



PLANNING, PROPERTY &  
DEVELOPMENT DEPARTMENT

W I N N I P E G

# Building Permits Summary

A P R I L

2004

## THIS MONTH AT A GLANCE:

### *Number of permits issued*

Residential _____	664
Non-Residential _____	205
Total _____	869
Compared to this month last year _____	+22%

### *Value of permits issued*

Residential _____	\$28,938,000
Non-Residential _____	\$60,604,000
Total _____	\$89,542,000
Compared to this month last year _____	-34%

### *Dwelling units*

Constructed _____	235
Demolished _____	30

# 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	19,085	11,747	+62%	59,969	39,132	+53%	222	125	+78%	673	472	+43%
Semi	0	0	0%	402	365	+10%	2	0	-	13	8	+63%
Row	185	260	-29%	201	941	-79%	2	5	-60%	4	7	-43%
Apartment	1,900	3,239	-41%	2,377	7,804	-70%	2	3	-33%	4	9	-56%
Alterations/Additions	7,768	5,661	+37%	16,431	11,620	+41%	436	316	+38%	937	818	+15%
<b>Total, Residential</b>	<b>28,938</b>	<b>20,908</b>	<b>+38%</b>	<b>79,380</b>	<b>59,861</b>	<b>+33%</b>	<b>664</b>	<b>449</b>	<b>+48%</b>	<b>1,631</b>	<b>1,314</b>	<b>+24%</b>
<b>Non-Residential</b>												
Alterations/Additions	25,091	103,126	-76%	76,687	142,201	-46%	194	254	-24%	714	872	-18%
Commercial	1,950	2,030	-4%	4,185	7,415	-44%	4	3	+33%	9	9	0%
Industrial	1,763	1,486	+19%	5,512	3,067	+80%	5	2	+150%	12	12	0%
Office	300	1,100	-73%	520	1,150	-55%	1	2	-50%	3	3	0%
Hotel/Motel	0	0	0%	0	0	0%	0	0	0%	0	0	0%
Public Buildings/Theatres	31,500	7,500	+320%	33,200	16,585	+100%	1	1	0%	3	3	0%
Institutional	0	45	-100%	1,748	19,093	-91%	0	1	-100%	3	4	-25%
<b>Total, Non-Residential</b>	<b>60,604</b>	<b>115,287</b>	<b>-47%</b>	<b>121,852</b>	<b>189,510</b>	<b>-36%</b>	<b>205</b>	<b>263</b>	<b>-22%</b>	<b>744</b>	<b>903</b>	<b>-18%</b>
<b>Total</b>	<b>89,542</b>	<b>136,194</b>	<b>-34%</b>	<b>201,232</b>	<b>249,372</b>	<b>-19%</b>	<b>869</b>	<b>712</b>	<b>+22%</b>	<b>2,375</b>	<b>2,217</b>	<b>+7%</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	10,378	4,075	10,244	4,651	30,621	59,969
Semi	197	0	0	0	205	402
Row	6	0	15	0	180	201
Apartment	466	0	0	0	1,911	2,377
Alterations/Additions	4,655	2,104	1,704	1,350	6,618	16,431
<b>Total, Residential</b>	<b>15,702</b>	<b>6,179</b>	<b>11,963</b>	<b>6,001</b>	<b>39,534</b>	<b>79,380</b>
<b>Non-Residential</b>						
Alterations/Additions	40,074	11,457	15,281	4,256	5,620	76,687
Commercial	1,715	1,550	300	0	620	4,185
Industrial	1,720	50	165	0	3,577	5,512
Office	300	0	0	0	220	520
Hotel/Motel	0	0	0	0	0	0
Public Buildings/Theatres	31,500	0	0	0	1,700	33,200
Institutional	0	0	0	0	1,748	1,748
<b>Total, Non-Residential</b>	<b>75,309</b>	<b>13,057</b>	<b>15,746</b>	<b>4,256</b>	<b>13,485</b>	<b>121,852</b>
<b>Total, 2004</b>	<b>91,011</b>	<b>19,236</b>	<b>27,708</b>	<b>10,257</b>	<b>53,019</b>	<b>201,232</b>
<b>Total, 2003</b>	<b>54,862</b>	<b>29,867</b>	<b>97,982</b>	<b>9,211</b>	<b>57,449</b>	<b>249,372</b>
<b>Change</b>	<b>+66%</b>	<b>-36%</b>	<b>-72%</b>	<b>+11%</b>	<b>-8%</b>	<b>-19%</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	55,032	19,435	+183%	91,011	54,862	+66%	217	147	+48%	614	474	+30%
Assiniboia	5,762	7,974	-28%	19,236	29,867	-36%	122	145	-16%	333	451	-26%
Lord Selkirk-West Kildonan	5,838	88,306	-93%	27,708	97,982	-72%	165	141	+17%	468	445	+5%
East Kildonan-Transcona	5,544	6,335	-12%	10,257	9,211	+11%	122	95	+28%	282	239	+18%
Riel	17,366	14,145	+23%	53,019	57,449	-8%	243	184	+32%	678	608	+12%
<b>Total</b>	<b>89,542</b>	<b>136,194</b>	<b>-34%</b>	<b>201,232</b>	<b>249,372</b>	<b>-19%</b>	<b>869</b>	<b>712</b>	<b>+22%</b>	<b>2,375</b>	<b>2,217</b>	<b>+7%</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	20	0	0	2	22	9%	41	-46%	62	6	0	2	70	12%	41	+71%
Assiniboia	7	0	0	0	7	3%	24	-71%	35	0	0	0	35	6%	97	-64%
Lord Selkirk-West Kildonan	39	0	0	2	41	17%	12	+242%	90	0	0	2	92	16%	59	+56%
East Kildonan-Transcona	24	0	0	0	24	10%	39	-38%	47	0	0	0	47	8%	51	-8%
Riel	81	0	4	56	141	60%	64	+120%	267	2	4	57	330	57%	252	+31%
<b>Total, 2004</b>	<b>171</b>	<b>0</b>	<b>4</b>	<b>60</b>	<b>235</b>	<b>100%</b>	<b>180</b>	<b>+31%</b>	<b>501</b>	<b>8</b>	<b>4</b>	<b>61</b>	<b>574</b>	<b>100%</b>	<b>500</b>	<b>+15%</b>
<b>% of Total</b>	<b>73%</b>	<b>0%</b>	<b>2%</b>	<b>26%</b>	<b>100%</b>				<b>87%</b>	<b>1%</b>	<b>1%</b>	<b>11%</b>	<b>100%</b>			
<b>Total, 2003</b>	<b>104</b>	<b>0</b>	<b>3</b>	<b>73</b>	<b>180</b>				<b>365</b>	<b>4</b>	<b>9</b>	<b>122</b>	<b>500</b>			
<b>Change</b>	<b>+64%</b>	<b>0%</b>	<b>+33%</b>	<b>-18%</b>	<b>+31%</b>				<b>+37%</b>	<b>+100%</b>	<b>-56%</b>	<b>-50%</b>	<b>+15%</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>19</b>	<b>4</b>	<b>3</b>	<b>4</b>	<b>30</b>	<b>44</b>	<b>6</b>	<b>10</b>	<b>10</b>	<b>70</b>
<b>% of Total</b>	<b>63%</b>	<b>13%</b>	<b>10%</b>	<b>13%</b>	<b>100%</b>	<b>63%</b>	<b>9%</b>	<b>14%</b>	<b>14%</b>	<b>100%</b>
<b>Total, 2003</b>	<b>3</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>9</b>	<b>37</b>	<b>8</b>	<b>6</b>	<b>6</b>	<b>57</b>
<b>Change</b>	<b>+533%</b>	<b>-</b>	<b>-50%</b>	<b>-</b>	<b>+233%</b>	<b>+19%</b>	<b>-25%</b>	<b>+67%</b>	<b>+67%</b>	<b>+23%</b>

## Major Projects

ADDRESS		BUILDING PERMIT DESCRIPTION		VALUE (\$)
300	Portage Av	Construct	Arena	31,500,000
1960	St Mary'S Rd	Addition	Apartment	3,400,000
232	Goulet St	Construct	Apartment	1,900,000
251	Donald St	Addition	Library	12,900,000
1545	Portage Av	Construct	Commercial Building	975,000
1555	Regent Av W	Alter	Shopping Centre	1,500,000
515	Portage Av	Alter	University / College	4,000,000
2305	Portage Av	Construct	Commercial Building	575,000
3900	Grant Av	Alter	Shopping Centre	500,000
295	Sutton Av	Alter	School	695,600
445	Ellice Av	Construct	Industrial Building	961,900

## 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](mailto:ppd-help@winnipeg.ca).