



PLANNING, PROPERTY &
DEVELOPMENT DEPARTMENT

W I N N I P E G

Building Permits Summary

M A Y

2004

THIS MONTH AT A GLANCE:

Number of permits issued

Residential _____	686
Non-Residential _____	221
Total _____	907
Compared to this month last year _____	-1%

Value of permits issued

Residential _____	\$37,750,000
Non-Residential _____	\$15,093,000
Total _____	\$52,843,000
Compared to this month last year _____	+18%

Dwelling units

Constructed _____	305
Demolished _____	18

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	20,124	15,721	+28%	80,093	54,854	+46%	212	169	+25%	885	641	+38%
Semi	395	364	+8%	796	728	+9%	5	5	0%	18	13	+38%
Row	6	256	-98%	206	1,198	-83%	1	3	-67%	5	10	-50%
Apartment	12,670	1,300	+875%	15,047	9,104	+65%	3	4	-25%	7	13	-46%
Alterations/Additions	4,556	5,813	-22%	20,987	17,432	+20%	465	516	-10%	1,402	1,334	+5%
Total, Residential	37,750	23,454	+61%	117,130	83,315	+41%	686	697	-2%	2,317	2,011	+15%
Non-Residential												
Alterations/Additions	8,250	16,509	-50%	84,937	158,710	-46%	210	204	+3%	924	1,076	-14%
Commercial	1,365	3,735	-63%	5,550	11,150	-50%	3	6	-50%	12	15	-20%
Industrial	2,153	15	-	7,665	3,082	+149%	2	1	+100%	14	13	+8%
Office	3,265	20	-	3,785	1,170	+223%	5	2	+150%	8	5	+60%
Hotel/Motel	0	500	-100%	0	500	-100%	0	1	-100%	0	1	-100%
Public Buildings/Theatres	0	0	0%	33,200	16,585	+100%	0	0	0%	3	3	0%
Institutional	60	680	-91%	1,808	19,773	-91%	1	2	-50%	4	6	-33%
Total, Non-Residential	15,093	21,459	-30%	136,945	210,970	-35%	221	216	+2%	965	1,119	-14%
Total	52,843	44,913	+18%	254,074	294,285	-14%	907	913	-1%	3,282	3,130	+5%

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	13,341	5,558	12,514	6,266	42,415	80,093
Semi	585	0	6	0	205	796
Row	6	6	15	0	180	206
Apartment	3,806	8,800	0	0	2,441	15,047
Alterations/Additions	6,017	2,899	2,286	1,948	7,838	20,987
Total, Residential	23,755	17,262	14,821	8,214	53,078	117,130
Non-Residential						
Alterations/Additions	41,915	12,018	18,989	5,563	6,451	84,937
Commercial	2,937	1,550	300	0	763	5,550
Industrial	3,873	50	165	0	3,577	7,665
Office	3,201	14	0	0	570	3,785
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	1,808	1,808
Total, Non-Residential	83,426	13,632	19,454	5,563	14,869	136,945
Total, 2004	107,181	30,894	34,275	13,777	67,947	254,074
Total, 2003	61,725	41,629	102,592	13,123	75,217	294,285
Change	+74%	-26%	-67%	+5%	-10%	-14%

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	16,170	6,863	+136%	107,181	61,725	+74%	201	144	+40%	815	618	+32%
Assiniboia	11,658	11,762	-1%	30,894	41,629	-26%	128	230	-44%	461	681	-32%
Lord Selkirk-West Kildonan	6,567	4,610	+42%	34,275	102,592	-67%	146	138	+6%	614	583	+5%
East Kildonan-Transcona	3,520	3,912	-10%	13,777	13,123	+5%	142	164	-13%	424	403	+5%
Riel	14,928	17,767	-16%	67,947	75,217	-10%	290	237	+22%	968	845	+15%
Total	52,843	44,913	+18%	254,074	294,285	-14%	907	913	-1%	3,282	3,130	+5%

■ 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	12	0	0	48	60	20%	1	-	74	6	0	50	130	15%	42	+210%
Assiniboia	7	0	0	125	132	43%	42	+214%	42	0	0	125	167	19%	139	+20%
Lord Selkirk-West Kildonan	22	0	0	0	22	7%	14	+57%	112	0	0	2	114	13%	73	+56%
East Kildonan-Transcona	17	0	0	0	17	6%	13	+31%	64	0	0	0	64	7%	64	0%
Riel	73	0	0	1	74	24%	75	-1%	340	2	4	58	404	46%	327	+24%
Total, 2004	131	0	0	174	305	100%	145	+110%	632	8	4	235	879	100%	645	+36%
% of Total	43%	0%	0%	57%	100%				72%	1%	0%	27%	100%			
Total, 2003	137	4	3	1	145				502	8	12	123	645			
Change	-4%	-100%	-100%	-	+110%				+26%	0%	-67%	+91%	+36%			

■ Demolition of Dwelling Units

SUMMARY	MONTH					YEAR TO DATE				
	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
Total, 2004	12	2	4	0	18	56	8	14	10	88
% of Total	67%	11%	22%	0%	100%	64%	9%	16%	11%	100%
Total, 2003	3	2	0	18	23	40	10	6	24	80
Change	+300%	0%	-	-100%	-22%	+40%	-20%	+133%	-58%	+10%

Major Projects

ADDRESS		BUILDING PERMIT DESCRIPTION		VALUE (\$)
10	Hallonquist Dr	Construct	Apartment	8,800,000
873	Waverley St	Construct	Apartment	3,340,000
1109	Wilkes Av	Construct	Warehouse / Office	973,000
1099	Wilkes Av	Construct	Warehouse / Office	1,180,000
1355	Taylor Av	Construct	Office Building	1,200,000
1305	Winona St	Alter	School	Exterior 755,000
101	Weston St	Addition	Warehouse	1,500,000
345	Osborne St	Construct	Gas Service Store	1,221,000
315	Donald St	Construct	Office / Commercial	Foundation 1,700,600
576	St Anne'S Rd	Construct	Apartment	Foundation 530,000

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.