



PLANNING, PROPERTY AND
DEVELOPMENT DEPARTMENT

Winnipeg Building Permits Summary



SEPTEMBER 2009

THIS MONTH AT A GLANCE:

Number of permits issued

Residential	682
Non-Residential	257
Total	939
Compared to this month last year	12%

Value of permits issued

Residential	\$26,965,329
Non-Residential	\$104,598,020
Total	\$131,563,349
Compared to this month last year	-11%

Dwelling Units

Constructed	91
Demolished	8

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	15,156	18,826	-19%	149,209	181,818	-18%	103	132	-22%	1047	1341	-22%
Semi	362	150	142%	1,502	5,293	-72%	1	1	0%	10	43	-77%
Row	0	2,880	-100%	4,871	16,797	-71%	0	12	-100%	29	116	-75%
Apartment	1,756	41,131	-96%	59,649	111,651	-47%	4	6	-33%	33	40	-18%
Alterations/Additions	9,691	12,186	-20%	80,705	88,079	-8%	574	484	19%	3821	3719	3%
Total, Residential	26,965	75,173	-64%	295,936	403,638	-27%	682	635	7%	4940	5259	-6%
Non-Residential												
Alterations/Additions	16,385	39,369	-58%	204,505	196,497	4%	241	179	35%	1854	1811	2%
Commercial	5,036	1,789	182%	27,143	75,863	-64%	5	7	-29%	43	57	-25%
Industrial	667	6,909	-90%	54,577	30,540	79%	4	9	-56%	29	38	-24%
Office	7,450	20,000	-63%	56,363	65,319	-14%	2	1	100%	14	23	-39%
Hotel/Motel	3,300	64	5056%	9,200	64	14275%	1	1	0%	3	1	200%
Public Buildings/Theatres	61,440	2,600	2263%	161,304	25,567	531%	1	2	-50%	11	15	-27%
Institutional	10,320	2,299	349%	37,027	16,248	128%	3	2	50%	18	8	125%
Total, Non-Residential	104,598	73,030	43%	550,119	410,098	34%	257	201	28%	1972	1953	1%
Total	131,563	148,204	-11%	846,055	813,736	4%	939	836	12%	6912	7212	-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	4,822	13,345	26,334	29,326	75,382	149,209
Semi	250	0	798	165	289	1,502
Row	0	0	4,871	0	0	4,871
Apartment	7,618	1,896	2,000	14,935	33,200	59,649
Alterations/Additions	24,414	13,711	16,089	10,338	16,153	80,705
Total, Residential	37,103	28,952	50,092	54,764	125,024	295,936
Non-Residential						
Alterations/Additions	51,646	37,474	59,699	14,088	41,599	204,505
Commercial	5,119	7,436	8,356	2,100	4,132	27,143
Industrial	12,055	33,060	2,130	2,684	4,648	54,577
Office	2,920	15,000	12,499	3,944	22,000	56,363
Hotel/Motel	0	5,900	3,300	0	0	9,200
Public Buildings/Theatres	143,360	10,207	3,837	0	3,900	161,304
Institutional	24,040	82	500	276	12,129	37,027
Total, Non-Residential	239,140	109,159	90,321	23,092	88,408	550,119
Total, 2009	276,243	138,111	140,413	77,856	213,432	846,055
Total, 2008	134,688	134,601	159,611	97,807	287,029	813,736
Change	105%	3%	-12%	-20%	-26%	4%

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	81,621	24,559	232%	276,243	134,688	105%	193	194	-1%	1434	1526	-6%
Assiniboia	8,000	33,935	-76%	138,111	134,601	3%	153	122	25%	1030	1026	0%
Lord Selkirk-West Kildonan	12,958	18,716	-31%	140,413	159,611	-12%	182	167	9%	1407	1491	-6%
East Kildonan-Transcona	6,265	12,589	-50%	77,856	97,807	-20%	145	136	7%	1105	1179	-6%
Riel	22,719	58,404	-61%	213,432	287,029	-26%	266	217	23%	1936	1990	-3%
Total	131,563	148,204	-11%	846,055	813,736	4%	939	836	12%	6912	7212	-4%

■ 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	0	1	1%	185	-99%	23	2	0	48	73	5%	352	-79%
Assiniboia	5	0	0	0	5	5%	8	-38%	56	0	0	0	56	4%	52	8%
Lord Selkirk-West Kildonan	20	2	0	0	22	24%	29	-24%	159	4	14	13	190	13%	418	-55%
East Kildonan-Transcona	22	0	0	0	22	24%	111	-80%	224	4	0	297	525	37%	439	20%
Riel	41	0	0	0	41	45%	102	-60%	393	3	12	164	572	40%	923	-38%
Total	89	2	0	0	91	100%	435	-79%	855	13	26	522	1,416	100%	2184	-35%
% of Total	98%	2%	0%	0%	100%				60%	1%	2%	29%	100%			
Total, 2008	111	1	6	365	483				1,092	37	80	975	2,184			
Change	-20%	100%	-100%	100%	-81%				-22%	-65%	-68%	-46%	-35%			

■ Demolition of Dwelling Units

SUMMARY	MONTH					YEAR TO DATE				
	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
Total, 2009	8	0	0	0	8	85	10	0	0	95
% of Total	100%	0%	0%	0%	100%	89%	11%	0%	0%	100%
Total, 2008	6	0	0	0	6	94	7	4	0	105
Change	33%	0%	0%	0%	33%	-10%	43%	-100%	0%	-10%

Major Projects

ADDRESS	BUILDING PERMIT DESCRIPTION	VALUE (\$)
720 William AVE	Partial Permit-Foundation Hotel	3,300,000
740 Maryland ST	Construct New Cabaret / Lounge	600,000
1 Lombard AVE	Interior Alteration Bank	800,000
945 Marion ST	Install Storage tanks - above gr	1,200,000
1365 Pembina HWY	Alter Exterior Office	500,000
119 Sutherland AVE	Alter Exterior Library	865,000
525 Cathcart ST	Partial Permit-Struct. Frame Apartments	812,400
150 Innovation DR	Construct New Office	4,650,000
575 Balmoral ST	Partial Permit-Foundation Apartments	920,000
1225 St Mary's RD	Interior Alteration Shopping Centre	500,000
1265 Lee BLVD	Partial Permit-Foundation Personal Care Facility	7,200,000
137 Innovation DR	Construct Addition University / College	505,200
747 Wellington CRES	Partial Permit-Foundation SFD & Att. Gar.	900,000
263 Henderson HWY	Alter Exterior Apartments	1,250,000
85 Waterfront DR	Partial Permit-Struct. Frame Museum	61,440,000
1100 Wilkes AVE	Partial Permit-Foundation Post Office	2,800,000
54 Hawkwood GATE	Develop Lower Level SFD & Att. Gar.	550,000
975 Thomas AVE	Partial Permit-Struct. Frame Multi-Tenant Office/Ware	623,850
218 Oak Forest CRES	Partial Permit-Foundation SFD & Att. Gar.	750,000
755 Portage AVE	Interior Alteration Hospital	3,000,000
360 Portage AVE	Interior Alteration Office	1,400,000
90 Sinclair ST	Construct Addition Community Centre	1,644,507
22 Grand Oaks COVE	Construct New SFD & Att. Gar.	520,000
460 Portage AVE	Partial Permit-Foundation University / College	3,120,000

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.