



PLANNING, PROPERTY &
DEVELOPMENT DEPARTMENT

W I N N I P E G

Building Permits Summary

S E P T E M B E R

2004

THIS MONTH AT A GLANCE:

Number of permits issued

Residential _____	580
Non-Residential _____	251
Total _____	831
Compared to this month last year _____	+2%

Value of permits issued

Residential _____	\$24,146,000
Non-Residential _____	\$48,818,000
Total _____	\$72,964,000
Compared to this month last year _____	+66%

Dwelling units

Constructed _____	160
Demolished _____	6

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	14,367	11,517	+25%	146,920	113,482	+29%	149	134	+11%	1,668	1,329	+26%
Semi	0	0	0%	2,425	3,301	-27%	0	8	-100%	52	56	-7%
Row	557	0	-	2,022	2,192	-8%	7	0	-	33	24	+38%
Apartment	2,600	7,572	-66%	46,171	44,706	+3%	1	3	-67%	20	31	-35%
Alterations/Additions	6,622	3,869	+71%	48,599	36,404	+33%	423	376	+13%	3,465	3,080	+13%
Total, Residential	24,146	22,958	+5%	246,137	200,085	+23%	580	521	+11%	5,238	4,520	+16%
Non-Residential												
Alterations/Additions	24,393	16,052	+52%	146,224	227,109	-36%	233	284	-18%	1,833	1,989	-8%
Commercial	2,645	2,218	+19%	26,844	26,521	+1%	8	5	+60%	46	43	+7%
Industrial	9,295	143	-	27,223	10,215	+167%	5	3	+67%	33	27	+22%
Office	11,385	700	-	17,073	3,020	+465%	4	1	+300%	14	11	+27%
Hotel/Motel	0	0	0%	0	2,883	-100%	0	0	0%	0	3	-100%
Public Buildings/Theatres	0	200	-100%	33,200	36,835	-10%	0	1	-100%	3	7	-57%
Institutional	1,100	1,595	-31%	38,713	22,760	+70%	1	1	0%	9	10	-10%
Total, Non-Residential	48,818	20,908	+133%	289,278	329,342	-12%	251	295	-15%	1,938	2,090	-7%
Total	72,964	43,865	+66%	535,415	529,427	+1%	831	816	+2%	7,176	6,610	+9%

■ 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	26,880	11,506	19,520	16,631	72,384	146,920
Semi	2,027	0	194	0	205	2,425
Row	1,821	6	15	0	180	2,022
Apartment	12,340	23,900	20	0	9,911	46,171
Alterations/Additions	16,355	7,471	5,774	4,951	14,049	48,599
Total, Residential	59,422	42,882	25,522	21,582	96,729	246,137
Non-Residential						
Alterations/Additions	59,021	26,791	37,429	11,325	11,659	146,224
Commercial	14,201	5,300	4,380	250	2,713	26,844
Industrial	14,036	400	465	400	11,922	27,223
Office	16,489	14	0	0	570	17,073
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	38,488	38,713
Total, Non-Residential	135,247	32,730	42,274	11,975	67,052	289,278
Total, 2004	194,669	75,612	67,796	33,557	163,782	535,415
Total, 2003	121,624	99,463	148,777	34,366	125,198	529,427
Change	+60%	-24%	-54%	-2%	+31%	+1%

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	30,923	9,489	+226%	194,669	121,624	+60%	209	140	+49%	1,815	1,246	+46%
Assiniboia	16,137	12,266	+32%	75,612	99,463	-24%	164	206	-20%	1,046	1,560	-33%
Lord Selkirk-West Kildonan	7,119	6,666	+7%	67,796	148,777	-54%	123	145	-15%	1,293	1,151	+12%
East Kildonan-Transcona	6,029	5,914	+2%	33,557	34,366	-2%	103	124	-17%	952	852	+12%
Riel	12,757	9,530	+34%	163,782	125,198	+31%	232	201	+15%	2,070	1,801	+15%
Total	72,964	43,865	+66%	535,415	529,427	+1%	831	816	+2%	7,176	6,610	+9%

■ 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	26	0	4	0	30	19%	49	-39%	167	24	13	167	371	19%	174	+113%
Assiniboia	4	0	0	51	55	34%	67	-18%	73	0	0	438	511	26%	358	+43%
Lord Selkirk-West Kildonan	11	0	0	0	11	7%	14	-21%	178	2	0	2	182	9%	504	-64%
East Kildonan-Transcona	20	0	0	0	20	13%	13	+54%	176	0	0	0	176	9%	151	+17%
Riel	44	0	0	0	44	28%	51	-14%	583	2	4	143	732	37%	627	+17%
Total, 2004	105	0	4	51	160	100%	194	-18%	1,177	28	17	750	1,972	100%	1,814	+9%
% of Total	66%	0%	3%	32%	100%				60%	1%	1%	38%	100%			
Total, 2003	97	8	0	89	194				1,021	37	26	730	1,814			
Change	+8%	-100%	-	-43%	-18%				+15%	-24%	-35%	+3%	+9%			

■ Demolition of Dwelling Units

SUMMARY	MONTH					YEAR TO DATE				
	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
Total, 2004	6	0	0	0	6	101	10	14	48	173
% of Total	100%	0%	0%	0%	100%	58%	6%	8%	28%	100%
Total, 2003	6	0	0	0	6	73	22	6	24	125
Change	0%	0%	0%	0%	0%	+38%	-55%	+133%	+100%	+38%

Major Projects

ADDRESS	BUILDING PERMIT DESCRIPTION	VALUE (\$)
445 Ellice Av	Construct Industrial Building	7,238,100
315 Donald St	Construct Office / Commercial	6,798,400
135 Sinawik Ba	Construct Apartment	2,600,000
100 Saulteaux Cr	Addition Industrial Building	7,250,000
1399 McPhillips St	Alter Department Store	500,000
635 St James St	Construct Restaurant	800,000
1310 Taylor Av	Construct Office Building	1,587,000
1585 Kenaston Bl	Addition Commercial Building	1,100,000
1250 Waverley St	Construct Office Building	2,000,000
1649 Kenaston Bl	Construct Shopping Centre	730,000
70 Dysart Rd	Repair Univ / College Bldg	643,000
3645 Portage Av	Addition Commercial Building	550,000
300 Dawson Rd N	Construct Warehouse	1,250,000
1555 Chevrier Bl	Addition Warehouse	800,000
890 Pembina Hw	Construct Office Building	1,000,000
404 Qu'Appelle Av	Alter Apartment	1,180,000
1615 Regent Av W	Alter Supermarket	2,500,000
920 Jefferson Av	Alter Supermarket	3,000,000
573 Sherbrook St	Alter Apartment	716,700
1390 Taylor Av	Addition Recreational Bldg	Foundation 1,000,000
23 Kerslake Pl	Construct S.F.D. / Garage	1,000,000
196 Innovation Dr	Construct Univ / College Bldg	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.