



PLANNING, PROPERTY &  
DEVELOPMENT DEPARTMENT

W I N N I P E G

# Building Permits Summary

2004

M A R C H

## THIS MONTH AT A GLANCE:

### *Number of permits issued*

Residential _____	434
Non-Residential _____	186
Total _____	620
Compared to this month last year _____	+27%

### *Value of permits issued*

Residential _____	\$22,700,000
Non-Residential _____	\$20,103,000
Total _____	\$42,803,000
Compared to this month last year _____	-21%

### *Dwelling units*

Constructed _____	137
Demolished _____	8

# 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
<b>Residential</b>												
Single	17,694	11,368	+56%	40,884	27,385	+49%	193	124	+56%	451	347	+30%
Semi	0	8	-100%	402	365	+10%	0	2	-100%	11	8	+38%
Row	0	0	0%	16	681	-98%	0	0	0%	2	2	0%
Apartment	0	4,000	-100%	477	4,565	-90%	0	2	-100%	2	6	-67%
Alterations/Additions	5,006	2,030	+147%	8,663	5,958	+45%	241	168	+43%	501	502	0%
<b>Total, Residential</b>	<b>22,700</b>	<b>17,405</b>	<b>+30%</b>	<b>50,441</b>	<b>38,954</b>	<b>+29%</b>	<b>434</b>	<b>296</b>	<b>+47%</b>	<b>967</b>	<b>865</b>	<b>+12%</b>
<b>Non-Residential</b>												
Alterations/Additions	15,918	7,927	+101%	51,596	39,075	+32%	182	184	-1%	520	618	-16%
Commercial	915	275	+233%	2,235	5,385	-58%	1	1	0%	5	6	-17%
Industrial	1,600	170	+841%	3,749	1,581	+137%	1	2	-50%	7	10	-30%
Office	220	0	-	220	50	+340%	1	0	-	2	1	+100%
Hotel/Motel	0	0	0%	0	0	0%	0	0	0%	0	0	0%
Public Buildings/Theatres	1,450	9,085	-84%	1,700	9,085	-81%	1	2	-50%	2	2	0%
Institutional	0	19,048	-100%	1,748	19,048	-91%	0	3	-100%	3	3	0%
<b>Total, Non-Residential</b>	<b>20,103</b>	<b>36,505</b>	<b>-45%</b>	<b>61,248</b>	<b>74,224</b>	<b>-17%</b>	<b>186</b>	<b>192</b>	<b>-3%</b>	<b>539</b>	<b>640</b>	<b>-16%</b>
<b>Total</b>	<b>42,803</b>	<b>53,910</b>	<b>-21%</b>	<b>111,690</b>	<b>113,177</b>	<b>-1%</b>	<b>620</b>	<b>488</b>	<b>+27%</b>	<b>1,506</b>	<b>1,505</b>	<b>0%</b>

## ■ 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	
<b>Residential</b>						
Single	7,966	2,979	6,589	2,630	20,720	40,884
Semi	197	0	0	0	205	402
Row	6	0	10	0	0	16
Apartment	466	0	0	0	11	477
Alterations/Additions	3,485	1,295	1,193	761	1,930	8,663
<b>Total, Residential</b>	<b>12,120</b>	<b>4,274</b>	<b>7,791</b>	<b>3,391</b>	<b>22,866</b>	<b>50,441</b>
<b>Non-Residential</b>						
Alterations/Additions	22,137	9,200	13,914	1,323	5,022	51,596
Commercial	1,715	0	0	0	520	2,235
Industrial	7	0	165	0	3,577	3,749
Office	0	0	0	0	220	220
Hotel/Motel	0	0	0	0	0	0
Public Buildings/Theatres	0	0	0	0	1,700	1,700
Institutional	0	0	0	0	1,748	1,748
<b>Total, Non-Residential</b>	<b>23,859</b>	<b>9,200</b>	<b>14,079</b>	<b>1,323</b>	<b>12,787</b>	<b>61,248</b>
<b>Total, 2004</b>	<b>35,979</b>	<b>13,474</b>	<b>21,871</b>	<b>4,714</b>	<b>35,653</b>	<b>111,690</b>
<b>Total, 2003</b>	<b>35,427</b>	<b>21,893</b>	<b>9,676</b>	<b>2,877</b>	<b>43,304</b>	<b>113,177</b>
<b>Change</b>	<b>+2%</b>	<b>-38%</b>	<b>+126%</b>	<b>+64%</b>	<b>-18%</b>	<b>-1%</b>

# 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	10,667	13,303	-20%	35,979	35,427	+2%	173	90	+92%	397	327	+21%
Assiniboia	6,816	4,791	+42%	13,474	21,893	-38%	82	89	-8%	211	306	-31%
Lord Selkirk-West Kildonan	8,307	3,356	+148%	21,871	9,676	+126%	112	83	+35%	303	304	0%
East Kildonan-Transcona	2,252	1,642	+37%	4,714	2,877	+64%	69	65	+6%	160	144	+11%
Riel	14,761	30,818	-52%	35,653	43,304	-18%	184	161	+14%	435	424	+3%
<b>Total</b>	<b>42,803</b>	<b>53,910</b>	<b>-21%</b>	<b>111,690</b>	<b>113,177</b>	<b>-1%</b>	<b>620</b>	<b>488</b>	<b>+27%</b>	<b>1,506</b>	<b>1,505</b>	<b>0%</b>

## ■ 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	14	0	0	0	14	10%	0	-	42	6	0	0	48	14%	0	-
Assiniboia	9	0	0	0	9	7%	24	-62%	28	0	0	0	28	8%	73	-62%
Lord Selkirk-West Kildonan	20	0	0	0	20	15%	11	+82%	51	0	0	0	51	15%	47	+9%
East Kildonan-Transcona	11	0	0	0	11	8%	8	+38%	23	0	0	0	23	7%	12	+92%
Riel	83	0	0	0	83	61%	106	-22%	186	2	0	1	189	56%	188	+1%
<b>Total, 2004</b>	<b>137</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>137</b>	<b>100%</b>	<b>149</b>	<b>-8%</b>	<b>330</b>	<b>8</b>	<b>0</b>	<b>1</b>	<b>339</b>	<b>100%</b>	<b>320</b>	<b>+6%</b>
<b>% of Total</b>	<b>100%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>100%</b>				<b>97%</b>	<b>2%</b>	<b>0%</b>	<b>0%</b>	<b>100%</b>			
<b>Total, 2003</b>	<b>101</b>	<b>0</b>	<b>0</b>	<b>48</b>	<b>149</b>				<b>261</b>	<b>4</b>	<b>6</b>	<b>49</b>	<b>320</b>			
<b>Change</b>	<b>+36%</b>	<b>0%</b>	<b>0%</b>	<b>-100%</b>	<b>-8%</b>				<b>+26%</b>	<b>+100%</b>	<b>-100%</b>	<b>-98%</b>	<b>+6%</b>			

## ■ Demolition of Dwelling Units

SUMMARY	MONTH					YEAR TO DATE				
	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
<b>Total, 2004</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>25</b>	<b>2</b>	<b>7</b>	<b>6</b>	<b>40</b>
<b>% of Total</b>	<b>100%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>100%</b>	<b>63%</b>	<b>5%</b>	<b>18%</b>	<b>15%</b>	<b>100%</b>
<b>Total, 2003</b>	<b>2</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>34</b>	<b>8</b>	<b>0</b>	<b>6</b>	<b>48</b>
<b>Change</b>	<b>+300%</b>	<b>-100%</b>	<b>0%</b>	<b>0%</b>	<b>+33%</b>	<b>-26%</b>	<b>-75%</b>	<b>-</b>	<b>0%</b>	<b>-17%</b>

## Major Projects

ADDRESS		BUILDING PERMIT DESCRIPTION		VALUE (\$)
21	Roslyn Rd	Alter	Apartment	680,000
61	Carlton St	Addition	Institutional Bldg	1,060,000
500	Corydon Av	Construct	Restaurant	915,000
100	Youville St	Construct	Golf Club Building	1,450,000
450	Debaets St	Construct	Warehouse	1,600,000
700	William Av	Alter	Hospital	1,500,000
225	Dufferin Av	Construct	Rooming/Boarding Hse	900,000
3900	Grant Av	Alter	Shopping Centre	3,971,100
675	McDermot Av	Alter	Hospital	1,232,400
251	Donald St	Addition	Library	600,000
1960	St Mary'S Rd	Addition	Apartment	600,000
331	Smith St	Addition	Hotel	875,000
			Foundation	
			Foundation	

## 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.