



PLANNING, PROPERTY &
DEVELOPMENT DEPARTMENT

W I N N I P E G

Building Permits Summary

N O V E M B E R

2004

THIS MONTH AT A GLANCE:

Number of permits issued

Residential _____	373
Non-Residential _____	195
Total _____	568
Compared to this month last year _____	+3%

Value of permits issued

Residential _____	\$17,769,000
Non-Residential _____	\$21,039,000
Total _____	\$38,808,000
Compared to this month last year _____	+4%

Dwelling units

Constructed _____	130
Demolished _____	13

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	15,126	8,761	+73%	173,880	138,332	+26%	155	109	+42%	1,995	1,618	+23%
Semi	100	539	-81%	2,700	5,387	-50%	1	6	-83%	58	70	-17%
Row	0	852	-100%	2,022	3,287	-38%	0	12	-100%	33	39	-15%
Apartment	10	4	+150%	46,711	47,693	-2%	1	1	0%	23	34	-32%
Alterations/Additions	2,533	2,813	-10%	55,919	43,488	+29%	216	185	+17%	4,024	3,590	+12%
Total, Residential	17,769	12,968	+37%	281,231	238,186	+18%	373	313	+19%	6,133	5,351	+15%
Non-Residential												
Alterations/Additions	15,045	19,494	-23%	181,980	258,828	-30%	184	227	-19%	2,231	2,454	-9%
Commercial	2,477	3,700	-33%	39,581	31,116	+27%	5	4	+25%	58	52	+12%
Industrial	183	469	-61%	27,796	10,753	+158%	2	6	-67%	37	34	+9%
Office	150	0	-	17,223	3,540	+387%	2	1	+100%	16	14	+14%
Hotel/Motel	0	0	0%	0	9,006	-100%	0	0	0%	0	4	-100%
Public Buildings/Theatres	510	700	-27%	33,710	37,584	-10%	1	1	0%	4	9	-56%
Institutional	2,675	65	-	41,388	23,625	+75%	1	1	0%	10	12	-17%
Total, Non-Residential	21,039	24,428	-14%	341,677	374,452	-9%	195	240	-19%	2,356	2,579	-9%
Total	38,808	37,396	+4%	622,908	612,638	+2%	568	553	+3%	8,489	7,930	+7%

■ 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	31,567	14,241	23,182	19,464	85,427	173,880
Semi	2,027	0	368	0	305	2,700
Row	1,821	6	15	0	180	2,022
Apartment	12,350	23,900	20	0	10,441	46,711
Alterations/Additions	18,705	8,567	7,343	5,694	15,610	55,919
Total, Residential	66,470	46,714	30,927	25,158	111,962	281,231
Non-Residential						
Alterations/Additions	65,677	35,026	50,764	12,210	18,303	181,980
Commercial	15,518	15,250	4,380	420	4,013	39,581
Industrial	14,076	420	465	400	12,435	27,796
Office	16,639	14	0	0	570	17,223
Hotel/Motel	0	0	0	0	0	0
Public Buildings/Theatres	31,500	510	0	0	1,700	33,710
Institutional	0	2,900	0	0	38,488	41,388
Total, Non-Residential	143,409	54,120	55,609	13,030	75,508	341,677
Total, 2004	209,879	100,834	86,536	38,188	187,471	622,908
Total, 2003	142,084	117,941	163,011	39,234	150,368	612,638
Change	+48%	-15%	-47%	-3%	+25%	+2%

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	9,847	6,573	+50%	209,879	142,084	+48%	152	120	+27%	2,137	1,502	+42%
Assiniboia	11,645	5,754	+102%	100,834	117,941	-15%	81	130	-38%	1,235	1,891	-35%
Lord Selkirk-West Kildonan	5,189	8,397	-38%	86,536	163,011	-47%	108	78	+38%	1,534	1,344	+14%
East Kildonan-Transcona	2,081	2,188	-5%	38,188	39,234	-3%	65	67	-3%	1,103	1,012	+9%
Riel	10,047	14,484	-31%	187,471	150,368	+25%	162	158	+3%	2,480	2,181	+14%
Total	38,808	37,396	+4%	622,908	612,638	+2%	568	553	+3%	8,489	7,930	+7%

■ 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	1	13	10%	0	-	186	24	13	168	391	18%	200	+96%
Assiniboia	1	0	0	42	43	33%	38	+13%	80	0	0	480	560	25%	429	+31%
Lord Selkirk-West Kildonan	5	0	0	1	6	5%	7	-14%	185	4	0	3	192	9%	528	-64%
East Kildonan-Transcona	6	0	0	0	6	5%	10	-40%	195	0	0	0	195	9%	171	+14%
Riel	62	0	0	0	62	48%	40	+55%	723	2	4	143	872	39%	746	+17%
Total, 2004	86	0	0	44	130	100%	95	+37%	1,369	30	17	794	2,210	100%	2,074	+7%
% of Total	66%	0%	0%	34%	100%				62%	1%	1%	36%	100%			
Total, 2003	78	4	12	1	95				1,236	41	41	756	2,074			
Change	+10%	-100%	-100%	-	+37%				+11%	-27%	-59%	+5%	+7%			

■ Demolition of Dwelling Units

SUMMARY	MONTH					YEAR TO DATE				
	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
Total, 2004	13	0	0	0	13	123	18	14	48	203
% of Total	100%	0%	0%	0%	100%	61%	9%	7%	24%	100%
Total, 2003	12	0	0	2	14	106	24	6	26	162
Change	+8%	0%	0%	-100%	-7%	+16%	-25%	+133%	+85%	+25%

Major Projects

ADDRESS		BUILDING PERMIT DESCRIPTION		VALUE (\$)	
602	Pasadena Av	Addition	Church	500,000	
2318	Grant Av	Construct	Dormitory	2,675,000	
188	Marion St	Addition	Commercial Building	571,000	
199	Hamelin St	Addition	Factory / Mill	1,150,000	
26	Du Monastere St	Construct	S.F.D. / Garage	600,000	
1615	King Edward St	Addition	Commercial Building	4,300,000	
300	Portage Av	Alter	Restaurant	700,000	
1589	Kenaston Bl	Construct	Shopping Centre	716,500	
1205	St Mary'S Rd	Construct	Commercial Building	800,000	
280	Main St	Alter	Univ / College Bldg	1,050,000	
670	Century St	Construct	Commercial Building	Foundation	500,000
2190	McGillivray Bl	Construct	Theatre / Cinema	Foundation	510,000
942	Jefferson Av	Addition	Commercial Building	Foundation	700,000
847	Wellington Cr	Construct	S.F.D. / Garage	Foundation	750,000
1615	King Edward St	Addition	Commercial Building	Foundation	500,000
137	Handsart Bl	Construct	S.F.D. / Garage	Foundation	750,000

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.