

# 2005 ECONOMIC REPORT

Ville de Montréal



The 2005 Economic Report is published by Ville de Montréal,  
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*Aussi disponible en français.*

## VERY ENCOURAGING RESULTS

### Very encouraging results

We are pleased to present Montréal's Economic Report for 2005, a year in which Montréal's performance was once again very encouraging. While the main indicators are positive, they show that there is still much to be done to meet our objective of making Montréal one of the leading cities in North America by 2025, in terms of standard of living and quality of life. The indicators do show, nevertheless, that we are on the right track.

Montréal, with its world-class industry clusters, its 11 institutions of higher learning and exceptionally creative citizens, can look forward to a remarkable future – provided that we rapidly address the issues of productivity and demographic renewal. These are two major challenges facing us all.

Productivity growth calls for innovation and investment in developing original goods and services and manufacturing processes. Our economic performance over the past year is promising in this regard. Montréal, for instance, remains in the forefront in Canada not only in terms of patents, but also university research, where investment was up by 41.4% last year. This all goes to confirm the city's vitality and remarkable potential for innovation.

If we manage to boost immigration, attract even more international students and retain a growing number of newcomers, we will be able to cope with the impact of the forecast demographic decline. At the same time we will be enriching our collective know-how and strengthening our bonds with the international community.

In September 2005, to accelerate the implementation of the projects considered priorities by all public- and private-sector partners in the city's development, Montréal released an innovative game plan entitled ***Imagining • Building Montréal 2025 – A World of Creativity and Opportunities***. The far-reaching plan focuses on strengthening the municipal administration and integrating development planning throughout the city's territory, with the end goal of offering a quality living environment and a highly competitive business environment, from all angles: housing, transportation, infrastructure, cleanliness, culture, knowledge and international reputation.

***Imagining • Building Montréal 2025*** outlines daring steps and plans that will enable us to make our vision for the city a reality over the coming 20 years. The investment it entails is a promise of prosperity and, by extension, improved quality of life. This is what we want for Montréal.



Gérald Tremblay  
Mayor of Montréal



Alan DeSousa, FCA

Member of the Executive Committee  
responsible for economic development,  
sustainable development  
and Montréal 2025

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## 2005 ECONOMIC REPORT

### 2005 Economic Report

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The Ville de Montréal *2005 Economic Report* reviews the city's economic situation using performance indicators in such areas as knowledge, housing, transportation, tourism, film and television and population. It covers the territory of Montréal as it stood in 2005, i.e. the equivalent of the current municipal agglomeration or the Island of Montréal.



Musée de Pointe-à-Callière  
Photo: Société du Havre de Montréal

**The 10 top contenders for the title “City of dreams”: Montréal, Zurich, Palma de Mallorca, Munich, London, Stockholm, Sydney, Barcelona, Tokyo, Copenhagen.**

— *Financial Times*

## 2005 AT A GLANCE

### 2005 at a Glance

Montréal's economy is in good shape and ended the 2005 year on a positive note. Even with setbacks in some sectors, most of the key economic indicators are pointing in the right direction.

- The labour market shows positive results: employment and the participation rate are up, and despite a slight rise in the unemployment rate, the number of welfare claimants is down. Substantial job gains in construction and in the information, culture and recreation and business services sectors made up for the losses sustained in manufacturing since 2000. Most industries saw employment growth over the 2000-2005 period, but the number of businesses operating in Montréal declined by 4.6%.
- The latest available data on exports shows a decline of \$9.6 billion between 2000 and 2003, mainly due to the technology market crash and international competition. The number of exporting firms fell by 11% during that time.
- Capital spending in Montréal proper amounted to \$11.9 billion, surpassing the past six-year average.
- There was a clear change of pace in the construction industry in 2005. After reaching a new peak in 2004, the value of building permits declined by more than 14%. The residential sector was hardest hit. A growing unsold inventory, mainly in the condo sector, and reduced demand for single-family homes were among the contributing factors. Despite this, construction was far more vigorous than during most of the past ten years.
- The rising vacancy rate is taking some of the pressure off the rental market. More than 8,500 rental units were added in 2005. Housing supply and demand appear to be finding a balance on the Island of Montréal. The vacancy rate for privately owned rental properties was 2.1% in 2005, up from 1.7% in 2004. This was the fourth consecutive annual increase.
- Montréal's vitality and creativity are reflected in its first-place ranking for USPTO patents assigned to Canadians in 2004. The number of patents granted to Island of Montréal residents more than doubled in the past decade.
- Montréal also sets the pace in Canadian university research funding. The latest available data indicates that its universities attracted \$967 million in grant and sponsored research income in 2003-2004. Research income more than doubled between 1997 and 2004.
- The city's population levelled off at 1.8 million in 2005. The declining birth rate barely kept ahead of the death rate, resulting in natural growth of 5,300 inhabitants. Net migration was just under 1,300, a positive result owed to the arrival of 31,400 immigrants. Interprovincial and intraprovincial net migration were both negative in 2005.
- The Port of Montreal remained at the forefront in the North Atlantic container market, posting its second-best performance in 25 years. Montréal-Trudeau Airport set a new record with total traffic of 10.9 million passengers.
- Tourism industry growth was slowed by a robust Canadian dollar and ongoing international unrest but still outpaced the 2004 results. Montréal hosted 7.5 million visitors in 2005, up 1.9% from 2004. The hotel occupancy rate for the year stands at 67.5%.

## 2005 Key Economic Indicators

Labour market	2005		Variation 2004-2005 <sup>1</sup>
Total employment (thousands of jobs)	920.3	↗	Up by 1.5%
Trade	150.9	→	Stable (-0.2%)
Manufacturing	138.7	↘	Down by 5.2%
Health care and social assistance	104.2	↗	Up by 3.6%
Professional, scientific and technical services	86.2	↗	Up by 1.3%
Educational services	67.7	↘	Down by 0.9%
Information, culture and recreation	66.5	↗	Up by 12.0%
Finance, insurance, real estate and leasing	59.3	↘	Down by 8.3%
Accommodation and food services	54.8	↗	Up by 15.6%
Business, building and other support services	44.6	↗	Up by 30.0%
Other services	38.2	↘	Down by 3.8%
Transport and warehousing	37.0	↘	Down by 21.6%
Public administration	34.2	↗	Up by 7.5%
Construction	29.5	↗	Up by 22.4%
Utilities	6.2	↗	Up by 14.8%
Agriculture	1.9		N/A
Number of companies	60,660	→	Stable (-0.1%)
Employment rate (%)	58.6	↗	Up by 0.3 percentage point
Participation rate (%)	65.7	↗	Up by 0.7 percentage point
Unemployment rate (%)	10.8	↗	Up by 0.5 percentage point
Exports (\$ millions)*	25,575	↘	Down by 12.8%
Welfare claimants (number)	63,400	↘	Down by 5.2%
<b>Capital spending</b>			
Total capital spending (\$ millions)	11,884	↘	Down by 4.4%
Private sector	8,483	↘	Down by 6.4%
Public sector	3,401	↗	Up by 1.2%
Building permits - non-residential (\$ millions)	948	↘	Down by 8.8%
Commercial	480	↘	Down by 7.5%
Industrial	195	↗	Up by 33.4%
Institutional	273	↘	Down by 27.0%
Downtown office vacancy rate (%)	11.6	↘	Down by 1.5 percentage point
<b>Housing</b>			
Housing starts (number)	8,535	↘	Down by 21%
Value of building permits - residential (\$ millions)	1,181	↘	Down by 18.2%
Housing resales (number)	14,728	↗	Up by 1%
Average condo price (\$)	219,327	↗	Up by 5.3%
Residential vacancy rate (%)	2.1	↗	Up by 0.4 percentage point
Capital spending on housing (\$ millions)	2,844	↘	Down by 10.7%
<b>Knowledge</b>			
Patents (number)**	741	↗	Up by 1.4%
University research income (\$ millions) **	967,418	↗	Up by 41.4%
Scientific publications (number)***	4,110	↘	Down by 2.5%
University enrolment (number)**	164,455	↗	Up by 1%
University qualifications awarded (number)**	40,391	↗	Up by 6.5%
<b>Population</b>			
Total population	1,874,000	→	Stable
Net migration (number of persons)	1,293	↘	Down by 53.5%
International immigration (number of newcomers)	31,396	↘	Down by 2.5%
<b>Transportation and tourism</b>			
Tonnage handled at Port of Montreal (millions of tonnes)	24.3	↗	Up by 3%
Cruise passengers at Port of Montreal (number)	35,360	↘	Down by 18.5%
Passenger traffic at Montréal airports (millions)	10.9	↗	Up by 5.4%
Visitors (thousands)	7,478	↗	Up by 2%
Visitor spending on overnight stay or longer (\$ millions)	2,568	↗	Up by 4.3%
Hotel occupancy rate (%)	67.5	↗	Up by 0.5 percentage point
<b>Audiovisual production</b>			
Film and television production - Province of Quebec (\$ millions)	1,309	↗	Up by 7.6%

<sup>1</sup> Unless otherwise indicated

\* 2003 vs. 2002; \*\* 2004 vs. 2003; \*\*\*2002 vs. 2001

“Montreal’s geographic and cultural position, midway between Silicon Valley and Europe offers advantageous operating conditions for completing the development of many innovative products in a stable and secure environment. Additionally, Montreal offers a unique pool of multicultural, multilingual and highly educated talent and we are more than confident that our newly hired Canadian employees will surpass the expectations of SAP.” — Peter J. Kirschbauer, General Manager, Applications, SAP AG

# LABOUR MARKET

## Labour Market

### Employment still climbing

Employment growth continued the upwards trend begun in 1997, with the number of jobs increasing by 1.5% over 2004. But progress was slowed by losses in the manufacturing sector (-7,600 jobs), where firms are gradually adapting to a strong dollar and fierce international competition from emerging economies like China and India.

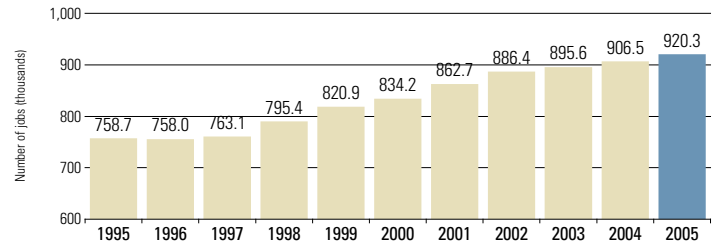
Job gains in the service (+14,200) and construction (+5,400) sectors made up for manufacturing losses. As a result, Montréal proper posted 920,300 jobs in 2005, up 13,800 from the year before. On a further positive note, these gains were seen in full-time positions, a sign of greater employer confidence.

More than half the jobs in Montréal were concentrated in five boroughs in 2005: Ville-Marie (27%), Saint-Laurent (10%), Côte-des-Neiges–Notre-Dame-de-Grâce (7%), Ahuntsic-Cartierville (6%) and Plateau Mont-Royal (6%).

There was good news on several employment fronts in 2005: Reebok announced the move of its head office from Toronto to Montréal, SAP Labs revealed plans to double its software design team and Ubisoft announced 1,000 new jobs by 2010.

The economic outlook for 2006 is positive. The Conference Board of Canada forecasts a 1.6% increase in employment for the Montréal metropolitan area.

Employment  
City of Montréal • 1995 – 2005



Source: Statistics Canada.

Proportional breakdown of jobs by borough

Borough	%
Ville-Marie	26.8
Saint-Laurent	9.6
Côte-des-Neiges – Notre-Dame-de-Grâce	6.7
Ahuntsic-Cartierville	5.9
Plateau-Mont-Royal	5.6
Villeray – Saint-Michel – Parc-Extension	4.7
Rosemont – La Petite-Patrie	4.3
Mercier – Hochelaga-Maisonneuve	3.3
Saint-Léonard	3.1
Rivière-des-Prairies – Pointe-aux-Trembles – Montréal-Est	3.0
Dorval – L'Île-Dorval	2.9
Pointe-Claire	2.8
Lachine	2.5
Anjou	2.3
LaSalle	2.2
Sud-Ouest	2.1
L'Île-Bizard – Sainte-Geneviève – Sainte-Anne-de-Bellevue	1.8
Montréal-Nord	1.8
Verdun	1.7
Westmount	1.4
Mont-Royal	1.4
Dollard-des-Ormeaux – Roxboro	0.9
Kirkland	0.8
Côte-Saint-Luc – Hampstead – Montréal-Ouest	0.8
Pierrefonds – Senneville	0.6
Outremont	0.5
Beaconsfield – Baie-d'Urfé	0.5
<b>TOTAL</b>	<b>100%</b>

Source: Liste des industries et des commerces (LIC), 4<sup>th</sup> quarter 2005.

Compilation: Ville de Montréal, Direction de la planification et des interventions stratégiques, Division de l'analyse et du marketing.



Photo: Bombardier

## Job gains in most industries

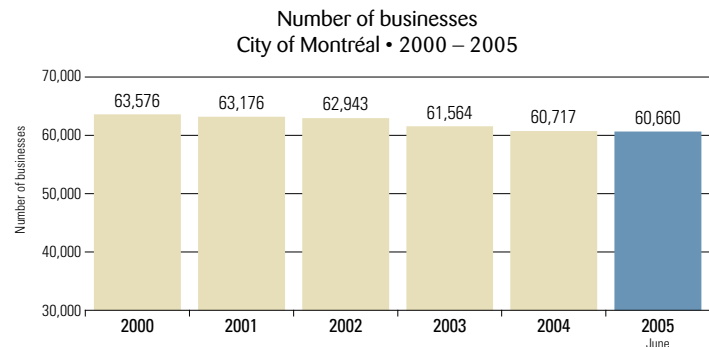
Employment grew in most industries between 2000 and 2005, with only manufacturing, agriculture and public administration sustaining losses. Not surprisingly, the hardest hit was manufacturing, which saw 16,100 jobs disappear. Job gains in the growth sectors far outstripped these losses, however. Trade alone accounted for 27,500 new positions. Information, culture and recreation, business services and construction also showed strong growth, creating 15,900, 14,200 and 10,100 jobs respectively.

Employment by industry, city of Montréal • 2000–2005										
	2000	2001	2002	2003	2004	2005	2004-2005		2000-2005	
							%	Net change	%	Net change
Total employment (thousands of jobs)	834.5	862.7	886.4	895.6	906.5	920.3	1.5	13.8	10.3	85.8
Business, building and other support services	30.4	36.3	43.4	38.4	34.3	44.6	30.0	10.3	46.7	14.2
Construction	19.4	19.3	24.3	26.3	24.1	29.5	22.4	5.4	52.1	10.1
Accommodation and food services	51.3	52.5	47.9	56.4	47.4	54.8	15.6	7.4	6.8	3.5
Utilities	4.0	5.2	6.5	7.0	5.4	6.2	14.8	0.8	55.0	2.2
Information, culture and recreation	50.6	61.1	67.8	54.0	59.4	66.5	12.0	7.1	31.4	15.9
Public administration	37.4	37.8	35.0	33.1	31.8	34.2	7.5	2.4	-8.6	-3.2
Health care and social assistance	95.7	95.9	94.4	96.5	100.6	104.2	3.6	3.6	8.9	8.5
Professional, scientific and technical services	78.9	78.4	82.0	81.9	85.1	86.2	1.3	1.1	9.3	7.3
Trade	123.4	132.9	132.1	148.8	151.2	150.9	-0.2	-0.3	22.3	27.5
Educational services	61.2	55.6	62.6	69.0	68.3	67.7	-0.9	-0.6	10.6	6.5
Other services	36.4	33.6	34.2	38.2	39.7	38.2	-3.8	-1.5	4.9	1.8
Manufacturing	154.8	164.8	158.4	138.0	146.3	138.7	-5.2	-7.6	-10.4	-16.1
Finance, insurance, real estate and leasing	51.9	50.5	56.3	62.2	64.7	59.3	-8.3	-5.4	14.3	7.4
Transportation and warehousing	36.4	37.6	39.3	43.7	47.2	37.0	-21.6	-10.2	1.6	0.6
Agriculture	2.0	--	--	--	--	1.9	--	--	-5.0	-0.1
Forestry, fishing, mining and oil and gas extraction	--	--	--	--	--	--	--	--	--	--

Source: Statistics Canada, Labour Force Survey.

## Number of businesses down slightly

The number of businesses in Montréal proper has been on a slight decline some years. Statistics Canada's reports 60,660 companies operating there in June 2005, 4.6% fewer than in 2000.



Source: Statistics Canada, Business register.

**“I don’t think there’s a better place in the world to do what we do. Qualified employees are easy to come by and, since they enjoy living in Montréal, we’re not afraid of losing them. That brings stability to our company.”**

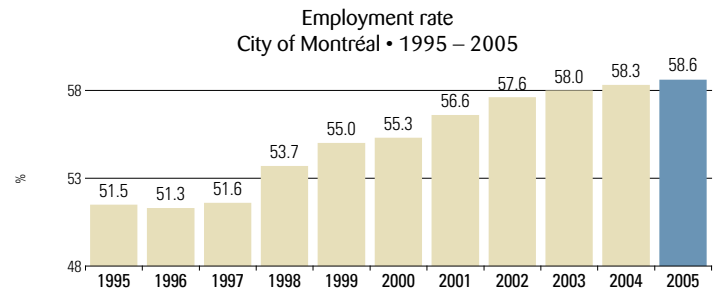
— Joan Vogelsang, President and CEO, Toon Boom Animation

## Employment rate on continued rise

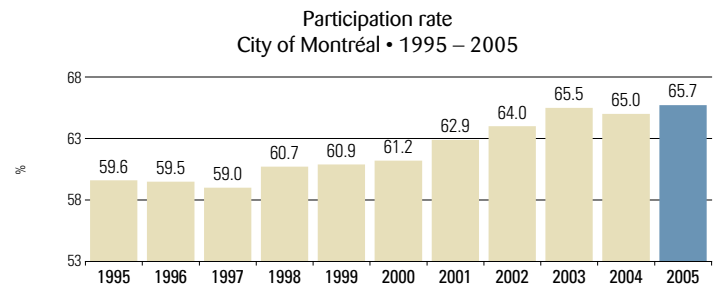
The employment rate has been climbing since 1998. In all, 58.6% of working-age Montrealers were employed during the year. Particularly strong figures for people aged 15 to 24 (52.5%) and 55 to 65 (55.5%) helped keep the overall rate above the ten-year high. Another sign of the city's vigorous economy is the participation rate for residents, which rose to 65.7% in 2005, more than six percentage points above the 59.6% seen in 1995.

## Unemployment rate steady near 10%

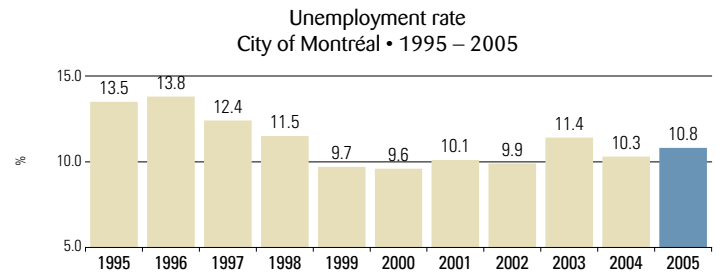
The large manufacturing job losses caused the unemployment rate to rise by half a percentage point to 10.8% in 2005. The rate differed among the various age groups; young people aged 15 to 24 were most vulnerable, with nearly 15% out of work. The jobless rate for women was 10.2%, somewhat lower than the 11.2% for men.



Source: Statistics Canada.



Source: Statistics Canada.



Source: Statistics Canada.

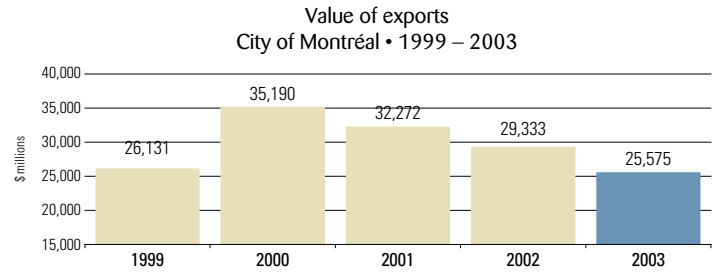


Photo: Octiane

## Exports down

The latest data available from the ISQ shows that exports by Montréal-based companies declined by \$9.6 billion between 2000 and 2003. The key contributing factors were intense competition in international markets and the bursting of the technology bubble.

During that period the number of exporters fell by 11%. In 2003, 82% of exports by Montréal firms went to the United States and 8% to Europe.



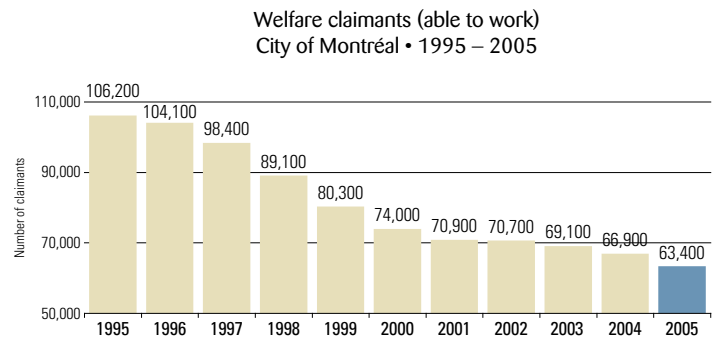
Source: Statistics Canada, Exporter Registry. Compilation: ISQ.



Source: Statistics Canada, Exporter Registry. Compilation: ISQ.

## Shrinking welfare roll

Confirming that Montréalers' economic status continues to improve, the average number of welfare claimants fell to 63,400 in 2005. This is a ten-year low, 42,800 fewer than in 1995.



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

**“I want to stress that it’s the talent, creativity and enthusiasm of Ubisoft’s 1,000 employees that made Montréal a logical choice for Ubisoft Group’s expansion.”**

— Martin Tremblay, COO, Ubisoft Montréal

# CAPITAL SPENDING

## Capital Spending

### Sustained investment

Investments by oil companies Shell (\$200 million) and Petro-Canada (\$245 million) in east-end Montréal contributed to the city's positive capital spending balance sheet for 2005. The Montreal Port Authority (\$152 million) and Aéroports de Montréal (\$356 million) also made substantial infrastructure investments, bringing capital spending in Montréal proper to nearly \$12 billion. This is above the average for the last six years. Close to \$8.5 billion, or 71% of the total, was invested by the private sector.

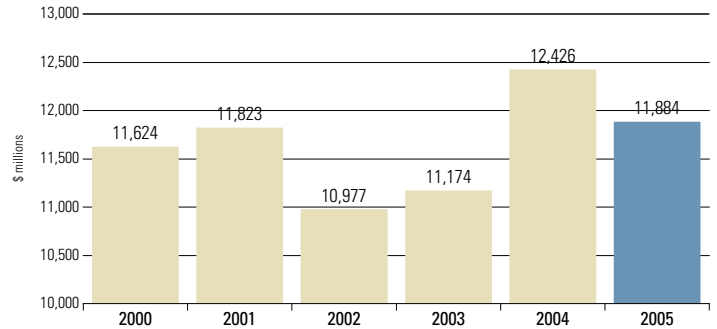
The public sector invested \$3.4 billion in Montréal proper in 2005, for cumulative spending of \$52.4 billion since 2000. Public-sector investment increased more than 39% between 2000 and 2005.

### Building permits top 10-year average despite minor setback

The total value of building permits issued in 2005 was \$2.1 billion, a decline of 14.2% that reflects a slowdown from the record-setting construction activity of 2004. Still, the 2005 results rank among the best of the past decade.

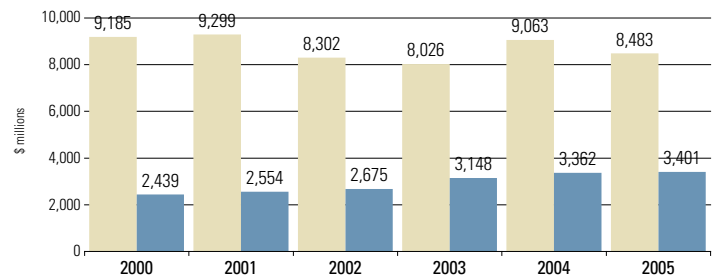
Building slowed across the industry except in the industrial sector, which enjoyed substantial growth of over 33%.

Capital spending  
City of Montréal • 2000 – 2005



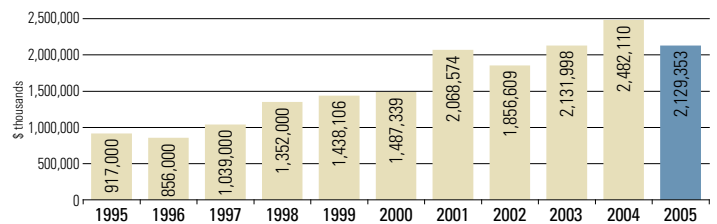
Source: ISQ.

Capital spending in private and public sectors  
City of Montréal • 2000 – 2005



Source: ISQ.

Value of building permits  
City of Montréal • 1995 – 2005



Source: Statistics Canada.

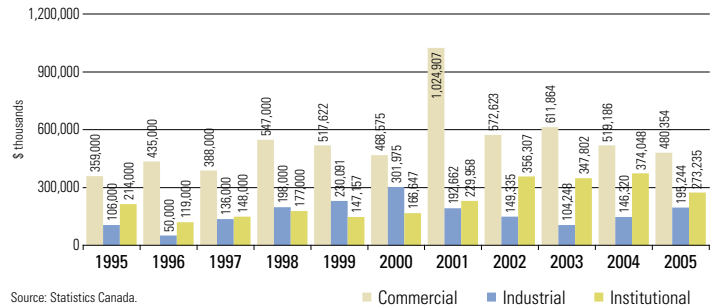
The commercial sector was the most active, with permits valued at more than \$480 million. However, this was down 7.5% from 2004. The largest setback was seen in institutional construction, which dropped by 27%. The commercial, industrial and institutional sectors respectively accounted for 23%, 9% and 13% of all building permits issued in 2005.

### Office space: market adjusting

The Montréal rental market currently favours lessees, and in 2005 many downtown office tenants seized the opportunity to renew their leases early on advantageous terms. Other businesses took advantage of the oversupply to locate downtown at competitive costs. As a result, the office vacancy rate in the business core fell by 11.6% in 2005.

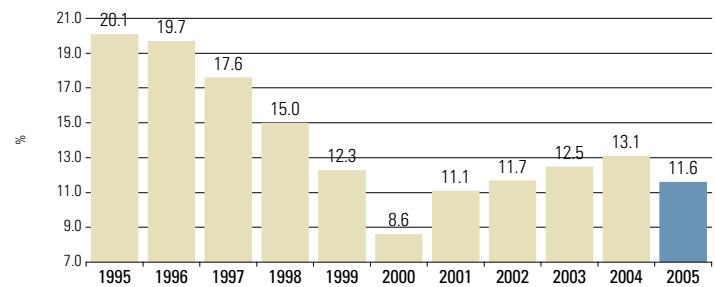
The market continues to absorb the 46,500 square metres (500,000 square feet) of new downtown office space that became available in 2003 and 2004.

Value of non-residential building permits  
City of Montréal • 1995 – 2005



Source: Statistics Canada.

Office vacancy rate  
Downtown Montréal • 1995 – 2005



Source: CB Richard Ellis.



Cité multimédia de Montréal



Photo: Ville de Montréal

**“Toronto had better watch out. ... Montréal could be the city of the future.”  
“For Toronto, the message is simple: prosperity tomorrow depends on investment today.  
Montréal’s best years may still be ahead; Toronto’s may already be past.”**

— Christopher Hume, Toronto Star

# HOUSING

## Housing

### Slowdown in residential construction

The indicators confirm that residential construction lost momentum in 2005. The value of building permits for this sector fell to \$1.2 billion. This is down 18% from 2004 but still the second-strongest showing of the past ten years.

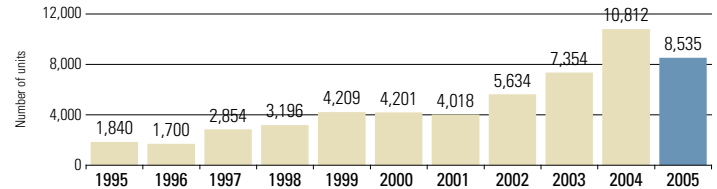
Between 2000 and 2005, 40,554 new dwellings (excluding converted non-residential buildings) were built in Montréal proper. The peak came in 2004, with the Canada Mortgage and Housing Corporation (CMHC) reporting 10,812 housing starts.

The industry slowed from that frantic pace in 2005 and began 8,535 units in 2005, a decrease of 21%.

The decline was seen mainly in low-density housing: single-family homes (-31%) and semi-detached and row houses (-30%). Condo and rental unit starts fell by 21% and 19% respectively.

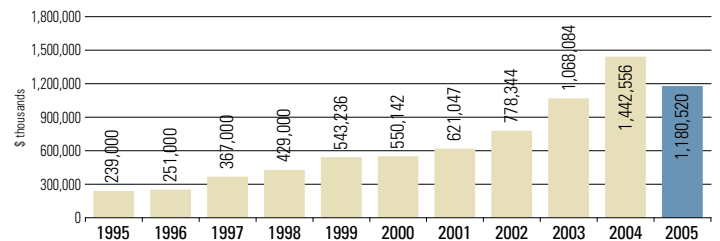
In 2005, 34% of new dwellings built in the metropolitan area were located in Montréal proper.

Housing starts  
City of Montréal • 1995 – 2005



Source: CMHC, Ville de Montréal.

Value of residential building permits  
City of Montréal • 1995 – 2005



Source: Statistics Canada.



Photo: Ville de Montréal

## Housing resales flat but condo market still strong

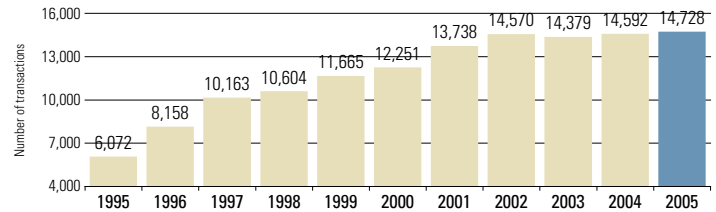
Housing resales rose by 20% between 2000 and 2005 but have levelled off since 2002. In 2005, 14,728 properties were resold on the Island of Montréal, a slight increase over 2004. Condos continued to lead the way with 5,471 units sold, up 9% from 2004, followed by single-family houses with 5,343 units, down 3%, and plexes with 3,914 units, down 5%.

Single-family home sales have held steady at around 5,400 units for more than a decade. The plex market saw its best year in 2002 and has been declining since. Only condo sales remain on the rise.

## Single-family home prices up by 4%

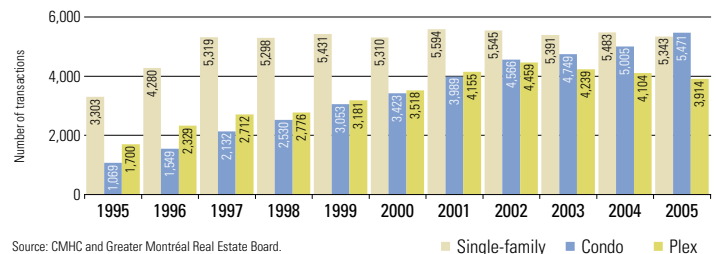
Between 2000 and 2005, the average price of both single-family homes and condos rose by 71%, while plex prices shot up by 92%. In 2005, the average price of a single-family house was \$314,714, up 4% from 2004. The increase was 5% for condos (to \$219,327) and 9% for plexes (to \$303,222).

Housing resales  
City of Montréal • 1995 – 2005



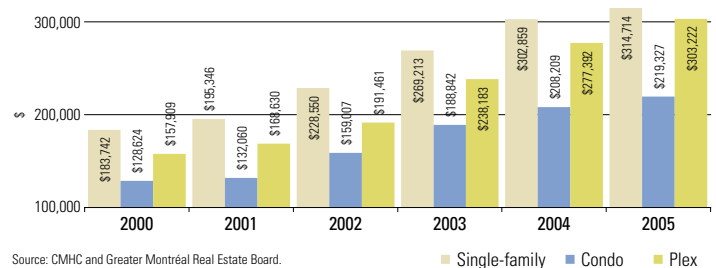
Source: CMHC and Greater Montréal Real Estate Board.

Housing resales by market  
City of Montréal • 1995 – 2005



Source: CMHC and Greater Montréal Real Estate Board.

Average residential prices  
City of Montréal • 2000 – 2005



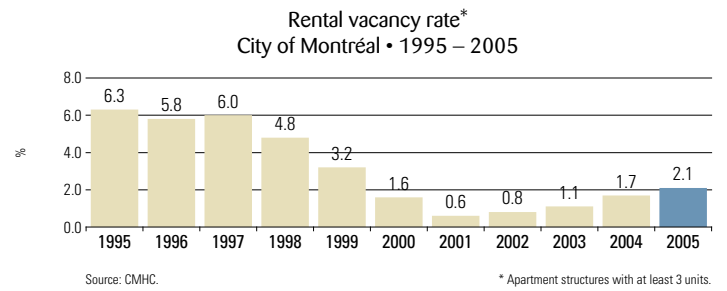
Source: CMHC and Greater Montréal Real Estate Board.

“Rolls-Royce has found Montréal to be a hospitable home that has facilitated rapid growth and prosperity over the years. ... Montréal is a multicultural, business-friendly city that offers excellent quality of life for our Canadian and foreign employees alike.”

— Pierre Racine, President, Rolls-Royce Canada

## Rental market strikes a balance

Housing supply and demand finally seem to be coming into balance on the Island of Montréal. In 2005 the vacancy rate for privately owned rental properties was 2.1%, up from 1.7% in 2004. This was the fourth consecutive annual increase. In 2001, at the height of the housing crisis, vacancies stood at just 0.6%. The rising vacancy trend is well established, and the situation was further improved in 2005 by vigorous construction and the ongoing AccèsLogis and Affordable Housing Quebec programs. The CMHC forecasts that the vacancy rate will climb to 2.5% in 2006.



## Housing investment: \$13 billion+ in 2000-2005

ISQ figures show that more than \$13 billion was invested in housing between 2000 and 2005. Spending was strongest in 2004, at \$3.2 billion. Investments slowed in 2005 but still topped \$2.8 billion, surpassing the average for the 2000-2005 period.

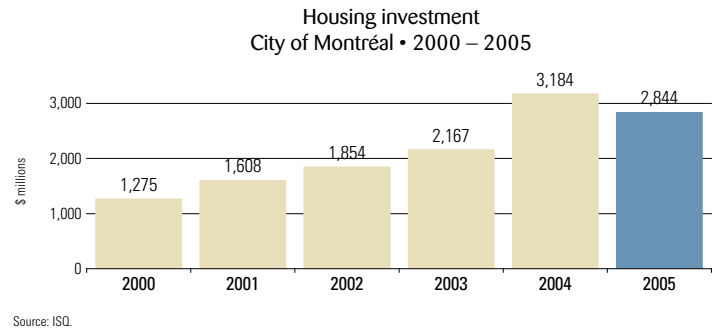


Photo: Ville de Montréal



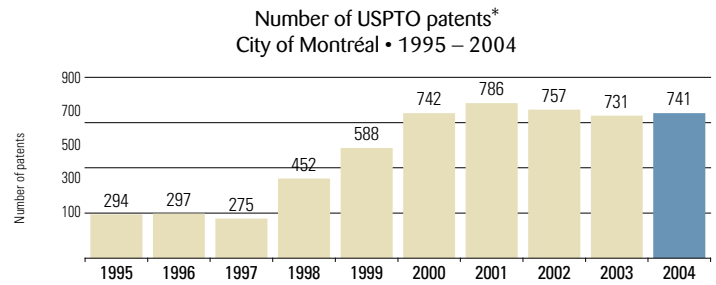
Photo: Ville de Montréal

KNOWLEDGE  
Knowledge

**Montréal: Canada's leader in innovation**

Montréal qualifies as Canada's leader in innovation, ranking first in the country in 2004 with 741 patents granted to residents by the United States Patents and Trademark Office (USPTO). The city accounted for 89% of all patents granted in the Montréal metropolitan area that year.

The number of patents assigned on the Island of Montréal more than doubled between 1995 and 2004 – a sign of dynamic local initiative.



Source: United States Patents and Trademark Office (USPTO).  
Compilation: Observatoire des sciences et des technologies. \* The latest figures available at the time of publication refer to 2004.

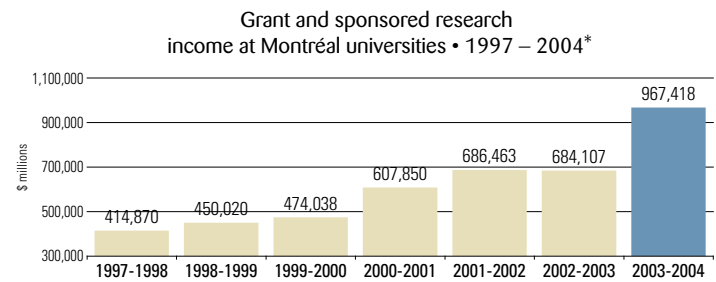
**Montréal: Canadian university research pacesetter**

According to Research Infosource data compiled by Montréal International, Montréal ranks in first place among Canadian university cities in terms of research funding. In 2004, Montréal universities managed \$1.1 billion in research funds, accounting for 23% of Canada's total university research budget. By comparison, Toronto universities accounted for 14% and those in Vancouver for 8%.

Research funding in Montréal jumped by 34% in 2004, twice the rate of growth seen in Canadian universities overall.

Other research-related indicators confirm the vitality of Montréal universities. The latest available data indicates that they attracted \$967 million in grant and sponsored research income in fiscal 2003-2004. Of the \$1.4 billion in university research contracts and grants awarded in Quebec, 70% went to the four major comprehensive institutions located on the Island of Montréal. Much of the income came from federal sources (48%), with other substantial amounts provided by the provincial government (25%) and the private sector (16%). Foreign sources accounted for over 6% of the total.

Research income at Montréal universities more than doubled between 1997 and 2004.



Source: Système d'information sur la recherche universitaire (SIRU). \* The latest figures available at the time of publication refer to 2004.

Concordia University  
Photo: Service de la mise en valeur du territoire et du patrimoine



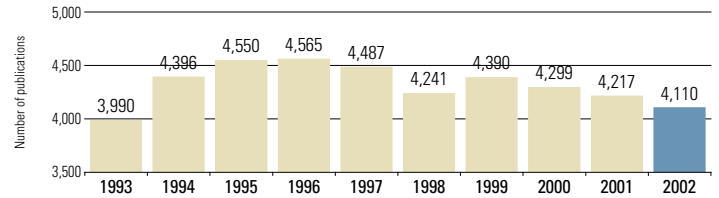
**“Montréal and Quebec already have everything it takes to become leading players in this (interactive video game) industry, including the universities and a lower cost of living than in many other cities. And then there's that “little twist,” the advantage that comes from Quebecers straddling American and European cultures.”**

— Alain Tascan, V-P and General Manager, Electronic Arts studio Montréal

## Montrealers author 70% of Quebec scientific publications

Residents of Montréal proper authored 4,110 scientific publications in 2002 (latest available data). Accounting for 70% of all such publications in Quebec, those by Montrealers dealt with topics including clinical medicine (41%), biomedical research (19%) and physics (10%).

Scientific publications  
City of Montréal • 1993 – 2002



Source: Thomson ISI, Science Citation Index (SCI). Compilation: Observatoire des sciences et des technologies (OST).

## Growing graduate enrolment

Montréal's university enrolment stood at nearly 165,000 in 2004 (latest available data), up 14% from 2000. Growth was strongest at the master's and doctoral levels. Montréal universities had 20,043 master's students and 7,868 doctoral candidates in 2004.

## University qualifications on steady rise

The number of qualifications (certificates, diplomas and degrees) awarded by Montréal universities in 2004 was up by 26% over 2000. Of the total 40,391, over 60% were in the fields of administrative sciences, social sciences and applied sciences. Undergraduate and master's level certificates and diplomas saw the greatest increase in the 2000-2004 period. In 2004, 20,124 bachelor's degrees and 6,592 master's degrees were awarded, up 16% and 32% respectively from five years before.

Montréal university enrolment by type of qualification sought, 2000 – 2004

	2000	2001	2002	2003	2004	2000-2004 %
Undergraduate certificate/diploma	28,209	26,705	27,368	28,544	28,196	0%
Bachelor's degree	78,828	83,083	86,803	89,829	91,129	16%
Graduate certificate/diploma	3,793	4,171	4,506	4,546	4,746	25%
Master's degree	15,937	17,698	19,361	19,966	20,043	26%
Postgraduate certificate/diploma	4	20	19	27	13	225%
Doctoral degree	6,180	6,161	6,629	7,319	7,868	27%
Other programs	11,597	12,511	12,497	12,855	12,460	7%
<b>Total</b>	<b>144,548</b>	<b>150,349</b>	<b>157,183</b>	<b>163,086</b>	<b>164,455</b>	<b>14%</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, 2000 – 2004

	2000	2001	2002	2003	2004	2000-2004 %
Undergraduate certificate/diploma	7,634	8,080	8,971	9,974	10,752	41%
Bachelor's degree	17,306	17,362	18,242	18,932	20,124	16%
Graduate certificate/diploma	1,228	1,315	1,469	1,704	1,780	45%
Master's degree	4,979	5,288	5,424	6,317	6,592	32%
Postgraduate certificate/diploma	0	3	1	3	6	-
Doctoral degree	856	802	716	796	873	2%
Micro program	0	100	183	204	264	-
<b>Total</b>	<b>32,003</b>	<b>32,950</b>	<b>35,006</b>	<b>37,930</b>	<b>40,391</b>	<b>26%</b>

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

# POPULATION

## Population

### Population levelling off

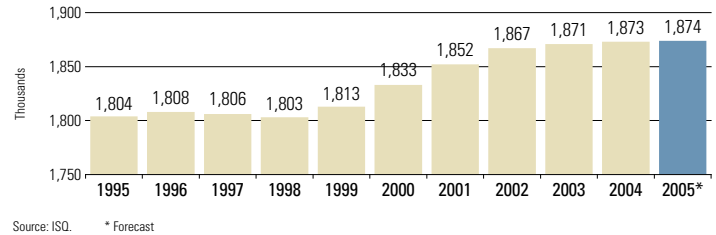
After growing steadily between 1998 and 2002, Montréal's population appears to be levelling off again. The ISQ estimates the number of residents at 1,873,813 in 2005 – virtually zero increase from the year before. The declining birth rate continued to hinder natural population growth (births minus deaths), which stands at 5,321 for 2005.

### Population growth dependent on immigration

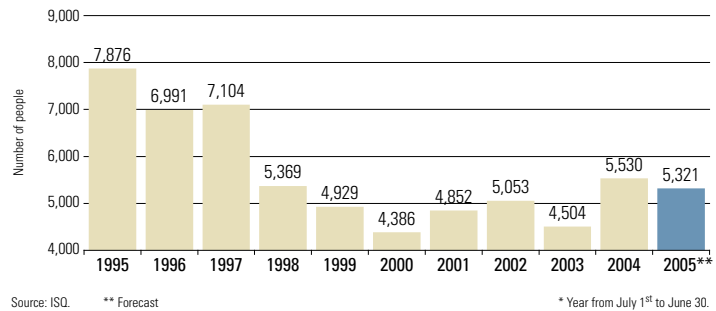
Given the current low birth rate, net migration is the key factor in terms of population growth in Montréal proper. Net migration remains positive for now, but the margin is slender and growth is not assured. Immigration kept the balance positive in 2005: the arrival of 31,400 people born abroad brought net international migration (immigrants minus emigrants) to +27,800 for the year.

Conversely, the city faces the challenge of retaining its residents. Net interprovincial migration was negative in 2005, with 3,700 Montréalers relocating to other provinces. The same was true of net intraprovincial migration, with Montréal losing 22,800 residents to the Montréalégie, Laval and Lanaudière administrative regions.

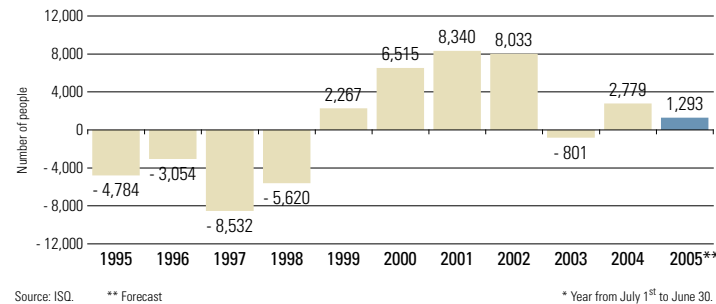
Population  
City of Montréal • 1995 – 2005



Natural growth  
City of Montréal • 1995 – 2005\*



Net migration  
City of Montréal • 1995 – 2005\*



International immigration  
City of Montréal • 1995 – 2005\*

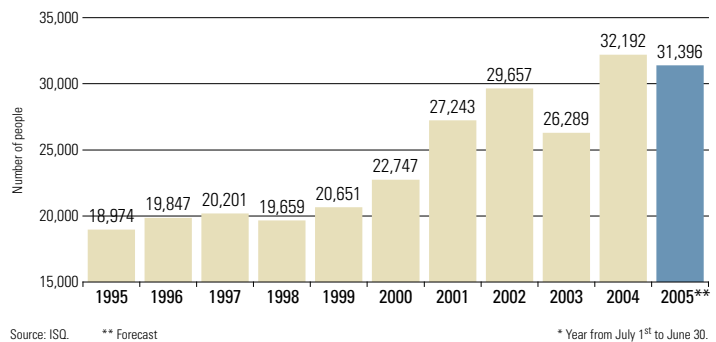


Photo: Octane

**They speak English, and they have the right mix of technology and tolerance to attract talent. They're the international cities competing with the United States for the global talent pool: Dublin, Helsinki, Montréal, Sydney, Vancouver.**

— Fast Company Magazine

# TRANSPORTATION AND TOURISM

## Transportation and Tourism

### Port of Montréal: milestone performance

The Port of Montréal held its lead among container ports serving the North Atlantic market, posting its second-best performance in a quarter-century. Total traffic amounted to 24.3 million tonnes in 2005, up 3% over 2004.

The Montréal Port Authority attributes the strong results chiefly to the container sector and the handling of petroleum products, particularly motor oil, jet fuel and heating oil. It expects the Port to maintain its momentum and record even higher traffic in 2006.

The cruise sector saw a decline in 2005. The Port of Montréal handled 35,360 cruise ship passengers, down 18% from 2004.

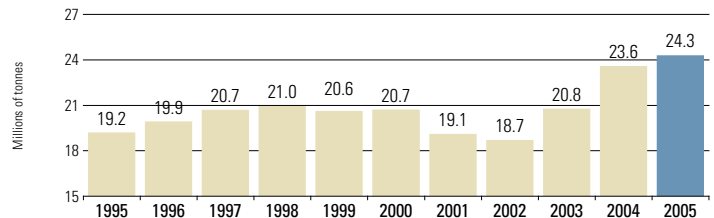
### Montréal airports set new record

Passenger traffic at Montréal airports increased by 5.4% in 2005, breaking the record set in 2004. Growth was strongest in the international sector, at 9.3%, while domestic and transborder traffic increased by 2.9% and 4.7% respectively. Aéroports de Montréal credits several factors for the solid results: a strong Canadian dollar that encourages foreign travel, more low-cost flights, added capacity on sunshine routes and new flight connections for emerging destinations.

Montréal-Trudeau Airport handled 10.9 million passengers in 2005, and 208,342 aircraft movements. The facilities were upgraded during the year with a capital investment of more than \$356 million for construction of the new international pier opened in June 2005. This was Phase 2 of the \$750 million expansion program scheduled for completion in late 2006.

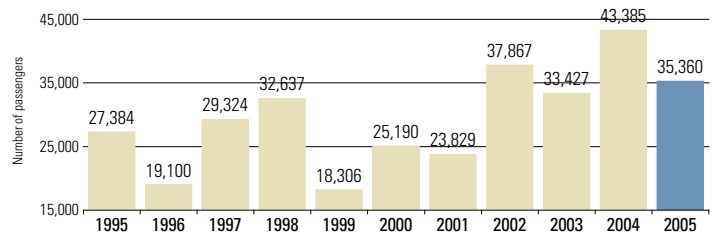
Including activity at Montréal-Mirabel, Montréal airports handled a total of 231,982 aircraft movements in 2005.

Tonnage handled at Port of Montréal  
1995 – 2005



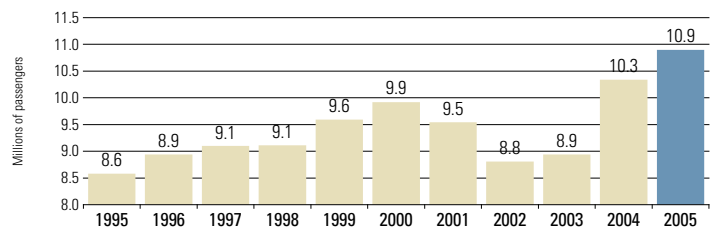
Source: Port of Montreal.

Cruise passenger traffic at Port of Montréal  
1995 – 2005



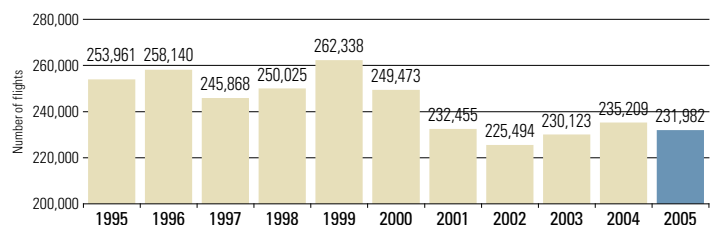
Source: Port of Montreal.

Passenger traffic at Montréal airports  
1995 – 2005



Source: Aéroports de Montréal.

Aircraft movement at Montréal airports  
1995 – 2005



Source: Aéroports de Montréal.

### Tourism: slow recovery in a challenging market

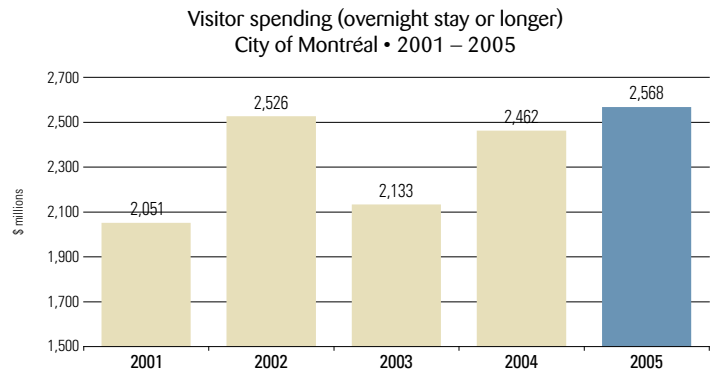
Tourisme Montréal estimates that Montréal hosted 7.5 million visitors in 2005, an increase of 1.9% over 2004. The tourism industry continues to recover but is still feeling the adverse effects of recent-year events and a strong Canadian dollar that is curbing tourism growth across the country.

The International Conference on Climate Change held in Montréal in late November drew over 10,000 participants, helping the hotel industry close out the year on a positive note. The occupancy rate for local hotels was 67.5%, half a point higher than in 2004.

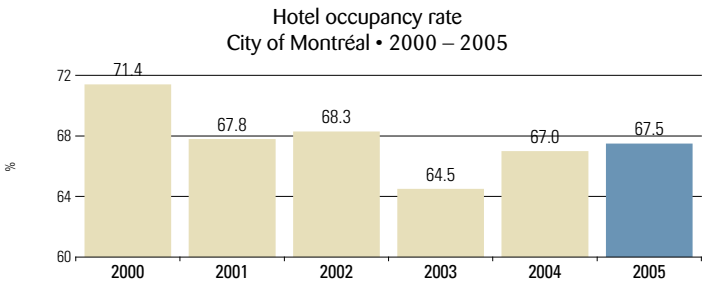
The Montréal tourism industry supported 73,400 jobs in 2005.



Source: Tourisme Montréal.



Source: Tourisme Montréal.



Source: Hotel Association of Greater Montreal.



Photo: Octane

**“[Montréal] is a wonderful mixture: it has an American side but still has its European culture. Just like me! ... It’s a lively, fun city with a great atmosphere. It offers all the advantages of a big city, but without the stress.”**

— Jacques Villeneuve, Formula 1 driver

# Audiovisual Production

## Montréal second in Canada for audiovisual production

The film and television production industry is a major force in Quebec, mainly concentrated in Montréal. *Profile 2006: An Economic Report on the Canadian Film and Television Industry* provides the most reliable performance indicators for this sector but breaks down the figures only to the provincial level. However, since the vast majority of productions in Quebec are shot in Montréal, plausible statistics can be extracted for purposes of comparing Montréal to other production locations.

*Profile 2006* shows Montréal in second place among Canadian cities in 2004-2005 in terms of both production volume and job creation. Ontario accounted for 41% of all production spending in Canada, followed by Quebec with 29% and British Columbia with 20%.

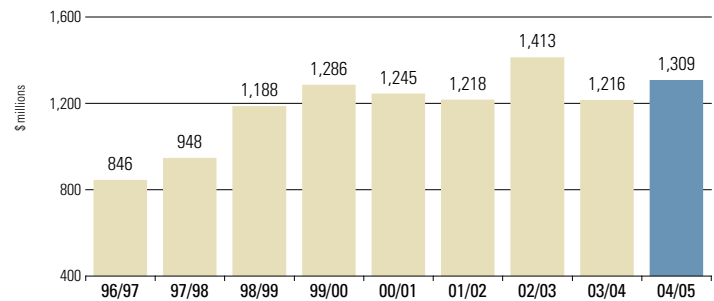
Film and television production budgets totalled \$1.3 billion in Quebec in 2004-2005, up nearly 8% from the year before. This is admirable given the difficult context in which the industry operates. Local issues of concern and intense national and international competition are among the barriers hindering growth. Further factors include the unfavourable effect of a robust Canadian dollar, new attractive tax incentives in many American states and new European Union rules that favour coproductions between member countries.

Also of note in 2005, the Quebec Film and Television Council was created to promote the province as a prime production location to foreign industry professionals.



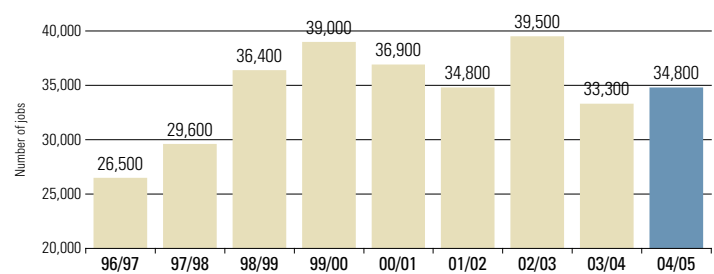
Film shoot, Saint-Paul street  
Photo: Denis Labine, Gestion des documents et archives, Ville de Montréal

Film and television production  
Province of Quebec 1996 – 2005



Source: Estimates based on CAVCO, CRTIC, CBC-SRC and Association of Provincial Funding Agencies data.

Full-time equivalent jobs directly and indirectly  
generated by film and television production  
Province of Quebec 1996 – 2005



Source: Estimates based on CAVCO, CRTIC, CBC-SRC and Association of Provincial Funding Agencies data.

## OUTLOOK FOR THE METROPOLITAN AREA

### Outlook for the Metropolitan Area

The Conference Board of Canada pegs economic activity growth in the Montréal metropolitan area at 1.8% for 2005. The stronger-than-expected Canadian dollar adversely affected the manufacturing sector and, in turn, the labour market. On a positive note, construction results surpassed the forecasts.

Montréal's economic performance in 2006 will again depend largely on how the loonie evolves. The Conference Board projects that the dollar will remain strong throughout the year and anticipates real GDP growth of 2.6%. However, there will be lingering problems in manufacturing, with repercussions for the transportation and communications sectors. Non-residential construction should perform well, but housing starts are expected to decline substantially as the market continues to absorb the oversupply produced in recent years.

#### Key forecasts for 2006:

- Real GDP growth will accelerate to 2.6%.
- The metropolitan area population will increase by 0.8%.
- Job growth will be 1.6%, translating to 30,000 more positions than in 2005. This will be seen mainly in the construction (+4.7%), finance, insurance and real estate (+3.8%) and utilities (+2.8%) sectors.
- The unemployment rate will be 8.7%, unchanged from 2005.
- Montrealers will see their personal financial situation improve substantially. Per capita income is predicted to grow by 4.8% in 2006, compared to 3.2% in 2005.
- The residential construction slump will continue in 2006, with 25.7% fewer housing starts forecast for the metropolitan area.
- Following a 6.1% upswing in retail sales in 2005, Montréal area consumers will pull back on spending this year. The projected increase is 4.4%.

Conference Board forecasts <sup>1</sup> for Montréal CMA for 2006 to 2010					
Key Indicators	Forecast rate of growth (%)				
	2006	2007	2008	2009	2010
GDP	2.6	3.1	2.9	2.8	2.7
Population	0.8	0.8	0.7	0.7	0.7
Number of jobs	1.6	1.8	1.5	1.3	1.0
Unemployment rate	8.7	8.4	8.2	7.9	7.7
Per capita income	4.8	3.7	3.6	3.2	3.0
Housing starts	-25.7	-8.5	-5.8	-1.9	-1.9
Retail sales	4.4	4.3	4.2	4.0	4.1

<sup>1</sup> Forecasts as at February 2006.  
CMA: Census metropolitan area

**“It’s an incredible place to work (Montréal). I think a lot of people come here because it’s so easy to work here and because there’s so much space and so much time and you don’t really have to earn a lot of money to get by. So, I think it’s become really healthy, because people have had some time to gestate and some time to work on their stuff and it’s grown into something pretty solid and not based on a lot of hype.”** — Stars singer Torquil Campbell, Spin Magazine





## Montréal's weight in the greater Metropolitan area

2005 Economic Statistics			
Labour market	City of Montréal	Census metropolitan area	City as % of CMA
Total employment (thousands of jobs)	920.3	1,823.5	50.5
Trade	150.9	317.5	47.5
Manufacturing	138.7	285.4	48.6
Health care and social assistance	104.2	205.1	50.8
Professional, scientific and technical services	86.2	149.8	57.5
Educational services	67.7	131.8	51.4
Information, culture and recreation	66.5	106.9	62.2
Finance, insurance, real estate and leasing	59.3	116.7	50.8
Accommodation and food services	54.8	98.6	55.6
Business, building and other support services	44.6	73.7	60.5
Other services	38.2	75.8	50.4
Transport and warehousing	37.0	82.7	44.7
Public administration	34.2	76.5	44.7
Construction	29.5	81.0	36.4
Utilities	6.2	14.1	44.0
Agriculture	1.9	7.5	25.3
Number of companies	60,660	100,259	60.5
Employment rate (%)	58.6	61.5	--
Participation rate (%)	65.7	67.3	--
Unemployment rate (%)	10.8	8.7	--
Exports (\$ millions)*	25,575	--	--
Welfare claimants (number)	63,400	82,959	76.4
<b>Capital spending</b>			
Total capital spending (\$ millions)	11,884	22,300	53.3
Private sector	8,483	17,875	47.5
Public sector	3,401	4,776	71.2
Building permits - non-residential (\$ millions)	948	1,739	54.5
Commercial	480	949	50.6
Industrial	195	447	43.6
Institutional	273	343	79.6
Downtown office vacancy rate (%)	11.6	--	--
<b>Housing</b>			
Housing starts (number)	8,535	25,317	33.7
Value of building permits - residential (\$ millions)	1,181	4,095	28.8
Housing resales (number)	14,728	36,571	40.3
Average condo price (\$)	219,327	191,887	--
Residential vacancy rate (%)	2.1	2.0	--
Capital spending on housing (\$ millions)	2,844	8,935	31.8
<b>Knowledge</b>			
Patents (number)**	741	834	88.8
University research income (\$ millions) **	967,418	n. a.	--
Scientific publications (number)***	4,110	4,335	94.8
University enrolment (number)**	164,455	n. a.	--
University qualifications awarded (number)**	40,391	n. a.	--
<b>Population</b>			
Total population	1,874,000	3,636,000	51.5
Net migration (number of persons)	1,293	17,185	--
International immigration (number of newcomers)	31,396	36,334	86.4
<b>Transportation and tourism</b>			
Tonnage handled at Port of Montreal (millions of tonnes)	24.3	n. a.	--
Cruise passengers at Port of Montreal (number)	35,360	n. a.	--
Passenger traffic at Montréal airports (millions)	10.9	n. a.	--
Visitors (thousands)	7,478	n. a.	--
Visitor spending on overnight stay or longer (\$ millions)	2,568	n. d.	--
Hotel occupancy rate (%)	67.5	67.3	--
<b>Audiovisual production</b>			
Film and television production - Province of Quebec (\$ millions)	1,309	n. d.	--

<sup>1</sup> Unless otherwise indicated

\*2003 vs. 2002; \*\*2004 vs. 2003; \*\*\*2002 vs. 2001



## Sites valued at \$50 million or more

Site	Owner	Type of construction	Value (\$M)	Start	End
Montréal, Décarie Blvd., Glen Rd.	McGill University Health Center (MUHC)	Hospital	1,100.0	May-05	April-10
Dorval, airport	ADM - Montréal-Trudeau Airport	International pier (Phase 2)	356.0	April-03	Dec.-05
Montréal	Société de transport de Montréal (STM)	Renovation of Métro stationary equipment	342.0	Nov.-03	Dec.-05
Montréal, Berri St./De Maisonneuve Blvd.	UQAM	University buildings - offices and student residences	325.0	Nov.-05	Oct.-08
Montréal, 11701 Sherbrooke St. East	Petro-Canada	Upgrade of plant to standards	245.0	March-03	Dec.-05
Montréal, 10501 Sherbrooke St. East	Shell Canada Products Ltd.	Modernization of refinery	200.0	May-04	Oct.-05
Montréal, downtown	STM	Métro administration centre	200.0	January-04	June-06
Montréal, Sainte-Catherine/Guy sts. and Loyola campus	Concordia University	University buildings (engineering and visual arts)	172.0	May-02	Dec.-05
Montréal Port of Montreal	Montreal Port Corporation	Expansion and renovation of port facilities	152.0	January-04	Dec.-08
Montréal, De la Commune/Amherst sts.	Groupe Alfid and Construction le Versant	Residential building (Faubourg Québec)	150.0	April-03	April-06
Montréal, 1225 Notre-Dame St. West	True North Properties	Residential and commercial development "Terrasse Windsor"	150.0	August-03	June-07
Montréal, 145 Président-Kennedy Ave.	UQAM - Science Complex	University buildings	110.0	Sept.-03	Sept.-05
Montréal, university campus	Université de Montréal, Marcelle-Coutu Pavilion	Biomedical and pharmaceutical complex	109.3	January-03	Feb.-06
Montréal, university campus	École polytechnique de Montréal	University buildings "Pavillons Lassonde"	105.0	June-03	August-05
Montréal, 221 Saint-Jacques St.	Groupe Aquilini	Condo-hotel complex	100.0	Dec.-04	Oct.-06
Saint-Laurent Borough	Bombardier Immobilier	Residential development and golf course "Bois-Francis II"	100.0	Dec.-98	Sept.-06
Montréal, 1000 De la Commune St.	Gestion Trams	Conversion of industrial building to housing units	100.0	March-00	January-06
Île-des-Soeurs, Sommets Blvd.	Corporation Proment	Residential development "Les Sommets sur le fleuve" (Phase 2)	100.0	January-03	July-05
Montréal, Saint-Denis St./Rosemont Blvd.	STM	Modernization of Saint-Denis maintenance centre	99.6	Nov.-05	March-07
Montréal, 1650 Berri St.	SIQ La Grande Bibliothèque	Construction of library	97.4	June-01	April-05
Montréal, 333 Sherbrooke St. East	Les Constructions Beau-Design Groupe Avantage	Residential building "Le 333 Sherbrooke"	90.0	Nov.-03	June-07
Montréal, De la Montagne St./René-Lévesque Blvd.	P. Parent and J. Essaris	Hotel-Condos "Le Crystal de la Montagne"	80.0	August-05	April-07
Île-des-Soeurs, 110 Sommets Blvd.	Corporation Proment	Residential development "Les Sommets sur le fleuve" (Phase 3)	80.0	Feb.-03	Dec.-05
Montréal, Queen-Mary Road	Saint Joseph's Oratory, Congregation of the Holy Cross	Repair of church	75.0	July-05	Oct.-08
Montréal, Notre-Dame-de-Grâce District	Benny Farm Community Land Trust	Residential development	75.0	March-04	July-06
Montréal, 345 De La Gauchetière St.	Groupe Pacific	Residential buildings "Le mosaïque Southam"	70.0	Dec.-04	Dec.-06

## Sites valued at \$50 million or more

Site	Owner	Type of construction	Value (\$M)	Start	End
Montréal Saint-Antoine St. West	Groupe Aquilini	Residential building	70.0	Dec.-04	August-06
Sainte-Anne-de-Bellevue	Sainte-Anne Hospital	Expansion and modernization of hospital	67.7	January-04	March-07
Pointe-Claire, 160 Stillview St.	Lakeshore General Hospital	Expansion and renovation of hospital	66.5	May-00	May-05
Verdun, Golf Rd.	Kevlar Real Estate Investment "Sax Project"	Residential buildings and businesses	65.0	April-03	Feb.-06
Montréal, 1200 De Maisonneuve Blvd. West	El-Ad Group	Residential building "Le 1200 Ouest"	65.0	Nov.-03	March-06
Montréal, 3745 Côte-Sainte-Catherine Rd.	Jewish General Hospital	Expansion of hospital	63.0	Oct.-04	Dec.-05
Montréal, 221 Saint-Jacques St. West	9018 4094 Québec inc.	Residential building	52.0	Dec.-04	Sept.-06
Montréal, 740 Bel-Air St.	Public Works and Government Services Canada	Office building	50.0	Sept.-04	Dec.-05

Source: Commission de la construction du Québec, 2005

## Sites valued between \$20 million and \$49.9 million

Site	Owner	Type of construction	Value (\$M)	Start	End
Montréal, Highway 40 (Sources Blvd./Île-aux-Tourtes Bridge)	Ministères des Transports	Repair of highway	48.1	April-05	Nov.-05
Montréal, 1 Place Olympique	Corporation immobilière Busac	Conversion of office building	45.0	January-03	Dec.-05
Montréal, L'Acadie Blvd.	Ivanhoe Cambridge	Expansion of Rockland Shopping Centre	45.0	Feb.-05	June-06
Saint-Laurent Borough, Highway 40/Cavendish Blvd.	Urgo Hotels	Hotels "Marriott Courtyard" (2)	45.0	May-05	July-06
Montréal, 1 Notre-Dame St. East	SIQ	Renovation of courthouse	45.0	January-02	Feb.-06
Montréal, C.-Colomb/R.-Pelletier sts.	Samcon inc.	Residential development "Domaine André-Grasset"	45.0	Nov.-03	January-06
Montréal, 2000 Drummond St.	Le Port Joli	Residential building	45.0	May-03	Dec.-05
Montréal, Saint-Antoine/Saint-François-Xavier sts.	9018 4094 Québec inc.	Residential building	45.0	Dec.-04	Oct.-06
Montréal, Aylmer/Sherbrooke sts.	McGill University	Faculty of Music building	44.0	April-03	Sept.-05
Montréal	STM	Renovation of Métro stations (Phase 2)	43.4	August-03	Dec.-05
Montréal, university campus	Université de Montréal	Renovation of Medicine/Nursing Sciences buildings	40.2	Oct.-03	August-07
Montréal, Bleury St./Viger Ave.	Promotions Bleury-Viger	Hotel and apartments "Le Riopelle"	40.0	August-05	Dec.-06
Montréal, 740 Bel-Air St.	Public Works and Government Services Canada	Office building	40.0	Sept.-04	Dec.-05
Notre-Dame-de-l'Île-Perrot	Groupe immobilier Farand	Residential development "Le Millénium"	40.0	Sept.-02	June-12
Montréal, De la Montagne St.	Ogilvy family	Residential building	40.0	Sept.-05	Dec.-06
Montréal, Viau Blvd./Jarry St.	Groupe Le Parc	Residential buildings "Saint-Léonard-sur-le-Parc"	40.0	March-05	March-06
Montréal, Rigaud/Saint-Denis sts.	Institut de tourisme et d'hôtellerie du Québec	Renovation of school	39.0	Oct.-02	May-05
Montréal, Président-Kennedy Ave./De la Concorde St.	Développements Domaine	Residential building "Le Concorde"	36.0	March-04	Dec.-05
Montréal, 5 Place Ville-Marie	Société immobilière Trans-Québec	Renovation of office building	35.0	Feb.-05	April-06
Montréal, 3185 Rachel St. East	Société en commandite Angus	Residential building	32.0	March-02	July-05
Montréal, 630 William St.	Groupe immobilier Urban Capital	Residential building	32.0	July-04	July-06
Vaudreuil, 401 Marie-Curie Blvd.	Kraft Canada Inc.	Warehouse	30.0	April-05	March-06
Montréal, 2376 Wellington St.	Owen-Illinois Canada Corp.	Renovation of plant	30.0	May-05	April-08
Montréal, 3570 Saint-Urbain St.	Sainte-Jeanne-d'Arc Hospital	Long-term care facility	30.0	January-02	August-05
Montréal, Sainte-Cunégonde/Saint-Ambroise sts.	Développement Les Éclusiers	Residential development	30.0	July-01	August-06
Montréal, Saint-Patrick St.	Compagnie immobilière Gueymard & associés ltée	Residential development	30.0	June-03	April-06

## Sites valued between \$20 million and \$49.9 million

Site	Owner	Type of construction	Value (\$M)	Start	End
Montréal, 5845 Marc-Chagall St.	Développements La Marquise Côté Saint-Luc inc.	Residential building	30.0	Dec.-03	July-05
Montréal, 5775 Cavendish Blvd.	Société Immobilière Cavendish	Residential building	30.0	Feb.-04	June-05
Île-des-Soeurs	Corporation Proment	Residential building "Les Sommets sur le fleuve" (Phase 4)	30.0	June-04	April-06
Pointe-Claire, 300 Hymus Blvd.	Le Groupe Marine TMG inc.	Residential building	30.0	Sept.-04	July-06
Lachine, 2270 and 2160 Duff Court	Office municipal d'habitation de Montréal	Renovation of residential buildings "Habitation Place Lachine"	30.0	Oct.-05	Dec.-07
Montréal, Highway 13	Ministère des Transports	Repair of highway	29.5	April-05	May-06
Montréal, Mont-Royal Borough	Société de transport de Montréal	Modernization of bus maintenance centre	29.3	June-04	March-05
Saint-Laurent Borough, 6500 Robert-Joncas	Hôtel Cavendish Ltée	Hotels "Centre d'affaires Cavendish"	27.0	March-05	July-06
Montréal, 3200 Omer-Lavallée St.	Société en commandite Angus	Seniors residence	27.0	June-03	June-05
Île-des-Soeurs	Le Groupe Maurice	Residential building "Ambiance"	26.0	April-04	July-05
Pointe-Claire, 340 Hymus Blvd.	Placements Cambridge inc.	Residential development	25.5	July-03	Feb.-05
Montréal, Sherbrooke/Alexandre-de-Sève sts.	CHUM Pavillon Notre-Dame	Renovation of hospital	25.0	March-01	June-08
Montréal, Saint-Urbain St.	UQAM	Student residences	25.0	April-04	Sept.-05
Montréal, Des Pins interchange	Ville de Montréal	Rebuilding of interchange	25.0	May-05	Oct.-06
Montréal, Saint-Urbain/Sherbrooke sts.	UQAM	Student residence	25.0	Oct.-04	Dec.-05
Montréal, Bleury St./Viger Ave.	Groupe Canvar	Residential building "Résidence Bleury-Viger"	25.0	April-05	August-06
Montréal, 2910 Notre-Dame St. East	Merlin Immobilier inc.	Residential building	25.0	June-05	July-06
Montréal, 5000 Bélanger Ave.	Montreal Heart Institute	Expansion of hospital	24.0	Oct.-05	Oct.-08
Montréal, 130 Charlotte St.	Aquilini Investment Group inc.	Residential building "Le District" (Phase 1)	24.0	March-04	Nov.-05
Montréal, 50 Place du Commerce	Habitations Luc Maurice inc.	Seniors residence	23.0	April-04	July-05
Montréal, 7272 Sherbrooke St. West	Concordia University, Loyola Campus	School	22.0	January-04	Sept.-05
Montréal, 701 Côte de la Place-d'Armes	Le Groupe Antonopoulos	Expansion of hotel "Le Place d'Armes"	21.0	Oct.-03	May-05
Montréal, 5655 Saint-Zotique St. East	Santa Cabrini Hospital	Hospital expansion and renovation (emergency room)	20.8	June-04	Dec.-06
Saint-Laurent Borough, 3400 Raymond-Lasnier St.	The Hockey Company (THC)	Office building and research centre (Phase 1)	20.0	Sept.-04	Nov.-05
Montréal, Jeanne-Mance/Sainte-Catherine sts.	Hyatt Regency Montréal	Renovation of hotel	20.0	Feb.-04	May-05
Pointe-Claire, 7300 Trans-Canada Highway	Tyco Médical Canada	Renovation of plant	20.0	June-05	Nov.-05

### Sites valued between \$20 million and \$49.9 million

Site	Owner	Type of construction	Value (\$M)	Start	End
Les Cèdres	Qualiporc Regroupement Coopératif	Plant	20.0	March-04	Dec.-06
Saint-Laurent Borough, 3700 Timens Blvd.	Société du groupe d'embouteillage Pepsi Canada	Modernization of plant	20.0	August-05	Nov.-05
Montréal, Saint-Urbain/Sherbrooke sts.	UQAM - TÉLUQ	University building	20.0	Oct.-04	Dec.-05
Montréal, 13th Ave./Beaubien St.	Office municipal d'habitation de Montréal	Residential building "Église Saint-Eugène"	20.0	June-05	August-06
Montréal, 445 Viger Ave. West	Les Développements du D'Arcy McGee Ltée	Residential building	20.0	Feb.-04	August-05
Montréal, Hochelaga St. (between Aubry and Taillon)	Toits de Mercier	Residential building	20.0	Sept.-05	Sept.-06
Kirkland, 16711 Trans-Canada Highway	Merck Frost Canada	Plant	20.0	March-03	August-05
Dorval, airport	ADM	Multi-level car park	20.0	August-05	Feb.-06

Source: Commission de la construction du Québec, 2005

## Sites valued between \$10 million and \$19.9 million

Site	Propriétaire	Type de construction	Valeur (M\$)	Début	Fin
Montréal, 81 De Brésolles St.	Développement McGill	Residential building "Orléans"	19.0	Sept.-04	Oct.-05
Montréal, 6803 Heywood St.	Immeubles Heywood inc.	Residential building	19.0	Nov.-03	Sept.-05
Montréal, 77 to 83 Rachel St. East	S.B.I. Management Ltée	Residential buildings	19.0	March-04	August-05
Île-des-Soeurs, 1 De la Pointe Rd.	Le Domaine de la Forêt	Residential building	18.7	January-03	April-05
Montréal, 8981 L'Acadie Blvd.	Marché central métropolitain	Shopping centre	18.0	March-04	June-05
Montréal, 1650 Chabanel St. West	Les Entreprises Point Zéro	Store	18.0	June-05	April-06
Montréal, La Ronde	Parc Six Flags Montréal S.E.C.	Modernization of amusement park	18.0	Sept.-05	May-06
Montréal, Durocher Ave.	Noranda (CCR)	Modernization of plant	18.0	Sept.-05	May-06
Montréal, 220 Durocher Ave.	Métallurgie Noranda, Affinerie CCR	Expansion and modernization of plant	18.0	Oct.-05	May-06
Outremont Borough	Groupe Sasco inc.	Residential buildings "Le Florissant"	18.0	Oct.-04	Dec.-05
Montréal, 8845 Saint-Laurent Blvd.	STCUM	Repair and renovation of maintenance workshop	17.6	July-03	May-05
Pointe-Claire, Hymus Blvd.	Constructions Quorum inc.	Residential development	17.5	Nov.-04	Nov.-06
Montréal, 3581 Gouin Blvd. East	Rive Gouin II inc.	Residential building	17.5	June-05	Dec.-06
Montréal, Île Sainte-Hélène	Ville de Montréal	Aquatic centre	17.0	Dec.-03	July-05
Montréal, 2000 Berri St.	STM	Renovation and expansion of office building	17.0	Sept.-04	August-05
Saint-Laurent Borough, Technoparc	Accor - North America	Hotel "Novotel"	17.0	Oct.-05	Oct.-06
Montréal, 13 <sup>e</sup> Ave./Beaubien St.	Office municipal d'habitation de Montréal	Residential building "Église Saint-Eugène"	17.0	June-05	August-06
Montréal, 6803 Abraham-de-Sola St.	Gestion immobilière Trams	Residential building "Le Luxor"	17.0	March-04	Nov.-05
Saint-Laurent Borough, 1700 Saint-Louis St.	Saint-Louis Sec. Laurin	Residential building	17.0	Feb.-05	August-06
Montréal, 11844 Bois-de-Boulogne St.	C.H.Q. - CLSC Bordeaux-Cartierville	Renovation of hospital "Saint-Joseph de la Providence"	16.9	August-04	Nov.-05
Saint-Laurent Borough, 895 Muir St.	Les Terrasses de la Gare Montpellier SNC	Residential buildings	16.5	Sept.-03	Dec.-05
Montréal, Cité du Havre	Groupe Canvar Pierre Varadi and Leon Wildstein	Residential building "Profil O"	16.0	July-03	March-05
Montréal, 10 Ontario St. West	SLEB 1 inc.	Conversion of industrial building to housing units	16.0	Feb.-03	Dec.-05
Lasalle Borough	Société Sotramont	Residential development "Les Jardins du Cavalier"	16.0	Oct.-04	Oct.-05
Île-des-Soeurs, 200 De la Pointe Rd. South	Corporation Proment inc.	Residential building "Verre sur vert"	16.0	August-05	Sept.-06
Marché Central St.	Cinéma Guzzo	Multiplex theatre	15.0	April-04	August-05

## Sites valued between \$10 million and \$19.9 million

Site	Owner	Type of construction	Value (\$M)	Start	End
Montréal, 71 De la Commune St.	Le Saint-Honoré	Multi-purpose building	15.0	July-03	July-05
Montréal, 400 De Maisonneuve Blvd. West	Investissement Samen inc.	Renovation of office building	15.0	May-05	January-06
Saint-Laurent Borough, 2599 Alfred-Nobel St.	Rebuild Development Ltd	Hotel	15.0	June-05	Oct.-06
Rivière-Beaudette, 500 Léger St.	Montupet Ltée	Modernization of plant	15.0	July-04	July-07
Montréal, 451 Sainte-Catherine St. West	St. James United Church	Repair of church	15.0	April-95	March-06
Montréal, Saint-Patrick St.	Compagnie immobilière Gueymard & associés Ltée	Residential development	15.0	June-03	June-05
Montréal, 1638 -1650 Sherbrooke St. West	Aménagement BeauxArts inc.	Residential buildings	15.0	May-04	Dec.-06
Montréal, 1058 Saint-Denis St.	Hôpital Saint-Luc (CHUM)	Renovation of hospital	14.9	August-01	May-06
Montréal, 11519 Pelletier St.	Société en commandite immobilière Solim	Seniors residence	14.0	May-04	June-05
Verdun, 4000 Lasalle Blvd.	Centre hospitalier de Verdun	Redevelopment and renovation of hospital	13.9	June-01	Sept.-05
Montréal, Côte-Sainte-Catherine Rd.	Hôpital Sainte-Justine	Renovation of hospital	13.0	Dec.-01	Sept.-05
Montréal, 11844 Bois-de-Boulogne St.	Hôpital Saint-Joseph-de-la-Providence	Renovation and modernization of hospital	13.0	August-04	Dec.-05
Montréal, McGill/Saint-Jacques/De la Commune sts.	Ville de Montréal	Municipal infrastructure	13.0	August-05	Dec.-06
Montréal, Mentana/Saint-Grégoire sts.	Habitat Chambord - Le Jardin en ville	Residential buildings "Jardins d'Héraclès"	13.0	Feb.-04	August-06
Anjou, 6923 Galeries d'Anjou Blvd.	Les Jardins Versaille	Residential building	13.0	Sept.-04	April-06
Montréal, 801 Sherbrooke St. East	Société immobilière 801 Sherbrooke Est	Residential building	13.0	June-05	Sept.-06
Montréal, 10300-10350 Galeries d'Anjou Blvd.	Investissements Groupe Montclair inc.	Residential building	12.5	Oct.-03	July-06
Montréal, 300 Stillview St.	Le groupe Maurice	Residential building	12.5	Nov.-05	Oct.-06
Montréal, 4245 Décarie Blvd.	Collège Villa-Maria	Expansion of renovation of school	12.3	August-05	Dec.-06
Montréal, 221 Saint-Jacques St.	Groupe Aquilini	Condo-hotel building	12.0	Dec.-04	June-06
Saint-Laurent Borough, 1200 Alexis-Nihon St.	Les Entreprises Samig Ltée	Seniors residence	12.0	June-04	June-05
Anjou Borough	San Carlo Construction	Residential buildings "Villa Latella"	12.0	March-04	April-05
Montréal, 15500 Sherbrooke St. East	Les constructions Sydobert inc.	Residential building "Les Crystalliques sur le golf"	12.0	Oct.-03	May-05
Montréal, 3591 Gouin Blvd. East	Construction Remo	Residential building "Le Rive-Gouin" (Phase 2)	12.0	June-05	Dec.-06
Pointe-Claire, Harry-Worth St.	Groupe GJC Lavoie	Residential development	12.0	July-03	Dec.-05
Montréal, 12900 De Montigny St.	Habitation Les Deux Âges	Residential buildings	12.0	April-05	January-06
Montréal, 4645 Métropolitain Blvd. East	4234081 Canada inc.	Residential building	12.0	March-05	March-06

## Sites valued between \$10 million and \$19.9 million

Site	Owner	Type of construction	Value (\$M)	Start	End
Montréal, 7085 Saint-Laurent Blvd.	9123-7750 Québec inc.	Residential building	12.0	June-05	August-06
Senneville, 87 Senneville Rd.	Clintrials Biorecherches Itée	Expansion of laboratory	12.0	Oct.-03	April-06
Montréal, 628 Côte-Sainte-Catherine Rd.	Pensionnat du Saint-Nom-de-Marie	Expansion and renovation of school	11.8	June-05	Feb.-06
Montréal, 8000 Côte-Saint-Luc Rd.	B'nai Brith House	Seniors residence	11.0	Nov.-04	Nov.-05
Montréal, 3598 Angrignon Blvd.	Conception Habitat 2000 inc.	Residential building	11.0	Sept.-03	August-05
Lachine, Victoria St./19 <sup>e</sup> Ave./Remembrance St.	Développement Rose-Bleu	Residential development "Cours des Rosiers"	11.0	Feb.-04	April-07
Montréal, Jeanne-Mance St.	Conceptions Rachel-Julien inc.	Residential building "Le Somo"	11.0	Nov.-04	Nov.-05
Montréal, 12112 Rodolphe-Forget Blvd.	Office municipal d'habitation de Montréal	Residential building	11.0	Feb.-05	Dec.-05
Dorval	LISI Aérospace	Plant	10.8	June-05	Oct.-05
Montréal, Trianon St.	Groupe Axxco	Residential development	10.5	Feb.-05	Feb.-06
Lachine, 2900 Notre-Dame St.	Merlin immobilier inc.	Residential building	10.5	August-04	July-05
Montréal, Lacombe and Jean-Brillant sts.	St. Mary's Hospital	Renovation of hospital	10.2	January-04	April-06
Montréal, 4700 Dagenais St.	3911349 Canada	Community centre	10.0	January-02	April-05
Montréal, 612 Saint-Jacques St. West	Quebecor	Renovation of office building	10.0	March-04	March-05
Montréal, 6190 Henri-Bourassa Blvd.	Sobeys - IGA - Extra	Store	10.0	May-05	Oct.-05
Lachine Borough, 55 Ouellette St.	Office municipal d'habitation de Montréal	Seniors residence	10.0	January-05	Oct.-05
Montréal, Highway 20/Notre-Dame Blvd. West	Ministère des Transports	Highway ramp	10.0	August-05	March-06
Montréal, 3984 Préfontaine St.	GRT - Bâtir son quartier	Residential building "Logements S. Préfontaine"	10.0	June-05	June-06
Saint-Laurent Borough, 840 Muir St.	Groupe immobilier Scalia	Residential building	10.0	Nov.-03	May-05
Montréal, 10 and 12 Saint-Jacques St. West	Daniel Révah - Patrick Lévy	Renovation of residential building "Édifice Thémis"	10.0	Oct.-03	March-06
Montréal, 110 Rhéaume St.	Les Habitations Lapoudrière	Residential building	10.0	July-03	Sept.-05
Montréal, 334 Notre-Dame St. East	Cegerco	Residential building "Le 334 Notre-Dame"	10.0	March-04	Oct.-05
Lachine Borough, 500 Sherbrooke St.	Excellence Construction	Residential building	10.0	April-04	May-06
Dollard-des-Ormeaux, 185 Thornhill St.	Résidence Château Royal inc.	Residential building	10.0	January-05	January-06
Saint-Laurent Borough, 800 Muir St.	Les développements Scalia	Residential building "Le Caron" (Phase VI)	10.0	Sept.-05	June-06
Montréal, 1075 De Bullion St.	Centre Yee Kang	Residential building	10.0	Nov.-04	March-06
Montréal, 7060 Hutchison St.	Conceptions Rachel-Julien inc.	Residential building	10.0	June-05	June-06

Source: Commission de la construction du Québec, 2005

## Sites valued between \$5 million and \$9.9 million

Site	Owner	Type of construction	Value (\$M)	Start	End
Montréal, 1650 Chabanel St. West	Les Entreprises Point Zéro	Store	9.5	June-05	Dec.-05
Montréal, 6767 Côte-des-Neiges Rd.	Ville de Montréal	Community centre and offices	9.5	Oct.-04	Oct.-05
Saint-Laurent Borough, 1675 Saint-Louis St.	Coopérative d'habitation des Nations	Residential building	9.5	Sept.-05	June-06
Montréal, Highway 40 (from Anjou to Charles-de-Gaulle Bridge)	Ministère des Transports	Repair of bridges	9.0	May-05	Nov.-05
Montréal, 3700 Henri-Bourassa Blvd. East	Building Best Condos inc.	Residential building	9.0	January-04	Sept.-05
Pointe-Claire, 33 Maywood St.	Office municipal d'habitation de Montréal	Residential building	9.0	Dec.-03	August-05
Anjou, 6923 Galeries d'Anjou Blvd.	Les Jardins Versaille	Residential building	9.0	Sept.-04	January-06
Montréal, Galeries-d'Anjou Blvd.	San Carlo Construction	Residential building	9.0	Sept.-04	Dec.-06
Montréal, Aubry/Souigny sts.	Bâtir son quartier - Groupe de ressources techniques	Residential building	9.0	March-05	Dec.-05
Montréal, 3131 Sherbrooke St. East	Société d'habitation de Montréal	Expansion and renovation of housing property	9.0	May-05	April-06
Montréal, 7250 Galeries-d'Anjou Blvd.	San Carlo Construction inc.	Residential building	8.8	March-04	July-05
Montréal, 3040 Sherbrooke St. West	Dawson College	Theatre and installation	8.7	August-05	July-06
Montréal, 9250 Hochelaga Blvd.	Toit de Mercier 2 Coop	Residential building	8.5	August-05	June-06
Montréal, 1455 Towers St.	Les Lofts du village du Musée inc.	Residential building	8.4	Feb.-04	Oct.-05
Saint-Laurent Borough, 495 Jules-Poitras Blvd.	9135-3409 Québec inc.	Residential building	8.4	March-05	Nov.-05
Montréal, 3825 Cavendish Blvd.	OBNL Chez Soi	Residential building	8.2	January-05	Dec.-05
Pierrefonds, 17135-45 Gouin Blvd. West	4061004 Canada inc. (Vinzenco Barraso)	Residential buildings	8.2	Nov.-04	June-06
Montréal, Lajeunesse Blvd./De Castelneau St.	Association des locataires de Villeray	Residential building "La Collective"	8.1	Oct.-04	June-05
Montréal, Mont Royal Park	Ville de Montréal	Redevelopment of park	8.0	April-05	April-06
Montréal, 715 Peel St.	Human Resources Canada	Repair of office building	8.0	June-03	January-07
Montréal, 5 Complexe Desjardins	Place Desjardins inc.	Renovation of office building	8.0	March-03	August-05
Vaudreuil-Dorion, Cité-des-Jeunes Blvd.	Home Depot	Store	8.0	Oct.-04	July-05
Montréal, Galeries d'Anjou Blvd.	Best Buy Les Galeries d'Anjou	Store	8.0	May-05	Oct.-05
Pointe-Claire	Best Buy	Store	8.0	May-05	Oct.-05
Montréal, 6553 Place Beaubien	Les Jardins de l'Aubade inc.	Seniors residence	8.0	Feb.-04	July-05
Montréal, 10150 A Notre-Dame St. East	Ville de Montréal	Municipal infrastructure	8.0	April-05	June-05

## Sites valued between \$5 million and \$9.9 million

Site	Owner	Type of construction	Value (\$M)	Start	End
Montréal, 9999 L'Acadie Blvd.	Groupe Sasco 2002 inc.	Residential building "Château Acadie"	8.0	Dec.-03	April-05
Lachine, 795 1 <sup>re</sup> Ave.	9125 2346 Québec inc.	Residential building	8.0	Oct.-03	Dec.-05
Montréal, 1 Côte-Saint-Luc Rd.	Fairway Properties	Residential building	8.0	January-04	July-05
Montréal, across from 80 De Brésoles St.	Développements Orléans inc.	Residential building	8.0	May-04	March-06
Montréal, 1550 Henri-Bourassa Blvd. West	Construction Miraflore inc.	Residential building	8.0	May-04	Sept.-05
Montréal, 55 Molière St.	Construction Sopra inc.	Residential building	8.0	March-05	March-06
Montréal, 1300 Rosemont Blvd.	Gestion Jean-Pierre Laverdure	Residential building	8.0	Feb.-05	Feb.-06
Montréal, 4850 Côte-Saint-Luc Rd.	Groupe El-Ad	Residential building	8.0	Oct.-05	Dec.-06
Montréal, 6893 Sherbrooke St. East	Le Repos Saint-François-d'Assise	Cemetery	8.0	August-05	Nov.-06
Montréal-Nord	Ville de Montréal	Community centre and arena	7.8	Feb.-05	Feb.-06
Montréal, 12000 Rolland Blvd.	Ville de Montréal	Arena	7.8	Feb.-05	Nov.-05
Dorval, 133 to 137 Dorval Ave.	Habitation communautaire de la banlieue Ouest	Residential development	7.8	Sept.-04	Dec.-05
Montréal, 4325 Jean-Talon St. East	Maxi & Cie	Store	7.6	April-05	Oct.-05
Montréal, 12230 Laurentien Blvd.	Développement Les Jardins des écluses inc.	Residential development	7.6	May-04	Oct.-05
Montréal, 6260 Jarry St. East	Les Habitations Magribec inc.	Residential building	7.6	Oct.-04	Nov.-05
Baie d'Urfé, 20500 Trans-Canada Highway	Rolf C. Hagen	Office building	7.5	Sept.-05	May-06
Montréal, 8901 Henri-Bourassa Blvd. East	Les Placements Campotoro inc.	Warehouse	7.5	June-05	Oct.-05
Montréal, 1200 Beaumont St.	Groupe Accueil international Ltée - Algorithme Pharma	Medical clinic	7.5	Oct.-04	January-06
Montréal, 7275 Beauport St.	San Carlo Construction inc.	Residential building	7.5	March-04	July-05
Dollard-des-Ormeaux, 4200 Sources Blvd.	Office municipal d'habitation de Montréal	Seniors residence	7.5	April-05	Feb.-06
Montréal, 605 Wolfe St.	Les Habitations: L'École des Sages inc.	Residential building	7.5	March-05	January-06
Montréal, 1100 Saint-Antoine St. East	Coopération d'habitation La Porte du Bourg	Residential building	7.4	May-04	Sept.-05
Montréal, 7050 27 <sup>th</sup> Ave.	Constructions Beau-Design inc.	Residential building	7.3	August-05	June-06
Montréal, 334 Notre-Dame St. East	René Bilodeau	Residential building	7.2	March-04	May-05
Montréal, 10950 Perras Blvd.	Corporation d'hébergement du Québec - Centre Boscoville 2000	Renovation of correctional facility	7.1	April-04	August-05
Montréal, 1555 Carrie-Derick St.	Frank Motter	Office building	7.0	Dec.-04	Sept.-05

## Sites valued between \$5 million and \$9.9 million

Site	Owner	Type of construction	Value (\$M)	Start	End
Montréal, next to 1505 Dickson St.	Triad-Gest-Co Ltée	Warehouse	7.0	August-05	January-06
Montréal, 4545 Côte-Vertu Blvd. West	J.-G. Sylvain et G. Santoianni Neuvco inc.	Hotel	7.0	Sept.-05	August-06
Montréal, 13900 Notre-Dame St. East	Le Groupe Savoie	Nursing home "Les Résidences Soleil"	7.0	August-03	August-05
Montréal, 9503 Sherbrooke St. East	Société en commandite Deniel Palmer	Medical clinic	7.0	Oct.-04	August-05
Westmount, 815 Upper Belmont Ave.	Villa Sainte-Marcelline	Expansion of school	7.0	July-04	Sept.-05
Montréal, 60 Saint-Paul St. West	9126 7948 Québec	Residential and commercial building	7.0	July-03	May-05
Pierrefonds, 310 Rive-Boisée Rd.	Rive-Boisée inc.	Residential building	7.0	June-03	June-05
Lachine, 2150 Saint-Joseph Blvd.	Les Propriétés Belcourt inc.	Residential building	7.0	April-04	Dec.-05
Montréal, 1909 De Chambly St.	Conceptions Rachel Julien inc.	Residential building "Le Novo"	7.0	April-05	Feb.-06
Dollard-des-Ormeaux, 4270 Sources Blvd.	Construction Melval inc.	Residential building	7.0	April-05	April-06
Montréal, 855 René-Lévesque Blvd. East	Samcon inc.	Residential building	7.0	Oct.-05	Dec.-06
Montréal, 5035 Rouen St. and 2269 Viau Blvd.	Ville de Montréal	Municipal vehicle workshops	6.9	August-04	August-05
Montréal, 1455 De Maisonneuve Blvd. West	Concordia University	Renovation of Drummond Building	6.8	May-05	Feb.-06
Outremont, 999 McEachran St.	Outremont Borough	Recreation and community centre	6.6	July-05	April-06
Montréal, 1597 Des Pins Ave. West	CHUM - Pavillon Hôtel-Dieu de Montréal	Renovation of hospital (emergency room and intensive care)	6.6	Sept.-01	March-05
Senneville, 200 Senneville Rd.	Manon Pilon and Amir Hussein	House	6.5	April-03	March-06
Saint-Laurent Borough, Sainte-Croix Ave.	Les résidences collégiales Saint-Laurent inc.	Student residence	6.5	March-05	August-05
Saint-Laurent Borough, 1165 Sainte-Croix Ave.	Les demeures Sainte-Croix	Residential building (Phase 2)	6.3	Feb.-05	Oct.-05
Montréal, Sainte-Maria-Goretti St.	Ville de Montréal	Municipal infrastructure	6.2	March-05	Sept.-05
Montréal, 677 Sainte-Catherine St. West	Ivanhoe Cambridge inc.	Office building	6.0	August-03	June-05
Dorval, 1900 Trans-Canada Highway	Compagnie de construction Brinton	Expansion of hotel	6.0	July-05	Feb.-06
Montréal, Trianon and Marseille sts.	Groupe Axxco inc.	Streets and sidewalks	6.0	August-04	Dec.-05
Montréal, 650 Notre-Dame St. West	Phénix Notre-Dame	Residential building	6.0	May-03	Dec.-05
Montréal, 3080-4000 Émile-Vanier St.	Société en commandite Angus	Residential building	6.0	March-03	March-05
Montréal, 7280 Galeries d'Anjou Blvd.	San Carlo Construction inc.	Residential building	6.0	March-05	January-06
Saint-Laurent Borough, Marcel-Laurin Blvd.	Ville de Montréal - Saint-Laurent Borough	Renovation of municipal infrastructure	5.9	Sept.-05	April-06

## Sites valued between \$5 million and \$9.9 million

Site	Owner	Type of construction	Value (\$M)	Start	End
Montréal, 1086 Clark St.	Centre communautaire et culturel chinois de Montréal	Repair of community centre	5.8	June-04	Feb.-05
Montréal, 2150 Pie IX Blvd.	City Corp	Residential building	5.8	August-04	Nov.-05
Montréal, 600 De Maisonneuve Blvd. West	Oxford Québec	Office building	5.6	July-05	Dec.-05
Montréal, Saint-Ambroise St.	Bâtir son quartier - OBNL Citadelle Saint-Ambroise	Residential development	5.6	Feb.-05	July-06
Pointe-Claire, 7500 Trans-Canada Highway	Mallinckrodt Chemical Canada	Expansion of plant	5.5	January-05	Oct.-05
Montréal, Saint-Grégoire St.	Ville de Montréal	Sewers and water mains	5.5	Nov.-04	Nov.-05
Montréal, 1160 Van Horne Ave.	Immobilière M. Goudreau inc.	Residential building	5.5	Dec.-04	Oct.-05
Saint-Laurent Borough, 1155 Sainte-Croix Ave.	Demeures Sainte-Croix inc.	Residential building (Phase 3)	5.5	March-05	Nov.-05
Montréal, 425 Sainte-Hélène St.	Développement Sainte-Hélène	Residential building	5.3	Oct.-03	Feb.-05
Montréal, 8751-8761 9 <sup>th</sup> Ave.	La Coopérative d'habitation Résidence Casa Blanca	Residential building	5.3	July-04	March-05
Montréal, Saint-Antoine St.	Ville de Montréal Coopérative d'habitation Val Perché	Seniors residence	5.2	March-04	August-05
Pierrefonds, 18025 Gouin Blvd. West	Pierrefonds-Senneville Borough	Filtration plant	5.2	Sept.-04	March-05
Montréal, William/De l'Inspecteur sts.	Alliance Prével	Conversion of factory to residential building	5.2	May-04	May-05
Montréal, Hochelaga/Maisonneuve district	Ville de Montréal	Public square "Place Valois"	5.0	May-05	Feb.-06
Montréal, 900 De La Gauchetière St. West	Place Bonaventure	Commercial building	5.0	March-03	March-05
Montréal, 41 Saint-Jacques St. West	Pasquin Saint-Jean et associés inc.	Store	5.0	July-03	January-05
Montréal, 12301 Highway 40 East	Jean-Paul Beaudry Itée	Store	5.0	Oct.-04	May-05
Île Perrot, 501 Grand Blvd.	1332369 Ontario Inc.	Shopping centre	5.0	April-05	Dec.-06
Montréal, 5250 Décarie Blvd.	Compagnie d'assurance Jevco	Office building	5.0	April-05	April-06
Pincourt, 92 Cardinal-Léger Blvd.	Provigo inc.	Store	5.0	May-05	Nov.-05
Dorval, 325 Bouchard St.	S.F. Marketing inc.	Warehouse	5.0	August-05	Dec.-05
Montréal, 2901 Rachel St. East	Société de développement Angus	Office building	5.0	August-05	March-06
Montréal, 1751 Richardson St.	9143-7459 Québec inc.	Warehouse	5.0	January-05	Dec.-06
Montréal, 100040 Métropolitain Blvd. East	Trans-Northern Pipelines inc.	Modernization of refinery	5.0	July-04	Feb.-05
Montréal, 5905 Côte-de-Liesse Rd.	Standard MDL inc.	Plant	5.0	March-05	Oct.-05
Verdun, 6875 LaSalle Blvd.	Douglas Hospital	Renovantion of research laboratories	5.0	April-03	May-06

### Sites valued between \$5 million and \$9.9 million

Site	Owner	Type of construction	Value (\$M)	Start	End
Montréal, Saint-Denis St.	Ville de Montréal	Repair of municipal infrastructure	5.0	Nov.-05	June-06
Pierrefonds, . 16609 to 16709 Pierrefonds Blvd	Immeubles Saba	Residential building	5.0	July-03	August-05
Montréal, 65 René-Lévesque Blvd. East	4136985 Canada inc. Groupe Canvar	Residential building	5.0	Sept.-03	Sept.-05
Montréal, 3465 Côte-des-Neiges Rd.	Avantis Cellulaire inc.	Residential building	5.0	August-04	July-05
Montréal, 3830 Saint-Ambroise St.	Le Clos Saint-Ambroise inc.	Residential building	5.0	Oct.-03	Dec.-05
Montréal, 11519 Pelletier Ave.	Solim	Residential building	5.0	May-04	July-05
Montréal, 12485 Primat-Paré St.	Le Square Perras	Residential building	5.0	Nov.-04	August-05

Source: Commission de la construction du Québec, 2005





# ECONOMIC HEADLINES IN 2005

## Economic Headlines in 2005

Photo: Ville de Montréal



**Université de Montréal**  
Observatoire des techniques numériques,  
École d'architecture



### FEBRUARY

- Reebok moving Canadian headquarters to Montréal
- SAP Labs Canada to double staff at Cité du multimédia
- 1,000 new jobs at UbiSoft by 2010, with investments of over \$700M

Photo: Jean-Jacques Hubert, Ville de Montréal



### MARCH

- \$3 billion in downtown projects in past three years
- Cité de la mode to get commuter train service

Photo: Ville de Montréal



### JANUARY

- \$300M Israel-US co-venture for nine condo complexes and two seniors residences in Montréal
- Inauguration of the international headquarters of HUPO (Human Proteome Organisation)

### APRIL

- UNESCO designates Montréal 2005 Book Capital
- PFK Canada expands call centre and creates 150 jobs
- France's Institut national de la santé et de la recherche médicale installs research unit in Montréal

Headquarters of the International Civil Aviation Organization (ICAO)  
Photo: Service de la mise en valeur du territoire et du patrimoine



**Carré Saint-Louis**

Photo: Service de la mise en valeur du territoire et du patrimoine



Photo: Bombardier

**MAY**

- *Financial Times* ranks Montréal among world's top 10 cities
- International Design Alliance sets up shop in Montréal's international district
- Labatt spending \$50M to boost production
- Best Buy opens first Quebec location at Marché central
- \$21M to expand Le Place d'Armes hotel

**JUNE**

- Indalex Aluminium Solutions to invest \$20M and create 62 jobs
- CAE moves Canadian headquarters to Montréal
- Video games: Babel Media to create 100 jobs in 2005
- Cybird plans to expand in Montréal
- Cost of living: Montréal least expensive in country after Ottawa
- Montréal welcomes BRAMS (International Laboratory for Brain, Music and Sound Research)
- French LISI Aerospace opens plant in Montréal
- Divcom moves part of operations from Toronto to Montréal
- \$320M investment planned for Voyageur terminal area

**Place Riopelle and the Palais des congrès in the Quartier international**

Photo: Société du Havre de Montréal



Photo: Octane

**JULY**

- UK's Ulogistics locates North American headquarters in Montréal
- Montréal's international district in finals for coveted PMI Project of the Year Award
- New Shriners Hospital will be built in Montréal

**AUGUST**

- Montréal chosen to host 2006 Kiwanis International Convention and 2009 International Diabetes Federation Congress
- Montréal ranked best Canadian city for international conventions
- World-leading TransPerfect Translations sets up shop in Montréal

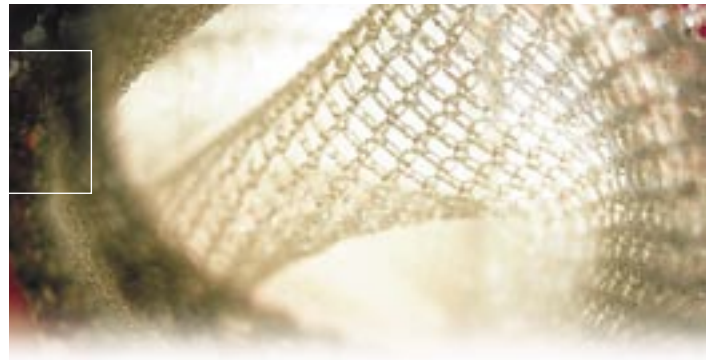
**Université de Montréal**  
Photo: Service de la mise en valeur du territoire et du patrimoine



Photo: Ville de Montréal



Photo: La Revue du textile



**SEPTEMBER**

- Université de Montréal and Ubisoft partner in graduate program for game design training
- Point Zero doubles Montréal head office space at Cité de la mode
- IBM opens new International PLM Centre and creates 200 jobs in Montréal

**OCTOBER**

- *London Times* ranks McGill University among world's best
- Plateau Mont-Royal: Canada's most creative neighbourhood
- Montréal gets new Novotel hotel
- \$24M and 80 new jobs for Montréal Heart Institute
- New home for CHUM research centre at Centre des biotechnologies du Technopôle Angus

**NOVEMBER**

- Nanométrie honoured with prestigious award by New York-based e-magazine *Nanotech Briefs*
- Mexx Canada creates 150 jobs in Montréal
- UN Climate Change Conference generates \$33M for local economy
- UQAM inaugurates new Pierre-Dansereau science complex: \$155M urban ecological campus
- École de technologie supérieure gets Canada Research Chair in Computer-Assisted Engineering for Sustainable Building Design
- Shell Canada announces major investment in Montréal facilities
- Tyco Médical Canada invests \$20M in Montréal plant and creates 70 jobs
- Compuware plans Montréal expansion and 770 new jobs over three years
- Cospas-Sarsat international secretariat relocates to Montréal
- Université de Montréal-affiliated pharmacogenomics centre going ahead
- International Game Developers Association ranks Montréal at game industry forefront
- Biotechnologies: US venture capitalist ProQuest Investments chooses Montréal

Photo: Octane



**DECEMBER**

- Electronic Arts's NHL 07 video game to be designed in Montréal

**Faubourg Québec**  
Photo: Service de la mise en valeur du territoire et du patrimoine



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

#### Public administration

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

**Montréal Metropolitan Community**  
[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.cmhc.ca](http://www.cmhc.ca)

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

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

#### Economy

**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 Montreal**  
[www.cmm.qc.ca](http://www.cmm.qc.ca)

#### Transportation

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

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

#### Tourism

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



Montréal 

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