



W I N N I P E G

# Building Permits Summary

O C T O B E R

2004

## THIS MONTH AT A GLANCE:

### *Number of permits issued*

Residential _____	522
Non-Residential _____	223
Total _____	745
Compared to this month last year _____	-3%

### *Value of permits issued*

Residential _____	\$17,325,000
Non-Residential _____	\$31,361,000
Total _____	\$48,685,000
Compared to this month last year _____	+6%

### *Dwelling units*

Constructed _____	108
Demolished _____	17

# 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	11,834	16,089	-26%	158,754	129,571	+23%	172	180	-4%	1,840	1,509	+22%
Semi	175	1,548	-89%	2,600	4,848	-46%	5	8	-37%	57	64	-11%
Row	0	243	-100%	2,022	2,435	-17%	0	3	-100%	33	27	+22%
Apartment	530	2,983	-82%	46,701	47,689	-2%	2	2	0%	22	33	-33%
Alterations/Additions	4,786	4,271	+12%	53,385	40,675	+31%	343	325	+6%	3,808	3,405	+12%
<b>Total, Residential</b>	<b>17,325</b>	<b>25,134</b>	<b>-31%</b>	<b>263,462</b>	<b>225,219</b>	<b>+17%</b>	<b>522</b>	<b>518</b>	<b>+1%</b>	<b>5,760</b>	<b>5,038</b>	<b>+14%</b>
<b>Non-Residential</b>												
Alterations/Additions	20,711	12,224	+69%	166,935	239,333	-30%	214	238	-10%	2,047	2,227	-8%
Commercial	10,260	895	-	37,104	27,416	+35%	7	5	+40%	53	48	+10%
Industrial	390	70	+457%	27,613	10,285	+168%	2	1	+100%	35	28	+25%
Office	0	520	-100%	17,073	3,540	+382%	0	2	-100%	14	13	+8%
Hotel/Motel	0	6,123	-100%	0	9,006	-100%	0	1	-100%	0	4	-100%
Public Buildings/Theatres	0	49	-100%	33,200	36,884	-10%	0	1	-100%	3	8	-62%
Institutional	0	800	-100%	38,713	23,560	+64%	0	1	-100%	9	11	-18%
<b>Total, Non-Residential</b>	<b>31,361</b>	<b>20,681</b>	<b>+52%</b>	<b>320,638</b>	<b>350,024</b>	<b>-8%</b>	<b>223</b>	<b>249</b>	<b>-10%</b>	<b>2,161</b>	<b>2,339</b>	<b>-8%</b>
<b>Total</b>	<b>48,685</b>	<b>45,815</b>	<b>+6%</b>	<b>584,100</b>	<b>575,242</b>	<b>+2%</b>	<b>745</b>	<b>767</b>	<b>-3%</b>	<b>7,921</b>	<b>7,377</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	28,349	12,446	20,574	17,955	79,431	158,754
Semi	2,027	0	368	0	205	2,600
Row	1,821	6	15	0	180	2,022
Apartment	12,340	23,900	20	0	10,441	46,701
Alterations/Additions	17,887	8,302	6,779	5,357	15,061	53,385
<b>Total, Residential</b>	<b>62,423</b>	<b>44,653</b>	<b>27,755</b>	<b>23,312</b>	<b>105,318</b>	<b>263,462</b>
<b>Non-Residential</b>						
Alterations/Additions	61,083	29,127	48,747	12,134	15,844	166,935
Commercial	14,501	14,750	4,380	260	3,213	37,104
Industrial	14,036	420	465	400	12,292	27,613
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
<b>Total, Non-Residential</b>	<b>137,609</b>	<b>44,536</b>	<b>53,592</b>	<b>12,794</b>	<b>72,107</b>	<b>320,638</b>
<b>Total, 2004</b>	<b>200,032</b>	<b>89,189</b>	<b>81,347</b>	<b>36,107</b>	<b>177,424</b>	<b>584,100</b>
<b>Total, 2003</b>	<b>135,511</b>	<b>112,187</b>	<b>154,614</b>	<b>37,046</b>	<b>135,885</b>	<b>575,242</b>
<b>Change</b>	<b>+48%</b>	<b>-20%</b>	<b>-47%</b>	<b>-3%</b>	<b>+31%</b>	<b>+2%</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	5,364	13,886	-61%	200,032	135,511	+48%	170	136	+25%	1,985	1,382	+44%
Assiniboia	13,578	12,724	+7%	89,189	112,187	-20%	108	201	-46%	1,154	1,761	-34%
Lord Selkirk-West Kildonan	13,551	5,837	+132%	81,347	154,614	-47%	133	115	+16%	1,426	1,266	+13%
East Kildonan-Transcona	2,550	2,680	-5%	36,107	37,046	-3%	86	93	-8%	1,038	945	+10%
Riel	13,643	10,687	+28%	177,424	135,885	+31%	248	222	+12%	2,318	2,023	+15%
<b>Total</b>	<b>48,685</b>	<b>45,815</b>	<b>+6%</b>	<b>584,100</b>	<b>575,242</b>	<b>+2%</b>	<b>745</b>	<b>767</b>	<b>-3%</b>	<b>7,921</b>	<b>7,377</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	7	0	0	0	7	6%	26	-73%	174	24	13	167	378	18%	200	+89%
Assiniboia	6	0	0	0	6	6%	33	-82%	79	0	0	438	517	25%	391	+32%
Lord Selkirk-West Kildonan	2	2	0	0	4	4%	17	-76%	180	4	0	2	186	9%	521	-64%
East Kildonan-Transcona	13	0	0	0	13	12%	10	+30%	189	0	0	0	189	9%	161	+17%
Riel	78	0	0	0	78	72%	79	-1%	661	2	4	143	810	39%	706	+15%
<b>Total, 2004</b>	<b>106</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>108</b>	<b>100%</b>	<b>165</b>	<b>-35%</b>	<b>1,283</b>	<b>30</b>	<b>17</b>	<b>750</b>	<b>2,080</b>	<b>100%</b>	<b>1,979</b>	<b>+5%</b>
<b>% of Total</b>	<b>98%</b>	<b>2%</b>	<b>0%</b>	<b>0%</b>	<b>100%</b>				<b>62%</b>	<b>1%</b>	<b>1%</b>	<b>36%</b>	<b>100%</b>			
<b>Total, 2003</b>	<b>137</b>	<b>0</b>	<b>3</b>	<b>25</b>	<b>165</b>				<b>1,158</b>	<b>37</b>	<b>29</b>	<b>755</b>	<b>1,979</b>			
<b>Change</b>	<b>-23%</b>	<b>-</b>	<b>-100%</b>	<b>-100%</b>	<b>-35%</b>				<b>+11%</b>	<b>-19%</b>	<b>-41%</b>	<b>-1%</b>	<b>+5%</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>9</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>17</b>	<b>110</b>	<b>18</b>	<b>14</b>	<b>48</b>	<b>190</b>
<b>% of Total</b>	<b>53%</b>	<b>47%</b>	<b>0%</b>	<b>0%</b>	<b>100%</b>	<b>58%</b>	<b>9%</b>	<b>7%</b>	<b>25%</b>	<b>100%</b>
<b>Total, 2003</b>	<b>21</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>23</b>	<b>94</b>	<b>24</b>	<b>6</b>	<b>24</b>	<b>148</b>
<b>Change</b>	<b>-57%</b>	<b>+300%</b>	<b>0%</b>	<b>0%</b>	<b>-26%</b>	<b>+17%</b>	<b>-25%</b>	<b>+133%</b>	<b>+100%</b>	<b>+28%</b>

## Major Projects

ADDRESS		BUILDING PERMIT DESCRIPTION		VALUE (\$)	
1385	Sargent Av	Construct	Supermarket	7,700,000	
1155	Pacific Av	Addition	Govt. Office Bldg	9,200,000	
3965	Portage Av	Construct	Commercial Building	1,750,000	
1151	St Anne'S Rd	Construct	Apartment	Foundation	500,000
409	Tache Av	Addition	Hospital	Foundation	2,480,000
3740	Portage Av	Addition	Hotel	Foundation	500,000

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