



PLANNING, PROPERTY &
DEVELOPMENT DEPARTMENT

2005 WINNIPEG BUILDING PERMITS SUMMARY

MAY

THIS MONTH AT A GLANCE:

Number of permits issued

Residential _____	755
Non-Residential _____	229
Total _____	984
Compared to this month last year _____	+8%

Value of permits issued

Residential _____	\$31,562,000
Non-Residential _____	\$34,268,000
Total _____	\$65,830,000
Compared to this month last year _____	+25%

Dwelling units

Constructed _____	167
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		
	2005	2004	Change	2005	2004	Change	2005	2004	Change	2005	2004	Change
Residential												
Single	17,918	20,124	-11%	71,064	80,093	-11%	180	212	-15%	740	885	-16%
Semi	346	395	-12%	468	796	-41%	5	5	0%	13	18	-28%
Row	2,400	6	-	4,742	206	-	26	1	-	50	5	+900%
Apartment	4,508	12,670	-64%	17,481	15,047	+16%	3	3	0%	14	7	+100%
Alterations/Additions	6,391	4,556	+40%	19,078	20,987	-9%	541	465	+16%	1,359	1,402	-3%
Total, Residential	31,562	37,750	-16%	112,832	117,130	-4%	755	686	+10%	2,176	2,317	-6%
Non-Residential												
Alterations/Additions	11,183	8,250	+36%	62,969	84,937	-26%	214	210	+2%	921	924	0%
Commercial	11,221	1,365	+722%	13,961	5,550	+152%	10	3	+233%	21	12	+75%
Industrial	7,208	2,153	+235%	10,753	7,665	+40%	3	2	+50%	13	14	-7%
Office	250	3,265	-92%	3,560	3,785	-6%	1	5	-80%	5	8	-37%
Hotel/Motel	0	0	0%	827	0	-	0	0	0%	1	0	-
Public Buildings/Theatres	0	0	0%	4,059	33,200	-88%	0	0	0%	1	3	-67%
Institutional	4,407	60	-	20,376	1,808	-	1	1	0%	4	4	0%
Total, Non-Residential	34,268	15,093	+127%	116,505	136,945	-15%	229	221	+4%	966	965	0%
Total	65,830	52,843	+25%	229,337	254,074	-10%	984	907	+8%	3,142	3,282	-4%

■ 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	11,135	3,287	11,173	11,641	33,829	71,064
Semi	340	0	58	70	0	468
Row	4,709	25	8	0	0	4,742
Apartment	8,614	0	1,298	2,050	5,520	17,481
Alterations/Additions	5,310	2,836	3,878	3,023	4,031	19,078
Total, Residential	30,107	6,148	16,414	16,783	43,380	112,832
Non-Residential						
Alterations/Additions	28,438	5,716	11,969	6,139	10,708	62,969
Commercial	5,500	4,061	1,900	0	2,500	13,961
Industrial	7,015	113	138	241	3,246	10,753
Office	110	0	0	0	3,450	3,560
Hotel/Motel	0	827	0	0	0	827
Public Buildings/Theatres	0	4,059	0	0	0	4,059
Institutional	0	0	600	0	19,776	20,376
Total, Non-Residential	41,063	14,775	14,607	6,380	39,680	116,505
Total, 2005	71,171	20,922	31,022	23,163	83,060	229,337
Total, 2004	107,181	30,894	34,275	13,777	67,947	254,074
Change	-34%	-32%	-9%	+68%	+22%	-10%

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	24,841	16,170	+54%	71,171	107,181	-34%	263	201	+31%	826	815	+1%
Assiniboia	6,517	11,658	-44%	20,922	30,894	-32%	120	128	-6%	378	461	-18%
Lord Selkirk-West Kildonan	9,259	6,567	+41%	31,022	34,275	-9%	202	146	+38%	651	614	+6%
East Kildonan-Transcona	4,277	3,520	+22%	23,163	13,777	+68%	142	142	0%	420	424	-1%
Riel	20,937	14,928	+40%	83,060	67,947	+22%	257	290	-11%	867	968	-10%
Total	65,830	52,843	+25%	229,337	254,074	-10%	984	907	+8%	3,142	3,282	-4%

■ 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	4	25	0	41	25%	60	-32%	72	4	45	95	216	28%	130	+66%
Assiniboia	5	0	0	0	5	3%	132	-96%	16	0	0	1	17	2%	167	-90%
Lord Selkirk-West Kildonan	29	0	0	1	30	18%	22	+36%	97	0	0	16	113	14%	114	-1%
East Kildonan-Transcona	24	0	0	0	24	14%	17	+41%	118	2	0	0	120	15%	64	+88%
Riel	67	0	0	0	67	40%	74	-9%	277	0	0	38	315	40%	404	-22%
Total, 2005	137	4	25	1	167	100%	305	-45%	580	6	45	150	781	100%	879	-11%
% of Total	82%	2%	15%	1%	100%				74%	1%	6%	19%	100%			
Total, 2004	131	0	0	174	305				632	8	4	235	879			
Change	+5%	-	-	-99%	-45%				-8%	-25%	-	-36%	-11%			

■ Demolition of Dwelling Units

SUMMARY	MONTH					YEAR TO DATE				
	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
Total, 2005	14	2	4	3	23	38	11	25	29	103
% of Total	61%	9%	17%	13%	100%	37%	11%	24%	28%	100%
Total, 2004	12	2	4	0	18	56	8	14	10	88
Change	+17%	0%	0%	-	+28%	-32%	+38%	+79%	+190%	+17%

Major Projects

ADDRESS		BUILDING PERMIT DESCRIPTION		VALUE (\$)
670	Century St	Construct	Commercial Building	3,500,000
1512	Church Av	Addition	Warehouse	677,000
620	Wall St	Addition	Warehouse	1,000,000
1616	St Mary'S Rd	Construct	Commercial Building	825,000
288	Sherbrook St	Construct	Restaurant	525,000
1177	Portage Av	Construct	Bank / Credit Union	800,000
1	Research Rd	Construct	Univ / College Bldg	4,406,900
315	Donald St	Alter	Bank / Credit Union	2,300,000
300	Princess St	Alter	Church	500,000
1645	Kenaston Bl	Construct	Warehouse / Store	7,000,000
1017	McPhillips St	Construct	Commercial Building	1,300,000
1084	Ellice Av	Construct	Gas Service Store	2,625,000
500	Tache Av	Construct	Apartment	3,250,000
75	Poseidon Ba	Addition	Medical Office	525,000
290	Waterfront Dr	Construct	Apartment	1,250,000
1084	Ellice Av	Construct	Gas Service Store	875,000

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.