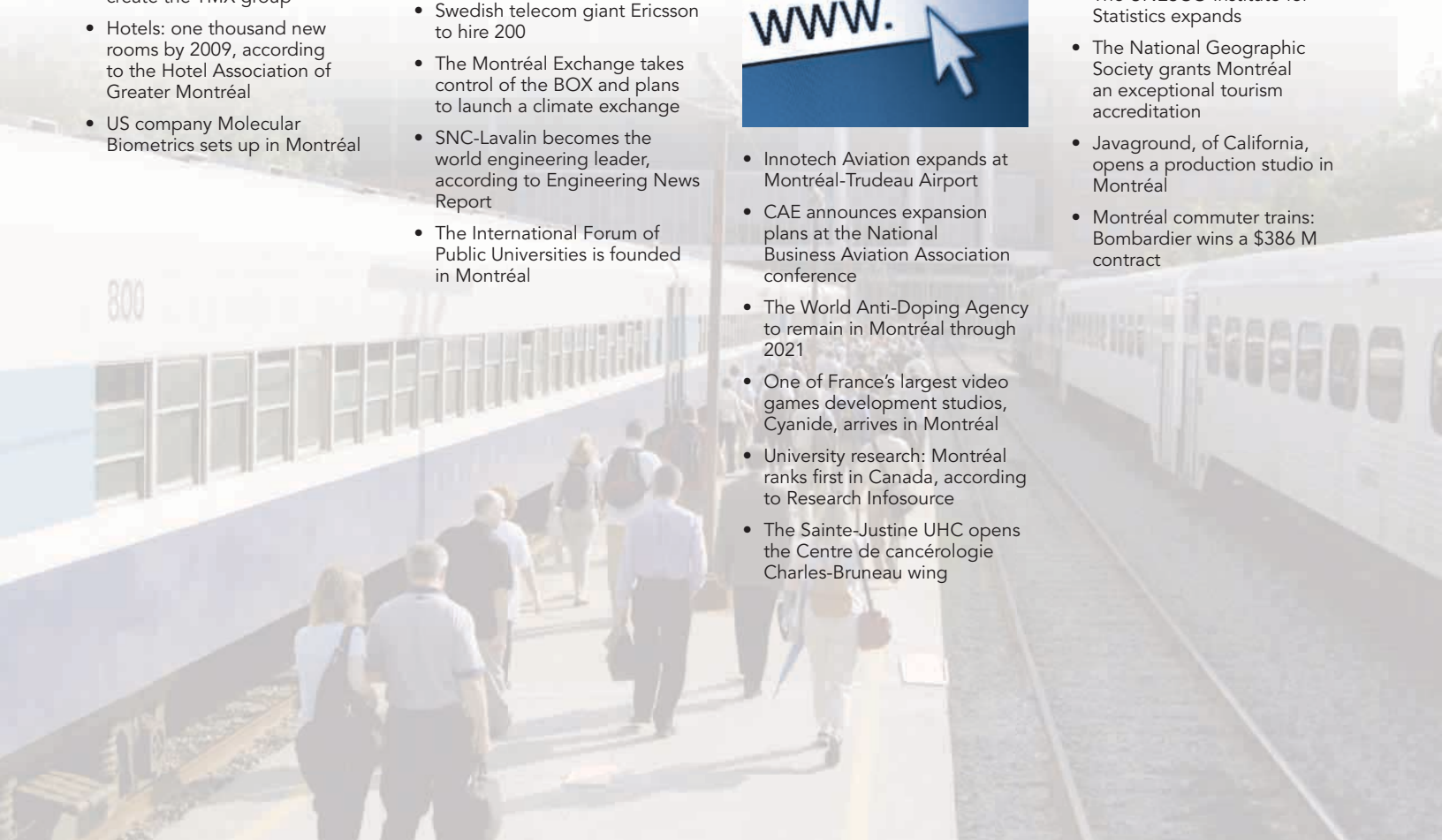


- Biopharmaceutical firm Wyeth Canada invests \$20 M in its new laboratories
- Swedish telecom giant Ericsson to hire 200
- The Montréal Exchange takes control of the BOX and plans to launch a climate exchange
- SNC-Lavalin becomes the world engineering leader, according to Engineering News Report
- The International Forum of Public Universities is founded in Montréal



- Innotech Aviation expands at Montréal-Trudeau Airport
- CAE announces expansion plans at the National Business Aviation Association conference
- The World Anti-Doping Agency to remain in Montréal through 2021
- One of France's largest video games development studios, Cyanide, arrives in Montréal
- University research: Montréal ranks first in Canada, according to Research Infosource
- The Sainte-Justine UHC opens the Centre de cancérologie Charles-Bruneau wing

- Sustainable development: Montréal recognized by the United Nations University
- The UNESCO Institute for Statistics expands
- The National Geographic Society grants Montréal an exceptional tourism accreditation
- Javaground, of California, opens a production studio in Montréal
- Montréal commuter trains: Bombardier wins a \$386 M contract



For more information on  
the economic components  
of Montréal and the  
metropolitan area

#### Public administrations

**Ville de Montréal**  
[www.ville.montreal.qc.ca](http://www.ville.montreal.qc.ca)

**Communauté métropolitaine  
de Montréal**  
[www.cmm.qc.ca](http://www.cmm.qc.ca)

**Institut de la statistique du Québec**  
[www.stat.gouv.qc.ca](http://www.stat.gouv.qc.ca)

**Statistics Canada**  
[www.statcan.ca](http://www.statcan.ca)

**Direction de la santé publique**  
[www.santepub-mtl.qc.ca](http://www.santepub-mtl.qc.ca)

**Ministère de l'Emploi et  
de la Solidarité sociale**  
[www.mess.gouv.qc.ca](http://www.mess.gouv.qc.ca)

#### Capital spending

**Canada Mortgage and  
Housing Corporation**  
[www.schl.ca](http://www.schl.ca)

**Commission de la construction  
du Québec**  
[www.ccq.org](http://www.ccq.org)

**CB Richard Ellis**  
[www.cbre.ca](http://www.cbre.ca)

#### Economics

**Montréal International**  
[www.montrealinternational.com](http://www.montrealinternational.com)

**Conference Board of Canada**  
[www.conferenceboard.ca](http://www.conferenceboard.ca)

**Board of Trade of  
Metropolitan Montréal**  
[www.ccmq.qc.ca](http://www.ccmq.qc.ca)

#### Transportation and tourism

**Port of Montréal**  
[www.port-montreal.com](http://www.port-montreal.com)

**Aéroports de Montréal**  
[www.admtl.com](http://www.admtl.com)

**Tourisme Montréal**  
[www.tourisme-montreal.org](http://www.tourisme-montreal.org)



Montréal 

[ville.montreal.qc.ca](http://ville.montreal.qc.ca)