



PLANNING, PROPERTY &  
DEVELOPMENT DEPARTMENT

# 5020 WINNIPEG BUILDING PERMITS SUMMARY

SEPTEMBER

## THIS MONTH AT A GLANCE:

### *Number of permits issued*

|  |     |
|--|-----|
| Residential _____                      | 709 |
| Non-Residential _____                  | 169 |
| Total _____                            | 878 |
| Compared to this month last year _____ | +6% |

### *Value of permits issued*

|  |              |
|--|--------------|
| Residential _____                      | \$28,144,000 |
| Non-Residential _____                  | \$21,005,000 |
| Total _____                            | \$49,148,000 |
| Compared to this month last year _____ | -33%         |

### *Dwelling units*

|                   |     |
|-------------------|-----|
| Constructed _____ | 189 |
| Demolished _____  | 34  |

# 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 |              |            |
|                               | 2005           | 2004          | Change      | 2005           | 2004           | Change      | 2005                     | 2004       | Change      | 2005         | 2004         | Change     |
| <b>Residential</b>            |                |               |             |                |                |             |                          |            |             |              |              |            |
| Single                        | 17,516         | 14,367        | +22%        | 140,417        | 146,920        | -4%         | 197                      | 149        | +32%        | 1,451        | 1,668        | -13%       |
| Semi                          | 113            | 0             | -           | 6,406          | 2,425          | +164%       | 3                        | 0          | -           | 72           | 52           | +38%       |
| Row                           | 1,209          | 557           | +117%       | 11,770         | 2,022          | +482%       | 12                       | 7          | +71%        | 110          | 33           | +233%      |
| Apartment                     | 2,525          | 2,600         | -3%         | 36,300         | 46,171         | -21%        | 4                        | 1          | +300%       | 27           | 20           | +35%       |
| Alterations/Additions         | 6,781          | 6,622         | +2%         | 49,127         | 48,599         | +1%         | 493                      | 423        | +17%        | 3,517        | 3,465        | +2%        |
| <b>Total, Residential</b>     | <b>28,144</b>  | <b>24,146</b> | <b>+17%</b> | <b>244,020</b> | <b>246,137</b> | <b>-1%</b>  | <b>709</b>               | <b>580</b> | <b>+22%</b> | <b>5,177</b> | <b>5,238</b> | <b>-1%</b> |
| <b>Non-Residential</b>        |                |               |             |                |                |             |                          |            |             |              |              |            |
| Alterations/Additions         | 13,343         | 24,393        | -45%        | 149,589        | 146,224        | +2%         | 160                      | 233        | -31%        | 1,789        | 1,833        | -2%        |
| Commercial                    | 1,675          | 2,645         | -37%        | 32,429         | 26,844         | +21%        | 4                        | 8          | -50%        | 56           | 46           | +22%       |
| Industrial                    | 5,900          | 9,295         | -37%        | 26,595         | 27,223         | -2%         | 4                        | 5          | -20%        | 40           | 33           | +21%       |
| Office                        | 88             | 11,385        | -99%        | 7,098          | 17,073         | -58%        | 1                        | 4          | -75%        | 11           | 14           | -21%       |
| Hotel/Motel                   | 0              | 0             | 0%          | 6,380          | 0              | -           | 0                        | 0          | 0%          | 3            | 0            | -          |
| Public Buildings/Theatres     | 0              | 0             | 0%          | 5,659          | 33,200         | -83%        | 0                        | 0          | 0%          | 2            | 3            | -33%       |
| Institutional                 | 0              | 1,100         | -100%       | 20,376         | 38,713         | -47%        | 0                        | 1          | -100%       | 4            | 9            | -56%       |
| <b>Total, Non-Residential</b> | <b>21,005</b>  | <b>48,818</b> | <b>-57%</b> | <b>248,125</b> | <b>289,278</b> | <b>-14%</b> | <b>169</b>               | <b>251</b> | <b>-33%</b> | <b>1,905</b> | <b>1,938</b> | <b>-2%</b> |
| <b>Total</b>                  | <b>49,148</b>  | <b>72,964</b> | <b>-33%</b> | <b>492,145</b> | <b>535,415</b> | <b>-8%</b>  | <b>878</b>               | <b>831</b> | <b>+6%</b>  | <b>7,082</b> | <b>7,176</b> | <b>-1%</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                        | 20,960                      | 7,644         | 31,187                     | 20,353                  | 60,274         | 140,417        |
| Semi                          | 877                         | 0             | 179                        | 220                     | 5,130          | 6,406          |
| Row                           | 11,737                      | 25            | 8                          | 0                       | 0              | 11,770         |
| Apartment                     | 11,008                      | 0             | 5,298                      | 8,200                   | 11,795         | 36,300         |
| Alterations/Additions         | 14,556                      | 7,824         | 7,847                      | 7,404                   | 11,496         | 49,127         |
| <b>Total, Residential</b>     | <b>59,137</b>               | <b>15,493</b> | <b>44,518</b>              | <b>36,177</b>           | <b>88,695</b>  | <b>244,020</b> |
| <b>Non-Residential</b>        |                             |               |                            |                         |                |                |
| Alterations/Additions         | 50,465                      | 18,462        | 29,936                     | 10,503                  | 40,224         | 149,589        |
| Commercial                    | 8,793                       | 5,405         | 6,024                      | 2,217                   | 9,990          | 32,429         |
| Industrial                    | 7,984                       | 2,773         | 7,876                      | 741                     | 7,222          | 26,595         |
| Office                        | 272                         | 0             | 0                          | 2,625                   | 4,200          | 7,098          |
| Hotel/Motel                   | 0                           | 5,500         | 0                          | 0                       | 880            | 6,380          |
| Public Buildings/Theatres     | 0                           | 4,059         | 1,600                      | 0                       | 0              | 5,659          |
| Institutional                 | 0                           | 0             | 600                        | 0                       | 19,776         | 20,376         |
| <b>Total, Non-Residential</b> | <b>67,514</b>               | <b>36,199</b> | <b>46,035</b>              | <b>16,086</b>           | <b>82,292</b>  | <b>248,125</b> |
| <b>Total, 2005</b>            | <b>126,651</b>              | <b>51,692</b> | <b>90,553</b>              | <b>52,263</b>           | <b>170,986</b> | <b>492,145</b> |
| <b>Total, 2004</b>            | <b>194,669</b>              | <b>75,612</b> | <b>67,796</b>              | <b>33,557</b>           | <b>163,782</b> | <b>535,415</b> |
| <b>Change</b>                 | <b>-35%</b>                 | <b>-32%</b>   | <b>+34%</b>                | <b>+56%</b>             | <b>+4%</b>     | <b>-8%</b>     |

# COMMUNITY ANALYSIS

## ■ Permit Activity by Community

| COMMUNITY                  | VALUE IN \$000 |               |             |                |                |            | NUMBER OF PERMITS ISSUED |            |            |              |              |            |
|----------------------------|----------------|---------------|-------------|----------------|----------------|------------|--------------------------|------------|------------|--------------|--------------|------------|
|                            | MONTH          |               |             | YEAR TO DATE   |                |            | MONTH                    |            |            | YEAR TO DATE |              |            |
|                            | 2005           | 2004          | Change      | 2005           | 2004           | Change     | 2005                     | 2004       | Change     | 2005         | 2004         | Change     |
| City Centre                | 7,115          | 30,923        | -77%        | 126,651        | 194,669        | -35%       | 197                      | 209        | -6%        | 1,809        | 1,815        | 0%         |
| Assiniboia                 | 5,489          | 16,137        | -66%        | 51,692         | 75,612         | -32%       | 101                      | 164        | -38%       | 885          | 1,046        | -15%       |
| Lord Selkirk-West Kildonan | 18,397         | 7,119         | +158%       | 90,553         | 67,796         | +34%       | 222                      | 123        | +80%       | 1,493        | 1,293        | +15%       |
| East Kildonan-Transcona    | 5,288          | 6,029         | -12%        | 52,263         | 33,557         | +56%       | 124                      | 103        | +20%       | 986          | 952          | +4%        |
| Riel                       | 12,859         | 12,757        | +1%         | 170,986        | 163,782        | +4%        | 234                      | 232        | +1%        | 1,909        | 2,070        | -8%        |
| <b>Total</b>               | <b>49,148</b>  | <b>72,964</b> | <b>-33%</b> | <b>492,145</b> | <b>535,415</b> | <b>-8%</b> | <b>878</b>               | <b>831</b> | <b>+6%</b> | <b>7,082</b> | <b>7,176</b> | <b>-1%</b> |

## ■ Construction of Dwelling Units

| COMMUNITY                  | MONTH       |           |              |             |             |             |            |             | YEAR TO DATE |             |              |             |              |             |              |             |
|----------------------------|-------------|-----------|--------------|-------------|-------------|-------------|------------|-------------|--------------|-------------|--------------|-------------|--------------|-------------|--------------|-------------|
|                            | Single      | Semi      | Row          | Apt         | Total       | % of Total  | 2004       | Change      | Single       | Semi        | Row          | Apt         | Total        | % of Total  | 2004         | Change      |
| City Centre                | 12          | 0         | 12           | 0           | 24          | 13%         | 30         | -20%        | 137          | 10          | 97           | 105         | 349          | 23%         | 371          | -6%         |
| Assiniboia                 | 4           | 0         | 0            | 0           | 4           | 2%          | 55         | -93%        | 40           | 0           | 0            | 1           | 41           | 3%          | 511          | -92%        |
| Lord Selkirk-West Kildonan | 84          | 2         | 0            | 8           | 94          | 50%         | 11         | +755%       | 293          | 2           | 0            | 24          | 319          | 21%         | 182          | +75%        |
| East Kildonan-Transcona    | 14          | 0         | 0            | 0           | 14          | 7%          | 20         | -30%        | 209          | 4           | 0            | 94          | 307          | 20%         | 176          | +74%        |
| Riel                       | 52          | 0         | 0            | 1           | 53          | 28%         | 44         | +20%        | 460          | 30          | 0            | 39          | 529          | 34%         | 732          | -28%        |
| <b>Total, 2005</b>         | <b>166</b>  | <b>2</b>  | <b>12</b>    | <b>9</b>    | <b>189</b>  | <b>100%</b> | <b>160</b> | <b>+18%</b> | <b>1,139</b> | <b>46</b>   | <b>97</b>    | <b>263</b>  | <b>1,545</b> | <b>100%</b> | <b>1,972</b> | <b>-22%</b> |
| <b>% of Total</b>          | <b>88%</b>  | <b>1%</b> | <b>6%</b>    | <b>5%</b>   | <b>100%</b> |             |            |             | <b>74%</b>   | <b>3%</b>   | <b>6%</b>    | <b>17%</b>  | <b>100%</b>  |             |              |             |
| <b>Total, 2004</b>         | <b>105</b>  | <b>0</b>  | <b>4</b>     | <b>51</b>   | <b>160</b>  |             |            |             | <b>1,177</b> | <b>28</b>   | <b>17</b>    | <b>750</b>  | <b>1,972</b> |             |              |             |
| <b>Change</b>              | <b>+58%</b> | <b>-</b>  | <b>+200%</b> | <b>-82%</b> | <b>+18%</b> |             |            |             | <b>-3%</b>   | <b>+64%</b> | <b>+471%</b> | <b>-65%</b> | <b>-22%</b>  |             |              |             |

## ■ Demolition of Dwelling Units

| SUMMARY            | MONTH       |           |           |            |              | YEAR TO DATE |             |             |             |             |
|--------------------|-------------|-----------|-----------|------------|--------------|--------------|-------------|-------------|-------------|-------------|
|                    | SINGLE      | SEMI      | ROW       | APT        | TOTAL        | SINGLE       | SEMI        | ROW         | APT         | TOTAL       |
| <b>Total, 2005</b> | <b>11</b>   | <b>3</b>  | <b>0</b>  | <b>20</b>  | <b>34</b>    | <b>74</b>    | <b>16</b>   | <b>25</b>   | <b>66</b>   | <b>181</b>  |
| <b>% of Total</b>  | <b>32%</b>  | <b>9%</b> | <b>0%</b> | <b>59%</b> | <b>100%</b>  | <b>41%</b>   | <b>9%</b>   | <b>14%</b>  | <b>36%</b>  | <b>100%</b> |
| <b>Total, 2004</b> | <b>6</b>    | <b>0</b>  | <b>0</b>  | <b>0</b>   | <b>6</b>     | <b>101</b>   | <b>10</b>   | <b>14</b>   | <b>48</b>   | <b>173</b>  |
| <b>Change</b>      | <b>+83%</b> | <b>-</b>  | <b>0%</b> | <b>-</b>   | <b>+467%</b> | <b>-27%</b>  | <b>+60%</b> | <b>+79%</b> | <b>+38%</b> | <b>+5%</b>  |

## Major Projects

| ADDRESS |                        | BUILDING PERMIT DESCRIPTION |                     | VALUE (\$)              |
|---------|------------------------|-----------------------------|---------------------|-------------------------|
| 1615    | Regent Av W            | Alter                       | Restaurant          | 500,000                 |
| 675     | McDermot Av            | Addition                    | Hospital            | 1,800,000               |
| 1315    | St James St            | Addition                    | Warehouse / Store   | 2,138,600               |
| 2230    | Main St                | Construct                   | Public Utility Bldg | 4,875,000               |
| 290     | Vaughan St             | Alter                       | School              | 1,600,000               |
| 2535    | McPhillips St          | Construct                   | Commercial Building | 1,125,000               |
| 1710    | Taylor Av              | Alter                       | Apartment           | 500,000                 |
| 104     | Chancellor Matheson Rd | Alter                       | Industrial Building | 1,250,000               |
| 939     | Henderson Hw           | Alter                       | School              | 659,000                 |
| 769     | Henry Av               | Construct                   | Industrial Building | Str. Framing<br>562,500 |
| 86      | Niakwa Rd              | Construct                   | Apartment           | Foundation<br>1,000,000 |
| 333     | Warde Av               | Construct                   | Apartment           | Foundation<br>1,275,000 |

## 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.

