



PLANNING, PROPERTY &
DEVELOPMENT DEPARTMENT

W I N N I P E G

Building Permits Summary

F E B R U A R Y

2004

THIS MONTH AT A GLANCE:

Number of permits issued

Residential _____	278
Non-Residential _____	165
Total _____	443
Compared to this month last year _____	-8%

Value of permits issued

Residential _____	\$14,676,000
Non-Residential _____	\$21,206,000
Total _____	\$35,882,000
Compared to this month last year _____	+14%

Dwelling units

Constructed _____	99
Demolished _____	19

BUILDING TYPE ANALYSIS

■ Permit Activity by Building Type

BUILDING TYPE	VALUE IN \$000						NUMBER OF PERMITS ISSUED					
	MONTH			YEAR TO DATE			MONTH			YEAR TO DATE		
	2004	2003	Change	2004	2003	Change	2004	2003	Change	2004	2003	Change
Residential												
Single	12,236	8,352	+47%	23,190	16,018	+45%	127	117	+9%	258	223	+16%
Semi	6	174	-97%	402	357	+13%	5	4	+25%	11	6	+83%
Row	6	421	-99%	16	681	-98%	1	1	0%	2	2	0%
Apartment	477	561	-15%	477	565	-16%	2	3	-33%	2	4	-50%
Alterations/Additions	1,951	1,491	+31%	3,657	3,929	-7%	143	140	+2%	260	334	-22%
Total, Residential	14,676	10,999	+33%	27,741	21,549	+29%	278	265	+5%	533	569	-6%
Non-Residential												
Alterations/Additions	19,491	16,907	+15%	35,679	31,148	+15%	159	207	-23%	338	434	-22%
Commercial	0	2,200	-100%	1,320	5,110	-74%	0	1	-100%	4	5	-20%
Industrial	117	1,411	-92%	2,149	1,411	+52%	3	7	-57%	6	8	-25%
Office	0	50	-100%	0	50	-100%	0	1	-100%	1	1	0%
Hotel/Motel	0	0	0%	0	0	0%	0	0	0%	0	0	0%
Public Buildings/Theatres	250	0	-	250	0	-	1	0	-	1	0	-
Institutional	1,348	0	-	1,748	0	-	2	0	-	3	0	-
Total, Non-Residential	21,206	20,568	+3%	41,146	37,719	+9%	165	216	-24%	353	448	-21%
Total	35,882	31,567	+14%	68,887	59,267	+16%	443	481	-8%	886	1,017	-13%

■ Permit Value by Building Type and Community

BUILDING TYPE	YEAR TO DATE VALUE IN \$000					TOTAL CITY
	CITY CENTRE	ASSINIBOIA	LORD SELKIRK- WEST KILDONAN	EAST KILDONAN- TRANSCONA	RIEL	
Residential						
Single	5,151	2,199	3,202	1,244	11,394	23,190
Semi	197	0	0	0	205	402
Row	6	0	10	0	0	16
Apartment	466	0	0	0	11	477
Alterations/Additions	1,370	474	816	274	723	3,657
Total, Residential	7,190	2,673	4,027	1,518	12,333	27,741
Non-Residential						
Alterations/Additions	17,314	3,985	9,372	944	4,064	35,679
Commercial	800	0	0	0	520	1,320
Industrial	7	0	165	0	1,977	2,149
Office	0	0	0	0	0	0
Hotel/Motel	0	0	0	0	0	0
Public Buildings/Theatres	0	0	0	0	250	250
Institutional	0	0	0	0	1,748	1,748
Total, Non-Residential	18,121	3,985	9,537	944	8,559	41,146
Total, 2004	25,312	6,658	13,564	2,461	20,892	68,887
Total, 2003	22,124	17,102	6,320	1,235	12,486	59,267
Change	+14%	-61%	+115%	+99%	+67%	+16%

COMMUNITY ANALYSIS

■ Permit Activity by Community

COMMUNITY	VALUE IN \$000						NUMBER OF PERMITS ISSUED					
	MONTH			YEAR TO DATE			MONTH			YEAR TO DATE		
	2004	2003	Change	2004	2003	Change	2004	2003	Change	2004	2003	Change
City Centre	16,647	12,941	+29%	25,312	22,124	+14%	109	99	+10%	224	237	-5%
Assiniboia	4,294	8,836	-51%	6,658	17,102	-61%	73	112	-35%	129	217	-41%
Lord Selkirk-West Kildonan	5,241	3,008	+74%	13,564	6,320	+115%	99	117	-15%	191	221	-14%
East Kildonan-Transcona	1,162	891	+30%	2,461	1,235	+99%	48	47	+2%	91	79	+15%
Riel	8,538	5,891	+45%	20,892	12,486	+67%	114	106	+8%	251	263	-5%
Total	35,882	31,567	+14%	68,887	59,267	+16%	443	481	-8%	886	1,017	-13%

■ Construction of Dwelling Units

COMMUNITY	MONTH								YEAR TO DATE							
	Single	Semi	Row	Apt	Total	% of Total	2003	Change	Single	Semi	Row	Apt	Total	% of Total	2003	Change
City Centre	13	4	0	0	17	17%	0	-	28	6	0	0	34	17%	0	-
Assiniboia	11	0	0	0	11	11%	31	-65%	19	0	0	0	19	9%	49	-61%
Lord Selkirk-West Kildonan	18	0	0	0	18	18%	9	+100%	31	0	0	0	31	15%	36	-14%
East Kildonan-Transcona	10	0	0	0	10	10%	4	+150%	12	0	0	0	12	6%	4	+200%
Riel	43	0	0	0	43	43%	32	+34%	103	2	0	1	106	52%	82	+29%
Total, 2004	95	4	0	0	99	100%	76	+30%	193	8	0	1	202	100%	171	+18%
% of Total	96%	4%	0%	0%	100%				96%	4%	0%	0%	100%			
Total, 2003	68	2	6	0	76				160	4	6	1	171			
Change	+40%	+100%	-100%	0%	+30%				+21%	+100%	-100%	0%	+18%			

■ Demolition of Dwelling Units

SUMMARY	MONTH					YEAR TO DATE				
	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
Total, 2004	8	2	3	6	19	17	2	7	6	32
% of Total	42%	11%	16%	32%	100%	53%	6%	22%	19%	100%
Total, 2003	29	4	0	5	38	32	4	0	6	42
Change	-72%	-50%	-	+20%	-50%	-47%	-50%	-	0%	-24%

Major Projects

ADDRESS		BUILDING PERMIT DESCRIPTION		VALUE (\$)
640	Corydon Av	Alter	Public Utility Bldg	6,398,000
2445	Waverley St	Construct	Church	963,000
310	Vaughan St	Addition	School	2,100,000
359	Young St	Alter	Office Building	800,000
510	Main St	Alter	Public Building	890,000
484	McPhillips St	Addition	Public Building	900,000
3393	Portage Av	Alter	Shopping Centre	1,400,000
3332	Portage Av	Alter	Commercial Building	561,000
1063	Wellington Cr	Construct	S.F.D. / Garage	1,500,000

How To Use the Winnipeg Building Permit Summary Statistics

This permit data is updated on a monthly basis. The statistics included in the accompanying tables are based on the building permits issued by the City of Winnipeg's Planning, Property & Development (PP&D) Department.

NUMBER OF PERMITS ISSUED

Permit counts include all permits issued. In many cases, more than one type of permit must be issued for the same building or project. For example, in the case of a new commercial or multi-unit residential building, there may be three permits issued (one related to the foundation, one for the structural framing, and another for the superstructure).

VALUES

The "values" included in all tables are expressed in thousands of dollars and are based on construction value estimates as declared by permit applicants.

DWELLING UNITS

In the "Construction of Dwelling Units" table, dwelling unit counts are based on permits issued by the Planning, Property & Development Department. This is not the same as housing starts. Housing starts statistics published by Canada

Mortgage and Housing are based on physical construction activity as observed by that agency. In the case of multi-unit residential projects involving partial permits, the dwelling units are not counted until the last major permit (usually the superstructure permit) has been issued.



HOW TO CONTACT US

The Planning, Property & Development Department is located in the Fort Garry Place Complex at 30 Fort Street (behind the Fort Garry Hotel). If you have questions about this summary or any of our services, please call our Customer Service Telephone Line at:

204-986-3500, or email us at ppd-help@winnipeg.ca.