



PLANNING, PROPERTY &
DEVELOPMENT DEPARTMENT

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WINNIPEG BUILDING PERMITS SUMMARY

OCTOBER

THIS MONTH AT A GLANCE:

Number of permits issued

Residential _____	518
Non-Residential _____	249
Total _____	767
Compared to this month last year _____	-2%

Value of permits issued

Residential _____	\$25,134,000
Non-Residential _____	\$20,681,000
Total _____	\$45,815,000
Compared to this month last year _____	-19%

Dwelling units

Constructed _____	165
Demolished _____	23

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		
	2003	2002	Change	2003	2002	Change	2003	2002	Change	2003	2002	Change
Residential												
Single	16,089	15,445	+4%	129,571	119,758	+8%	180	173	+4%	1,509	1,439	+5%
Semi	1,548	0	-	4,848	994	+388%	8	3	+167%	64	21	+205%
Row	243	0	-	2,435	0	-	3	0	-	27	1	-
Apartment	2,983	4,971	-40%	47,689	15,067	+217%	2	2	0%	33	12	+175%
Alterations/Additions	4,271	6,482	-34%	40,675	51,233	-21%	325	320	+2%	3,405	4,032	-16%
Total, Residential	25,134	26,897	-7%	225,219	187,052	+20%	518	498	+4%	5,038	5,505	-8%
Non-Residential												
Alterations/Additions	12,224	17,699	-31%	239,333	129,387	+85%	238	270	-12%	2,227	2,198	+1%
Commercial	895	8,574	-90%	27,416	25,509	+7%	5	9	-44%	48	51	-6%
Industrial	70	245	-71%	10,285	11,593	-11%	1	3	-67%	28	38	-26%
Office	520	2,161	-76%	3,540	3,541	0%	2	3	-33%	13	10	+30%
Hotel/Motel	6,123	0	-	9,006	0	-	1	0	-	4	0	-
Public Buildings/Theatres	49	0	-	36,884	1,399	-	1	0	-	8	4	+100%
Institutional	800	754	+6%	23,560	6,550	+260%	1	2	-50%	11	9	+22%
Total, Non-Residential	20,681	29,434	-30%	350,024	177,979	+97%	249	287	-13%	2,339	2,310	+1%
Total	45,815	56,331	-19%	575,242	365,032	+58%	767	785	-2%	7,377	7,815	-6%

■ 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	1,116	42,564	15,211	7,694	62,987	129,571
Semi	1,573	1,202	27	0	2,047	4,848
Row	0	2,419	16	0	0	2,435
Apartment	14,204	3,828	14,719	6,744	8,195	47,689
Alterations/Additions	12,024	9,075	5,060	5,659	8,857	40,675
Total, Residential	28,917	59,087	35,032	20,097	82,086	225,219
Non-Residential						
Alterations/Additions	58,040	39,462	107,276	11,249	23,306	239,333
Commercial	2,675	9,995	4,766	4,704	5,277	27,416
Industrial	4	1,149	6,840	411	1,881	10,285
Office	150	2,400	500	0	490	3,540
Hotel/Motel	9,000	6	0	0	0	9,006
Public Buildings/Theatres	36,500	89	200	85	10	36,884
Institutional	225	0	0	500	22,835	23,560
Total, Non-Residential	106,594	53,101	119,582	16,949	53,799	350,024
Total, 2003	135,511	112,187	154,614	37,046	135,885	575,242
Total, 2002	63,953	100,440	56,636	37,701	106,302	365,032
Change	+112%	+12%	+173%	-2%	+28%	+58%

COMMUNITY ANALYSIS

■ Permit Activity by Community

COMMUNITY	VALUE IN \$000						NUMBER OF PERMITS ISSUED					
	MONTH			YEAR TO DATE			MONTH			YEAR TO DATE		
	2003	2002	Change	2003	2002	Change	2003	2002	Change	2003	2002	Change
City Centre	13,886	10,928	+27%	135,511	63,953	+112%	136	149	-9%	1,382	1,690	-18%
Assiniboia	12,724	19,393	-34%	112,187	100,440	+12%	201	189	+6%	1,761	1,784	-1%
Lord Selkirk-West Kildonan	5,837	5,454	+7%	154,614	56,636	+173%	115	122	-6%	1,266	1,374	-8%
East Kildonan-Transcona	2,680	8,565	-69%	37,046	37,701	-2%	93	110	-15%	945	958	-1%
Riel	10,687	11,990	-11%	135,885	106,302	+28%	222	215	+3%	2,023	2,009	+1%
Total	45,815	56,331	-19%	575,242	365,032	+58%	767	785	-2%	7,377	7,815	-6%

■ Construction of Dwelling Units

COMMUNITY	MONTH								YEAR TO DATE							
	Single	Semi	Row	Apt	Total	% of Total	2002	Change	Single	Semi	Row	Apt	Total	% of Total	2002	Change
City Centre	1	0	0	25	26	16%	3	+767%	13	0	0	187	200	10%	31	+545%
Assiniboia	30	0	3	0	33	20%	78	-58%	316	15	29	31	391	20%	376	+4%
Lord Selkirk-West Kildonan	17	0	0	0	17	10%	9	+89%	169	0	0	352	521	26%	116	+349%
East Kildonan-Transcona	10	0	0	0	10	6%	20	-50%	74	0	0	87	161	8%	184	-12%
Riel	79	0	0	0	79	48%	74	+7%	586	22	0	98	706	36%	593	+19%
Total, 2003	137	0	3	25	165	100%	184	-10%	1,158	37	29	755	1,979	100%	1,300	+52%
% of Total	83%	0%	2%	15%	100%				59%	2%	1%	38%	100%			
Total, 2002	128	4	0	52	184				1,067	10	5	218	1,300			
Change	+7%	-100%	-	-52%	-10%				+9%	+270%	+480%	+246%	+52%			

■ Demolition of Dwelling Units

SUMMARY	MONTH					YEAR TO DATE				
	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
Total, 2003	21	2	0	0	23	94	24	6	24	148
% of Total	91%	9%	0%	0%	100%	64%	16%	4%	16%	100%
Total, 2002	15	0	0	0	15	121	16	0	14	151
Change	+40%	-	0%	0%	+53%	-22%	+50%	-	+71%	-2%

Major Projects

ADDRESS		BUILDING PERMIT DESCRIPTION		VALUE (\$)
380	Wellington Cr	Construct	Apartment	2,755,000
1475	Clarence Av	Addition	Factory / Mill	750,000
3193	Portage Av	Addition	Supermarket	2,500,000
75	Forks Market Rd	Construct	Hotel	6,123,400
30	Island Shore Bl	Construct	Shopping Centre	500,000
2005	St Mary'S Rd	Construct	Church	800,000
125	Higgins Av	Alter	Office Building	1,200,000
545	Broadway	Alter	Office Building	600,000
66	Stapon Rd	Alter	Govt. Office Bldg	548,300
2533	Portage Av	Alter	Commercial Building	500,000
930	Portage Av	Alter	Radio / T.V. Station	500,000
123	Handsart Bl	Construct	S.F.D. / Garage	500,000
1295	Leila Av	Construct	Medical Office	500,000
			Foundation	500,000
			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.