



PLANNING, PROPERTY &  
DEVELOPMENT DEPARTMENT

W I N N I P E G

# Building Permits Summary

2004

JUNE

## THIS MONTH AT A GLANCE:

### *Number of permits issued*

Residential _____	735
Non-Residential _____	252
Total _____	987
Compared to this month last year _____	+11%

### *Value of permits issued*

Residential _____	\$38,311,000
Non-Residential _____	\$57,664,000
Total _____	\$95,975,000
Compared to this month last year _____	+121%

### *Dwelling units*

Constructed _____	459
Demolished _____	11

# 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	13,745	15,057	-9%	93,838	69,911	+34%	181	167	+8%	1,066	808	+32%
Semi	1,108	1,672	-34%	1,905	2,401	-21%	16	18	-11%	34	31	+10%
Row	986	426	+131%	1,192	1,624	-27%	9	6	+50%	14	16	-12%
Apartment	15,609	1,350	-	30,656	10,454	+193%	6	3	+100%	13	16	-19%
Alterations/Additions	6,864	4,543	+51%	27,850	21,975	+27%	523	490	+7%	1,925	1,824	+6%
<b>Total, Residential</b>	<b>38,311</b>	<b>23,049</b>	<b>+66%</b>	<b>155,441</b>	<b>106,364</b>	<b>+46%</b>	<b>735</b>	<b>684</b>	<b>+7%</b>	<b>3,052</b>	<b>2,695</b>	<b>+13%</b>
<b>Non-Residential</b>												
Alterations/Additions	15,159	12,548	+21%	100,096	171,258	-42%	241	189	+28%	1,165	1,265	-8%
Commercial	2,250	6,538	-66%	7,800	17,688	-56%	4	8	-50%	16	23	-30%
Industrial	3,905	340	-	11,570	3,422	+238%	5	2	+150%	19	15	+27%
Office	1,750	250	+600%	5,535	1,420	+290%	1	2	-50%	9	7	+29%
Hotel/Motel	0	6	-100%	0	506	-100%	0	1	-100%	0	2	-100%
Public Buildings/Theatres	0	0	0%	33,200	16,585	+100%	0	0	0%	3	3	0%
Institutional	34,600	655	-	36,408	20,428	+78%	1	1	0%	5	7	-29%
<b>Total, Non-Residential</b>	<b>57,664</b>	<b>20,337</b>	<b>+184%</b>	<b>194,609</b>	<b>231,307</b>	<b>-16%</b>	<b>252</b>	<b>203</b>	<b>+24%</b>	<b>1,217</b>	<b>1,322</b>	<b>-8%</b>
<b>Total</b>	<b>95,975</b>	<b>43,386</b>	<b>+121%</b>	<b>350,049</b>	<b>337,671</b>	<b>+4%</b>	<b>987</b>	<b>887</b>	<b>+11%</b>	<b>4,269</b>	<b>4,017</b>	<b>+6%</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	16,163	7,157	13,420	7,508	49,590	93,838
Semi	1,694	0	6	0	205	1,905
Row	991	6	15	0	180	1,192
Apartment	12,340	15,875	0	0	2,441	30,656
Alterations/Additions	8,882	3,606	3,008	2,926	9,430	27,850
<b>Total, Residential</b>	<b>40,070</b>	<b>26,643</b>	<b>16,449</b>	<b>10,434</b>	<b>61,846</b>	<b>155,441</b>
<b>Non-Residential</b>						
Alterations/Additions	46,335	14,395	25,340	7,057	6,970	100,096
Commercial	3,037	2,650	1,350	0	763	7,800
Industrial	3,913	50	165	400	7,042	11,570
Office	4,951	14	0	0	570	5,535
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	36,408	36,408
<b>Total, Non-Residential</b>	<b>89,736</b>	<b>17,109</b>	<b>26,855</b>	<b>7,457</b>	<b>53,453</b>	<b>194,609</b>
<b>Total, 2004</b>	<b>129,805</b>	<b>43,751</b>	<b>43,304</b>	<b>17,891</b>	<b>115,298</b>	<b>350,049</b>
<b>Total, 2003</b>	<b>67,503</b>	<b>54,039</b>	<b>109,527</b>	<b>16,789</b>	<b>89,814</b>	<b>337,671</b>
<b>Change</b>	<b>+92%</b>	<b>-19%</b>	<b>-60%</b>	<b>+7%</b>	<b>+28%</b>	<b>+4%</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	22,625	5,778	+292%	129,805	67,503	+92%	259	172	+51%	1,074	790	+36%
Assiniboia	12,857	12,410	+4%	43,751	54,039	-19%	132	213	-38%	593	894	-34%
Lord Selkirk-West Kildonan	9,029	6,935	+30%	43,304	109,527	-60%	168	125	+34%	782	708	+10%
East Kildonan-Transcona	4,114	3,665	+12%	17,891	16,789	+7%	133	117	+14%	557	520	+7%
Riel	47,351	14,598	+224%	115,298	89,814	+28%	295	260	+13%	1,263	1,105	+14%
<b>Total</b>	<b>95,975</b>	<b>43,386</b>	<b>+121%</b>	<b>350,049</b>	<b>337,671</b>	<b>+4%</b>	<b>987</b>	<b>887</b>	<b>+11%</b>	<b>4,269</b>	<b>4,017</b>	<b>+6%</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	19	6	0	117	142	31%	20	+610%	93	12	0	167	272	20%	62	+339%
Assiniboia	9	0	0	203	212	46%	57	+272%	51	0	0	328	379	28%	196	+93%
Lord Selkirk-West Kildonan	8	0	0	0	8	2%	20	-60%	120	0	0	2	122	9%	93	+31%
East Kildonan-Transcona	17	0	0	0	17	4%	11	+55%	81	0	0	0	81	6%	75	+8%
Riel	80	0	0	0	80	17%	78	+3%	420	2	4	58	484	36%	405	+20%
<b>Total, 2004</b>	<b>133</b>	<b>6</b>	<b>0</b>	<b>320</b>	<b>459</b>	<b>100%</b>	<b>186</b>	<b>+147%</b>	<b>765</b>	<b>14</b>	<b>4</b>	<b>555</b>	<b>1,338</b>	<b>100%</b>	<b>831</b>	<b>+61%</b>
<b>% of Total</b>	<b>29%</b>	<b>1%</b>	<b>0%</b>	<b>70%</b>	<b>100%</b>				<b>57%</b>	<b>1%</b>	<b>0%</b>	<b>41%</b>	<b>100%</b>			
<b>Total, 2003</b>	<b>144</b>	<b>18</b>	<b>6</b>	<b>18</b>	<b>186</b>				<b>646</b>	<b>26</b>	<b>18</b>	<b>141</b>	<b>831</b>			
<b>Change</b>	<b>-8%</b>	<b>-67%</b>	<b>-100%</b>	<b>-</b>	<b>+147%</b>				<b>+18%</b>	<b>-46%</b>	<b>-78%</b>	<b>+294%</b>	<b>+61%</b>			

## ■ Demolition of Dwelling Units

SUMMARY	MONTH					YEAR TO DATE				
	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
<b>Total, 2004</b>	11	0	0	0	11	67	8	14	10	99
<b>% of Total</b>	100%	0%	0%	0%	100%	68%	8%	14%	10%	100%
<b>Total, 2003</b>	1	0	0	0	1	41	10	6	24	81
<b>Change</b>	-	0%	0%	0%	-	<b>+63%</b>	<b>-20%</b>	<b>+133%</b>	<b>-58%</b>	<b>+22%</b>

## Major Projects

ADDRESS		BUILDING PERMIT DESCRIPTION		VALUE (\$)	
75	Chancellors Ci	Construct	Univ / College Bldg	34,600,000	
909	Wilkes Av	Construct	Apartment	8,534,000	
400	South Dr	Addition	School	1,020,000	
27	Service 1 St Sw	Construct	Storage Building	3,350,000	
240	Kennedy St	Construct	Office Building	1,750,000	
930	Brazier St	Alter	School	634,000	
180	Quail Ridge Rd	Construct	Apartment	2,000,000	
200	Quail Ridge Rd	Construct	Apartment	1,500,000	
220	Quail Ridge Rd	Construct	Apartment	1,500,000	
240	Quail Ridge Rd	Construct	Apartment	1,500,000	
1390	Pacific Av	Alter	Warehouse	1,100,000	
75	Lowson Cr	Addition	Industrial Yard/Bldg	530,000	
1425	McPhillips St	Construct	Gas Service Store	650,000	
677	Notre Dame Av	Alter	Industrial Building	1,050,000	
2305	McPhillips St	Alter	Department Store	1,500,000	
355	Kennedy St	Alter	Apartment	950,000	
190	Smith St	Alter	Hotel	1,313,800	
145	Ramblewood Rd N	Construct	S.F.D. / Garage	Foundation	500,000
3590	Portage Av	Construct	Apartment	Foundation	575,000
1385	Sargent Av	Construct	Supermarket	Foundation	1,100,000

## 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.