

# 2004 ECONOMIC REPORT

## City of Montréal



The *2004 Economic Report* is a publication of the Ville de Montréal,  
Service de la mise en valeur du territoire et du patrimoine,  
Direction de la planification stratégique.

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## 2004 ECONOMIC REPORT

### 2004 Economic Report

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The *Economic Report*, a new annual publication by the City of Montréal, reviews the main indicators that illustrate the municipality's economic activities. For the most part, the report focuses on Montréal proper.

This report is intended to complement those produced by the Montréal Metropolitan Community and Montréal International, both of which consider the greater metropolitan area in a North American context. Together with the City of Montréal, these bodies are members of a research committee made up of different regional economic partners, and this report is one of the results of their co-operation.

As time goes on, this publication will be adjusted so as to serve as an operating report for the City's economic development strategy and action plan.

## 2004 AT A GLANCE: 2004 at a Glance: Encouraging Trends

Main Economic Indicators Variation 2003 – 2004		
<b>Labour market</b>		
Employment	↗	Up by 1.4%
Employment rate	↗	Up by 0.5 percentage point
Unemployment rate	↘	Down by 1.3 percentage points
Welfare claimants	↘	Down by 3.2%
<b>Capital spending</b>		
Capital investment	↗	Up by 2.1%
Private-sector investment	↗	Up by 3.8%
Direct foreign investment	↗	Up by 21.6%
Building permits	↗	Up by 16.4%
Downtown office vacancy rate	↗	Up by 0.7 percentage point
<b>Population</b>		
Population	↗	Up by 0.3%
Net migration	↗	Net gain of 2,230
International immigration	↗	33,593 new immigrants, up by 28%
<b>Housing</b>		
Capital spending on housing	↗	Up by 6.7%
Housing starts (including conversions)	↗	Up by 42%
Housing resales	↗	Up by 1.5%
Average condo sale price	↗	Up by 10.3%
Vacancy rate	↗	Up by 0.6 percentage point
<b>Tourism</b>		
Number of hotel rooms occupied	↗	Up by 2.8%
Hotel occupancy rate	↗	Up by 2.5 percentage points
Average hotel-room price	→	Stable
<b>Film</b>		
Total value of film productions	↘	Down by 29%
<b>Transportation</b>		
Passengers at Montréal airports	↗	Up by 15.7%
Goods handled at the Port of Montreal	↗	Up by 13.7%
Cruise passengers at the Port of Montreal	↗	Up by 29.8%

### Indicators pointing to economic growth

- Indicators show that Montréal's economy is improving.
- The labour market is showing very positive results, with growth in employment and the employment rate, while the unemployment rate and the number of welfare claimants are falling.
- Capital investment reached \$11.6 billion, up 2.1% from 2003.
- There were over 16% more building permits issued in 2004 than in 2003 – a sign of strength in the construction sector.
- The city's population grew very slightly in 2004 (by 0.3%), thanks to new international immigrants and positive net migration, allowing Montréal to maintain its demographic weight in the greater metropolitan area as a whole.
- The housing sector saw capital investment of nearly \$2.3 billion, up by 6.7% from 2003.
- In 2004, 11,762 new dwellings were added in Montréal proper, representing an increase of 42% in housing starts in one year. These housing starts include the conversion of non-residential buildings into dwellings.
- Housing resales were up by nearly 1.5% from 2003.
- Although 2004 was a better year than 2003 for tourism, it still fell short of pre-September 2001 results.
- The total value of film production dropped drastically in 2004, mainly because of a marked reduction in foreign productions.
- In transportation, 2004 was an excellent year for the Port of Montreal and the city's airports. The Port had its best results in 20 years, while the airports handled a record number of passengers.

**“What we really appreciate about Montréal is the combination of discipline and creativity. Managing to combine the two is a sign of success.”**

— Yves Guillemot, Ubisoft President and CEO



## 2004 Economic Statistics • City of Montréal

Employment by industry (\$thousand)	909.0
Trade	152.6
Manufacturing	146.3
Health care and social assistance	101.3
Professional services	84.3
Education	69.6
Finance, insurance, real estate	63.8
Information, culture and recreation	58.6
Transportation and warehousing	47.7
Accommodation and food services	46.7
Other services	40.6
Business management	33.8
Public administration	32.5
Construction	24.5
Utilities	5.4
Employment rate (percentage)	58.3
Unemployment rate (percentage)	10.2
Welfare claimants*	66,850
Total capital spending (\$million)	11,590
Primary sector	12
Secondary sector	1,984
Tertiary sector	7,340
Capital spending by sector (\$million)	11,590
Private sector	8,414
Public sector	3,176
Direct foreign investment (\$million)	1,370
United States	885
Netherlands	203
Great Britain	88
France	57
Other countries	137
Building permits (\$thousand)	2,482,110
Residential	1,442,556
Non-residential	1,039,554
Commercial	519,186
Industrial	146,320
Institutional	374,048
Building permits (number)	13,979
Residential	10,509
Non-residential	3,470
Commercial	2,721
Industrial	467
Institutional	282
Downtown office vacancy rate (percentage)	13.2
Population (\$thousand)	1,877
Net migration (number of persons)	2,230
International immigration (number of newcomers)	33,593
Capital spending in housing (\$billion)	2.3
Housing vacancy rate (percentage)	1.7
Housing starts (including converted dwellings)	11,762
Hotel occupancy (number of rooms)	3,433,443
Hotel occupancy rate (percentage)	67
Average hotel room price (\$)	136.13
Value of foreign film productions (\$)	163,000,000
Passenger traffic at airports (number)	10,340,000
Goods handled at the Port of Montreal (millions of tonnes)	23.6
Cruise ship passengers at the Port of Montreal (number)	43,385

\*Ready to work.

Of all Canadian cities, Montréal is the most diversified in industrial terms.

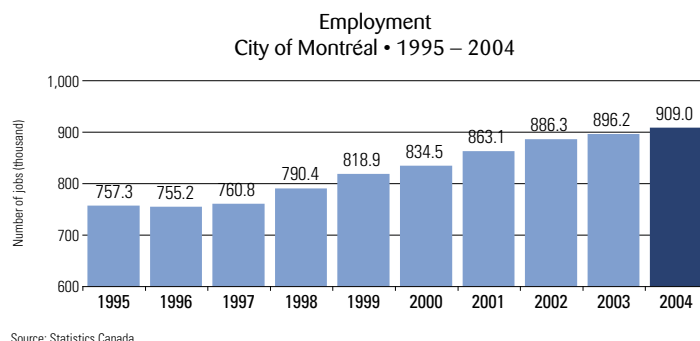
— Statistics Canada

# LABOUR MARKET

## Labour Market

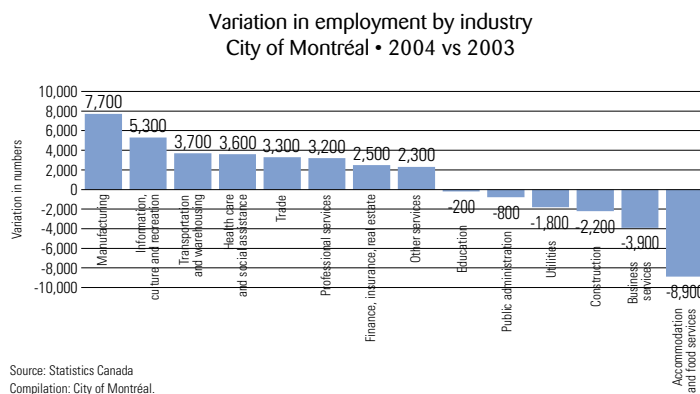
### Montréal posts over 900,000 jobs

- Statistics Canada compiled 909,000 jobs\* in Montréal proper in 2004, i.e. a gain of 1.4% over the previous year.
- 12,800 positions were created in 2004, bringing the number of new jobs over the past ten years to 151,700.
- One out of every two jobs in the greater metropolitan area is located in Montréal proper; this percentage has been stable over the past ten years.



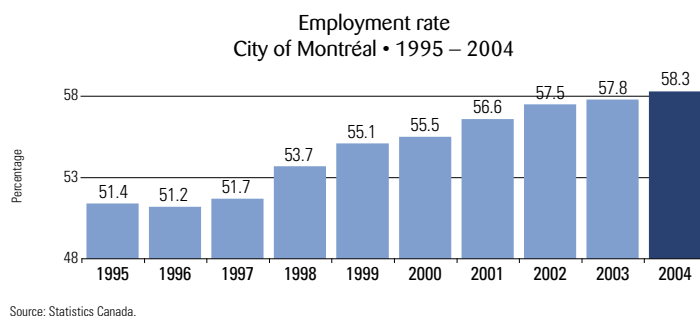
### Manufacturing leads in job creation

- Employment growth in 2004 was concentrated in manufacturing (+7,700 jobs) and information, culture and recreation (+5,300 jobs).
- On the other hand, accommodation and food services and business services sustained major losses, of 8,900 and 3,900 jobs, respectively.



### Employment rate reaches a historic peak in 2004

- The employment rate of 58.3% in 2004 can be described as a historic peak.
- The flood of women onto the labour market in the past 30 years and a significant improvement in education levels explain this growth.
- Since 1995, the employment rate has risen by 6.9 percentage points.



\*Data from the Labour Force Survey (LFS) must be used with circumspection. The LFS looks at individuals and records the number of people employed by place of residence. Only the census systematically evaluates employment by place of work. Taking these facts into account, in 2001 there were 863,100 people employed in Montréal and 1,113,000 jobs.

**Montréal ranks second in North America for the concentration of workers in the “super-creative niche.”**

— Richard Florida, Louis Musante and Kevin Stolarick, Catalytix



## Unemployment down in 2004

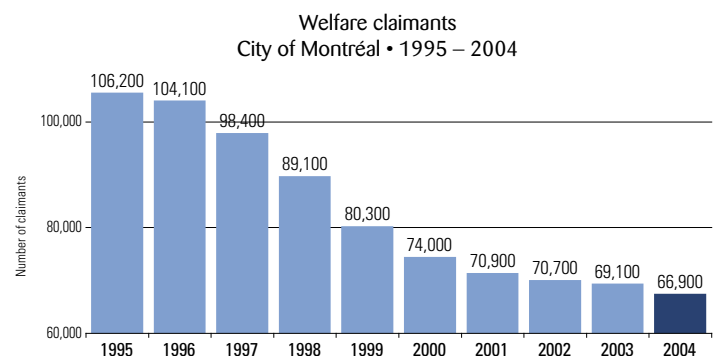
- Following a brief jump to 11.5% in 2003, the unemployment rate shrank back to 10.2% in 2004. Although the jobless rate was higher in 2004 than in the period from 2000 to 2002, the proportion of jobless people has improved considerably from the 1990s, when the rate stood at about 14%.



Source: Statistics Canada.

## Fewer welfare claimants\*

- The decline in the number of welfare claimants is excellent news, and another indicator of the city's economic well-being.
- In 2004, just under 66,900 Montrealers were receiving welfare – close to 2,200 fewer than in the previous year, and the lowest number in the past ten years.



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



Montréal ranks fourth in the world as a “gaming hot spot” for the development of video games.

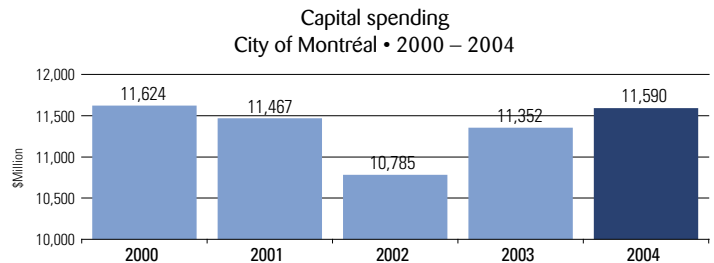
— Wired magazine

# CAPITAL SPENDING

## Capital Spending

### Capital investment of \$11.6 billion

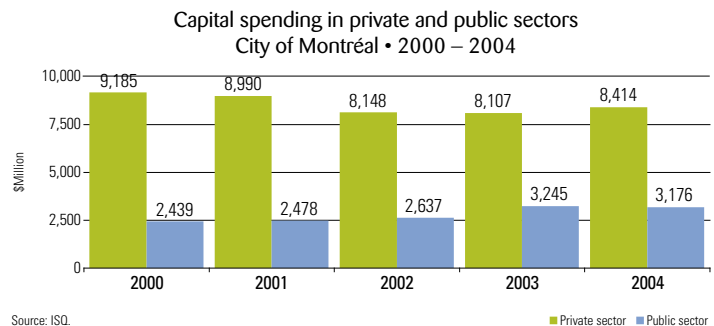
- Capital investment in Montréal proper rose by 2.1% in 2004. The Institut de la statistique du Québec (ISQ) estimates 2004 capital spending at \$11.6 billion.
- Close to \$57 billion has been invested in Montréal since 2000.



Source: ISQ.

### Most investment from the private sector

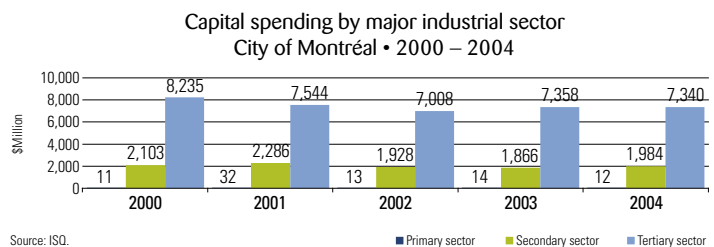
- In 2004, more than \$8.4 billion was invested by the private sector, up by 3.8% as compared with 2003.
- Public-sector investment has also risen considerably over the past two years, to exceed \$3 billion.



Source: ISQ.

### Largest proportion of investment in the tertiary sector

- Capital spending in Montréal has remained quite stable from year to year. Fluctuations become more obvious if one looks at the individual subsectors, however.



Source: ISQ.

“[Montréal’s] assets: very attractive fiscal and economic conditions for entrepreneurs, along with a quite remarkable quality of urban life.”

— Valérie Lion, *L’Express International*

- For instance, some secondary sector components, like paper and primary metal manufacturing, have seen average annual growth of about 24% and 34% since 2000.
- In the tertiary sector, educational services (23%), utilities (11%) and trade (6%) also showed strong growth.
- On the other hand, there was a sharp drop in capital spending in other sectors – an average annual decrease of 25% in investment in textile mills between 2000 and 2004, for instance. The information and culture industries also suffered substantial declines in investment, of about 28%. The most serious drops by far, however, were in computer and electronic products, where investment has fallen by an annual average of 38% since 2000.

Rate of increase in capital spending  
by industry subsector (NAICS classification)  
City of Montréal • 2000 – 2004

Growing industries	Average annual growth rate 2000 – 2004 (%)
Primary metal manufacturing	34.3
Agriculture, forestry, fishing and hunting	30.4
Paper	23.8
Educational services	23.2
Housing	15.3
Utilities	10.7
Trade	5.9
Transportation and warehousing	4.4
Public administration	3.4
Health care and social assistance	1.5

Source: ISQ.

Declining industries	Average annual growth rate 2000 – 2004 (%)
Computer and electronic products	-37.5
Information and cultural industries	-28.4
Textile mills	-24.7
Furniture	-23.2
Wood products	-20.7
Mining and oil and gas extraction	-19.8
Fabricated metal products	-18.3
Food	-14.8
Finance, insurance and real estate services	-13.6
Machinery	-13.2
Transportation equipment	-12.5
Plastics and rubber	-10.1
Professional, scientific and technical services	-9.6
Printing	-6.5
Clothing	-4.5
Chemicals	-3.4
Accommodation and food services	-3.2
Administrative services	-0.4

Source: ISQ.



The Grande Bibliothèque : Giovanni De Paoli

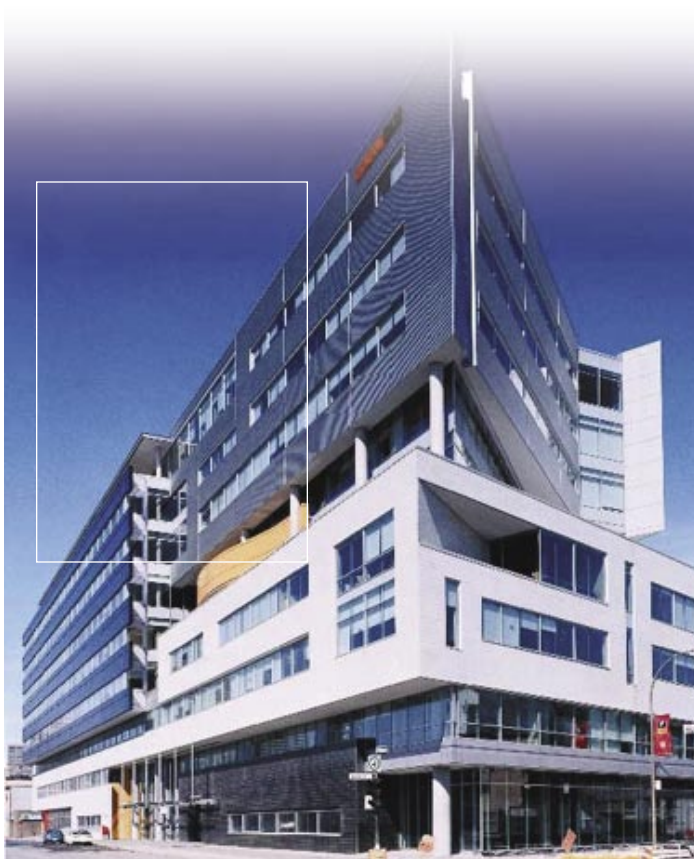
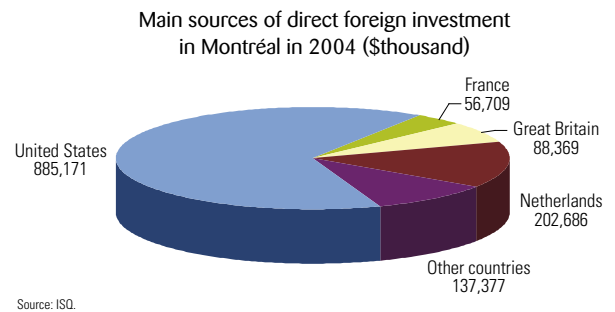
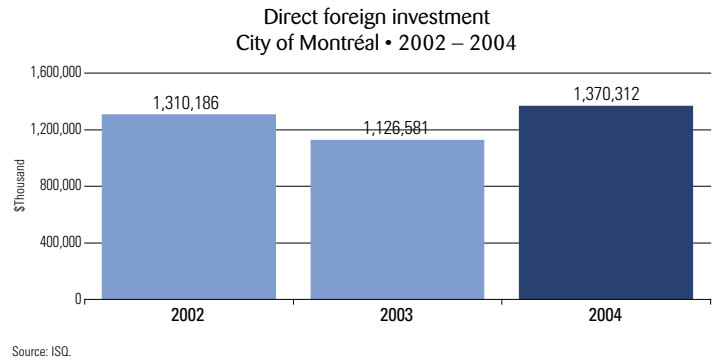


Montreal is the only Canadian city among the planet's emerging high-tech hot spots.

— Business 2.0 Magazine

## Direct foreign investment: nearly \$1.4 billion in 2004

- In 2004, close to \$1.4 billion was invested by foreign firms in Montréal proper.
- Investment from the United States accounted for 65% of the total, but this was actually down from 2002 and 2003, when U.S. investment reached 72% and 67%, respectively, of the amounts invested by foreign firms.
- The Netherlands was the second-largest source of investment in 2004, taking over the market share lost by the United States since 2002. Investment from the Netherlands made up close to 15% of total direct foreign investment in 2004.

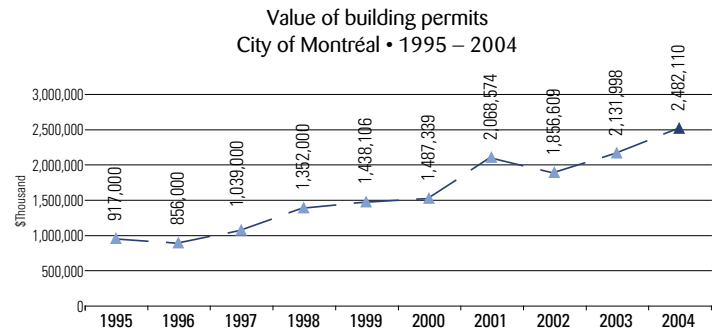


**Montréal offers the best operating costs for businesses among major North American cities.**

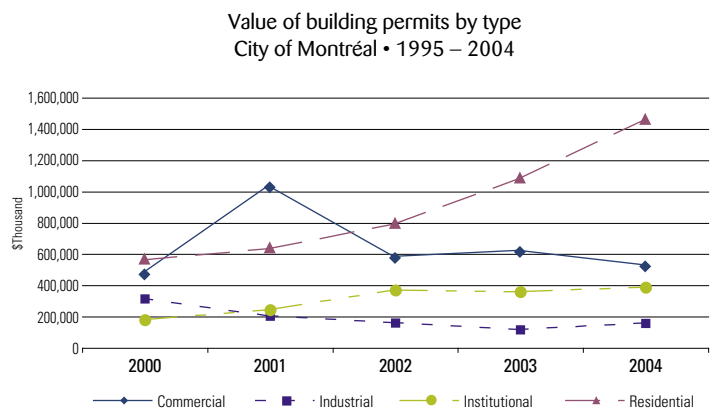
— KPMG, Competitive Alternatives

## Building permits: a new peak of \$2.5 billion in 2004

- The value of building permits reached a new peak for the period from 1995 to 2004, standing at \$2.5 billion in 2004, up 16.4% from 2003.
- Thanks to Montréal's strong residential sector, the area ranked as one of the most active urban centres in terms of construction in Canada, just behind Toronto.
- The residential sector is by far the most active in terms of value. It has been growing steadily since the early 2000s, and accounted for 58% of the value of permits issued in 2004.
- The commercial sector suffered a slight setback, with the total value of permits issued for this sector falling by 15%.
- After three difficult years, the industrial sector enjoyed substantial growth of 40% in 2004, as compared with 2003.



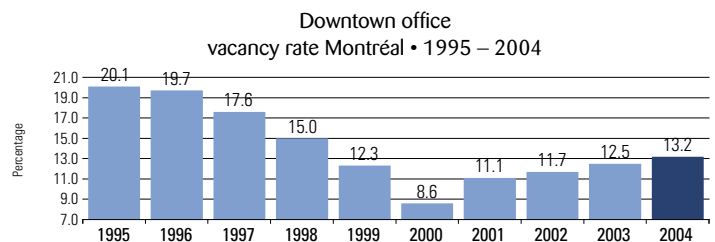
Source: Statistics Canada.



Source: Statistics Canada.

## Office vacancy rate up

- The vacancy rate for downtown office space is fairly high, reflecting the oversupply that has been moving upward since the early 2000s.
- According to real estate brokerage CB Richard Ellis, 500,000 square feet of new office space was added to the space available downtown between 2003 and 2004. The market is now absorbing the addition of this new office space, which is causing a slight increase in vacancy rates.



Source: CB Richard Ellis.

**“We considered many cities in Canada and the United States, but we felt that Montréal offers the best combination of creativity, technological infrastructures and favourable economic conditions.”**

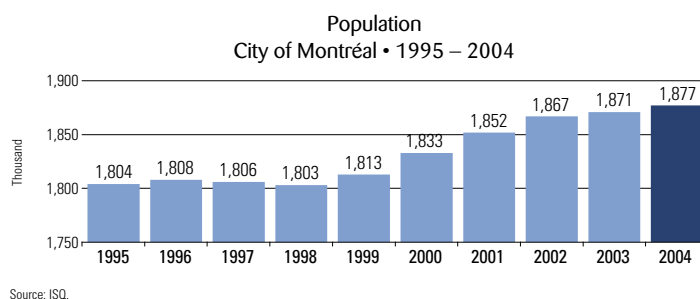
— Don Matrick, Global President of Electronic Arts studios

# POPULATION

## Population

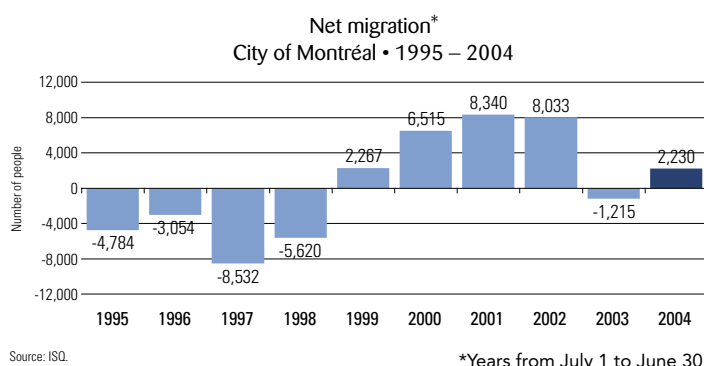
### Montréal's population up constantly since 1998

- The population of Montréal grew by 0.3% between 2003 and 2004, reaching 1,877,000.
- These population estimates by the Institut de la statistique du Québec show that the city's population has been rising steadily since 1998.
- Population growth is estimated at 4% for the 1995–2004 period, with the largest gains since 1999.



### Net migration positive in 2004, but still tenuous

- In recent years, Montréal has enjoyed positive net migration in general, aside from the 2002–2003 period. This is a significant change from the trends of the early 1990s, when annual net migration was negative year after year.
- It is estimated that 2,230 more people arrived than left in 2004. This figure is attributable to positive net international migration, which reached 29,300.
- Net interprovincial and intraprovincial migration were both negative in 2003–2004. Nonetheless, Montréal remains an attractive destination for young people aged 15 to 25. They are the only age group for which net migration was positive, likely because of the large number of universities and colleges in the city.



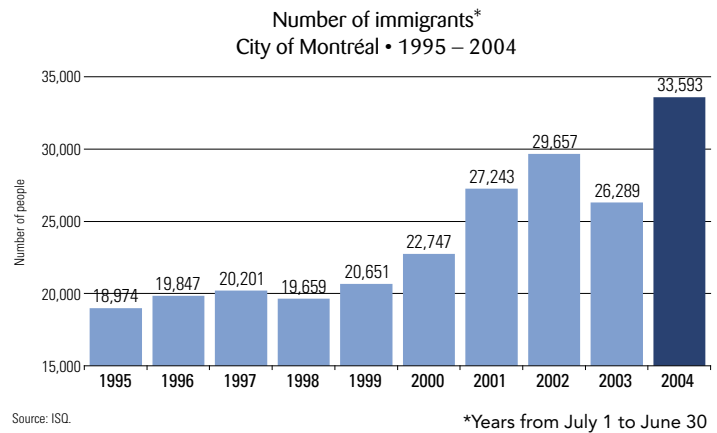
**Montréal is Canada's most bilingual city and the most diverse in cultural terms.**

— Association for Canadian Studies



## International immigration in 2004: Highest since the early 1990s

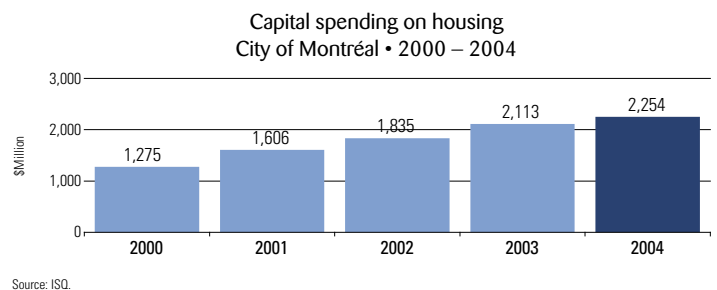
- The number of immigrants to Montréal in 2003-2004 was the highest in the past 12 years. All in all, 33,593 newcomers settled in Montréal in 2004, a number unequalled since 1991-1992.
- On the other hand, 4,321 people left Montréal to settle abroad in 2004.



## HOUSING

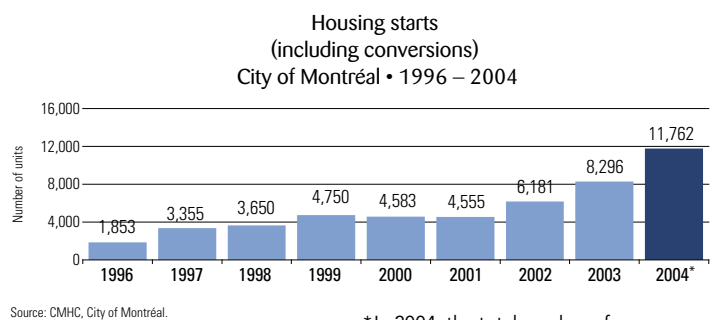
## \$9 billion invested in the housing sector between 2000 and 2004

- The Institut de la statistique du Québec estimates capital expenditures specific to the housing sector at over \$9 billion for the 2000-2004 period.
- 2004 was the best year in terms of amounts invested: \$2.3 billion, or nearly 7% more than in 2003.



## Close to 40% of new dwellings in the metropolitan area are located in Montréal proper

- Upwards of 35,000 dwellings were delivered in the space of five years, with the peak in 2004. In that single year, taking account both of data on housing starts compiled by the Canada Mortgage and Housing Corporation and of figures on converted non-residential buildings, there were 11,762 new dwellings in Montréal, for an increase of 42% from the previous year.
- In 2004, 39.7% of new dwellings built in the metropolitan area were in Montréal.



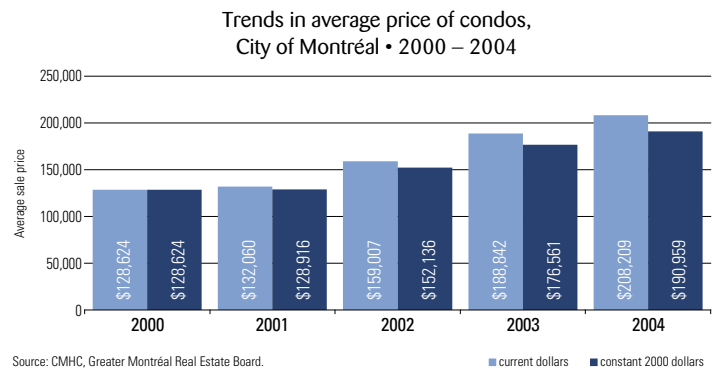
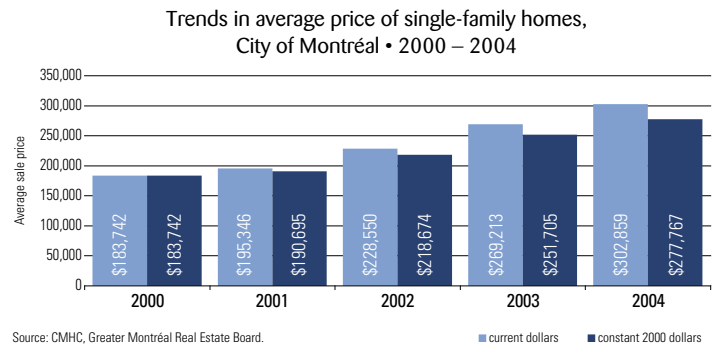
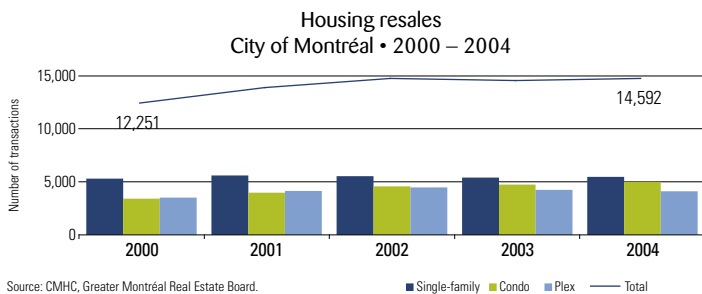
\*In 2004, the total number of conversions was estimated at 950 units.

Montréal ranks with other major Canadian cities as the safest in North America.

— Mercer quality of life index

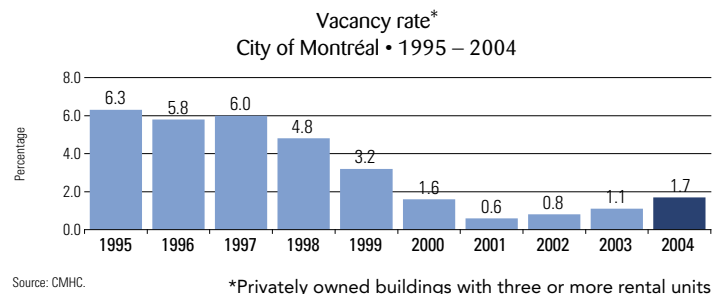
## A thriving resale market

- Overall, housing resales increased by nearly 20% between 2000 and 2004; condo (divided co-ownership) resales were up by 46.2%.
- Average housing prices are climbing faster than inflation. Between 2000 and 2004, the average price of a single-family home rose by 64.8%. In constant 2000 dollars, the actual increase was 51.2%. For condos, these percentages were 61.8% and 48.4%, respectively.
- The thriving market is attractive for owners, but puts home ownership further out of reach for low-income households.



## Housing shortage being absorbed

- The new housing on the market has led to higher vacancy rates in Montréal; although most new dwellings are not actually intended for rent, the greater supply of housing for sale has freed up more rental accommodation.
- In 2004, vacancy rates for privately owned rental properties with three or more dwellings was 1.7%. This rate had fallen to 0.6% at the height of the housing crisis, back in 2001. Despite this improvement, however, fewer units are available at a reasonable price; the vacancy rate for units costing \$600 or less (gross monthly rent) is 1.2%.
- In 2004, rental housing starts were up sharply in Montréal, at 4,562 units, corresponding to an increase of 265% from the previous year. Both the social and private components of AccèsLogis and Affordable Housing Québec have had an impact: in 2004 alone, an estimated 2,091 rental units were subsidized (for families, seniors and special clientele such as the homeless and young people re-entering the community).



Montréal ranks fifth in North America for quality of life.

— Mercer quality of life index

## TOURISM

### Better performance in 2004

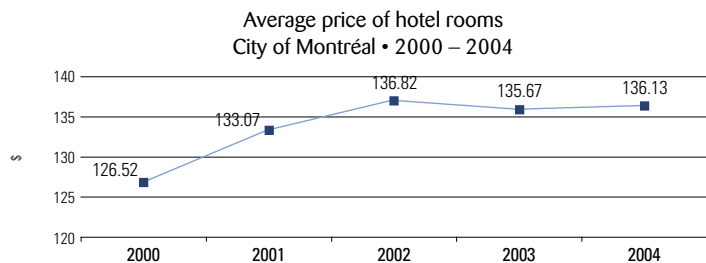
- Tourism has had its ups and downs since 2001. The sector was hard hit by the events of September 2001 and the increase in the Canadian dollar, and has been trying its best to recapture the vitality of the late 1990s.
- The percentage of hotel rooms occupied indicates the health of the tourism sector in the area. Although 2004 was definitely better than 2003, the industry has yet to return to the results observed prior to September 2001.
- Nonetheless, the number of rooms rented in 2004 was up by 2.8% from the previous year.

### Hotel occupancy rates up as compared with 2003

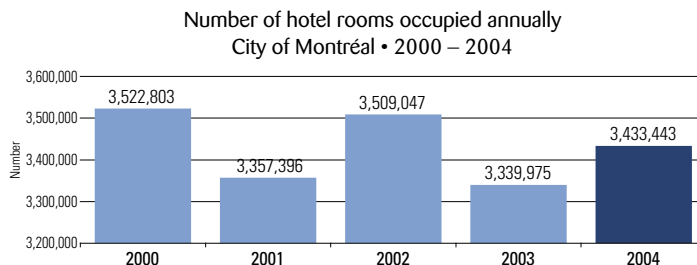
- The occupancy rate reflects the performance of the hotel industry. In 2004, Montréal's rate was 2.5 percentage points higher than in 2003.
- Overall, however, the hotel industry is now absorbing the new rooms added in recent years, a situation that is pushing down occupancy rates.

### Average hotel room price remains stable

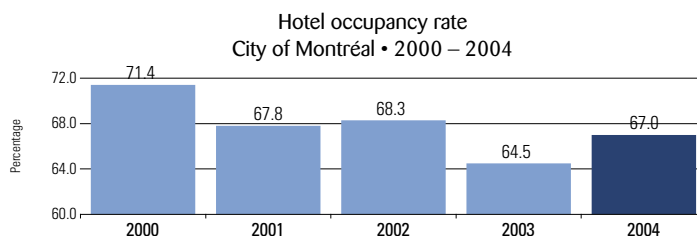
- The average hotel room price has been stable for the past three years, at about \$136.
- The growth in the supply of hotel rooms in the city, along with the impact of the events of September 2001, has stabilized rates for the moment.



Source: Hotel Association of Greater Montréal.



Source: Hotel Association of Greater Montréal.



Source: Hotel Association of Greater Montréal.



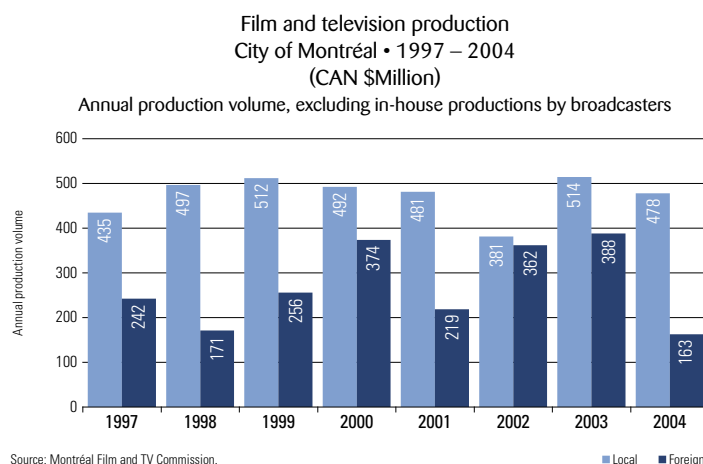
**“For 11 days in 2004, close to two million people poured into the city to enjoy 500 concerts, 350 of them free. That year the Guinness Book of World Records declared the Montréal event the world’s largest jazz festival.”**

— Ludovic Hirtzmann, *Match du monde*



## A more difficult year for the industry, with fewer foreign productions

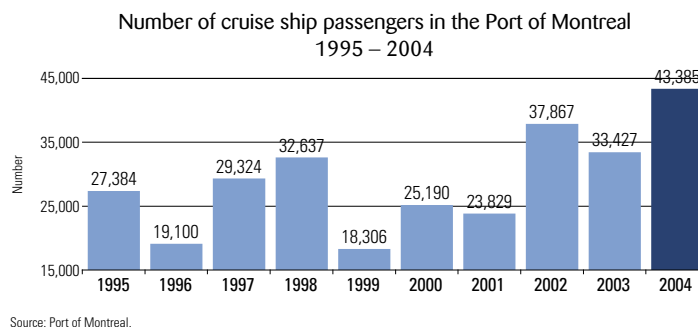
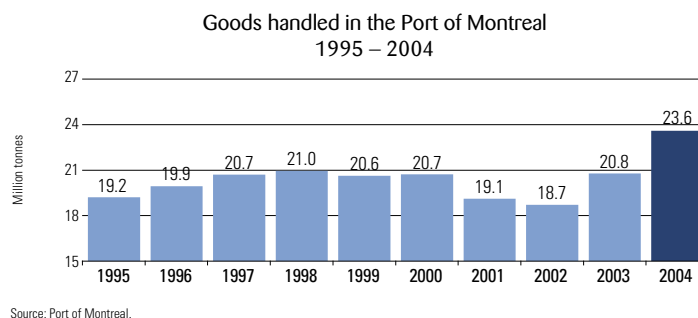
- After two excellent years in 2002 and 2003, the value of film productions dropped sharply in 2004, largely because of the decline in foreign productions. That decline in turn was due mainly to stiff international competition.
- The value of foreign productions in Montréal fell by more than half, from \$388 million in 2003 to \$163 million for 2004 as a whole.
- On the other hand, local productions more or less maintained the average for recent years, at \$478 million.



## TRANSPORTATION Transportation

### The best results in 20 years at the Port of Montreal

- The Port of Montreal reported its best results in 20 years in terms of the quantity of goods handled. Traffic reached 23.6 million tonnes, up 2.8 million tonnes from 2003 (13.7%).
- According to Port management, the strong economy and the arrival of new shipping companies stimulated traffic in 2004. The growth in trade with China also had a positive impact on operations in many North American ports.
- There were also many more cruise ship passengers than the average in recent years. Over 43,000 passengers came ashore in Montréal, making 2004 the best year since 1991.

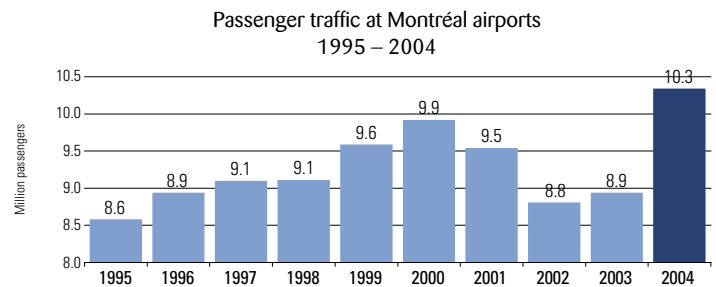


**“As you may have gathered, filmmaking can be complex and challenging. We are very grateful that we found in Montréal the services and professional attitudes which so facilitated our work. The quality of these services make all the difference.”**

— Martin Scorsese, in a letter to the Mayor of Montréal, after shooting the film *The Aviator*, winner of five Oscars

## A record number of passengers at Montréal airports

- 2004 was a record year for passenger traffic at Montréal's airports – the first time the number of passengers exceeded 10 million.
- This increase of 1.4 million passengers over 2003's figures allowed traffic levels to match and even surpass pre-September 2001 figures.
- Low domestic fares and Air Canada's recovery during the year contributed to this increase in the number of passengers. The growth on the domestic market exceeded 20%, while transborder and international markets progressed by 11.9% and 12.2%, respectively.
- All passenger traffic at Mirabel Airport was transferred to Pierre Elliott Trudeau International Airport on November 1, 2004.



Source: Aéroports de Montréal.

Quartier international: Société du Havre de Montréal



**Montréal ranks first in Canada and third in North America as most popular city for international conventions.**

— Union of International Associations

## OUTLOOK FOR THE GREATER METROPOLITAN AREA

### Outlook for the Greater Metropolitan Area

- Conditions are good at the moment for the economic growth of Montréal and surrounding area.
- According to forecasts by the Conference Board of Canada, growth in coming years should even outstrip the metropolitan area's 2004 performance.
- All indicators for the 2005-2009 period are on the upswing, with the exception of the unemployment rate, which should stabilize in 2009.
- Since Montréal's economy accounts for close to 75% of the overall regional economy, this positive outlook for the metropolitan area augurs well for the city.

Main indicators: Forecasts by the Conference Board for 2005 to 2009 • Montréal CMA*					
	Forecast rate of growth (%)				
	2005	2006	2007	2008	2009
GDP	↗ 2.9	↗ 3.4	↗ 2.7	↗ 2.7	↗ 2.6
Population	↗ 0.7	↗ 0.6	↗ 0.6	↗ 0.5	↗ 0.5
Number of jobs	↗ 1.5	↗ 1.9	↗ 1.6	↗ 1.2	↗ 1.0
Unemployment rate	↘ 8.7	↘ 8.3	↘ 8.0	↘ 7.8	— 7.8
Per capita income	↗ 3.8	↗ 4.2	↗ 4.0	↗ 3.7	↗ 3.5
Housing starts	↗ 22.8	↗ 19.8	↗ 17.3	↗ 15.9	↗ 15.5
Retail sales	↗ 4.4	↗ 4.9	↗ 4.1	↗ 3.8	↗ 3.6

\*Census Metropolitan Area

Bombardier



**“What draws us here is the talent.”**

— Walter Feiler, Vice-President, Research and Development, SAP Labs Canada





## Montréal's weight in the greater metropolitan area

Economic statistics, 2004	City of Montréal	Montréal CMA*	Weight of the city in the CMA %
Population (thousand)	1,877	3,607	52.0
Employment by industry (thousand)	909.0	1,808.7	50.3
Trade	152.6	318.6	47.9
Manufacturing	146.3	297.6	49.2
Health care and social assistance	101.3	211.0	48.0
Professional services	84.3	147.1	57.3
Education	69.6	119.2	58.4
Finance, insurance, real estate	63.8	121.8	52.4
Information, culture and recreation	58.6	100.4	58.4
Transportation and warehousing	47.7	94.7	50.4
Accommodation and food services	46.7	91.5	51.0
Other services	40.6	78.1	52.0
Business management	33.8	59.7	56.6
Public administration	32.5	77.9	41.7
Construction	24.5	70.2	34.9
Utilities	5.4	14.4	37.5
Employment rate (%)	58.3	61.7	--
Unemployment rate (%)	10.2	8.5	--
Total capital spending (\$million)	11,590	21,417	54.1
Primary sector	12	179	6.7
Secondary sector	1,984	2,920	67.9
Tertiary sector	7,340	10,977	66.9
Capital spending by sector (\$million)			
Private sector	8,414	16,635	50.6
Public sector	3,176	4,783	66.4
Building permits (\$thousand)	2,482,110	6,232,699	39.8
Residential	1,442,556	4,356,744	33.1
Non-residential	1,039,554	1,875,955	55.4
Commercial	519,186	991,339	52.4
Industrial	146,320	318,770	45.9
Institutional	374,048	565,846	66.1
Building permits (number)	13,979	49,285	28.4
Residential	10,509	43,258	24.3
Non-residential	3,470	6,027	57.6
Commercial	2,721	4,604	59.1
Industrial	467	859	54.4
Institutional	282	564	50.0
Downtown office vacancy rate (%)	13.2	14.0	--
Capital spending on housing (\$billion)	2.3	7.3	31.5
Vacancy rate (%)	1.7	1.5	--
Housing starts (number)	11,762	28,673	41.0
Number of hotel rooms occupied	3,433,443	3,765,112	91.2
Hotel occupancy rate (%)	67.0	66.7	--
Average hotel room price (\$)	136.13	135.46	--

\*CMA stands for Census Metropolitan Area.



## Sites of \$50 million or more

Site	Owner	Type of construction	Value (\$M)	Begin	End
Montréal Viger/McGill/St. Antoine streets	Caisse de dépôt et placement du Québec	Construction of an office building	400.0	2000/10	2004/08
Dorval airport	ADM - Montréal-Trudeau Airport	International Pier (Phase 2)	356.0	2003/04	2005/06
Montréal	Société de transport de Montréal (STM)	Renovation of fixed equipment - Métro	342.0	2003/11	2005/08
Montréal 11701 Sherbrooke St. East	Péto-Canada	Modification of plant to upgrade to standards	245.0	2003/03	2005/12
Montréal 3500 Broadway Ave.	PTT Poly Canada (Shell Chemicals Canada)	Plant	190.0	2002/05	2004/05
Montréal St. Catherine/Guy Loyola Campus	Concordia University	University pavilions (engineering and visual arts)	172.0	2002/05	2005/06
Port of Montréal	Société du Port de Montréal	Extension and renovation of port facilities	125.0	2004/01	2008/12
Montréal Near Highway 40	Sudenco	Residential development and golf courses	125.0	1999/11	2005/01
Montréal 145 Président-Kennedy	UQAM - Science Complex	University pavilions	110.0	2003/09	2005/09
Montréal Highway 40/L'Acadie Blvd.	Ministère des Transports	Redevelopment of intersection	110.0	2002/03	2004/11
Montréal University campus	Université de Montréal Marcelle-Coutu Pavilion	Biomedical and pharmaceutical complex	102.0	2003/01	2004/12
St. Laurent Côte-Vertu/Cavendish/Highway 40	SITQ	Multiple-use complex, Complexe Sphéretch	100.0	1998/07	2004/06
Montréal 1360 René-Lévesque Blvd. West	Mouvement Desjardins	Office building (Phase 2) "Cité du commerce électronique"	100.0	2002/07	2004/09
Montréal 1350 René-Lévesque Blvd. West	Axor for Groupe CGI	Office building (Phase 1) "Cité du commerce électronique"	100.0	2001/06	2004/03
Montréal University campus	École polytechnique de Montréal	University pavilions, "Pavillons Lassonde"	100.0	2003/06	2005/06
St. Laurent	Bombardier Immobilier	Residential development and golf course "Bois-Francis II"	100.0	1998/12	2005/01
Montréal 1 du Port Ave.	Terry Pomerantz	Recycling of industrial buildings into housing units	100.0	2000/03	2005/04
Ile-des-Soeurs des Sommets Blvd.	Corporation Proment	Residential development "Sommets sur le fleuve" Phase 2	100.0	2003/01	2004/12
Montréal 1650 Berri Street	SIQ La Grande Bibliothèque	Transformation of commercial building into a library	97.4	2001/06	2004/10
Montréal 333 Sherbrooke Street East	Les Constructions Beau-Design Groupe Avantage	Residential development	90.0	2003/11	2005/06
Montréal Highway 40, Sources Blvd./Highway 520	Ministère des Transports	Rebuilding of highway	80.7	2003/04	2004/11
Ile-des-Soeurs 110 des Sommets Blvd.	Corporation Proment	Residential development Phase 3 "Les Sommets sur le fleuve"	80.0	2003/02	2004/12
Pointe-Claire 160 Stillview	Lakeshore General Hospital	Extension and renovation of hospital	75.0	2000/05	2005/04
Montréal Notre-Dame-de-Grâce neighbourhood	Benny Farm community property fund	Residential development	75.0	2004/03	2006/07
Montréal 11701 Sherbrooke St. East	Péto-Canada	Modernization of refinery	70.0	2002/01	2004/04
Ste-Anne-de-Bellevue	Ste-Anne Hospital	Extension and modernization of hospital	67.7	2004/01	2007/03

## Sites of \$50 million or more

Site	Owner	Type of construction	Value (\$M)	Begin	End
Verdun 100 ch. du Golf	Kevlar Real Estate Investment "Sax Project"	Residential buildings and businesses	65.0	2003/04	2004/04
Montréal, St-Grégoire St. (between St-Hubert/Papineau)	Habitat Chambord	Residential development "Les Cours du parc Laurier"	62.0	1999/09	2004/09
Montréal University campus	Université de Montréal "J.-A.-Bombardier Pavillon"	Engineering and science pavilion	60.5	2002/11	2004/05
Montréal 1200 De Maisonneuve Blvd. West	3437671 Canada inc.	Residential building	60.0	2003/11	2005/07
Montréal 100 Notre-Dame St. East	SIQ (Ernest-Cormier Building)	Renovation of building for the Court of Appeals	59.2	2002/03	2005/01
Montréal 5415 de L'Assomption Blvd.	Maisonneuve-Rosemont Hospital	Extension of hospital	59.0	2002/06	2004/09
Montréal 901 Square-Victoria	Starwood - Caisse de dépôt et de placement du Québec	Transformation of building into a hotel	51.0	2002/01	2004/09
Montréal 1111 Notre-Dame Street West	ETS (Université du Québec)	Extension of school	50.0	2003/04	2004/10
Montréal 7650 de l'Espinay	Le Groupe Savoie	Residential building "Manoir Saint-Léonard"	50.0	2002/07	2004/05

Source : Commission de la construction du Québec, 2004

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

Site	Owner	Type of construction	Value (\$M)	Begin	End
Montréal 50 McGill	Les Projets Europa	Residential building	48.0	2001/12	2004/12
Montréal Université de Montréal campus	Université de Montréal and CNRC	University pavilion (Centre de technologie en aérospatiale)	46.5	2002/01	2004/02
Montréal 1 Place Olympique	Corporation immobilière Busac	Transformation of building into offices	45.0	2003/01	2004/12
Montréal	Shell Canada	Upgrading to standards	45.0	2003/03	2004/07
Montréal 2000 Drummond	Château Drummond	Residential building	45.0	2003/05	2005/06
Montréal Aylmer/Sherbrooke	McGill University	Music Pavilion	44.0	2003/04	2005/04
Montréal	STM	Renovation - Métro station, Phase 2	43.4	2003/08	2005/12
Montréal Beaubien/Pie-IX	Groupe St-Luc Habitation	Residential development "La Cité Paul-Sauvé"	42.6	1997/01	2004/12
Montréal Stanley/Drummond streets	Groupe Lépine	Residential buildings	40.0	2002/01	2004/07
Montréal Rigaud/St-Denis streets	Institut de tourisme et d'hôtellerie du Québec	Renovation of school	39.0	2002/10	2004/12
Montréal Ste-Catherine/Jeanne-Mance streets	Place Desjardins	Renovation of office buildings - and businesses Complexe Desjardins	36.0	1998/06	2004/03
Montréal Président-Kennedy/de la Concorde streets	Développements Domaine	Residential building "Le Concorde"	36.0	2004/03	2005/10
Montréal 1 Notre-Dame Street East	SIQ	Renovation of Court House	35.0	2002/01	2004/12
Montréal Jean-Girard/St-Sulpice streets	Les Entreprises El-Pine	Residential development	35.0	1999/10	2004/07
Montréal 740 Bel-Air St.	Public Works and Government Services Canada	Office building	34.0	2002/11	2004/02
Montréal 3185 Rachel St. East	Société en commandite Angus	Residential building	32.0	2002/03	2005/05
Montréal 1751 St-Patrick St.	J. Maasen and E. Savoie "Écolofts d'Argenson"	Redevelopment of factory into apartments and businesses	30.0	2002/04	2004/12
Montréal Christophe-Colomb Ave. North	Samcon inc.	Residential development "Domaine André-Grasset"	30.0	2003/11	2005/08
Lachine 32 <sup>nd</sup> Avenue/Sherbrooke	9130 - 9336 Québec inc.	Residential development "Les Cours Sherbrooke"	30.0	2003/10	2004/08
Montréal 5845 Marc-Chagall	Développements La Marquise Côté St-Luc inc.	Residential building	30.0	2003/12	2005/06
Montréal 5775 Cavendish Blvd.	Société Immobilière Cavendish	Residential building	30.0	2004/02	2004/05
Pointe-Claire 7500 Trans-Canada Highway	Mallinckrodt Medical	Extension of plant	28.0	2003/06	2004/08
Montréal 3200 Omer-Lavallée	Société en commandite Angus	Home for senior citizens	27.0	2003/06	2005/05
Dorval airport	ADM	Redevelopment of airport (domestic departures)	26.8	2003/11	2004/11
Montréal 3570 St-Urbain St.	Sainte-Jeanne-d'Arc Hospital	Hospital center for long-term care	26.7	2002/03	2004/10
Rivière-des-Prairies P.-Baillargeon/41 <sup>st</sup> Avenue	St-Luc Habitation and Immeubles Beaumont	Residential development "Les Cours P.-Baillargeon"	26.0	1998/09	2004/09



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

Site	Owner	Type of construction	Value (\$M)	Begin	End
Ile-des-Soeurs	Le Groupe Maurice	Residential building "Ambiance"	26.0	2004/04	2005/07
Montréal Ste-Cunégonde/St-Ambroise streets	Développement Les Éclusiers	Residential development	25.5	2001/07	2005/05
Pointe-Claire 340 Hymus Blvd.	Placements Cambridge inc.	Residential development	25.5	2003/07	2004/12
Montréal Sherbrooke/Alexandre-de-Sève	CHUM Notre-Dame Pavillon	Renovation of hospital	25.3	2001/07	2005/02
Pointe-Claire Sources Blvd.	Olymbec	Office building	25.0	2003/01	2004/12
Montréal St-Laurent Blvd./Sherbrooke St.	Godin Hotel (CADIM - Buena-Notte - D. Langlois)	Redevelopment of building into a hotel	25.0	2002/11	2004/04
Montréal St-Urbain St.	UQAM	Student residence	25.0	2004/04	2005/09
Montréal Ida-Steinberg St.	Ville de Montréal "Bâtir son quartier"	Residential buildings (4) Coopérative Petit Train de Viauville	25.0	2003/10	2004/09
Montréal 4960 Beaubien East	Le Groupe D3 inc.	Residential building	25.0	2003/05	2004/07
Montréal 130 Charlotte St.	Aquilini Investment Group inc.	Residential building	24.0	2004/03	2005/03
Montréal 8181 2 <sup>nd</sup> Avenue	École nationale de cirque	Big top and office building	21.0	2002/08	2004/08
Kirkland	Home Depot	Store	20.0	2003/06	2004/12
Montréal 1228 Sherbrooke Street West	Ritz Carlton (Rolaco Orys)	Renovation of hotel	20.0	2003/06	2004/07
Montréal 10 Sherbrooke Street West	3879607 Canada	Hotel	20.0	2003/03	2004/10
Montréal 3665 Poirier St.	Groupe Aldo	Warehouse	20.0	2003/01	2004/05
St-Laurent 2300 Émile-Bélanger	Soc. de développements immobiliers Muret inc.	Office building	20.0	2003/08	2004/12
Montréal 143 Atwater St.	Gestion immobilière Atwater	Residential building	20.0	2002/05	2004/03
Montréal 445 Viger West	Les Développements du D'Arcy McGee Ltée	Residential building	20.0	2004/02	2005/08
Montréal 1700 René-Lévesque Blvd. West	9101 9281 Québec inc.	Residential building	20.0	2002/06	2004/06
Kirkland 16711 Trans-Canada Highway	Merck Frost Canada	Plant	20.0	2003/03	2005/03

Source : Commission de la construction du Québec, 2004

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

Site	Owner	Type of construction	Value (\$M)	Begin	End
Montréal 6803 Heywood	Immeubles Heywood inc.	Residential building	19.0	2003/11	2005/02
Montréal 77 to 83 Rachel Street East	S.B.I. Management Ltée	Residential buildings	19.0	2004/03	2005/03
Ile-des-Soeurs 1 ch. de la Pointe	Le Domaine de la Forêt	Residential building	18.7	2003/01	2004/10
Montréal Atwater Tunnel	Ville de Montréal	Rebuilding of tunnel	18.6	2003/07	2004/11
Montréal 8981 l'Acadie Blvd.	Marché central métropolitain	Shopping centre	18.0	2004/03	2004/12
Montréal 8845 St-Laurent Blvd.	STCUM	Rebuilding and redevelopment of maintenance workshop	17.6	2003/07	2004/05
Montréal 7095 Gouin Blvd. East	Soc. en commandite Morzarive	Residential building	17.5	2002/10	2004/10
Pointe-Claire 300 Hymus Blvd.	Le Groupe Marine TMG inc.	Residential building	17.5	2004/09	2005/11
Montréal Île Ste-Hélène	Ville de Montréal	Aquatic centre	17.0	2003/12	2005/06
Montréal 110 des Pins Ave.	Institut de recherches cliniques de Montréal	Extension of the research centre	17.0	2002/10	2004/09
Montréal 6803 Abraham de Sola	4164598 Canada inc.	Residential building "Le Luxor"	17.0	2004/03	2005/08
LaSalle 800 Gagné	Merlin Immobilier	Residential development "Le Cavalier de LaSalle"	16.6	2003/05	2004/08
Montréal 7035 Casgrain St.	Ville de Montréal "Jean-Talon Market"	Public market and underground parking	16.0	2004/01	2004/12
Montréal Cité du Havre	Groupe Canvar Pierre Varadi et Léon Wildstein	Residential building "Profil O"	16.0	2003/07	2004/12
Montréal 10 Ontario St. West	SLEB 1 inc.	Modification of industrial building into a housing building	16.0	2003/02	2005/06
Rue du Marché central	Cinéma Guzzo	Cinema Complex	15.0	2004/04	2005/05
Montréal 71 rue de la Commune St.	Le Saint-Honoré	Multiple-use building	15.0	2003/07	2005/07
Montréal 11430 Albert-Hudon	Franco Rosaria Lasenza	Warehouse	15.0	2003/08	2004/02
Montréal 451 St.Catherine St. West	St. James United Church	Rebuilding of church	15.0	1995/04	2007/10
Montréal 1225 Notre-Dame St. West	True North Properties	Residential and commercial development "Terrasse Windsor"	15.0	2003/08	2004/10
Montréal 440-450 Sherbrooke St. East	Timber Cheek & Investment inc.	Renovation of residential and commercial building	15.0	2003/10	2004/12
Montréal 1673 à 1699, St-Patrick	Cie immobilière Gueymard & Ass. Ltée	Residential development	15.0	2003/06	2004/11
Montréal 1650, Sherbrooke Ouest	Entreprises Earl Luger inc.	Residential building	15.0	2004/05	2006/06
Montréal, Highway 40 (Anjou Interchange, Charles-De-Gaulle Bridge)	Ministère des Transports	Rebuilding of highway	14.3	2004/07	2004/12
Montréal, 10001 Métropolitain Blvd. East	Distribution centre, The Brick	Warehouse and offices	14.0	2003/08	2004/04
Montréal, 11519 Pelletier	Soc. en commandite immobilière Solim	Home for senior citizens	14.0	2004/05	2005/05

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

Site	Owner	Type of construction	Value (\$M)	Begin	End
Montréal 11844 Bois-de-Boulogne	Corporation d'hébergement du Québec	Renovation of hospital centre "St-Joseph de la Providence"	13.9	2004/05	2005/01
Montréal 455 St. Antoine St. West	La Société immobilière Camont	Renovation and extension of office building	13.5	2002/05	2004/02
Montréal, Notre-Dame-de-Grâce Tunnel Highway 15	Ministère des transports	Rebuilding of tunnel	13.4	2004/04	2004/08
Montréal 2901 Rachel St. East	La Société de développement Angus	Office building	13.0	2002/04	2004/04
Pointe-Claire 117 Hymus Blvd.	Lumen Div. de Sonepar Dist. inc	Store	13.0	2003/05	2004/05
Montréal Côte-Ste-Catherine Rd.	Ste-Justine Hospital	Renovation of hospital	13.0	2001/12	2005/03
Montréal 11844 de Bois-de-Boulogne	St-Joseph-de-la-Providence Hospital	Renovation and modernization of hospital	13.0	2004/08	2005/12
Montréal Jarry St./ St-Laurent Blvd.	Tennis Canada	Extension of facilities	12.8	2003/10	2004/07
Montréal 5145 Decelles St.	Conseil national de recherche du Canada	Research centre	12.3	2002/09	2004/03
Montréal 1307 Ste-Catherine St. West	Ogilvy's	Renovation of store	12.0	2004/06	2004/11
St-Laurent 1200 Alexis-Nihon	Les Entreprises Samig Itée	Home for senior citizens	12.0	2004/06	2005/06
Montréal Perras Blvd.	Ville de Montréal	Sewers and waterworks	12.0	2002/12	2004/04
Montréal 6655 St-Laurent Blvd.	Conception Rachel Julien Alex & Rafaele Const. inc.	Redevelopment of church into residential building	12.0	2002/07	2004/05
Anjou	San Carlo Construction	Residential building "Villa Latella"	12.0	2004/03	2005/04
Montréal 15500 Sherbrooke St. East	Les constructions Sydobert inc.	Residential building, Les Crystalliques sur le golf	12.0	2003/10	2005/05
St-Laurent 985 - 995 Muir	Les Terrasses de la Gare Montpellier SNC	Residential buildings	12.0	2003/09	2004/12
Pointe-Claire Harry-Worth St.	Groupe GJC Lavoie	Residential development	12.0	2003/07	2005/12
Senneville 87 Senneville Rd.	Clintrials Biorecherches Itée	Extension of laboratory	12.0	2003/10	2004/12
Montréal René-Lévesque/St-Hubert	Oeuvres de La Maison du Père	Drop-in centre	11.7	2003/06	2004/05
Montréal 3598 Angrignon Blvd.	Conception Habitat 2000 inc.	Residential building	11.0	2003/09	2004/10
Lachine Victoria St./19 <sup>th</sup> Ave./Remembrance	Développement Rose-Bleu	Residential development "Cours des Rosiers"	11.0	2004/02	2007/04
Montréal St-Grégoire/St-André sts.	Le Jardin en ville	Residential development	10.9	2002/11	2004/05
Lachine 2900 Notre-Dame St.	Merlin immobilier inc.	Residential building	10.5	2004/08	2005/07
Montréal Rachel St.	Ville de Montréal	Residential building "Centre Préfontaine"	10.2	2002/03	2004/05
Montréal 4700 Dagenais St.	3911349 Canada	Community Centre	10.0	2002/01	2005/04
Montréal Édouard-Montpetit Blvd.	CEPSUM - Université de Montréal	Rebuilding of sports facilities	10.0	2003/06	2004/02

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

Site	Owner	Type of construction	Value (\$M)	Begin	End
Montréal 2275 des Regattiers St.	Cité des arts du cirque - TOHU	Big top - arts - and greeting pavilion	10.0	2003/06	2004/08
Montréal 612 St-Jacques St. West	Quebecor	Renovation of office building	10.0	2004/03	2004/12
Montréal L.-H.-Lafontaine Tunnel	Ministère des Transports	Rebuilding of tunnel	10.0	2002/05	2004/03
Montréal 8800 Christophe-Colomb	Samcon	Residential development (Phase 1)	10.0	2003/11	2004/12
Montréal St-Michel Blvd./Rachel St.	FTQ and CP Railway	Residential development "Square Angus" (Phase 1)	10.0	2003/02	2004/12
St-Laurent 840 Muir	Groupe immobilier Scalia	Residential building	10.0	2003/11	2004/12
Montréal 10 and 12 St-Jacques West	Daniel Révah - Patrick Lévy	Renovation of residential building "Thémis Building"	10.0	2003/10	2004/12
Montréal 110 Rhéaume St.	Les Habitations Lapoudrière	Residential building	10.0	2003/07	2005/05
Montréal 334 Notre-Dame St. East	Cegerco	Residential building "Le 334 Notre-Dame"	10.0	2004/03	2004/12
Lachine 500 Sherbrooke St.	Excellence Construction	Residential building	10.0	2004/04	2006/05

Source : Commission de la construction du Québec, 2004

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

Site	Owner	Type of construction	Value (\$M)	Begin	End
Montréal highways 15/20/720 (Turcot Inter.)	Ministère des Transports	Rebuilding of Interchange	9.9	2004/05	2004/12
Montréal 3700 Henri-Bourassa Blvd. East	3036481 Canada Inc.	Residential building	9.0	2004/01	2004/12
Pointe-Claire 33 Maywood St.	Office municipal d'habitation de Montréal	Residential building	9.0	2003/12	2004/12
Anjou 6923 Galeries-d'Anjou Blvd.	Les Jardins Versailles	Residential building	9.0	2004/09	2005/06
Montréal 7300 Galeries-d'Anjou Blvd.	San Carlo Construction	Residential building	9.0	2004/09	2006/02
Montréal 7200 Galeries-d'Anjou Blvd.	Domi Dev.	Residential building	8.8	2003/04	2004/06
Montréal 7285 de Beaufort	San Carlo Construction	Residential building	8.8	2003/04	2004/06
Montréal 777 Gosford St.	777 Gosford inc.	Residential building	8.8	2003/07	2004/09
Montréal 7250 Galeries-d'Anjou Blvd.	San Carlo Construction inc.	Residential building	8.8	2004/03	2005/07
Montréal 1455 Towers	Les Lofts du village du Musée inc.	Residential building	8.4	2004/02	2005/10
Montréal Henri-Bourassa/R.-Lawson blvds.	Ministère des Transports	Rebuilding community bridge	8.2	2004/06	2004/10
Anjou	The Brick	Store	8.0	2003/12	2004/04
LaSalle	The Brick	Store	8.0	2003/12	2004/04
Montréal 5 Complexe Desjardins	Place Desjardins inc.	Renovation of office building	8.0	2003/03	2006/03
Verdun 4000 LaSalle Blvd.	Centre hospitalier de Verdun	Redevelopment and renovation of hospital	8.0	2003/12	2004/12
Montréal 6553 Place Beaubien	Les Jardins de l'Aubade inc.	Residential building for senior citizens	8.0	2004/02	2005/02
Montréal 7272 Sherbrooke Street West	Loyola High School	School	8.0	2004/01	2004/09
Montréal Christophe-Colomb Ave.	Habitations Il Volets -Services d'intégration à la collectivité	Residential buildings (3)	8.0	2003/06	2004/09
Montréal 7301 Beaubien St. East	Immeuble Palacio d'Anjou	Residential building	8.0	2003/06	2004/08
Montréal 9999 L'Acadie Blvd.	Groupe Sasco 2002 inc.	Residential building "Château Acadie"	8.0	2003/12	2004/12
Montréal 1750 St-Louis	Groupe Sasco (St-Louis) Inc.	Residential building	8.0	2003/11	2004/11
Lachine 795 1 <sup>re</sup> Avenue	9125 2346 Québec inc.	Residential building	8.0	2003/10	2004/12
Montréal 1 Côte-St-Luc Rd.	Fairway Properties	Residential building	8.0	2004/01	2005/01
Montréal Across from 80 de Brésoles St.	Développements Orléans inc.	Residential building	8.0	2004/05	2005/10
Montréal 1550 Henri-Bourassa Blvd. West	Construction Miraflore inc.	Residential building	8.0	2004/05	2005/09
Montréal 2380 Pierre-Dupuy Ave.	9098 2091 Québec	Residential building	7.8	2002/09	2004/03

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Dorval 133 to 137 Dorval Ave.	Habitation communautaire de la banlieue Ouest	Residential development	7.8	2004/09	2005/05
Montréal 7080 Hutchison	4093399 Canada inc.	Renovation of residential building	7.6	2003/11	2004/11
LaSalle 7050 St-Patrick	Vogue Zodiak	Store	7.5	2003/10	2004/10
Lachine 50 12 <sup>e</sup> Avenue	Les Soeurs de Ste-Anne du Québec	Extension and renovation of school	7.5	2003/11	2004/09
Montréal 7275 de Beauport	San Carlo Construction inc.	Residential building	7.5	2004/03	2005/07
St-Laurent 1055 Côte-Vertu	CHSLD St-Laurent	Nursing home	7.2	2003/09	2004/09
Beaconsfield Beaconsfield Blvd.	Beaconsfield	Rebuilding of municipal infrastructures	7.2	2003/06	2004/08
St-Laurent Côte-Vertu and Décarie	St-Laurent and AMT	Bus terminal	7.2	2004/05	2004/12
St-Laurent Côte-Vertu Megacentre	Fly America	Store	7.0	2004/01	2004/06
St-Laurent 1025 Marcel-Laurin Blvd.	Wyeth Ayerst Canada	Renovation and extension of plant	7.0	2003/08	2004/09
Montréal 7295 de Beaufort	Construction San Carlo	Residential building	7.0	2002/03	2004/06
Montréal 6 St-Paul St. West	9126 7948 Québec	Residential and commercial building	7.0	2003/07	2004/10
Pierrefonds 310 Rive-Boisée	Rive-Boisée inc.	Residential building	7.0	2003/06	2004/12
Montréal 5035 Rouen and 2269 Viau	Ville de Montréal	Workshop for municipal vehicles	6.9	2004/08	2005/02
Montréal 7705 Sherbrooke St. East	Les Constructions Beau-Design	Residential development	6.7	2003/02	2004/06
Montréal 1315 De Maisonneuve Blvd. West	9103 9909 Québec	Residential building	6.6	2003/03	2004/09
Montréal St-Antoine/Gosford sts.	Samcon	Commercial and residential building	6.5	2003/06	2004/12
Montréal La Ronde	Six Flags	Modernization of amusement park (Phase 3)	6.5	2003/11	2004/12
Montréal 6755 Sherbrooke St. East	Le Repos St-François-d'Assise	Mausoleum	6.5	2003/02	2004/09
Senneville 200 Senneville Rd.	Manon Pilon et Amir Hussein	House	6.5	2003/04	2005/04
Montréal 3478 32 <sup>nd</sup> Avenue	Manoir Pointe-aux-Trembles inc.	Home for senior citizens	6.4	2003/10	2004/09
Montréal 677 Ste-Catherine St. West	Ivanhoe Cambridge inc.	Office building	6.0	2003/08	2004/12
Montréal 1434 Bleury St.	L'Impérial	Renovation of cinema	6.0	2002/06	2004/06
Montréal 1600 Drucourt St.	Ville de Montréal, Père-Marquette Centre	Modernization of community centre	6.0	2004/01	2004/12
Montréal Triaton and Marseille sts.	Groupe Axxco inc.	Streets and sidewalks	6.0	2004/08	2005/12
Montréal Aird St.	Sherko	Residential development "L'Alternatif"	6.0	2002/04	2004/09



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Montréal 4300 De Maisonneuve Blvd. West	363005 Canada	Residential building	6.0	2002/08	2004/09
Montréal 2545 Modugno	Le Chopin Condominium	Residential building	6.0	2003/03	2004/07
Montréal 650 Notre-Dame St. West	Phénix Notre-Dame	Residential building	6.0	2003/05	2004/12
Kirkland 17150 and 17250 Hymus Blvd.	Groupe immobilier Grilli inc.	Residential buildings	6.0	2003/05	2004/08
Montréal 150 to 166, Faillon St. West	Groupe Samcon	Residential development	6.0	2003/07	2004/12
Montréal 10350 les Galeries-d'Anjou Blvd.	Investissements Groupe Montclair inc.	Residential building	6.0	2003/10	2004/12
Montréal 7015 Gouin Blvd. East	Résidence au fil de l'eau	Residential building	6.0	2003/09	2004/09
Montréal 1415 des Pins Ave.	Développements Terra Monde inc.	Residential building	6.0	2003/09	2004/10
Montréal 1750 Sauriol St. East	Collège Régina Assumpta	Extension of school	5.8	2004/03	2004/09
Montréal 425 Ste-Hélène St.	Développement Sainte-Hélène	Residential building	5.3	2003/10	2004/11
Montréal 8751-8761, 9 <sup>th</sup> Avenue	La Coopérative d'habitation Résidence Casa Blanca	Residential building	5.3	2004/07	2004/12
Montréal 1086 Clark	Centre communautaire et culturel chinois de Montréal	Rebuilding of centre	5.2	2004/06	2004/12
Montréal St-Antoine St.	Ville de Montréal	Home for senior citizens	5.2	2004/03	2005/02
Montréal William/de l'Inspecteur sts.	Alliance Prével	Transformation of plant into a residential building	5.2	2004/05	2005/05
Montréal 1751 Richardson	Cité Nordelec	Renovation of office buildings	5.0	2000/09	2004/10
Montréal Hochelaga/Maisonneuve neighbourhood	Ville de Montréal	Public square "Place Valois"	5.0	2004/09	2005/12
Montréal 900 De La Gauchetière West	Place Bonaventure	Commercial building	5.0	2003/03	2004/12
Montréal 715 Peel St.	Human Resources Canada	Rebuilding of office building	5.0	2003/06	2004/10
Montréal 275 St-Jacques St. West	Placements St-Mathieu	Office building	5.0	2001/09	2004/09
Montréal 41 St-Jacques St. West	Pasquin St-Jean et ass. inc.	Store	5.0	2003/07	2004/10
Dollard-des-Ormeaux 4601 Sources Blvd.	Adonis Market	Store	5.0	2003/11	2004/11
Montréal 2535 Masson St.	Provigo inc.	Store	5.0	2003/10	2004/04
Pierrefonds	Hershey Rose	Residential development	5.0	2003/03	2004/12
Baie d'Urfé Surrey St.	Corporation Maxwell 9118 5298 Québec	Home for senior citizens	5.0	2003/04	2004/03
Montréal 7335 St-Laurent Blvd.	4151291 Canada	Residential building	5.0	2003/04	2004/09
Pierrefonds St-Jean Blvd.	Groupe Dubcan Développement	Residential building	5.0	2003/05	2004/07

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Pierrefonds 16609 to 16709 Pierrefonds Blvd.	Immeubles Saba	Residential building	5.0	2003/07	2004/12
Montréal 65 René-Lévesque Blvd. East	4136985 Canada inc. Groupe Canvar	Residential building	5.0	2003/09	2004/12
Montréal 5803 Tommy-Douglas St.	S.P. Holdings	Residential development	5.0	2004/01	2005/04
Dollard-des-Ormeaux 120 Donnacona	CMI Construction inc.	Residential building	5.0	2003/09	2004/12
Montréal 1100 St-Antoine St. East	Coopération d'habitation La Porte du Bourg	Residential building	5.0	2004/05	2004/12
Montréal 3465 Côte-des-Neiges Rd.	Avantis Cellulaire inc.	Residential building	5.0	2004/08	2005/07
Montréal 3830 St-Ambroise St.	Le Clos St-Ambroise inc.	Residential building	5.0	2003/10	2005/02
St-Laurent 7171 Frédéric-Banting St.	AstraZeneca	Expansion of research centre	5.0	2004/06	2004/12

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)

#### 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)

#### 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.ccmm.qc.ca](http://www.ccmm.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)

