



PLANNING, PROPERTY &
DEVELOPMENT DEPARTMENT

W I N N I P E G

Building Permits Summary

AUGUST

2004

THIS MONTH AT A GLANCE:

Number of permits issued

Residential _____	742
Non-Residential _____	219
Total _____	961
Compared to this month last year _____	+23%

Value of permits issued

Residential _____	\$24,064,000
Non-Residential _____	\$23,490,000
Total _____	\$47,554,000
Compared to this month last year _____	-30%

Dwelling units

Constructed _____	156
Demolished _____	20

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	17,578	13,587	+29%	132,554	101,965	+30%	195	176	+11%	1,519	1,195	+27%
Semi	0	620	-100%	2,425	3,301	-27%	12	12	0%	52	48	+8%
Row	0	568	-100%	1,465	2,192	-33%	9	8	+13%	26	24	+8%
Apartment	12	18,848	-100%	43,571	37,134	+17%	1	8	-87%	19	28	-32%
Alterations/Additions	6,474	4,700	+38%	41,977	32,536	+29%	525	357	+47%	3,042	2,704	+13%
Total, Residential	24,064	38,322	-37%	221,991	177,127	+25%	742	561	+32%	4,658	3,999	+16%
Non-Residential												
Alterations/Additions	11,759	18,729	-37%	121,832	211,057	-42%	203	202	0%	1,600	1,705	-6%
Commercial	8,200	5,901	+39%	24,199	24,303	0%	9	9	0%	38	38	0%
Industrial	3,153	4,050	-22%	17,928	10,072	+78%	5	4	+25%	28	24	+17%
Office	153	500	-69%	5,688	2,320	+145%	1	2	-50%	10	10	0%
Hotel/Motel	0	0	0%	0	2,883	-100%	0	0	0%	0	3	-100%
Public Buildings/Theatres	0	0	0%	33,200	36,635	-9%	0	0	0%	3	6	-50%
Institutional	225	737	-69%	37,613	21,165	+78%	1	2	-50%	8	9	-11%
Total, Non-Residential	23,490	29,917	-21%	240,459	308,435	-22%	219	219	0%	1,687	1,795	-6%
Total	47,554	68,239	-30%	462,451	485,562	-5%	961	780	+23%	6,345	5,794	+10%

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	24,164	9,659	18,365	14,511	65,856	132,554
Semi	2,027	0	194	0	205	2,425
Row	1,264	6	15	0	180	1,465
Apartment	12,340	21,300	20	0	9,911	43,571
Alterations/Additions	13,413	6,264	5,209	4,457	12,634	41,977
Total, Residential	53,207	37,228	23,802	18,968	88,786	221,991
Non-Residential						
Alterations/Additions	54,088	17,357	32,330	8,160	9,896	121,832
Commercial	13,256	4,250	4,380	0	2,313	24,199
Industrial	6,591	400	165	400	10,372	17,928
Office	5,104	14	0	0	570	5,688
Hotel/Motel	0	0	0	0	0	0
Public Buildings/Theatres	31,500	0	0	0	1,700	33,200
Institutional	0	225	0	0	37,388	37,613
Total, Non-Residential	110,539	22,246	36,875	8,560	62,239	240,459
Total, 2004	163,746	59,475	60,677	27,528	151,025	462,451
Total, 2003	112,135	87,196	142,111	28,452	115,668	485,562
Change	+46%	-32%	-57%	-3%	+31%	-5%

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	17,347	7,013	+147%	163,746	112,135	+46%	247	142	+74%	1,606	1,106	+45%
Assiniboia	3,845	19,479	-80%	59,475	87,196	-32%	132	195	-32%	882	1,354	-35%
Lord Selkirk-West Kildonan	8,386	25,196	-67%	60,677	142,111	-57%	189	138	+37%	1,170	1,006	+16%
East Kildonan-Transcona	6,132	4,175	+47%	27,528	28,452	-3%	156	90	+73%	849	728	+17%
Riel	11,843	12,375	-4%	151,025	115,668	+31%	237	215	+10%	1,838	1,600	+15%
Total	47,554	68,239	-30%	462,451	485,562	-5%	961	780	+23%	6,345	5,794	+10%

■ 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	18	12	9	0	39	25%	9	+333%	141	24	9	167	341	19%	125	+173%
Assiniboia	6	0	0	0	6	4%	46	-87%	69	0	0	387	456	25%	291	+57%
Lord Selkirk-West Kildonan	13	0	0	0	13	8%	372	-97%	167	2	0	2	171	9%	490	-65%
East Kildonan-Transcona	55	0	0	0	55	35%	2	-	156	0	0	0	156	9%	138	+13%
Riel	43	0	0	0	43	28%	100	-57%	539	2	4	143	688	38%	576	+19%
Total, 2004	135	12	9	0	156	100%	529	-71%	1,072	28	13	699	1,812	100%	1,620	+12%
% of Total	87%	8%	6%	0%	100%				59%	2%	1%	39%	100%			
Total, 2003	122	0	8	399	529				924	29	26	641	1,620			
Change	+11%	-	+13%	-100%	-71%				+16%	-3%	-50%	+9%	+12%			

■ Demolition of Dwelling Units

SUMMARY	MONTH					YEAR TO DATE				
	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
Total, 2004	12	0	0	8	20	95	10	14	48	167
% of Total	60%	0%	0%	40%	100%	57%	6%	8%	29%	100%
Total, 2003	19	10	0	0	29	67	22	6	24	119
Change	-37%	-100%	0%	-	-31%	+42%	-55%	+133%	+100%	+40%

Major Projects

ADDRESS		BUILDING PERMIT DESCRIPTION		VALUE (\$)
485	Selkirk Av	Addition	School	1,753,200
302	Dawson Rd N	Construct	Industrial Building	575,000
209	Partridge Av	Construct	Car Wash	800,000
30	Terracon Pl	Construct	Commercial Building	575,000
1750	McGillivray Bl	Construct	Public Utility Bldg	2,075,000
65	The Promenade	Addition	Univ / College Bldg	720,000
499	River Av	Construct	Supermarket	4,900,000
469	River Av	Construct	Commercial Building	500,000
481	River Av	Construct	Commercial Building	500,000
1545	Portage Av	Addition	Commercial Building	720,000
750	South Dr	Construct	S.F.D. / Garage	750,000
508	South Dr	Construct	S.F.D. / Garage	570,000

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.