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PRESS BOOK

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MONTRÉAL: SO MUCH TO LOVE

Montréal is one of the few cities in the world with universal appeal. That's because it has so much to offer. It's steeped in history, bursting with potential, teeming with culture, and bustling with activity. Yet, it's remarkably liveable. In fact, it's one of the top 10 trendiest cities in the world, according to the *New York Times*.

Montréal is so much more than a thriving multicultural hotspot with an enticing European flair. It's a forward-thinking North American metropolis with a robust economy backed by cutting-edge creative energy. Its success is largely driven by its four world-renowned universities, which attract some 200,000 students, each year – 33,000 of them from abroad. *The Economist* ranks Montréal among the top cities in the world for undergraduate studies.

Industry loves Montréal, too. Global leaders are drawn to our economic and political stability, low-cost energy, and ever-stable banking system. Our modern infrastructure, highly-trained multilingual workforce, and close proximity to U.S. markets certainly don't hurt, either.

As a place to call home, Montréal never disappoints. We take things like good air quality, world-class public transportation and services, low-cost education, and universal healthcare for granted. And then there's our unique culture, dining, nightlife, and festivals year-round. Where else can you find all this – along with a political drive for green initiatives, a strong European influence, and social inclusiveness?

Since being designated a UNESCO City of Design in 2006, Montréal's global appeal has grown, particularly among foreign buyers, who recognize it as a safe haven and appreciate its affordability compared with other Northern American cities. Tremendous infrastructure spending is driving our city upward, with 1 Square Phillips taking Montréal to dazzling new heights.

Whether for financial or personal reasons, it's the perfect time to invest in Montréal.

Kheng Ly
Founder, President and CEO of Brivia Group

Montreal's rental, apartment
investment market 'on fire'

L'emploi atteint un sommet historique à Québec

Canada
last mo

Montréal posts best job growth
among top 20 largest urban ce
Canada and the U.S.

MONTREAL

Crews break ground on new $250M REM stati
Montreal's Trudeau airport

Montreal real estate: House prices likely
to climb through 2020, CMHC says

2019 begins with a new record for the Greater
Montreal real estate market

Greater Montréal leads the pack for
economic growth in Canada

Montreal's Real Estate "Boom
to Toronto & Vancou

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Vers une nouvelle vague de condos à Montréal

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REAL ESTATE ... ALL IN THE GREEN IN 2019!

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Dawson investit 1 million pour intégrer l'intelligence artificielle

Montréal is the most affordable city in Canada and the U.S.

Canada's unemployment rate sticks at 43-year low

Montreal's $6.3-billion REM: 'We will start work almost immediately'

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Samsung ouvre son laboratoire en intelligence artificielle à Montréal

PUBLICATION NAME: CTV
ARTICLE TITLE: Canada's unemployment rate sticks at 43-year low
AUTHOR: Andy Blatchford
RELEASE DATE: January 4, 2019

Canada's unemployment rate sticks at 43-year low

Andy Blatchford , The Canadian Press
Published Friday, January 4, 2019 8:39AM EST
Last Updated Friday, January 4, 2019 10:53AM EST

OTTAWA -- The country's unemployment rate stuck to its 43-year low of 5.6 per cent last month as the economy closed out 2018 by adding 9,300 net new jobs, Statistics Canada said Friday.

But even in a job market that has tightened over the past year the agency's latest data release shows the key indicator of wage growth continued to show weakness in December.

Year-over-year average hourly wage growth for permanent employees was 1.49 per cent -- up slightly from its November reading of 1.46 per cent, but much lower than its peak last May of 3.9 per cent.

Canada's unemployment rate sticks at 43-year low

OTTAWA - The country's unemployment rate stuck to its 43-year low of 5.6 per cent last month as the economy closed out 2018 by adding 9,300 net new jobs, Statistics Canada said Friday.

But even in a job market that has tightened over the past year the agency's latest data release shows the key indicator of wage growth continued to show weakness in December.

Year-over-year average hourly wage growth for permanent employees was 1.49 per cent -- up slightly from its November reading of 1.46 per cent, but much lower than its peak last May of 3.9 per cent.

Experts have been expecting wages to rise as more people find work. Instead, its sharp deceleration since the middle of last year is viewed as a good reason for the Bank of Canada to wait a little longer before hiking interest rates.

"There's just no way that this figure does not give the Bank of Canada more space to wait and see before raising interest rates," Ranko Berich, head analyst at Monex Canada and Monex Europe, said in an interview.

"I think, if anything, this completely takes the likelihood of a policy move any time in the next three months down to zero."

The Bank of Canada has been monitoring wage growth ahead of its rate decisions as it tries to determine how well indebted households can absorb higher borrowing costs.

The central bank, which will make a rate announcement next Wednesday, has raised its benchmark rate five times since the summer of 2017 in response to Canada's strong economic performance. Governor Stephen Poloz has signalled that more increases will be needed to prevent inflation from rising too high.

"We suspect that behind the scenes, the Bank of Canada is also a bit puzzled by the combination of healthy trend employment gains and decelerating wages," TD senior economist Brian

DePratto wrote in a note to clients Friday.

"Without bottom-up wage pressure, further monetary tightening is clearly not urgent."

Some analysts saw promising signs in Friday's wage data, which marked the end of a six-month streak of slowdowns.

Average hourly wage growth for all employees accelerated to just under two per cent last month - only slightly above the latest core inflation reading.

"Certainly, wage growth over the last couple of months has been disappointing, especially when you look at the tightness in the labour markets across the country," Alicia Macdonald, principal economist for The Conference Board of Canada, said in an interview.

"We have been expecting wage growth to start to pick up heading into this year and we read this morning's report as a positive first step."

A closer look at the December jobs numbers revealed softer details. Canada shed 18,900 full-time jobs and added 46,400 less desirable self-employed positions.

The net gain of 9,300 for the month was deemed too low by Statistics Canada to be statistically significant. The result follows a gain of 94,100 net jobs in November, the country's largest monthly increase since March 2012.

Economists had expected the addition of 5,500 jobs in December and a jobless rate of 5.7 per cent, according to Thomson Reuters Eikon.

For the second straight month, the December jobless rate was 5.6 per cent -its lowest level since Statistics Canada started measuring comparable data in January 1976.

Alberta, which has been hit hard by a drop in oil prices, saw a net decrease last month of 16,900 jobs or 0.7 per cent, compared with November, as an increase in part-time work was far outweighed by a loss of 36,200 full-time positions.

For all of 2018, employment in Alberta rose 0.9 per cent as the province added 21,600 jobs. The provincial unemployment rate fell from seven per cent at the start of 2018 to 6.4 per cent at the end of the year.

Across the country, there was a gain of 163,300 net new jobs in 2018 for an increase of 0.9 per cent, which was a slower pace of growth compared with 2.3 per cent in 2017 and 1.2 per cent in 2016, Statistics Canada said.

Employment growth in 2018 was concentrated in the services sectors, which generated 151,000 positions compared to an increase of just 12,300 in goods-producing industries.

In 2018, employment for women aged 25 to 54 grew by 125,600 positions or 2.2 per cent, compared to an increase of 60,600 jobs or one per cent for men in the same age category.

www.ctvnews.ca/business/canada-s-unemployment-rate-sticks-at-43-year-low-1.4240355

PUBLICATION NAME: La Presse
ARTICLE TITLE: Dawson investit 1 million pour intégrer l'intelligence artificielle
AUTHOR: Raphaël Pirro
RELEASE DATE: June 5, 2019

LA PRESSE

Publié le 05 juin 2019 à 10h00 | Mis à jour le 05 juin 2019 à 10h04

Dawson investit 1 million pour intégrer l'intelligence artificielle

Richard Filion, directeur du collège Dawson
PHOTO OLIVIER JEAN, ARCHIVES LA PRESSE

Dawson investit 1 million pour intégrer l'intelligence artificielle

Le collège Dawson débloque 1,05 million pour intégrer l'intelligence artificielle (IA) à tous ses programmes d'enseignement. Le projet s'échelonnera sur trois ans et aura pour objectif de fournir aux élèves les outils nécessaires pour prendre part à la révolution de l'IA. Il s'agit du plus important investissement par un cégep en la matière.

L'initiative s'intégrera dans le cursus de presque tous les profils scolaires, y compris ceux des sciences humaines, des arts et des sciences de la santé, afin de s'assurer que tous les élèves acquièrent des connaissances en IA jugées essentielles pour leur intégration future au marché du travail et de la recherche.

Le directeur du collège Dawson, Richard Filion, espère que le projet fera de l'établissement un « centre d'excellence en intégration de l'IA en matière d'éducation au niveau collégial ».

« À Montréal, il y a beaucoup de recherche de haut niveau qui se fait en intelligence artificielle, a-t-il dit en entrevue avec La Presse. Ce qu'il manquait, c'était de faire bénéficier les jeunes étudiants et les prochaines générations des connaissances de pointe dans le domaine. »

DIRIGÉ PAR UN COMITÉ

La somme sera principalement investie dans la création de matériel didactique pour chaque domaine d'étude, dans la recherche pour l'éthique de l'IA, le mentorat entre pairs pour le corps enseignant et les communautés de recherche en IA, les programmes de développement professionnel, ainsi que les services de consultation et l'achat de logiciels spécialisés.

Le projet sera dirigé par un comité consultatif formé de personnes de renom dans différents domaines où se développe l'intelligence artificielle. On compte parmi ceux-ci Nathalie Beaulieu, directrice de l'enseignement et de l'Académie CHUM, Aaron Courville, de l'Institut québécois d'intelligence artificielle (MILA), et Julian Crowe, leader de l'intelligence artificielle à la Banque Nationale.

Tous agiront à titre bénévole.

ENSEIGNANTS LIBÉRÉS À L'AUTOMNE

À l'automne, une première cohorte d'enseignants sera libérée de ses fonctions pour se consacrer à l'implantation du programme au sein du collège. « Ils auront comme principale mission le développement de partenariats avec les différents acteurs du domaine de l'IA », souligne M. Filion. Ceux-ci devront favoriser auprès des élèves une « culture de l'apprentissage en continu » et de la valorisation des données.

La transformation profonde de l'économie au cours des prochaines décennies fera de l'éducation à l'IA un incontournable pour la réussite professionnelle. Un rapport du Forum économique mondial publié en septembre 2018 prévoit que d'ici 2025, plus de la moitié des tâches sur les lieux de travail sera effectuée par des machines, soit le double d'aujourd'hui.

L'impulsion initiale du projet provient de la Stratégie numérique annoncée par le gouvernement du Québec à la fin de 2017.

www.lapresse.ca/actualites/education/201906/05/01-5228851-dawson-investit-1-million-pour-integrer-lintelligence-artificielle.php

PUBLICATION NAME: The Gazette
ARTICLE TITLE: Montreal real estate: House prices likely to climb through 2020, CMHC says
AUTHOR: Briana Tomkinson
RELEASE DATE: November 9, 2018

MONTREAL GAZETTE

Montreal real estate: House prices likely to climb through 2020, CMHC says

The boom in condos and multi-family rental buildings will also continue. In other words our housing hot streak shows no sign of cooling.

BRIANA TOMKINSON, SPECIAL TO THE MONTREAL GAZETTE Updated: November 9, 2018

Montreal's housing prices have been steadily increasing and will continue through 2020, the CMHC's latest report indicates.
MONTREAL GAZETTE FILES

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For years, Vancouver and Toronto were the stars of the Canadian real estate market. Prices were skyrocketing, and buyers were in a fever to outbid each other. Meanwhile, Montreal just kept trucking along, prices increasing modestly if unambitiously.

Montreal real estate: House prices likely to climb through 2020, CMHC says

For years, Vancouver and Toronto were the stars of the Canadian real estate market. Prices were skyrocketing, and buyers were in a fever to outbid each other. Meanwhile, Montreal just kept trucking along, prices increasing modestly if unambitiously.

Now, it seems, it's our time to shine.

Montreal's housing market started picking up toward the end of 2015 and has been gaining momentum ever since. According to the most recent forecast from the Canadian Mortgage and Housing Corporation (CMHC), released Wednesday, the market here is far from peaking.

In Vancouver and Toronto, CMHC expects both housing starts and sales to slow over the next few years. In contrast, Montreal's strong employment growth is expected to stimulate demand through 2020, leading to an ever-lower inventory of single family homes for sale.

According to the report, prices in Montreal are likely to keep rising, and rental rates as well. The boom in condo construction and multi-family rental buildings will also continue. In other words: Montreal's housing hot streak shows no sign of cooling.

Although prices are climbing, Montreal is still considered a relatively affordable market. Unlike Vancouver and Toronto, the rise in home prices in Montreal has remained in line with economic fundamentals. In its market outlook report, CMHC said overvaluation is not a concern yet.

According to Brad Henderson, president and CEO of Sotheby's International Realty Canada, there's a lot of room left for prices to grow in Montreal. The median price of a single-family home in the Montreal area may have risen six per cent year over year, but it still remains at a relatively affordable $335,000.

"It's a global city, a world-class city, that is continuing to come into its own. When people look at the price of real estate in Toronto and Vancouver and other cities around the world, people realize what a bargain it is in Montreal," Henderson said.

Demand for Montreal real estate is continuing to grow, while supply is dropping. The Quebec Federation of Real Estate Boards reports that Montreal has now seen 17 consecutive quarterly increases in residential sales. Meanwhile, the number of listings has been dropping for 12 consecutive quarters.

More demand + less supply = higher prices. And indications are the trend isn't likely to reverse anytime soon.

And indeed it is already slim pickings for buyers in certain parts of Montreal. In October, another CMHC report found in certain sectors of the Island of Montreal, including in the southern part of the West Island, the South West, Rosemont, Villeray, Notre-Dame-de-Grâce, Montreal West and Nun's Island, there were four or fewer sellers for each buyer.

Although condo construction is ramping up, supply is still not meeting the demand in the hottest sectors of the city, like Montreal's downtown. According to data from Altus Group, a record-setting 3,000 new condo units went on the market in the greater Montreal area last quarter, but almost half are already sold.

The CMHC outlook predicts the average price growth between now and 2020 will beat the annual average of the last few years, even if an anticipated rise in mortgage rates cools demand.

Overall, it's looking like a good time to be a homeowner in Montreal. And unlike Vancouver or Toronto, it is still possible for Montrealers who rent to buy a home of their own if they wish.

montrealgazette.com/news/local-news/montreal-real-estate-house-prices-likely-to-climb-through-2020-cmhc-says

PUBLICATION NAME: CBC
ARTICLE TITLE: Montreal's Samuel De Champlain Bridge is now open
AUTHOR: Isaac Olson
RELEASE DATE: June 24, 2019

CBC

Montreal's Samuel De Champlain Bridge is now open

Structure open in 1 direction, scheduled to be fully ready for Canada Day

Isaac Olson · CBC News · Posted: Jun 24, 2019 4:00 AM ET | Last Updated: June 24

Montreal's Samuel De Champlain Bridge is now open

After four years of construction and months of delays, motorists heading to Montreal from the city's South Shore are now able to drive over the new Samuel De Champlain Bridge for the first time.

The $4.47-billion, 3.4-kilometre bridge over the St. Lawrence River has been open since 5 a.m. in the northbound direction on Quebec's Fête nationale, a provincial holiday. Southbound lanes will open on Canada Day.

Federal Infrastructure Minister François-Philippe Champagne was among the first to cross the bridge. He said it was a project that brought Canada together, with workers coming in from coast to coast to build the bridge.

"With every centimetre I crossed, I was thinking about the more than 2,000 men and women who have delivered a signature infrastructure for Montrealers," he said.

Citing famous crossings such as the Golden Gate and Brooklyn Bridge, the minister said this bridge will be a "landmark" for Montreal.

"I think it's really a historic moment about what we're able as Quebecers to do in terms of engineering, in terms of work and in terms of expertise."

The new structure, simple and sleek in design, replaces the former Champlain Bridge, a steel truss cantilever bridge alongside it that has been a fixture on the skyline since it opened in 1962.

In recent years, it had fallen into disrepair, costing taxpayers millions annually to maintain. The new bridge is expected to last 125 years.

Still, it was the busiest in Canada, crossed by more than 50 million vehicles and some $20-billion in international trade goods every year.

The new bridge, once fully operational with a light-rail train running down the middle, will bring more fluidity to that constant flow of traffic, the minister said.

The federally funded bridge is touted by Ottawa as one of the largest public infrastructure projects in North America.

There's still work to do, however, including the addition of that light-rail train and a path for pedestrians and cyclists.

LIGHT-RAIL NETWORK TO SERVE MILLIONS

The bridge will be a crucial South Shore link for the city's new light-rail system (REM). By 2021, some 11 million public transit users are expected to cross the bridge every year.

The REM will run across a central deck between the two traffic lanes, replacing the reserved bus lanes. With the deck already in place, adding the tracks will not disrupt traffic, an REM spokesperson confirmed Friday.

The REM will have stops on either side of the bridge in Brossard and on Nun's Island.

Montreal will have 212 train cars in its REM network, departing in four-car segments during rush hour and two cars at off-peak hours to save energy.

Each automated train, with a maximum capacity of 780 passengers, will eventually offer connections to 26 stations spread out across the region, connected by 67 kilometres of track.

PEDESTRIAN AND CYCLIST PATH

The consortium behind the bridge project, Signature on the Saint Lawrence (SSL), is contractually obligated to open the new pedestrian and bicycle path within 120 days of the bridge's opening.

An SSL spokesperson said the plan is to open it around the end of September. The path will be on the northeast side of the bridge, with four lookouts offering views of the city's skyline.

A direct cyclist and pedestrian route between Montreal and Brossard was not available on the old Champlain Bridge. Now users will be able to access the bicycle path network in Montreal and on Nun's Island.

It will also be part of La Route Verte, which, at 5,300 kilometres, is the longest network of cycling trails in North America.

LOTS AND LOTS OF LIGHTS

The new bridge will be strung with 7,500 individually controlled light-emitting diodes, commonly called LEDs. The lights are designed to highlight the bridge's architecture.

By comparison, the Jacques Cartier Bridge, which is almost the exact same length as the new bridge, has 2,807 LEDs.

Each luminaire can display "an almost infinite palette of colours," SSL says. The lighting control will be centralized and will display programmable themes of adjustable colours and intensity.

The basic theme will be a blank display, but themes associated with major events will be possible, SSL says.

Crews will be finishing the Champlain bridge's lighting and landscaping throughout the summer.

BY THE NUMBERS

The bridge is about as long as the longest runway at Montreal's Pierre Elliott Trudeau Airport and about as tall as the Olympic Stadium — the Big O is just five metres taller.

The cable-stayed section of the bridge measures 500 metres, or more than three and a half Canadian football fields.

There are two elevators inside the main pylon, which can now be seen from several kilometres away with thick cables spanning out in either direction.

To construct the bridge, 42 concrete piles measuring 1.2 metres in diameter were driven 20 metres into the bedrock.

There are more than one million bolts holding the bridge together, 74 pillars and 74 foundations. Each foundation weighs 604 tonnes, or the equivalent of four blue whales.

In total, 2,000 workers dedicated more than 8.5 million hours to its construction.

MONTHS OF DELAYS

The bridge was originally slated to open in December 2018. SSL, led by SNC-Lavalin, won the $4.2-billion contract knowing late fees would amount to $100,000 per day for the first seven days and $400,000 per day after that.

The maximum penalty was capped at $150 million.

SSL went over the original estimated cost by $235 million, meaning the actual price tag could come in at around $4.5 billion. The federal government is still in discussions with SSL about who is to blame for the delays and cost overruns.

www.cbc.ca/news/canada/montreal/samuel-de-champlain-bridge-opening-day-montreal-1.5185680

PUBLICATION NAME: Global News
ARTICLE TITLE: Canada's unemployment rate fell to 5.6% last month — the lowest since 1976
AUTHOR: The Canadian Press
RELEASE DATE: December 7, 2018

Canada's unemployment rate fell to 5.6% last month — the lowest since 1976

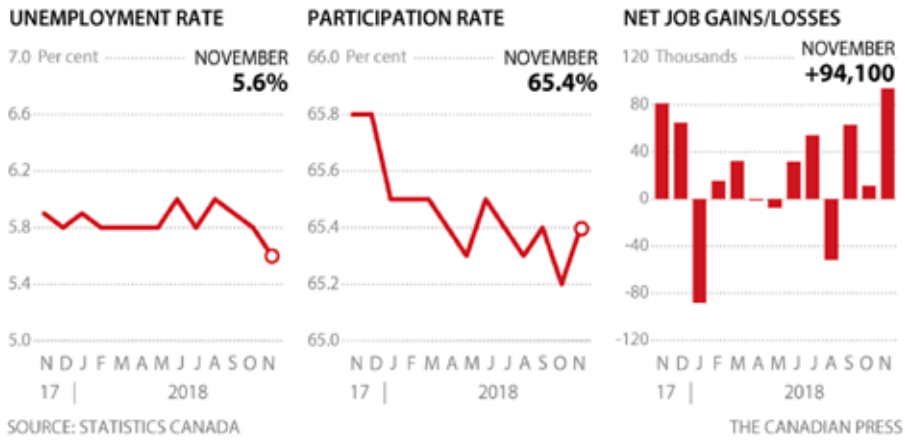
By Staff The Canadian Press

A blast of 94,100 new jobs last month has knocked the country's unemployment rate down to 5.6 per cent — its lowest level since Statistics Canada started measuring comparable data more than 40 years ago.

The overall number marked the labour force survey's largest monthly increase since March 2012 when there was a gain of 94,000 jobs, Statistics Canada said Friday.

CANADA'S UNEMPLOYMENT RATE

The economy added 94,100 net jobs in November while the unemployment rate fell to 5.6%



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The overall number marked the labour force survey's largest monthly increase since March 2012 when there was a gain of 94,000 jobs, Statistics Canada said Friday.

The November employment surge was fuelled by the addition of 89,900 full-time positions. For employee work, the private sector added 78,600 positions in November, while the public sector gained 8,300 jobs.

Last month's increase pushed the jobless rate down from October's reading of 5.8 per cent, which had been the previous low mark since comparable data first became available in 1976. The old statistical approach – prior to 1976 – registered an unemployment rate reading of 5.4 per cent in 1974.

But Friday's report also contained disappointing details.

Year-over-year average hourly wage growth for permanent employees continued its decline in November to 1.46 per cent – to deliver its weakest reading since July 2017.

Experts have been expecting wage growth to rise thanks to the tightened labour market, but it has dropped every month since its May peak 3.9 per cent. It now sits well below inflation.

The Bank of Canada keeps a close watch on wages ahead of its interest-rate decisions. On Wednesday, the central bank held its benchmark rate at 1.75 per cent, but in explaining its decision it highlighted other economic negatives such as weaker-than-expected business investment and the sharp drop in oil prices. Statistics Canada's report Friday also said that, compared to 12 months earlier, employment was up 1.2 per cent following a net increase of 218,800 jobs. The addition of 227,400 full-time positions offset a small decrease in part-time work.

The November jobs report showed the goods-producing sector added 26,900 jobs following a notable gain of 14,800 construction positions. The services sector generated 67,200 jobs last month with help from the addition of 26,000 positions in professional, scientific and technical services.

By region, employment rose in six provinces and was led by gains in Quebec and Alberta.

globalnews.ca/news/4739555/canada-unemployment-rate-low-statistics-canada/

PUBLICATION NAME: Radio-Canada
ARTICLE TITLE: L'emploi atteint un sommet historique à Québec
AUTHOR: Louis Gagné
RELEASE DATE: June 7, 2019

RADIO-CANADA

ACCUEIL | ÉCONOMIE | EMPLOI

L'emploi atteint un sommet historique à Québec

La région de Québec affiche le taux de chômage le plus bas au Canada.
PHOTO : RADIO-CANADA / MAXIME CORNEAU

Louis Gagné
Publié le 7 juin 2019

Le taux de chômage a reculé pour un troisième mois consécutif en mai dans la région de Québec pour s'établir à 2,8 %. Il s'agit du taux le plus bas jamais enregistré.

L'emploi atteint un sommet historique à Québec

Le taux de chômage a reculé pour un troisième mois consécutif en mai dans la région de Québec pour s'établir à 2,8 %. Il s'agit du taux le plus bas jamais enregistré.

C'est ce que révèle la dernière Enquête sur la population active de Statistique Canada, dont les résultats ont été publiés vendredi.

La région de Québec affiche le taux de chômage le plus faible au Canada.

En mai, le nombre d'emplois a progressé de 6300 pour s'établir à 470 500. Cela représente un nouveau sommet historique.

Selon Line Lagacé, vice-présidente à la croissance des entreprises et des investissements étrangers chez Québec international, les plus récents chiffres sur l'emploi témoignent de la vitalité économique de la région de Québec

« Le bon côté, c'est que la région démontre par ce volet-là qu'elle est dynamique, comme en témoigne la création de 6300 emplois. Donc, la région, économiquement, va bien. Elle est un exemple. Elle est d'ailleurs première au niveau canadien» , observe Mme Lagacé.

PÉNURIE DE MAIN-D'OEUVRE

Elle fait toutefois remarquer que le bas taux de chômage accentue le problème de pénurie de main-d'œuvre, qui affecte grandement les entreprises de la région de Québec.

« Avec un taux de chômage de 2,8 %, ce qui se passe, c'est que la création d'emploi va beaucoup plus rapidement que l'augmentation de la population active. Ça fait en sorte que la pression est très, très forte […] sur les entreprises, qui vont devoir essayer de combler ces nouveaux emplois-là et trouver la main-d'œuvre nécessaire » , explique Line Lagacé.

La vice-présidente ajoute que les données de Statistique Canada soulignent l'urgence d'adopter des mesures pour faciliter le recrutement de travailleurs étrangers.

« On entend souvent deux choses au niveau de l'immigration : complexité et délais de traitement. Et ce sont les deux facteurs sur lesquels on doit travailler pour faire en sorte qu'un employeur qui a trouvé son candidat à l'étranger puisse [l'embaucher] le plus rapidement possible. On espère que ça puisse faire bouger les choses » , conclut-elle.

ici.radio-canada.ca/nouvelle/1176318/taux-chomage-quebec-creux-historique-emploi-sommet

PUBLICATION NAME: Le Journal de Montréal
ARTICLE TITLE: Samsung ouvre son laboratoire en intelligence artificielle à Montréal
AUTHOR: Agence QMI
RELEASE DATE: June 5, 2019

LE JOURNAL DE MONTRÉAL

Samsung ouvre son laboratoire en intelligence artificielle à Montréal

PARTAGEZ SUR FACEBOOK PARTAGEZ SUR TWITTER AUTRES

AGENCE QMI
Mercredi, 5 juin 2019 09:46
MISE À JOUR Mercredi, 5 juin 2019 09:46

Une autre entreprise vient bonifier l'écosystème de l'intelligence artificielle à Montréal, mardi, avec l'installation officielle de Samsung dans son nouveau laboratoire.

L'entreprise basée en Corée du Sud compte y développer la reconnaissance vocale, la traduction automatique et la compréhension du langage naturel. D'ici cinq ans, une vingtaine de personnes travailleront dans ces installations de 2000 pieds carrés, situées au sein de l'Institut québécois d'intelligence artificielle (Mila) dans le quartier Mile-Ex.

Samsung travaille avec des chercheurs montréalais depuis 2014.

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Samsung travaille avec des chercheurs montréalais depuis 2014.

« Cette collaboration a été particulièrement fructueuse et nous a permis de développer une expertise en reconnaissance vocale et traduction automatique. Avec la mise sur pied d'une équipe locale à Montréal, Samsung veut pousser encore davantage ses recherches en matière d'apprentissage profond », a expliqué Eunsoo Shim, vice-président principal, directeur du centre de recherche en logiciel et en intelligence artificielle chez Samsung Electronics.

Mila a accueilli cette arrivée avec enthousiasme.

« Nous sommes heureux d'accueillir une entreprise de l'envergure de Samsung à l'intérieur de nos murs, où cohabitent actuellement près de 350 chercheurs internationaux en intelligence artificielle, a précisé Valérie Pisano, présidente et chef de la direction de Mila. C'est à Montréal que l'on trouve la plus importante communauté universitaire en apprentissage profond au monde et la volonté de Samsung d'accroître sa présence ici renforcera notre capacité à attirer les meilleurs cerveaux. »

www.journaldemontreal.com/2019/06/05/samsung-ouvre-son-laboratoire-en-intelligence-artificielle-a-montreal

PUBLICATION NAME: La Presse
ARTICLE TITLE: Vers une nouvelle vague de condos à Montréal
AUTHOR: Pierre-Marc Durivage
RELEASE DATE: July 31, 2019

LA PRESSE

Publié le 30 juillet 2019 à 18h00 | Mis à jour le 31 juillet 2019 à 06h44

Vers une nouvelle vague de condos à Montréal

Royal LePage estime que les entrepreneurs vont construire davantage de condos en raison de la demande soutenue par les jeunes professionnels et les spéculateurs étrangers.

PHOTO MARTIN CHAMBERLAND, ARCHIVES LA PRESSE

Vers une nouvelle vague de condos à Montréal

Si Montréal continue de présenter le marché immobilier le plus dynamique au pays, la métropole québécoise demeure à l'abri de la surenchère, croient les observateurs. Toutefois, elle devrait voir son profil résidentiel se tourner résolument vers le marché de la copropriété. Ce sont les principales conclusions que l'on peut tirer des plus récentes statistiques dévoilées par Royal LePage, fournisseur de services aux agences immobilières.

Le prix des maisons dans le Grand Montréal a enregistré une 12e hausse trimestrielle d'affilée au-delà de 4 % et devrait croître de nouveau de 4,5 % d'ici à la fin de l'année. C'est plus que Toronto et Vancouver, mais on est loin de rattraper ces deux marchés qui ont enregistré des hausses fulgurantes au cours des dernières années. Ainsi, si la croissance était nulle à Toronto comme à Vancouver, Montréal mettrait au rythme actuel 14 ans pour rejoindre la Ville Reine et 19 ans pour égaler le niveau de la métropole de la Colombie-Britannique.

« Le marché de Montréal est comme un long fleuve tranquille, a illustré Dominic St-Pierre, vice-président et directeur général de Royal LePage pour la région du Québec. Le débit est certes plus rapide actuellement, mais on est loin du problème de bulle immobilière qui a touché Toronto et Vancouver. »

« Il faut d'ailleurs comprendre ce qu'est une bulle ; ça survient quand les augmentations sont tellement fortes que ça crée un marché spéculatif. Ça survient avec des augmentations trimestrielles de 10 à 15 %, et on est très loin de ça. »

– Dominic St-Pierre, de Royal LePage

Au cours des trois ou quatre dernières années, la plus forte augmentation annuelle a été de 6 % dans la région de Montréal. Par ailleurs, l'inventaire immobilier à Montréal est encore de loin supérieur à ce qu'il était, par exemple, à Toronto au moment où l'on s'arrachait les propriétés. « À Montréal, on parle de quatre à cinq mois d'inventaire – c'est-à-dire la période nécessaire pour écouler tout l'inventaire immobilier, nous a expliqué M. St-Pierre. À Toronto, on parlait d'un ou deux mois au plus fort du marché, et c'est à ce moment-là que les prix augmentent incroyablement, car ça attire les spéculateurs. Les gouvernements et la Ville de Montréal ont donc tout avantage à encourager les nouvelles constructions de propriétés pour éviter une chute de l'inventaire immobilier qui entraînerait une surenchère des prix. »

ENCORE PLUS DE CONDOS

L'inventaire immobilier montréalais pourrait en effet s'étioler si l'offre ne s'ajuste pas à la surprenante demande – Royal LePage a d'ailleurs été forcé de revoir à la hausse ses prévisions de prix des maisons. « L'inventaire commençait à se stabiliser à la fin 2018, mais il a recommencé à chuter au début de l'année, si bien qu'il est maintenant de 19 % inférieur à celui de l'an dernier, a indiqué Dominic St-Pierre. Il y a cinq ou six ans, il y avait un surplus de condos, les entrepreneurs ont donc arrêté d'en construire. Mais le marché a assimilé ça en l'espace de deux ans, il y a donc un manque de propriétés résidentielles à Montréal. »

La demande est soutenue par les jeunes professionnels, mais aussi par les spéculateurs étrangers, qui représenteront bientôt près de 4 % des acheteurs – une part considérable, mais qui ne viendra toutefois pas déséquilibrer le marché, selon Royal LePage. « On pense donc que les entrepreneurs vont se relancer dans le condo au cours des prochaines années », a soutenu Dominic St-Pierre.

« Contrairement à ce qu'on avait pensé, les baby-boomers n'ont pas vendu leurs propriétés, alors que les jeunes professionnels sont encore très attirés par les quartiers centraux. La proximité du travail et l'environnement de vie sont très importants pour les millénariaux, plus encore que pour la génération X.»

– Dominic St-Pierre, de Royal LePage

« Toutefois, on parle davantage d'un changement au niveau du marché qu'au niveau du comportement des consommateurs, a nuancé le vice-président de Royal LePage. Les jeunes ne peuvent plus se permettre d'acheter une maison en ville, alors ils s'exilent ou achètent un condo. Présentement, c'est le type de propriété qui se vend le plus et ça va continuer d'augmenter ; Montréal s'en va plus que jamais vers un marché de condos. »

Malgré cette effervescence, le Grand Montréal restera un marché accessible et devrait échapper à la surenchère. « Même si c'est très actif à Montréal, ça demeure probablement l'une des meilleures aubaines dans le monde, a estimé Dominic St-Pierre. Ça reste encore l'un des endroits où l'on peut acheter des maisons unifamiliales pour le moins cher. »

EN CHIFFRES

410 828 $
Prix médian d'une propriété résidentielle dans la grande région de Montréal au deuxième trimestre de 2019, unifamiliales et copropriétés confondues. Cela représente une augmentation de 5,8 % par rapport à la même période en 2018.

742 802 $
Prix médian d'une résidence unifamiliale à deux étages dans le secteur Montréal centre, en hausse de 10,8 % par rapport au deuxième trimestre de 2018.

www.lapresse.ca/maison/immobilier/201907/30/01-5235604-vers-une-nouvelle-vague-de-condos-a-montreal.php

PUBLICATION NAME: Arianne Relocation Specialists
ARTICLE TITLE: Montreal Real Estate Trends and Tips for 2019
AUTHOR: Fred Hornaday
RELEASE DATE: n\a

ARIANNE
RELOCATION SPECIALISTS

Montreal Real Estate Trends and Tips for 2019

Long overshadowed by red hot real estate markets in Toronto and Vancouver, Montreal is now gaining ground and showing signs of robust growth. The financial capital of the Quebec province, Montreal has long been recognized as one of the most desirable cities on the continent, but prices have remained modest, while home values in Toronto and Vancouver went sky high. (See our article on the Cost of Living in Montreal vs Toronto.)

Montreal Real Estate Trends and Tips for 2019

MONTREAL REAL ESTATE TRENDS AND TIPS FOR 2019

Long overshadowed by red hot real estate markets in Toronto and Vancouver, Montreal is now gaining ground and showing signs of robust growth. The financial capital of the Quebec province, Montreal has long been recognized as one of the most desirable cities on the continent, but prices have remained modest, while home values in Toronto and Vancouver went sky high. (See our article on the Cost of Living in Montreal vs Toronto.)

Sales volume in January 2019 rose at a rate not seen since 2009, up 7.1 percent over December, roughly doubling the national average. Meanwhile, home values increased 6.3 percent from a year earlier. Despite this soaring volume and the healthy increase in prices, Montreal homes still remain far more affordable than those in Toronto and Vancouver. Compare the benchmark price of $349,000 in Montreal to $1.02 million in Vancouver.

The sharp slowdown in those two major markets can largely be attributed to the provincial regulations aimed at reining in runaway prices. While there are always a vast range of factors at play, the 15 percent foreign buyers tax in Greater Toronto and the 20 percent foreign buyers tax and second home tax in Vancouver seem to have played a key role.

WHERE WILL THE MONTREAL REAL ESTATE MARKET GO FROM HERE?

Most experts expect to see Montreal lead the way in real estate growth in 2019. With prices sliding in Vancouver and creeping slowly upward in Toronto, Montreal is poised to display Canada's largest gains this year. After several years of soaring prices elsewhere, Montreal has managed to maintain that enviable balance of reasonable growth and affordability.

Because of Montreal's strong and diversified economy, lately driven by technology and artificial intelligence, home prices can continue to rise without affordability becoming a serious concern. At the same time, record low unemployment, a steady influx of immigrants and an up and coming generation of millennials with a higher interest in home ownership continue to put pressure on the housing supply.

All these factors seem to be producing a perfect storm of high volume and moderate growth that creates a winning market for buyers and sellers alike. A recent market survey from Royal LePage predicts a 3 percent price increase this year, bringing Montreal's median home price up to $421,000.

WHAT'S HAPPENING WITH INTEREST RATES?

Currently, interest rates are probably the source of greatest uncertainty for Canada's overall real estate market. After several years of flat rates, the Bank of Canada has raised the rate five times since the summer of 2017, from a meager 0.5 to a still modest 1.75 percent. Along with the foreign buyers tax mentioned above, these rate hikes aimed to cool off the sizzling housing markets, especially in Toronto and Vancouver. And again, it appears to have had some success.

Now everyone is dying to know, will the rates keep going up, or will the Feds change course? And how much is too much? Granted, that's a lot of rate hikes in such a short time, but we're still nowhere near the 4 percent rates we had prior to the 2008 crisis. So let's not overreact.

Some say the rate hikes have helped to slow down the out-of-control prices, although it's impossible to say exactly how much. Others worry that higher interest rates are making it harder for first time buyers to qualify for a loan, and putting extra pressure on current home owners. In Canada, it's very common for homeowners to have a five-year fixed rate loan, over the course of a 25 year mortgage. At the end of the 5-year term, the rate can adjust, which in this case means go up, sticking borrowers with a higher monthly payment for the next five years. In this way, the rate hikes can really put a squeeze on the whole economy. Luckily, Montreal's economy looks strong enough to withstand a little knocking around. The thing is, there are probably more opinions about interest rate policy than there are real estate agents in the entire province of Quebec. The smart money seems to agree that rates will stay way they are or maybe even come down a notch in 2019, but this is only speculation. And what effect it could have in equally uncertain.

My best advice in these conditions? Always borrow less than you can afford. This way you're still safe if rates do go up. And never live beyond you means. But in a city as unaffordable as Toronto, that just might not be possible.

If you're moving to Toronto and need to know more about the local economy, culture and customs, check out our Online Relocation Guides for Toronto. For more than two decades, ARIANNE Relocation has been helping families and professionals move to Canada, and quickly understand the housing, schooling, healthcare and culture in their new city. There's no question we can save you time and money, and remove the guesswork of relocation.

www.ariannerelocation.com/montreal-real-estate-trends-tips-2019/

PUBLICATION NAME: MTL INTL
ARTICLE TITLE: Greater Montréal leads the pack for economic growth in Canada
AUTHOR: Alpha Daye Diallo
RELEASE DATE: February 6, 2019

Greater Montréal leads the pack for economic growth in Canada

Greater Montréal has had an exceptional 2018 as it maintained its economic momentum from 2017

BY
Alpha Daye Diallo
Analyst, Economic Affairs and Marketing Communication

With a real growth of 3.6% in its GDP, Greater Montréal's economy achieved one of its best results in 20 years. The city recorded the highest economic growth among major Canadian cities, ahead of Toronto, Vancouver, Calgary and Ottawa-Gatineau.

The job market is also doing very well with the labour force participation rate up to 67.5%, a net gain of 41,000 jobs (+1.9%) and an unemployment rate that is dropping year after year. In 2018, Montréal had its lowest unemployment rates in history—6.1%.[1]

Retail sales experienced the largest annual hike among major Canadian cities with a growth of 7.3%. The Greater Montréal economy is running at full steam with robust consumption and positive economic indicators.

Greater Montréal leads the pack for economic growth in Canada

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INTERNATIONAL FACTOR AND LEADING-EDGE TECHNOLOGIES PLAY KEY ROLE

One reason the economy is doing so well is that foreign investment and talent have been pouring in from abroad like never before.

The number of international students has risen by over 6% in 2018 and air and marine traffic have had respective growth of 6.9% and 9.2%.

What's more, in 2018, Montréal International (MI) helped a record number of businesses and foreign workers settle in Montréal. Most of them chose to invest or work in the city's high-tech sectors, such as AI, video games, visual effects, aerospace, fintech and life sciences and health technologies.

In only two years, MI facilitated over thirty AI projects, for investments totalling $500 million. The companies that have invested in the region in 2018 include Behavox, MegaZebra, QuantumBlack, Scanline VFX, Upgrade and Varian Medical System.

In conclusion, the city has once again been Québec's economic driver. The success in attracting foreign direct investment and international talent coupled with the growing economic activity in leading-edge sectors have enabled the region to sustain its economic vitality and create high-quality jobs. Maintaining this strategy of being open to the world will be crucial to Greater Montréal's future successes.

The Conference Board of Canada started publishing data on the unemployment rate of metropolitan areas in 1987.

www.montrealinternational.com/en/news/greater-montreal-leads-the-pack-for-economic-growth-in-canada/

PUBLICATION NAME: Cision
ARTICLE TITLE: 2019 begins with a new record for the Greater Montreal real estate market
AUTHOR: Royal LePage Real Estate Services
RELEASE DATE: April 4, 2019

CISION

2019 begins with a new record for the Greater Montreal real estate market

NEWS PROVIDED BY
Royal LePage Real Estate Services →
Apr 04, 2019, 06:00 ET

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- *The Greater Montreal Area aggregate home price increases at a rate above 4 per cent year-over-year for the 11th consecutive quarter*
- *Greater Montreal and the Montreal Centre remain the strongest markets compared to the other two largest cities in Canada, with property price appreciation rates of 5.5 per cent and 8.1 per cent, respectively*
- *The federal government homebuyer initiatives may benefit the Montreal market*

MONTREAL, April 4, 2019 /CNW/ - According to the Royal LePage House Price Survey released today, the Greater Montreal Area showed continued vitality in the first quarter of 2019, recording the highest appreciation rate among Canada's three largest metropolitan areas at 5.5 per cent, reaching an aggregate year-over-year price[1] of $406,332.

Montreal's home price appreciation tightens the gap with Toronto's market

In line with the Greater Montreal Area, Montreal Centre again remained resilient with an 8.1 per cent year-over-year aggregate home price increase in the first quarter of 2019, positioning itself as the most vigorous market among the country's largest top three cities surpassing the Greater Toronto Area (3.4 per cent) and Greater Vancouver (-1.5 per cent). Despite the breakthrough, the Greater Montreal Area still has a much lower aggregate price than the other metropolitan regions at $406,332 (versus $836,425 and $1,239,306 in the Greater Toronto Area and Greater Vancouver, respectively).

Attracting families in search of a larger living space and better quality of life, two-storey homes (the segment with the lowest supply in the region) saw the largest increase in the Greater Montreal Area, at 6.4 per cent year-over-year, reaching a median price of $514,412.

2019 begins with a new record for the Greater Montreal real estate market

The Greater Montreal Area aggregate home price increases at a rate above 4 per cent year-over-year for the 11th consecutive quarter

Greater Montreal and the Montreal Centre remain the strongest markets compared to the other two largest cities in Canada, with property price appreciation rates of 5.5 per cent and 8.1 per cent, respectively

The federal government homebuyer initiatives may benefit the Montreal market

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According to the Royal LePage House Price Survey released today, the Greater Montreal Area showed continued vitality in the first quarter of 2019, recording the highest appreciation rate among Canada's three largest metropolitan areas at 5.5 per cent, reaching an aggregate year-over-year price[1] of $406,332.

MONTREAL'S HOME PRICE APPRECIATION TIGHTENS THE GAP WITH TORONTO'S MARKET

In line with the Greater Montreal Area, Montreal Centre again remained resilient with an 8.1 per cent year-over-year aggregate home price increase in the first quarter of 2019, positioning itself as the most vigorous market among the country's largest top three cities surpassing the Greater Toronto Area (3.4 per cent) and Greater Vancouver (-1.5 per cent). Despite the breakthrough, the Greater Montreal Area still has a much lower aggregate price than the other metropolitan regions at $406,332 (versus $836,425 and $1,239,306 in the Greater Toronto Area and Greater Vancouver, respectively).

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Even though the condominium market became favourable to sellers a year ago after several years of surplus inventory, this segment continued to appreciate, rising 5.2 per cent to a median price of $328,488. In Montreal Centre, the price of condominiums is poised to climb above the $400,000 mark ($396,942).

Finally, the median price a bungalow in the Greater Montreal Area reached $316,159 in this quarter, a more moderate 3.7 per cent increase over the previous year.

"Greater Montreal kept up its momentum with the eleventh consecutive year-over-year price increase, rising above four per cent in the first quarter of the year," said Dominic St. Pierre, Vice-President and Director of Royal LePage for the Quebec Region. "Unlike many other Canadian markets, which saw a slowdown in activity and prices, the Greater Montreal Area market remained tireless this quarter, despite the harsh winter weather. In the fourth quarter of 2018, we believed that price and sales growth would decline by the start of 2019, but the area once again defied the odds. As a result, 2019 began with a very successful quarter, gradually shrinking the gap between the Montreal and Toronto markets."

STRONG ECONOMIC GROWTH, ATTRACTING MORE YOUTH AND FOREIGN BUYERS

With a residual unemployment rate of 5.3 per cent in the province[2] and 7.3 per cent in Montreal[3], the city is reaping the benefits of its economic performance.

"Crowned 'the leading Canadian city for economic growth' by tthe Conference Board in late 2018, Montreal is increasingly attractive to millennials. The city's economic health is creating increased demand among young buyers competing in the condominium market, continually driving market trends. The city's core is also attracting more foreign buyers as highlighted in the provincial budget, but these remain a small proportion of the overall transactions," remarked St. Pierre.

Montreal International reports a record high in the number of international students in the city's universities, due to the area's strong reputation in post-secondary education, its affordability and dynamism.[4] The organization also signals that the specialized workforce, including those in technology (an investment pillar in the region) doubled last year.[5]

Another sign of the city's economic vitality: Montreal (with about one-third of Vancouver's median price) channels more transactional volumes than the latter.

"Montreal's population is nearly three times that of Vancouver's," mentioned St. Pierre. "That said, sales increases in the area have reached new heights for the past two years."

THE MOST DESIRABLE NEIGHBOURHOODS? BREAKTHROUGHS IN THE EAST, BOOMING IN THE NORTH AND SOUTH SHORES

Montreal Centre and the South Shore saw two-storey home prices increase the fastest, rising 11.8 per cent and 7.2 per cent, putting their median prices at $739,032 and $462,497, respectively.

Bungalows are popular in the East, with their median price rising 7.9 per cent to $372,500.

Condominiums saw notable price increases for the top three areas: Montreal East (8.3 per cent), the North

www.newswire.ca/news-releases/2019-begins-with-a-new-record-for-the-greater-montreal-real-estate-market-840449880.html

Shore (6.9 per cent), and the South Shore (6.4 per cent). The centre of the island maintains a healthy appreciation rate of 4.7 per cent and still reflects the highest prices in the condominium market. It should be noted that the condominium market in West Montreal is the only area to show a year-over-year price decline (-2.8 per cent) across all property types surveyed this quarter.

"There are some very interesting market movements right now: the South Shore continues to be active, and the North Shore (which has seen modest price increases in recent years) was more robust in the first quarter of 2019, primarily in condominiums," confirmed St. Pierre. "The rapid growth in sectors like Montreal East (compared to last year when the West was booming) also indicates that people are trying to enter the market in more affordable areas and a readjustment is occurring. Some neighbourhoods in the East are also expanding and attracting more and more people, such as Rosemont and Hochelaga-Maisonneuve, explaining the change."

SALES DECLINE IN MONTREAL CENTRE, INCREASE IN OUTLYING NEIGHBOURHOODS

Sales[6] in the Greater Montreal Area saw a 3.3 per cent increase year-over-year in the bungalow segment, while increasing 1.3 per cent in the two-storey category during the first quarter of 2019. During the same period, condominium sales saw an 8.9 per cent increase.

While the last several quarters had defined Montreal West and Centre as the most active areas, sales during the first quarter of 2019 observed a correction benefitting the eastern part of the city and an even greater sales growth on the South Shore and North Shore. Sales this quarter dipped 9.3 per cent and 1.6 per cent in Montreal West and Centre, respectively, climbing between 10 and 11 per cent on the North Shore and South Shore. This correction is explained by a strong demand for properties in more affordable neighbourhoods, with Montreal West and Centre remaining by far the most expensive ones in the Greater Montreal Area.

FORECAST FOR THE UPCOMING QUARTER

For the second quarter of 2019, Royal LePage expects the median price of homes in Montreal to increase by 1.6 per cent.

Strong demand combined with an ever-decreasing inventory is likely to keep prices high, which should slightly reduce the increase in sales over the rest of the year.

City of Montreal measures that will soon require 20 per cent social and family housing in buildings with more than 100 units may increase the price per square foot for adjoining dwellings, possibly restricting demand and impacting the resale market.

HOMEOWNERSHIP INCENTIVES TO MAINTAIN DEMAND IN THE MONTREAL MARKET

Other cyclical factors may, however, have a positive impact on sales: while the Bank of Canada's key rate will remain stable at 1.75 per cent for the foreseeable future, the federal budget's home buying incentives could encourage first-time buyers. Affordability and incentives to borrow should support demand, particularly in a market like Montreal that offers a good selection of listings within the new measures price range. With a cumulative CMHC loan cap of a $480,000 (for households with combined incomes below $120,000), Montreal is positioned to see a boost in sales activity when measures get implemented, especially with prospective first-time buyers who had been sidelined from the market in recent quarters with significant home price increases in the region.

"There is a possibility that we will see increased demand among first-time buyers starting this spring and moving toward September, when the measures will be implemented. Those who are on the fence may realize their plan of becoming homeowners, benefiting from the Canadian government incentives," concluded St. Pierre.

Royal LePage House Price Survey Data

GREATER MONTREAL AREA - FIRST QUARTER 2019

Condominiums/Apartments			
	Q1 2019 Median Price	Q4 2018 – Q1 2019 Average (%)	Q1 2018 – Q1 2019 Average (%)
Laval	$254,131	0.8%	4.2%
Montreal Centre	$396,942	0.9%	4.7%
Montreal East	$307,770	0.7%	8.3%
Montreal West	$266,748	-1.2%	-2.8%
North Shore Montreal	$238,793	4.5%	6.9%
South Shore Montreal	$248,220	2.3%	6.4%
Greater Montreal	**$328,488**	**1.2%**	**5.2%**

Two-Storey Homes			
	Q1 2019 Median Price	Q4 2018 – Q1 2019 Average (%)	Q1 2018 – Q1 2019 Average (%)
Laval	$444,747	0.7%	4.6%
Montreal Centre	$739,032	4.9%	11.8%
Montreal East	$514,173	-0.2%	4.2%
Montreal West	$566,810	0.6%	3.5%
Montreal (North Shore)	$387,328	-0.2%	1.6%
Montreal (South Shore)	$462,497	0.1%	7.2%
Greater Montreal	***$514,412***	***1.4%***	***6.4%***

Aggregate			
	Q1 2019 Median Price	Q4 2018 – Q1 2019 Average (%)	Q1 2018 – Q1 2019 Average (%)
Laval	$367,990	0.7%	4.3%
Montreal Centre	$522,105	2.8%	8.1%
Montreal East	$409,633	0.3%	5.9%
Montreal West	$478,962	0.1%	2.5%
Montreal (North Shore)	$315,896	0.8%	2.7%
Montreal (South Shore)	$370,892	0.6%	6.1%
Greater Montreal	**$406,332**	**1.2%**	**5.5%**

Bungalows			
	Q1 2019 Median Price	Q4 2018 – Q1 2019 Average (%)	Q1 2018 – Q1 2019 Average (%)
Laval	$324,603	0.5%	3.8%
Montreal Centre	$473,746	-0.4%	4.0%
Montreal East	$372,500	1.9%	7.9%
Montreal West	$387,684	-1.2%	1.2%
Montreal (North Shore)	$276,291	1.1%	3.0%
Montreal (South Shore)	$311,617	0.8%	4.0%
Greater Montreal	**$316,159**	**0.7%**	**3.7%**

ABOUT THE ROYAL LEPAGE HOUSE PRICE SURVEY

The Royal LePage House Price Survey provides information on the three most common types of housing in Canada, in 63 of the nation's largest real estate markets. Housing values in the Royal LePage House Price Survey are based on the Royal LePage Canadian Real Estate Market Composite, produced quarterly through the use of company data in addition to data and analytics from its sister company, RPS Real Property Solutions, the trusted source for residential real estate intelligence and analytics in Canada. Commentary on housing and forecast values are provided by Royal LePage residential real estate experts, based on their opinions and market knowledge.

ABOUT ROYAL LEPAGE

Serving Canadians since 1913, Royal LePage is the country's leading provider of services to real estate brokerages, with a network of over 18,000 real estate professionals in over 600 locations nationwide. Royal LePage is the only Canadian real estate company to have its own charitable foundation, the Royal LePage Shelter Foundation, dedicated to supporting women's and children's shelters and educational programs aimed at ending domestic violence. Royal LePage is a Brookfield Real Estate Services Inc. company, a TSX-listed corporation trading under the symbolTSX:BRE. For more information, please visit www.royallepage.ca.

1 Aggregate prices are calculated via a weighted average of the median values of three types of properties in the regions surveyed.

These results are provided by RPS Real Property Solutions.

2 Source: http://www.stat.gouv.qc.ca/salle-presse/communique/communique-presse-2019/fevrier/fev1908.html

3 Source: http://www.stat.gouv.qc.ca/statistiques/profils/profil06/societe/marche_trav/indicat/tra_mens06_an.htm

4 Source: http://www.montrealinternational.com/en/blog/record-number-of-international-students-in-greater-montreal/

5 Source: http://www.montrealinternational.com/en/news/2019/02/montreal-international-achieves-record-performance-in-2018/

6 Sales data compiled by Royal LePage through the Centris system for the first quarter of 2019, compared to the same quarter in 2018.

www.newswire.ca/news-releases/2019-begins-with-a-new-record-for-the-greater-montreal-real-estate-market-840449880.html

PUBLICATION NAME: MTL INTL
ARTICLE TITLE: Montréal posts best job growth in 2017 among top 20 largest urban...
AUTHOR: Christian Bernard
RELEASE DATE: June 14, 2018

Montréal posts best job growth in 2017 among top 20 largest urban centers in Canada and the U.S.

BY

Christian Bernard
Chief Economist and Vice President, Economic Affairs and Marketing Communication

By Christian Bernard
Chief Economist and Vice President Marketing Communication

With a 3.6% boost in jobs in 2017—the best performance recorded since 1998—Greater Montréal gets top ranking among the 20 largest metropolitan areas in Canada and the United States. As shown in the table below, Montréal and Riverside, California, are the only two cities to experience over 3% growth, ahead of big job markets such as Toronto, San Francisco and New York City.

Montréal posts best job growth in 2017 among top 20 largest urban centers in Canada and the U.S.

Rank	Metropolitan area	Jobs in thousands, 2016	Jobs in thousands, 2017	2016-2017 growth (in %)
1	Montréal	2,071.0	2,145.9	3.61%
2	Riverside	1,401.9	1,451.6	3.55%
3	Phoenix	1,979.2	2,034.1	2.77%
4	Dallas	3,503.0	3,596.7	2.67%
5	Seattle	1,950.3	2,000.6	2.58%
6	Toronto	3,215.0	3,289.6	2.32%
7	Atlanta	2,663.9	2,723.7	2.24%
8	San Francisco	2,344.3	2,396.4	2.22%
9	Tampa	1,295.0	1,321.2	2.02%
10	San Diego	1,424.6	1,453.2	2.01%
11	Miami	2,586.1	2,629.4	1.67%
12	Minneapolis	1,957.2	1,988.8	1.61%
13	Washington, D.C.	3,223.2	3,274.1	1.58%
14	New York City	9,525.1	9,672.2	1.54%
15	Detroit	1,974.2	2,004.3	1.52%
16	Philadelphia	2,868.4	2,910.1	1.45%
17	Los Angeles	5,969.8	6,052.2	1.38%
18	Boston	2,704.4	2,736.8	1.20%
19	Houston	2,992.3	3,021.3	0.97%
20	Chicago	4,658.6	4,697.2	0.83%

Sources :
Canadian data: Conference Board of Canada
US data: Bureau of Labor Statistics - State and Area Employment, Hours, and Earnings

With a 3.6% boost in jobs in 2017—the best performance recorded since 1998—Greater Montréal gets top ranking among the 20 largest metropolitan areas in Canada and the United States. As shown in the table below, Montréal and Riverside, California, are the only two cities to experience over 3% growth, ahead of big job markets such as Toronto, San Francisco and New York City.

Information and cultural (6.0%), finance (7.2%) and professional, scientific and technical services (8.1%) sectors pushed Greater Montréal to the top of the 2017 job creation ranking. These industries include, in part, high-tech sectors with strong growth, such as artificial intelligence, video games, visual effects, life sciences and health technologies, aerospace and fintech.

www.montrealinternational.com/en/news/montreal-posts-best-job-growth-in-2017-among-top-20-largest-urban-centers-in-canada-and-the-u-s/

PUBLICATION NAME: Renx.ca
ARTICLE TITLE: Montreal's rental, apartment investment market 'on fire'
AUTHOR: Danny Kucharsky
RELEASE DATE: February 20, 2019

RENX.ca Real Estate News EXchange

Montreal's rental, apartment investment market 'on fire'

Market Trends

RENX.ca

Danny Kucharsky
Residential - Feb. 20, 2019

Montreal and its rental and apartment investment market are "on fire."

That was the phrase heard most often during the Quebec Apartment Investment Conference in Montreal on Feb. 12.

Conference-goers heard, among other things, more rental units than condos are being built in Montreal for the first time since the 1990s. In 2018, 11,400 rental units were under construction in the city, a 30-year record, said Lukas Jasmin-Tucci, senior analyst, economics, market insights at CMHC.

The apartments rental and investment market in Montreal is 'on fire', QAIC panelists agreed. (Google Maps image)

Montreal's rental, apartment investment market 'on fire'

MONTREAL AND ITS RENTAL AND APARTMENT INVESTMENT MARKET ARE "ON FIRE."

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In Montreal, "you drive around and you see all the cranes and you start to get a little bit nervous about all the units under construction," said James Wilson, managing director, investment management at real estate investment and management company Realstar Management. But "in reality, CMHC and others are saying that the vacancy rate is only going to go up by 10 basis points in 2019."

(CMHC forecasts the rental vacancy rate in Montreal will increase from 1.9 per cent in 2018 to 2 per cent in 2019, compared with a four per cent vacancy rate in 2015.)

Despite the numbers of units under construction, "the demand is there to take all of those apartments," Wilson noted, adding "there are solid fundamentals for investment compared to a lot of the other cities that have a lot more of their universe under construction."

Rent controls in Quebec also mean there is not too much supply coming on stream, he said.

INFRASTRUCTURE BUILDS FUEL GROWTH

Wilson said with major infrastructure projects underway like the Turcot Interchange, Champlain Bridge and REM light-rail train, governments are getting things done effectively, stimulating the economy and creating jobs.

"There are other major cities in Canada that are not doing that as effectively from a government standpoint." Quebec's political scene, which used to be a concern, is now viewed as strong and stable, he added.

Montreal's demographic growth was twice as high between 2011-2017 as it was between 2006-2011 and this has fuelled the rental market, said Jean-François Gilbert, president and partner at real estate consultancy GDA Montreal.

A huge 60 per cent increase in foreign students in Montreal in the past five years has added to the buoyancy of the rental market, said Vincent Shirley, director, real estate development at Altus Group in Montreal.

APARTMENTS BENEFIT FROM CHANGE IN MENTALITY

Patrice Ménard, co-owner and real estate broker at PMML, said a change in mentality has also led to the construction of more new rentals ina Montreal. "I am a tenant by choice," is the view held by both the young and baby boomers, he said.

Many empty nesters are selling their bungalows and moving into rental apartments.

Wilson said there is room for increases in rental rates in Montreal. He noted Montrealers spend 20 to 30 per cent of their incomes on rent compared with the 30 to 40 per cent spent by Torontonians and Vancouverites.

The potential for rent increases is highest in new properties which are in high demand from renters, said James Palladino, managing director, RBC Capital Markets Real Estate Group. In the short term, it should be possible to raise rents in newly built apartments in downtown Montreal from $2.40 to $2.60 per square foot to above $3, he said.

Palladino said rents in Montreal are considered extremely low by foreign investors who see there is more profit to be made elsewhere.

Marc Hetu, vice-president and co-leader of the CBRE National Apartment Group in Montreal, said foreign investors have apprehensions about the rental board, possible returns, politics and Quebec's French reality. While there are many meetings with potential multi-res investors, "we see very few executions."

The only major foreign real estate players that have entered the market in a big way in recent years are Akelius from Sweden and Blackstone.

"On the other hand, we're on the right path and I'm optimistic we will see several players," he said.

DEMAND CONTINUES TO OUTSTRIP SUPPLY

When it comes to investment opportunities, demand has definitely outstripped the supply of apartments coming onto the market, said Wilson.

For those who do have apartment investments, finding the right employees who will help make investments successful has become difficult due to a declining unemployment rate, Wilson said. "We're really struggling" and the situation may be even more challenging in five or 10 years.

Ménard said there is an enormous amount of opportunity for investors to optimize existing older buildings that are mortgage-free or are badly managed.

Palladino said multi-res investors and developers in Montreal are increasingly looking at developing shopping centres into residential properties with commercial components as a way of generating revenue.

Sites surrounding the new REM also have high potential for apartment investors, he said. The REM "will change the equation."

He added Montreal will need to continue to invest in infrastructure to maintain its current "on fire" status.

"Montreal is in a very good place right now in the Canadian marketplace. Everybody's talking about it. We're on the radar. We have to seize the opportunity."

www.renx.ca/montreal-rental-apartments-investment-market-on-fire/

PUBLICATION NAME: MTL INTL
ARTICLE TITLE: Montréal is the most affordable city in Canada and the U.S.
AUTHOR: Francis Bouchard
RELEASE DATE: June 21, 2018

Montréal is the most affordable city in Canada and the U.S.

BY

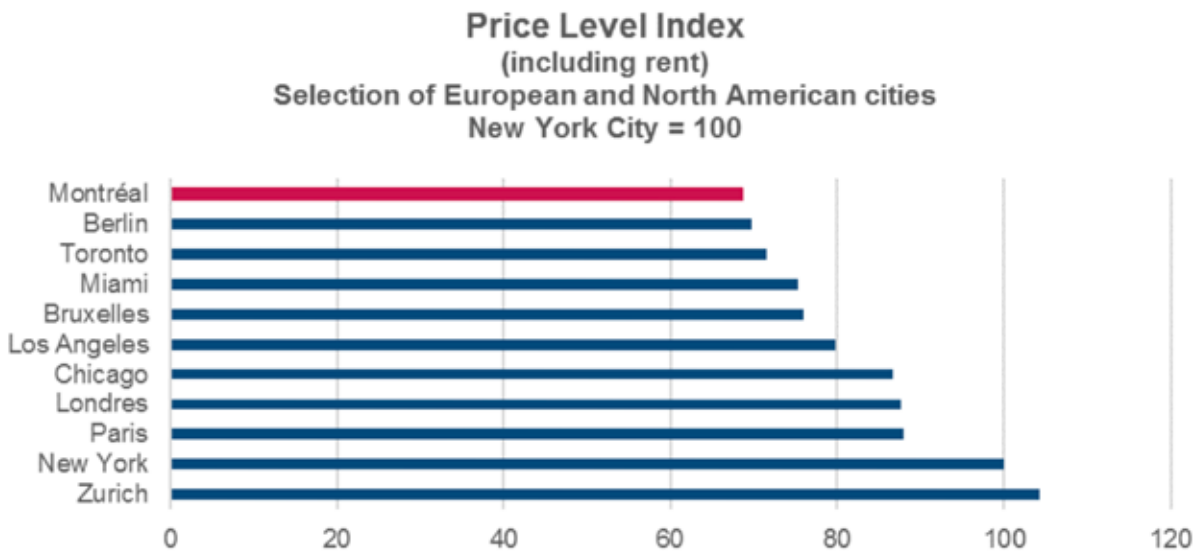
Francis Bouchard
Director, Strategy and Economic Affairs

By Francis Bouchard, Director, Strategy and Economic Affairs

The latest edition of the "Prices and Earnings" study from UBS published in May 2018, confirms once again that Greater Montréal provides an unmatched quality of life for its residents thanks to affordable prices and high incomes, which in turn means a much envied purchasing power.

Montréal ranks 34th in the world for its affordable prices among the 77 cities included in the study. The city is more affordable than most major European cities and the least expensive city in Canada and the U.S. This accounts for quite a significant cost advantage. It means Montréal is 31.4% less expensive than New York City—the benchmark used in the study. It should also be noted that Montréal stands out again for having some of the lowest rental rates in North America.

Montréal is the most affordable city in Canada and the U.S.



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Lastly, Montréal performs very well in terms of purchasing power, at no. 18, ahead of Tokyo (20th), Stockholm (22nd), London (23rd) and Paris (33rd). Note that the purchasing power analysis does not take into account generous Québec family allowances or the cost of rent.

A note about methodology: The 17th edition of the UBS "Prices and Earnings" study, based on more than 75,000 data points on prices and earnings from 77 cities worldwide, including six cities in Canada and the U.S. It compares the price level in a standardized basket (128 goods and services), the salary (reference profile of 15 professions) and the purchasing power of a family of three.

Read the full study here:
https://www.ubs.com/microsites/prices-earnings/en/

www.montrealinternational.com/en/news/montreal-is-the-most-affordable-city-in-canada/

PUBLICATION NAME: Precondo
ARTICLE TITLE: Montreal's Real Estate "Boom" Compared to Toronto & Vancouver
AUTHOR: Sam Odo
RELEASE DATE: January 9, 2019

precondo

Montreal's Real Estate "Boom" Compared to Toronto & Vancouver

PUBLISHED JANUARY 09, 2019

One of the most heated debates in the Canadian market is over the hot topic, i.e., 'Real Estate.' Coping with the demands of investors regarding property, commuting facilities and connectivity is what the market is striving for every single day.

The fact that Real Estate deals in Canada are comparatively costlier than in other North American cities can turn into a negotiable discussion. Some of the popular cities in listings, where you can invest your annual income, are Montreal, Toronto, Vancouver, and Ontario.

Montreal's Real Estate "Boom" Compared to Toronto & Vancouver

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These cities are the first choices for the healthy living of the local people as well as foreigners.

The world of Real Estate can be extremely vicious and unpredictable at times. The significant increase in debts level and interest rates in the market may turn it into a victim of the housing bubble burst case.

The Real Estate market has always been a matter of uncertainty in Canada. The housing bubble burst in the US is an epitome of the above adjectives. However, Canada has been in the race of establishing successful records in recent years. The uplift in the prices in the famous cities brought Canadian contenders back into the run.

CANADA REAL ESTATE SCENARIO: THINGS CHANGE FOR THE BETTER

The only constant changes. Earlier, Real Estate market has been compensating with changes, but now its pace needs to be comprehended.

In this technology-driven world, people are seen transforming their lifestyles and culture. This tends to hit the sectors of Real Estates hard at times.

THE NUMBERS OF SALES ARE EVER-CHANGING. Yesterday's hottest Real Estate market is becoming tomorrow's boring deals. Taking into consideration such a framework, an elevation to the housing market of Canada is the need of the hour.

And Montreal proved to serve Canadians with the desired boom. Yes, it served as a hot cup of tea to the winter-zoned Real Estate market. The newspaper and the internet are continuously fed with the latest trend in the Canadian Estate market, and the reason is Montreal's boom.

News has been surfaced over the country about the spectacular accomplishment with which Montreal city is back, outpacing the other luxurious cities like Toronto and Vancouver. According to SNLR, i.e., Sales to New Listings Ratio, MONTREAL WEARS THE NEW HELMET OF REAL ESTATE TOP RANKINGS.

The city has seen an appreciable improvement in the SNLR ratings from previous years. There was a time when Montreal was an underdog in the Real Estate market.

Toronto and Vancouver used to be the first choice for investment in Canada.

However, in recent months the two cities have experienced a decline in their respective price rates. Steep pricing and increased debts are some of the known reasons.

The fall is minimal though which ensures the future stability of Canadian Real Estate Market.

"Compared to Toronto and Vancouver, Montreal's real estate market looks enviable—but its rents are shaped by factors other cities can't replicate."

– Emma Jacobs, City Lab

IS MONTREAL THE NEW KING IN CANADA'S REAL ESTATE MARKET?

THE QUESTION CAN ALMOST BE JUSTIFIED FOR A BIG YES. The top websites and sales reports of Canada including CREA and GMREB have declared Montreal as the new hot spot of real estate in Canada.

One of the slowest sales of Canada were recorded in the month of August 2013, states the CREA reports. Since then a gradual increase was expected which favourably turned out to be a boom last year.

This year was welcomed with a commendable 8.48% increase compared with the previous one.

The investors were busy pondering over questions like 'which city will be a perfect Real Estate investment' meanwhile Montreal was high with growing sales and housing prices. The prices have only seen a hike in the recent two years.

Even with the benchmark prices, the results were the same- they rose higher than average. This gives profound reasons why Montreal is the new choice in Real Estate.

There ought to be a couple of reasons for the decrease in value of other Canadian provinces like Toronto and Vancouver.

Such results can be attributed to the ownership systems, proposed reform in the tax system and increments in rates. However, Montreal is believed to grasp attention and compensate such losses.

www.precondo.ca/montreal-real-estate-vs-toronto-and-vancouver

PUBLICATION NAME: Precondo (CONTINUED)
ARTICLE TITLE: Montreal's Real Estate "Boom" Compared to Toronto & Vancouver
AUTHOR: Sam Odo
RELEASE DATE: January 9, 2019

5 REASONS FOR MONTREAL'S SUDDEN BOOM

With all the trending news and fame coming at the doorstep of 'City of Mary,' i.e. Montreal, the question 'How' still sustained.

Canada and other countries are still revolving around the doubts that how has Montreal Real Estate market managed to do exceptionally well.

The principal reason comes along with the tempting architecture and landscape of the city. Montreal is announced as the second largest city of Canada.

It is regarded as one of the most affordable places to invest revenue in real estate. The town even caters to that revenue by offering ample opportunities to generate the same.

According to the July 2009 edition of CMA, Montreal is recognized as one of the most populous cities in Canada spreading its wings around 4259 sq. Km. It is even popularly known as the Cultural Capital of Canada. It has a lot of similar endeavours under its fancy name.

With such varied attributes, undoubtedly Montreal ought to be a boom in the real estate market someday.

Besides outstanding rates, quick sales and a golden fortune there are some convincing reasons too. If you were to talk about in real estate language, the following ideas might give a better overview.

1. The gradual shift from expensive provinces

Affordability is a first thing an investor will look forward to. Cities like Toronto and Vancouver slew in luxury segments and so did the real estate. This distracted the investors, and Montreal's affordability spoke to them. The relatively affordable rents and house prices attracted buyers to from other expensive metropolitan cities.

2. Low-cost real estate market

saving money in a jarThe consistency of low cost in the real estate market is the debatable reason how Montreal earned the top position in the Canadian market.

Affordability again comes into the picture. Montreal has the cheapest rates of real estate when compared with Toronto and Vancouver.

Unlike these two cities, Montreal real estate even now understands and goes with the people's income.

One of the most significant achievements with which Montreal stands out among other Canadian countries is its safety from housing disaster. Although the prices are not stagnant, they are still increasing.

When put in numbers, there is a noticeable increase in the prices of real estate of Toronto and Vancouver. According to Better Dwelling, a basic house in costs around $350,000 in Montreal, $766,300 in Toronto and $1,062,100 in Vancouver. Now the changes in % are a lot more shocking than the respective prices.

3. Price transformation

The recent price transformation in real estate sectors of Montreal is the reason the city has maintained a hot streak.

According to the Montreal Real Estate Board, the SALES OF HOUSES GREW UP TO 8% in the month of September compared to the previous year.

When visualized graphically from 2006 to mid-2018, the Montreal real estate price change varied the least compared with Toronto and Vancouver.

The typical increase of house interests and debts rates hasn't much affected the Montreal real estate as they did to Toronto and Vancouver. Sales were reported to slow down in these cities. Meanwhile, the city managed to be on a roll.

4. Benchmark price become beneficial

The benchmark explains the average cost of a house in Montreal real estate market. The favorable benchmark prices proved to be a notch over its elevation. The typical properties in Montreal only roam around $200,000 in the recent few years.

In spite of counted as one of the largest city, MONTREAL PRESENTS YOU WITH AFFORDABLE AND CHEAP REAL ESTATE DEALS. On the contradictory, Toronto and Vancouver have only met with increasing benchmark rate.

5. Montreal wins the appreciation

The varying price percentage ranging from multistory apartments to single suites or double suites has earned a CONSIDERABLE AMOUNT OF RESPECT from the contenders and investors in and out Montreal.

Apartments showed a gradual increase in units around 9.5%.

The one story rose by 0.4%, and two stories decreased by 0.4% The home prices incremented by 5.9%.

The annual change in price for homes in Montreal saw only 1% change as from last year. As per by the latest survey of August 2018, a typical home in Montreal cost $345,600.

These were some of the must reasons to be mentioned for a better understanding of how the real estate market started its fantastic journey.

WHY MONTREAL WINS THE REAL ESTATE GAME (FOR NOW)

Here at Precondo, we understand that the competitive market will always pose challenges. Not letting them hinder the progress is what an expert practices. Besides, all the statistical data comfort and safety are critical aspects of choosing real estate.

The quality of educational, professional, social and cultural life is one of the justified reasons for a hike in the real estate market of Montreal. It also blends in with the people's income, making it more possible for its residents to buy their new home.

Toronto and Vancouver have served the Canadian real estate market uplifting the economy and value. The process will continue, and probably the future will see another hot spot in some other Canadian Country.

The necessity is to cope up with the competition, stay updated and always improvise the strategies. Let's see if Montreal can keep up with this hot streak in the upcoming months or years.

PUBLICATION NAME: On-Site
ARTICLE TITLE: Crews break ground on new $250M REM station at Montreal's Trudeau airport
AUTHOR: David Kennedy
RELEASE DATE: July 23, 2019

On-Site
Canada's Construction Magazine - Since 1957

Crews break ground on new $250M REM station at Montreal's Trudeau airport

July 23, 2019 by **David Kennedy**

The groundbreaking July 19 officially kicked off the four-year construction project. PHOTO: Aéroports de Montréal

Crews break ground on new $250M REM station at Montreal's Trudeau airport

MONTREAL—Construction is officially underway on an approximately $250 million portion of Montreal's new Réseau express métropolitain (REM) project.

Officials from Aéroports de Montréal (ADM), sunk their ceremonial shovels in the ground late last week to mark the start of construction on Montréal-Trudeau International Airport's light rail station. The airport authority is footing the $250 million bill for the station as part of a much larger airport expansion effort.

The airport is the terminus for one arm of Montreal's new automated light rail network. Work on the $6.3 billion REM is ramping up across the city, with work expected to be complete by 2023.

Crews at Montreal-Trudeau will also be targeting 2023 to complete the new station, which will ferry travellers to the city's downtown in about 20 minutes.

"For over 25 years, we have been waiting for our international airport to be connected to downtown Montréal by an efficient rail link," Philippe Rainville, president and CEO of AMD, said in a release. "This structuring project is the first step in an ambitious redevelopment of our access infrastructures that will enable us not only to respond adequately to the growth of passenger traffic at YUL, but also to improve the inter-modality of the airport site to make it more accessible for the benefit of travellers, as well as to put an end road congestion challenges."

Excavation for the new underground station will be among the first steps. Crews will need to dig to a depth of about 35 metres (115 feet) beneath an airport parking complex, which is being rebuilt as part of the airport redevelopment. Meanwhile, a tunnel boring machine will begin digging at the adjacent Technoparc REM station, cutting the tunnel to the airport.

A consortium made up of Pomerleau, SNC-Lavalin and Kiewit are heading the airport's overall redevelopment project, which is expected to cost approximately $2.5 billion.

www.on-sitemag.com/construction/crews-break-ground-on-new-250m-rem-station-at-montreals-trudeau-airport/1003964524/

PUBLICATION NAME: The Gazette
ARTICLE TITLE: Montreal's $6.3-billion REM: 'We will start work almost immediately'
AUTHOR: Jason Magder
RELEASE DATE: April 12, 2018

MONTREAL GAZETTE

Montreal's $6.3-billion REM: 'We will start work almost immediately'

Officials gather to inaugurate light-rail project, the largest public transit undertaking in Quebec's history

JASON MAGDER, MONTREAL GAZETTE Updated: April 12, 2018

Jean-Marc Arbaud, Henri Poupart-Lafarge, Valerie Plante, Marc Garneau, Philippe Couillard and Michael Sabia at sod-turning ceremony in Griffintown to inaugurate the REM on Thursday. JOHN MAHONEY / MONTREAL GAZETTE

Montreal's $6.3-billion REM: 'We will start work almost immediately'

THE LARGEST PUBLIC TRANSIT PROJECT IN THE PROVINCE'S HISTORY IS OFFICIALLY UNDERWAY.

The $6.3-billion Réseau express métropolitain broke ground Thursday afternoon, at a ceremony held in the shadow of what will be the light-rail network's Griffintown station near tracks currently used for commuter trains on the Mont-St-Hilaire line. The project will be managed and majority funded by the Caisse de dépôt et placement du Québec — the province's largest pension fund manager — though the provincial and federal governments will pay a little less than half of the final price tag.

"We will start work almost immediately," said CDPQ CEO Michael Sabia said at the ceremony held at the New City and Gas building. "There will be a project bureau with 800 people working downtown, and there will several hundred people working on the ground this spring, and in the end of June, there will be thousands of people working on the construction."

Quebec Premier Philippe Couillard said the project will be a boon to riders, but will also show off Quebec know-how. He said he is impressed with a short two-year turnaround from idea to ground breaking on this project.

"This is a signal sent everywhere that Quebec is ideal for investment, and ideal to make an ambitious project progress very quickly," Couillard said.

The driverless, electric light-rail network will cross the new Champlain Bridge to link the South Shore to downtown's Central station and Central Station to Deux-Montagnes, north of Laval. Two other branches will run off the Deux-Montagnes Line at Highway 13, leading to Ste-Anne-de-Bellevue and the Pierre Elliott Trudeau International Airport in Dorval. The network will run 20 hours per day, with trains running every 2.5 minutes during peak periods and every 15 minutes during non-peak periods. The target date for the South Shore branch to begin operations is the summer of 2021, and the other branches will come online within a year.

Not since construction began on the Montreal métro more than 50 years ago has a public transit project of such scope been built in the city. The REM will have 26 stations and span 67-kilometres. By comparison, the first phase of the métro cost $213 million, in 1967, roughly 1.6 billion in today's dollars, for 26 stations over 26 kilometres.

The Caisse would not say how the construction process would impact commuters and drivers, especially those using Deux-Montagnes, the region's most-used commuter line.

So far, commuters have only been told the construction process will force weekend service on the line to be interrupted every weekend starting April 27, and stretching into the summer. More complete details about the construction plan are expected to be unveiled in the next two weeks.

The Caisse said the project will generate 34,000 jobs during the construction period and 1,000 permanent jobs afterward. About 100 of those jobs will be created in a global centre of excellence that train manufacturer Alstom will establish in Montreal. The centre will use digital technology and artificial intelligence for use in Alstom projects around the globe. Roughly 65 per cent of the project's expenses will be local.

The consortia building and operating the train network was announced in February after a rigorous process that took several months and required the network's route to be altered, and its estimated price tag to be increased.

https://montrealgazette.com/news/local-news/montreals-6-3-billion-rem-we-will-start-work-almost-immediately

PUBLICATION NAME: Aéroports de Montréal
ARTICLE TITLE: A new record: 19 million passengers welcomed at Montréal-Trudeau in 2018!
AUTHOR: Public Affairs
RELEASE DATE: December 20, 2018

AÉROPORTS DE MONTRÉAL

A new record:

19 million passengers welcomed at Montréal-Trudeau in 2018!

Montréal, December 20, 2018 - On December 19, and for the first time in its history, Montréal-Trudeau airport welcomed its 19 millionth passenger in the same year. In a contest organized and shared through social media, Ms. Evelyne Bussière was selected as the 19 millionth passenger to enter the airport terminal in 2018. To mark this milestone, Ms. Bussière enjoyed a unique experience at the airport with her family before boarding her flight. This included a meal at a restaurant, a spa treatment, and many other surprises.

"Montréal-Trudeau is seeing a strong and sustained growth in passenger traffic and is continuously expanding its air service, with 150 direct destinations now offered from YUL," said Philippe Rainville, President and Chief Executive Officer of Aéroports of Montreal (ADM). "Once again this year, we are proud to have provided our 19 million passengers with a very pleasant experience and will continue to spare no effort to offer them services that meet their highest expectations."

An average 55,000 travellers a day are expected at Montréal-Trudeau airport during the holiday season. To make their airport visit as enjoyable as possible, ADM provides several tips.

About Aéroports de Montréal

Aéroports de Montréal is the airport authority for the Greater Montréal area responsible for the management, operation and development of Montréal-Trudeau International Airport and of the Mirabel aeronautic and industrial park.

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ABOUT AÉROPORTS DE MONTRÉAL

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https://www.admtl.com/en/node/16796

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