



PLANNING, PROPERTY &
DEVELOPMENT DEPARTMENT

W I N N I P E G

Building Permits Summary

D E C E M B E R

2004

THIS MONTH AT A GLANCE:

Number of permits issued

Residential _____	315
Non-Residential _____	173
Total _____	488
Compared to this month last year _____	+18%

Value of permits issued

Residential _____	\$14,244,000
Non-Residential _____	\$37,467,000
Total _____	\$51,711,000
Compared to this month last year _____	+42%

Dwelling units

Constructed _____	125
Demolished _____	5

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	11,761	10,730	+10%	185,640	149,062	+25%	167	124	+35%	2,162	1,742	+24%
Semi	14	195	-93%	2,714	5,581	-51%	3	11	-73%	61	81	-25%
Row	180	0	-	2,202	3,287	-33%	4	1	+300%	37	40	-7%
Apartment	0	3,372	-100%	46,711	51,065	-9%	0	3	-100%	23	37	-38%
Alterations/Additions	2,289	1,092	+110%	58,208	44,580	+31%	141	113	+25%	4,165	3,703	+12%
Total, Residential	14,244	15,388	-7%	295,474	253,574	+17%	315	252	+25%	6,448	5,603	+15%
Non-Residential												
Alterations/Additions	36,061	10,105	+257%	218,041	268,932	-19%	165	154	+7%	2,396	2,608	-8%
Commercial	384	1,830	-79%	39,965	32,946	+21%	3	3	0%	61	55	+11%
Industrial	822	3,711	-78%	28,618	14,464	+98%	4	3	+33%	41	37	+11%
Office	0	5,300	-100%	17,223	8,840	+95%	0	1	-100%	16	15	+7%
Hotel/Motel	0	0	0%	0	9,006	-100%	0	0	0%	0	4	-100%
Public Buildings/Theatres	200	0	-	33,910	37,584	-10%	1	0	-	5	9	-44%
Institutional	0	100	-100%	41,388	23,725	+74%	0	1	-100%	10	13	-23%
Total, Non-Residential	37,467	21,046	+78%	379,145	395,497	-4%	173	162	+7%	2,529	2,741	-8%
Total	51,711	36,434	+42%	674,619	649,071	+4%	488	414	+18%	8,977	8,344	+8%

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	32,785	14,830	25,392	22,273	90,361	185,640
Semi	2,041	0	368	0	305	2,714
Row	2,001	6	15	0	180	2,202
Apartment	12,350	23,900	20	0	10,441	46,711
Alterations/Additions	19,617	8,794	7,961	5,834	16,002	58,208
Total, Residential	68,793	47,529	33,756	28,107	117,289	295,474
Non-Residential						
Alterations/Additions	69,072	37,519	62,937	12,981	35,533	218,041
Commercial	15,872	15,270	4,380	430	4,013	39,965
Industrial	14,093	480	965	400	12,680	28,618
Office	16,639	14	0	0	570	17,223
Hotel/Motel	0	0	0	0	0	0
Public Buildings/Theatres	31,500	710	0	0	1,700	33,910
Institutional	0	2,900	0	0	38,488	41,388
Total, Non-Residential	147,176	56,893	68,282	13,811	92,983	379,145
Total, 2004	215,969	104,422	102,038	41,919	210,272	674,619
Total, 2003	143,620	133,859	168,339	43,293	159,961	649,071
Change	+50%	-22%	-39%	-3%	+31%	+4%

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	6,090	1,536	+296%	215,969	143,620	+50%	124	95	+31%	2,261	1,597	+42%
Assiniboia	3,587	15,917	-77%	104,422	133,859	-22%	60	105	-43%	1,295	1,996	-35%
Lord Selkirk-West Kildonan	15,502	5,328	+191%	102,038	168,339	-39%	115	58	+98%	1,649	1,402	+18%
East Kildonan-Transcona	3,731	4,060	-8%	41,919	43,293	-3%	81	37	+119%	1,184	1,049	+13%
Riel	22,801	9,593	+138%	210,272	159,961	+31%	108	119	-9%	2,588	2,300	+13%
Total	51,711	36,434	+42%	674,619	649,071	+4%	488	414	+18%	8,977	8,344	+8%

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	8	0	3	0	11	9%	14	-21%	194	24	16	168	402	17%	214	+88%
Assiniboia	7	0	0	0	7	6%	59	-88%	87	0	0	480	567	24%	488	+16%
Lord Selkirk-West Kildonan	45	0	0	0	45	36%	9	+400%	230	4	0	3	237	10%	537	-56%
East Kildonan-Transcona	27	0	0	0	27	22%	6	+350%	222	0	0	0	222	10%	177	+25%
Riel	33	2	0	0	35	28%	46	-24%	756	4	4	143	907	39%	792	+15%
Total, 2004	120	2	3	0	125	100%	134	-7%	1,489	32	20	794	2,335	100%	2,208	+6%
% of Total	96%	2%	2%	0%	100%				64%	1%	1%	34%	100%			
Total, 2003	83	14	0	37	134				1,319	55	41	793	2,208			
Change	+45%	-86%	-	-100%	-7%				+13%	-42%	-51%	0%	+6%			

Demolition of Dwelling Units

SUMMARY	MONTH					YEAR TO DATE				
	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
Total, 2004	3	2	0	0	5	126	20	14	48	208
% of Total	60%	40%	0%	0%	100%	61%	10%	7%	23%	100%
Total, 2003	8	2	3	0	13	114	26	9	26	175
Change	-62%	0%	-100%	0%	-62%	+11%	-23%	+56%	+85%	+19%

Major Projects

ADDRESS		BUILDING PERMIT DESCRIPTION		VALUE (\$)
409	Tache Av	Addition	Hospital	8,020,000
151	Despins St	Addition	Institutional Bldg	7,170,000
1725	Inkster Bl	Alter	Warehouse	9,785,000
909	Jarvis Av	Construct	Industrial Building	500,000
409	Tache Av	Alter	Hospital	510,000
375	Main St	Alter	Office Building	525,000
280	Main St	Alter	Institutional Bldg	625,000
255	Wellington Cr	Alter	Apartment	500,000
170	Doncaster St	Alter	Institutional Bldg	900,000
360	Main St	Alter	Office Building	995,000
850	Dakota St	Alter	Supermarket	900,000
1585	Kenaston Bl	Alter	Commercial Building	650,000

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.