



PLANNING, PROPERTY &
DEVELOPMENT DEPARTMENT

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WINNIPEG BUILDING PERMITS SUMMARY

NOVEMBER

THIS MONTH AT A GLANCE:

Number of permits issued

Residential _____	313
Non-Residential _____	240
Total _____	553
Compared to this month last year _____	+7%

Value of permits issued

Residential _____	\$12,968,000
Non-Residential _____	\$24,428,000
Total _____	\$37,396,000
Compared to this month last year _____	+31%

Dwelling units

Constructed _____	95
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		
	2003	2002	Change	2003	2002	Change	2003	2002	Change	2003	2002	Change
Residential												
Single	8,761	9,797	-11%	138,332	129,555	+7%	109	122	-11%	1,618	1,561	+4%
Semi	539	393	+37%	5,387	1,387	+289%	6	4	+50%	70	25	+180%
Row	852	0	-	3,287	0	-	12	0	-	39	1	-
Apartment	4	0	-	47,693	15,067	+217%	1	0	-	34	12	+183%
Alterations/Additions	2,813	1,843	+53%	43,488	53,076	-18%	185	166	+11%	3,590	4,198	-14%
Total, Residential	12,968	12,032	+8%	238,186	199,085	+20%	313	292	+7%	5,351	5,797	-8%
Non-Residential												
Alterations/Additions	19,494	11,777	+66%	258,828	141,163	+83%	227	215	+6%	2,454	2,413	+2%
Commercial	3,700	2,235	+66%	31,116	27,744	+12%	4	4	0%	52	55	-5%
Industrial	469	319	+47%	10,753	11,912	-10%	6	2	+200%	34	40	-15%
Office	0	0	0%	3,540	3,541	0%	1	0	-	14	10	+40%
Hotel/Motel	0	0	0%	9,006	0	-	0	0	0%	4	0	-
Public Buildings/Theatres	700	0	-	37,584	1,399	-	1	0	-	9	4	+125%
Institutional	65	2,129	-97%	23,625	8,679	+172%	1	2	-50%	12	11	+9%
Total, Non-Residential	24,428	16,459	+48%	374,452	194,439	+93%	240	223	+8%	2,579	2,533	+2%
Total	37,396	28,492	+31%	612,638	393,523	+56%	553	515	+7%	7,930	8,330	-5%

■ 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	1,121	44,716	15,902	8,458	68,135	138,332
Semi	1,573	1,368	27	0	2,419	5,387
Row	0	3,271	16	0	0	3,287
Apartment	14,208	3,828	14,719	6,744	8,195	47,693
Alterations/Additions	12,909	10,053	5,266	5,936	9,324	43,488
Total, Residential	29,811	63,235	35,929	21,138	88,073	238,186
Non-Residential						
Alterations/Additions	62,774	41,058	112,576	12,390	30,030	258,828
Commercial	3,575	9,995	6,266	4,704	6,577	31,116
Industrial	49	1,159	6,840	417	2,289	10,753
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	900	85	10	37,584
Institutional	225	0	0	500	22,900	23,625
Total, Non-Residential	112,273	54,706	127,081	18,096	62,295	374,452
Total, 2003	142,084	117,941	163,011	39,234	150,368	612,638
Total, 2002	70,078	106,759	61,757	38,863	116,067	393,523
Change	+103%	+10%	+164%	+1%	+30%	+56%

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	6,573	6,124	+7%	142,084	70,078	+103%	120	107	+12%	1,502	1,797	-16%
Assiniboia	5,754	6,319	-9%	117,941	106,759	+10%	130	111	+17%	1,891	1,895	0%
Lord Selkirk-West Kildonan	8,397	5,121	+64%	163,011	61,757	+164%	78	98	-20%	1,344	1,472	-9%
East Kildonan-Transcona	2,188	1,163	+88%	39,234	38,863	+1%	67	41	+63%	1,012	999	+1%
Riel	14,484	9,765	+48%	150,368	116,067	+30%	158	158	0%	2,181	2,167	+1%
Total	37,396	28,492	+31%	612,638	393,523	+56%	553	515	+7%	7,930	8,330	-5%

■ 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	0	0	0	0	0	0%	2	-100%	13	0	0	187	200	10%	33	+506%
Assiniboia	25	0	12	1	38	40%	21	+81%	341	15	41	32	429	21%	397	+8%
Lord Selkirk-West Kildonan	7	0	0	0	7	7%	6	+17%	176	0	0	352	528	25%	122	+333%
East Kildonan-Transcona	10	0	0	0	10	11%	0	-	84	0	0	87	171	8%	184	-7%
Riel	36	4	0	0	40	42%	58	-31%	622	26	0	98	746	36%	651	+15%
Total, 2003	78	4	12	1	95	100%	87	+9%	1,236	41	41	756	2,074	100%	1,387	+50%
% of Total	82%	4%	13%	1%	100%				60%	2%	2%	36%	100%			
Total, 2002	81	4	0	2	87				1,148	14	5	220	1,387			
Change	-4%	0%	-	-50%	+9%				+8%	+193%	+720%	+244%	+50%			

■ Demolition of Dwelling Units

SUMMARY	MONTH					YEAR TO DATE				
	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
Total, 2003	12	0	0	2	14	106	24	6	26	162
% of Total	86%	0%	0%	14%	100%	65%	15%	4%	16%	100%
Total, 2002	14	0	0	0	14	135	16	0	14	165
Change	-14%	0%	0%	-	0%	-21%	+50%	-	+86%	-2%

Major Projects

ADDRESS	BUILDING PERMIT DESCRIPTION	VALUE (\$)
845 Leila Av	Addition Commercial Building	3,500,000
627 Plinguet St	Addition Warehouse	865,000
700 William Av	Alter Hospital	1,300,000
520 Portage Av	Alter Office Building	1,500,000
1555 Wall St	Alter School	550,000
737 Keewatin St	Construct Club Building	700,000
1225 St Mary'S Rd	Addition Shopping Centre	4,300,000
1205 Sherwin Rd	Addition Warehouse / Office	1,000,000
915 Leila Av	Construct Commercial Building	1,500,000
917 Portage Av	Construct Commercial Building	750,000
375 York Av	Alter Public Building	650,000
1621 St Mary'S Rd	Construct Store	1,300,000
2211 Pembina Hw	Addition Commercial Building Foundation	600,000

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).

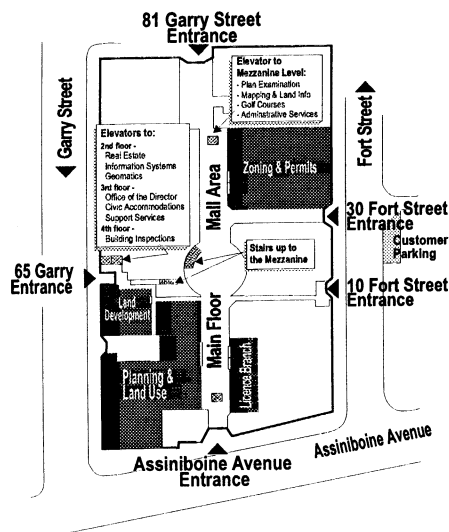
VALUES

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.