



PLANNING, PROPERTY AND
DEVELOPMENT DEPARTMENT

Winnipeg Building Permits Summary



NOVEMBER 2009

THIS MONTH AT A GLANCE:

Number of permits issued

Residential	455
Non-Residential	252
Total	707
Compared to this month last year	25%

Value of permits issued

Residential	\$36,462,788
Non-Residential	\$82,042,526
Total	\$118,505,314
Compared to this month last year	68%

Dwelling Units

Constructed	91
Demolished	14

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		
	2009	2008	Change	2009	2008	Change	2009	2008	Change	2009	2008	Change
Residential												
Single	15,234	17,061	-11%	193,660	224,900	-14%	109	111	-2%	1346	1625	-17%
Semi	0	160	-100%	1,502	5,453	-72%	0	5	-100%	10	48	-79%
Row	1,424	140	917%	6,295	19,247	-67%	11	1	1000%	40	139	-71%
Apartment	0	3,630	-100%	67,599	115,281	-41%	1	2	-50%	37	42	-12%
Alterations/Additions	19,804	5,600	254%	112,679	100,688	12%	334	245	36%	4801	4381	10%
Total, Residential	36,463	26,591	37%	381,735	465,569	-18%	455	364	25%	6234	6235	0%
Non-Residential												
Alterations/Additions	50,871	18,562	174%	281,791	251,222	12%	238	196	21%	2316	2275	2%
Commercial	1,520	300	407%	29,888	79,123	-62%	2	1	100%	48	63	-24%
Industrial	3,342	10,050	-67%	60,342	44,570	35%	4	4	0%	39	46	-15%
Office	9,960	15,000	-34%	71,523	85,201	-16%	2	2	0%	18	27	-33%
Hotel/Motel	0	0	0%	10,430	64	16197%	0	0	0%	4	1	300%
Public Buildings/Theatres	0	0	0%	161,304	25,567	531%	0	0	0%	11	15	-27%
Institutional	16,349	0	0%	54,696	19,713	177%	6	0	0%	25	10	150%
Total, Non-Residential	82,043	43,912	87%	669,974	505,460	33%	252	203	24%	2461	2437	1%
Total	118,505	70,503	68%	1,051,709	971,029	8%	707	567	25%	8695	8672	0%

■ 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	5,762	19,114	32,336	37,664	98,784	193,660
Semi	250	0	798	165	289	1,502
Row	0	0	4,871	0	1,424	6,295
Apartment	7,618	1,896	2,000	15,185	40,900	67,599
Alterations/Additions	31,839	17,474	29,560	12,501	21,305	112,679
Total, Residential	45,469	38,484	69,565	65,516	162,702	381,735
Non-Residential						
Alterations/Additions	77,300	47,298	70,318	20,577	66,298	281,791
Commercial	5,594	9,146	8,356	2,100	4,692	29,888
Industrial	12,055	37,519	2,130	3,516	5,123	60,342
Office	7,120	15,000	16,399	9,704	23,300	71,523
Hotel/Motel	0	7,130	3,300	0	0	10,430
Public Buildings/Theatres	143,360	10,207	3,837	0	3,900	161,304
Institutional	41,140	322	500	276	12,458	54,696
Total, Non-Residential	286,569	126,622	104,840	36,173	115,770	669,974
Total, 2009	332,038	165,106	174,405	101,688	278,472	1,051,709
Total, 2008	167,709	167,125	195,487	125,086	315,623	971,029
Change	98%	-1%	-11%	-19%	-12%	8%

COMMUNITY ANALYSIS

■ Permit Activity by Community

COMMUNITY	VALUE IN \$000						NUMBER OF PERMITS ISSUED					
	MONTH			YEAR TO DATE			MONTH			YEAR TO DATE		
	2009	2008	Change	2009	2008	Change	2009	2008	Change	2009	2008	Change
City Centre	42,555	22,898	86%	332,038	167,709	98%	150	124	21%	1891	1845	2%
Assiniboia	11,344	22,104	-49%	165,106	167,125	-1%	123	80	54%	1293	1221	6%
Lord Selkirk-West Kildonan	17,866	10,977	63%	174,405	195,487	-11%	130	123	6%	1683	1827	-8%
East Kildonan-Transcona	11,348	4,186	171%	101,688	125,086	-19%	107	79	35%	1362	1404	-3%
Riel	35,392	10,338	242%	278,472	315,623	-12%	197	161	22%	2466	2375	4%
Total	118,505	70,503	68%	1,051,709	971,029	8%	707	567	25%	8695	8672	0%

■ Construction of Dwelling Units

COMMUNITY	MONTH								YEAR TO DATE							
	Single	Semi	Row	Apt	Total	% of Total	2008	Change	Single	Semi	Row	Apt	Total	% of Total	2008	Change
City Centre	1	0	0	1	2	2%	4	-50%	27	2	0	67	96	6%	365	-74%
Assiniboia	11	0	0	0	11	12%	8	38%	70	0	0	0	70	4%	70	0%
Lord Selkirk-West Kildonan	10	0	0	0	10	11%	24	-58%	194	4	14	13	225	13%	495	-55%
East Kildonan-Transcona	25	0	0	2	27	30%	15	80%	285	4	0	303	592	35%	500	18%
Riel	41	0	0	0	41	45%	39	8%	518	3	12	164	697	41%	1014	-31%
Total	88	0	0	3	91	100%	90	1%	1094	13	26	547	1,680	100%	2444	-31%
% of Total	97%	0%	0%	3%	100%				65%	1%	2%	26%	100%			
Total, 2008	84	6	0	5	95				1,320	43	101	980	2,444			
Change	5%	-100%	0%	-40%	-4%				-17%	-70%	-74%	-44%	-31%			

■ Demolition of Dwelling Units

SUMMARY	MONTH					YEAR TO DATE				
	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
Total, 2009	13	1	0	0	14	104	11	0	0	115
% of Total	93%	7%	0%	0%	100%	90%	10%	0%	0%	100%
Total, 2008	9	0	0	0	9	113	7	4	0	124
Change	44%	0%	0%	0%	56%	-8%	57%	-100%	0%	-7%

Major Projects

ADDRESS	BUILDING PERMIT DESCRIPTION	VALUE (\$)
707 Flight RD	Partial Permit-Foundation Industrial	1,061,640
707 Flight RD	Partial Permit-Struct. Frame Industrial	1,592,460
1576 Kenaston BLVD	Construct New Bank	960,000
4 St Mary's RD	Partial Permit-Foundation Restaurants	560,000
1100 Wilkes AVE	Construct New Post Office	4,200,000
409 Tache AVE	Construct Addition Hospital	21,000,000
78 Lake Forest RD	Construct New SFD & Att. Gar.	534,388
484 McPhillips ST	Interior Alteration Casino	1,200,000
98 Overwater COVE	Partial Permit-Foundation SFD & Att. Gar.	510,000
745 Bannatyne AVE	Interior Alteration Laboratory (Medical)	550,000
1605 Magnus AVE	Interior Alteration Row Housing	663,263
1546 Burrows AVE	Interior Alteration Row Housing	1,005,043
66 Gilbert AVE	Interior Alteration Row Housing	1,633,115
40 Lexington PK	Construct New Office	5,760,000
599 Portage AVE	Partial Permit-Struct. Frame University / College	12,240,000
25 Poseidon BAY	Interior Alteration Public Pool	640,000
254 Portage AVE	Interior Alteration Gov't Office	650,000
525 Cathcart ST	Construct Addition Apartments	812,400
460 Portage AVE	Partial Permit-Struct. Frame University / College	2,340,000
59 Wood Sage CRES	Partial Permit-Foundation SFD & Att. Gar.	500,000
510 Main ST	Interior Alteration Office	800,000
975 Thomas AVE	Construct New Multi-Tenant Office/Ware	623,850
261 Dufferin AVE	Interior Alteration Row Housing	968,000
77 Charles WALK	Interior Alteration Row Housing	1,020,400
244 Stella WALK	Interior Alteration Row Housing	1,323,000
1570 Clarence AVE	Construct Addition Warehouse	17,000,000
1077 St James ST	Interior Alteration Church	800,000
1845 Mathers AVE	Partial Permit-Foundation Synagogue	1,200,000

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 and 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 and Development Department. This is not the same as housing starts. Hous-

ing 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 and 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: 311

or email us at
ppd-help@winnipeg.ca.

