



PLANNING, PROPERTY &
DEVELOPMENT DEPARTMENT

W I N N I P E G

Building Permits Summary

J U L Y

2004

THIS MONTH AT A GLANCE:

Number of permits issued

Residential _____	864
Non-Residential _____	251
Total _____	1,115
Compared to this month last year _____	+12%

Value of permits issued

Residential _____	\$42,487,000
Non-Residential _____	\$22,361,000
Total _____	\$64,848,000
Compared to this month last year _____	-19%

Dwelling units

Constructed _____	318
Demolished _____	48

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	21,138	18,468	+14%	114,976	88,379	+30%	258	211	+22%	1,324	1,019	+30%
Semi	521	281	+86%	2,425	2,681	-10%	6	5	+20%	40	36	+11%
Row	273	0	-	1,465	1,624	-10%	3	0	-	17	16	+6%
Apartment	12,903	7,833	+65%	43,559	18,287	+138%	5	4	+25%	18	20	-10%
Alterations/Additions	7,652	5,860	+31%	35,503	27,836	+28%	592	523	+13%	2,517	2,347	+7%
Total, Residential	42,487	32,442	+31%	197,927	138,805	+43%	864	743	+16%	3,916	3,438	+14%
Non-Residential												
Alterations/Additions	9,977	21,070	-53%	110,073	192,328	-43%	232	238	-3%	1,397	1,503	-7%
Commercial	8,199	714	-	15,999	18,402	-13%	13	6	+117%	29	29	0%
Industrial	3,205	2,600	+23%	14,775	6,022	+145%	4	5	-20%	23	20	+15%
Office	0	400	-100%	5,535	1,820	+204%	0	1	-100%	9	8	+13%
Hotel/Motel	0	2,377	-100%	0	2,883	-100%	0	1	-100%	0	3	-100%
Public Buildings/Theatres	0	20,050	-100%	33,200	36,635	-9%	0	3	-100%	3	6	-50%
Institutional	980	0	-	37,388	20,428	+83%	2	0	-	7	7	0%
Total, Non-Residential	22,361	47,210	-53%	216,969	278,517	-22%	251	254	-1%	1,468	1,576	-7%
Total	64,848	79,652	-19%	414,897	417,323	-1%	1,115	997	+12%	5,384	5,014	+7%

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	20,294	9,186	17,209	10,043	58,244	114,976
Semi	2,027	0	194	0	205	2,425
Row	1,264	6	15	0	180	1,465
Apartment	12,340	21,300	8	0	9,911	43,559
Alterations/Additions	11,435	5,154	3,875	3,764	11,274	35,503
Total, Residential	47,361	35,646	21,300	13,808	79,814	197,927
Non-Residential						
Alterations/Additions	51,263	15,669	27,777	7,188	8,176	110,073
Commercial	6,961	4,250	3,050	0	1,738	15,999
Industrial	4,363	50	165	400	9,797	14,775
Office	4,951	14	0	0	570	5,535
Hotel/Motel	0	0	0	0	0	0
Public Buildings/Theatres	31,500	0	0	0	1,700	33,200
Institutional	0	0	0	0	37,388	37,388
Total, Non-Residential	99,038	19,983	30,992	7,588	59,369	216,969
Total, 2004	146,399	55,629	52,291	21,396	139,182	414,897
Total, 2003	105,122	67,717	116,915	24,277	103,292	417,323
Change	+39%	-18%	-55%	-12%	+35%	-1%

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	16,593	37,619	-56%	146,399	105,122	+39%	285	174	+64%	1,359	964	+41%
Assiniboia	11,878	13,678	-13%	55,629	67,717	-18%	157	265	-41%	750	1,159	-35%
Lord Selkirk-West Kildonan	8,987	7,388	+22%	52,291	116,915	-55%	199	160	+24%	981	868	+13%
East Kildonan-Transcona	3,505	7,488	-53%	21,396	24,277	-12%	136	118	+15%	693	638	+9%
Riel	23,884	13,478	+77%	139,182	103,292	+35%	338	280	+21%	1,601	1,385	+16%
Total	64,848	79,652	-19%	414,897	417,323	-1%	1,115	997	+12%	5,384	5,014	+7%

■ 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	30	0	0	0	30	9%	54	-44%	123	12	0	167	302	18%	116	+160%
Assiniboia	12	0	0	59	71	22%	49	+45%	63	0	0	387	450	27%	245	+84%
Lord Selkirk-West Kildonan	34	2	0	0	36	11%	25	+44%	154	2	0	2	158	10%	118	+34%
East Kildonan-Transcona	20	0	0	0	20	6%	61	-67%	101	0	0	0	101	6%	136	-26%
Riel	76	0	0	85	161	51%	71	+127%	496	2	4	143	645	39%	476	+36%
Total, 2004	172	2	0	144	318	100%	260	+22%	937	16	4	699	1,656	100%	1,091	+52%
% of Total	54%	1%	0%	45%	100%				57%	1%	0%	42%	100%			
Total, 2003	156	3	0	101	260				802	29	18	242	1,091			
Change	+10%	-33%	0%	+43%	+22%				+17%	-45%	-78%	+189%	+52%			

■ Demolition of Dwelling Units

SUMMARY	MONTH					YEAR TO DATE				
	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
Total, 2004	16	2	0	30	48	83	10	14	40	147
% of Total	33%	4%	0%	63%	100%	56%	7%	10%	27%	100%
Total, 2003	7	2	0	0	9	48	12	6	24	90
Change	+129%	0%	0%	-	+433%	+73%	-17%	+133%	+67%	+63%

Major Projects

ADDRESS		BUILDING PERMIT DESCRIPTION		VALUE (\$)	
500	Camiel Sys St	Construct	Industrial Building	2,700,000	
3590	Portage Av	Construct	Apartment	5,425,000	
576	St Anne'S Rd	Construct	Apartment	7,470,000	
2537	Pembina Hw	Construct	Commercial Building	800,000	
78	Innovation Dr	Construct	Univ / College Bldg	940,000	
1160	Taylor Av	Construct	Restaurant	700,000	
401	York Av	Alter	Govt. Office Bldg	700,000	
333	Portage Av	Alter	Bank / Credit Union	500,000	
1	Lombard Av	Alter	Restaurant	1,200,000	
1216	Grant Av	Construct	Gas Kiosk	900,000	
5	Westboine Pl	Construct	Single Family Dwlg	645,000	
747	Pembina Hw	Construct	Gas Service Store	1,794,100	
1120	Grant Av	Alter	Supermarket	1,500,000	
99	Cornish Av	Alter	Hospital	500,000	
1385	Sargent Av	Construct	Supermarket	Str. Framing	1,200,000
625	Henry Av	Construct	Commercial Building	Str. Framing	1,100,000

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.