HILLBASE / PROPERTY REPORT

2500 Victoria AVE, Regina, SK

Local build lake sample

Report id rpt_b65518dc915586fed010380c | Version property.v1

Generated 2026-11-01T12:51:05.431314Z

Data dates: Publisher dates 2026-05-27 to 2026-10-22 | Last checked 2026-10-07 to 2026-10-27

Query point 50.447354, -104.616719 | Location precision nearest number

A point query is not proof of property identity. Missing records do not prove absence. Effective dates and last checks may be unknown; report generation time is not data freshness.

What to verify next

1. Parcel: no data is available for this location in this report. Check directly with the land title office or the municipality.

2. Property values: no assessment was returned for this location. Check directly with the assessment authority.

3. Property values: assessed values are not market values. Use an appraisal or recent comparable sales for market value.

4. Zoning: zoning does not grant approval. Confirm permitted uses, variances and pending rezonings with the municipal planning department.

5. Land constraints: no matching record was returned for this location. Check directly with the municipality and the provincial heritage and environmental registries.

6. Land constraints: published coverage of this area is partial. Records from publishers not covered may exist; check with the municipality and the provincial heritage and environmental registries.

7. Development applications: no matching record was returned for this location. Check directly with the municipal planning department.

8. Hazards: no data is available for this location in this report. Check directly with the municipality and provincial hazard mapping.

9. Site conditions: published coverage of this area is partial. Records from publishers not covered may exist; check with the provincial environmental registry and the authority having jurisdiction.

10. Environmental facilities: published coverage of this area is partial. Records from publishers not covered may exist; check with the federal pollutant release inventory.

11. School catchments: a catchment assignment does not guarantee admission. Confirm enrolment with the school board.

12. School catchments: boundaries apply to their stated school year. Confirm the catchment for the intended year with the school board.

Generated deterministically from each section's evidence gaps and limitations; it is not advice and does not list every check a transaction needs.

Subject

parcels: None returned

properties: None returned

identity evidence: unverified

Parcel

Coverage: unsupported / no match | Evidence: unavailable | Scope: parcel | Basis: derived | Publisher date: Unknown | Last checked: Unknown

Published parcels intersecting the query point; not a legal survey.
No loaded parcel polygon covers this point; see /v1/coverage for parcel regions.

No data is available for this section; no conclusion can be drawn.

No matching record does not prove that none exists.

Assessed value

status: supported

outcome: no_match

evidence: unverified

meaning: Assessed value by roll year; not a market value or sale price.

by roll year: None returned

Property values

Coverage: supported / no match | Evidence: unverified | Scope: parcel | Basis: published | Publisher date: Unknown | Last checked: Unknown

Published assessments near the point; not a market valuation or proof of parcel identity.
No matching records returned. This does not prove absence.

items: None returned

total: 0

No matching record does not prove that none exists.

An assessed value is not a sale price or current market value.

Warnings: property subject no match

Land use

zoning / status: supported

zoning / outcome: resolved

zoning / evidence: estimated

zoning / designations [1] / zone code: DCD-D

zoning / designations [1] / zone description: Downtown

zoning / designations [1] / zone category: Unknown

zoning / designations [1] / jurisdiction: ca/sk/regina

constraints / status: partial

constraints / outcome: no_match

constraints / evidence: unverified

constraints / at point: None returned

Zoning

Coverage: supported / resolved | Evidence: estimated | Scope: parcel | Basis: derived | Publisher date: Unknown | Last checked: 2026-10-07

Published designations intersecting the point; confirm current rules and permitted uses with the municipality.

items [1] / zone code: DCD-D

items [1] / zone description: Downtown

items [1] / zone category: Unknown

items [1] / source category: DCD Zones

items [1] / bylaw ref: Unknown

items [1] / jurisdiction: ca/sk/regina

Land constraints

Coverage: partial / no match | Evidence: unverified | Scope: parcel | Basis: derived | Publisher date: Unknown | Last checked: 2026-10-21

Published mapped constraints around the point; absence is not clearance for development.

No matching records returned. This does not prove absence.

items: None returned

nearby industrial emitters / data / items [1] / name: Weston Bakeries Regina

nearby industrial emitters / data / items [1] / npri id: 6840

nearby industrial emitters / data / items [1] / naics: 311814

nearby industrial emitters / data / items [1] / region: SK

nearby industrial emitters / data / items [1] / location / lat: 50.46

nearby industrial emitters / data / items [1] / location / lng: -104.61

nearby industrial emitters / data / items [1] / distance m: 1,203.07

nearby industrial emitters / data / items [1] / latest reporting year: 2012

nearby industrial emitters / data / items [1] / reporting years [1]: 2002

nearby industrial emitters / data / items [1] / reporting years [2]: 2003

nearby industrial emitters / data / items [1] / reporting years [3]: 2004

nearby industrial emitters / data / items [1] / reporting years: 8 additional entries in the JSON report

nearby industrial emitters / data / items [1] / latest year totals [1] / medium: air

nearby industrial emitters / data / items [1] / latest year totals [1] / quantity: 20.3

nearby industrial emitters / data / items [1] / latest year totals [1] / unit: tonnes

nearby industrial emitters / data / items [1] / top substances [1] / cas number: NA - M16

nearby industrial emitters / data / items [1] / top substances [1] / substance name: Volatile Organic Compounds (VOCs)

Additional fields are in the JSON report.

No matching record does not prove that none exists.

Warnings: absence not proof, reported releases not exposure

Permit and development history

permits / total: 59

permits / status: supported

permits / outcome: resolved

permits / evidence: estimated

permits / returned: 20
permits / by work type / addition alteration: 20
permits / by status / issued: 20
permits / oldest issue date: 2020-02-28
permits / newest issue date: 2026-05-27
development / status: supported
development / outcome: no_match
development / evidence: unverified
development / returned: 0
development / newest date: Unknown

Building permits

Coverage: supported / resolved | Evidence: estimated | Scope: radius | Basis: published | Publisher date: 2026-10-22 | Last checked: 2026-10-27

Up to 20 nearby permit records within 250 m; proximity does not link them to this property.

items [1] / status: issued
items [1] / address / parcel id: Unknown
items [1] / address / line1: 2500 VICTORIA AVE
items [1] / address / street number: 2500
items [1] / address / street name: VICTORIA
items [1] / address / street type: AVE
items [1] / address / street direction: Unknown
items [1] / address / unit: Unknown
items [1] / address / city: Regina
items [1] / address / region: SK
items [1] / address / postal code: Unknown
items [1] / address / country: CA
items [1] / address / parsed: Yes
items [1] / address / text: 2500 VICTORIA AVENUE, REGINA, SK S4P3V7
items [1] / permit number: PRRN202600369
items [1] / jurisdiction: ca/sk/regina
items [1] / permit kind: building
items [1] / source status: Unknown

Additional fields are in the JSON report.

Development applications

Coverage: supported / no match | Evidence: unverified | Scope: radius | Basis: derived | Publisher date: Unknown | Last checked: Unknown

Nearby published applications within 250 m; an application is not an approval or a property match.
No matching records returned. This does not prove absence.

items: None returned

total: 0

limit: 20

offset: 0

radius m: 250

No matching record does not prove that none exists.

Hazards and site conditions

hazards / status: unsupported

hazards / outcome: no_match

hazards / evidence: unavailable

hazards / by type / alr: not_covered

hazards / by type / contaminated site: not_covered

hazards / by type / flood: not_covered

hazards / by type / landslide: not_covered

hazards / by type / liquefaction: not_covered

hazards / by type / other: not_covered

hazards / by type / wildfire: not_covered

site conditions / status: partial

site conditions / outcome: resolved

site conditions / evidence: estimated

site conditions / parts / climate normals: supported

site conditions / parts / design values: supported

site conditions / parts / lead service screening: partial

site conditions / parts / radon: supported

site conditions / parts / seismic: supported

site conditions / parts / wells: partial

environmental facilities / status: partial

environmental facilities / outcome: resolved

environmental facilities / evidence: estimated

environmental facilities / returned: 20

environmental facilities / nearest m: 1,203.1

Hazards

Coverage: unsupported / no match | Evidence: unavailable | Scope: parcel | Basis: derived | Publisher date: Unknown | Last checked: Unknown

Published hazard layers at the point; not a site investigation or a comprehensive risk assessment.
Mapped features only. Not covered and not in area are not statements of safety.

No data is available for this section; no conclusion can be drawn.

No matching record does not prove that none exists.

Site conditions

Coverage: partial / resolved | Evidence: estimated | Scope: parcel | Basis: derived | Publisher date: Unknown | Last checked: 2026-10-15

Published environmental site records at or around the point; not environmental clearance.
design values / items: None returned

design values / status: supported

design values / message: Nearest published location with confirmed Gazetteer coordinates; ungeolocated table entries are excluded from this lookup. Confirm design values and the applicable code edition with the authority having jurisdiction. Local terrain and elevation can change loads.

design values / max distance m: 50000

design values / reference / name: Regina

design values / reference / region: SK

design values / reference / edition: NBC 2020, second printing, March 2025 errata

design values / reference / lat: 50.45

design values / reference / lng: -104.61

design values / reference / distance m: 1,097.79

design values / reference / measurements / annual precipitation mm: 365

design values / reference / measurements / annual rain mm: 300

design values / reference / measurements / driving rain wind pressure 1 in 5 pa: 200

design values / reference / measurements / elevation m: 575

design values / reference / measurements / heating degree days below 18 c: 5,600

design values / reference / measurements / hourly wind pressure 1 in 10 kpa: 0.39

design values / reference / measurements / hourly wind pressure 1 in 50 kpa: 0.49

design values / reference / measurements / january design 1 percent c: -36

Additional fields are in the JSON report.

Warnings: engineering confirmation required

Environmental facilities

Coverage: partial / resolved | Evidence: estimated | Scope: radius | Basis: derived | Publisher date: Unknown | Last checked: 2026-10-21

Nearby reporting facilities under the environmental query's stated distance; not measured exposure at the address.

items [1] / name: Weston Bakeries Regina
items [1] / npri id: 6840
items [1] / naics: 311814
items [1] / region: SK
items [1] / location / lat: 50.46
items [1] / location / lng: -104.61
items [1] / distance m: 1,203.07
items [1] / latest reporting year: 2012
items [1] / reporting years [1]: 2002
items [1] / reporting years [2]: 2003
items [1] / reporting years [3]: 2004
items [1] / reporting years: 8 additional entries in the JSON report
items [1] / latest year totals [1] / medium: air
items [1] / latest year totals [1] / quantity: 20.3
items [1] / latest year totals [1] / unit: tonnes
items [1] / top substances [1] / cas number: NA - M16
items [1] / top substances [1] / substance name: Volatile Organic Compounds (VOCs)
items [1] / top substances [1] / quantity: 20.3

Additional fields are in the JSON report.

Warnings: reported releases not exposure

Schools

assignments / status: supported
assignments / outcome: resolved
assignments / evidence: estimated
assignments / schools [1] / school: The Crescents School
assignments / schools [1] / authority: Regina
assignments / schools [1] / level: elementary
assignments / schools [1] / program: Unknown
assignments / schools [1] / school year: Unknown
assignments / schools [2] / school: Sheldon-Williams Collegiate
assignments / schools [2] / authority: Regina
assignments / schools [2] / level: secondary
assignments / schools [2] / program: Unknown
assignments / schools [2] / school year: Unknown
assignments / schools [3] / school: Campbell Collegiate
assignments / schools [3] / authority: Regina
assignments / schools [3] / level: Unknown
assignments / schools [3] / program: French Immersion
assignments / schools [3] / school year: Unknown

assignments / schools: 2 additional entries in the JSON report

nearby / status: supported

nearby / outcome: resolved

nearby / evidence: estimated

nearby / returned: 10

School catchments

Coverage: supported / resolved | Evidence: estimated | Scope: address | Basis: derived | Publisher date: Unknown | Last checked: Unknown

Published boundary lookup for this point; confirm the applicable year and admission with the school board.

[1] / school / name: The Crescents School

[1] / school / school type: Unknown

[1] / school / authority / name: Regina

[1] / school / authority / authority type: school_authority

[1] / school / authority / external id: ODEF:SK:name:regina

[1] / catchment / level: elementary

[1] / catchment / program: Unknown

[1] / catchment / school year: Unknown

[1] / catchment / grade start: Unknown

[1] / catchment / grade end: Unknown

[1] / catchment / verification status: unverified

[1] / match method: official_boundary

[1] / confidence: high

[2] / school / name: Sheldon-Williams Collegiate

[2] / school / school type: Unknown

[2] / school / authority / name: Regina

[2] / school / authority / authority type: school_authority

[2] / school / authority / external id: ODEF:SK:name:regina

Additional fields are in the JSON report.

A school assignment does not guarantee admission.

Boundaries apply to their stated year and may change.

Nearby schools

Coverage: supported / resolved | Evidence: estimated | Scope: radius | Basis: derived | Publisher date: Unknown | Last checked: 2026-10-08

Up to 10 schools within 2 km; nearby schools are not necessarily designated schools.

items [1] / name: Isp2
items [1] / status: unknown
items [1] / address / line1: 1915 RETALLACK ST
items [1] / address / line2: Unknown
items [1] / address / city: Regina
items [1] / address / region: SK
items [1] / address / postal code: S4T 2K1
items [1] / address / country: CA
items [1] / country: CA
items [1] / region: SK
items [1] / city: Regina
items [1] / school type: Unknown
items [1] / education level: Unknown
items [1] / authority / name: Regina
items [1] / authority / authority type: school_authority
items [1] / authority / external id: ODEF:SK:name:regina
items [1] / location / lat: 50.45
items [1] / location / lng: -104.62

Additional fields are in the JSON report.

Nearby schools are not necessarily designated schools for the address.

Neighbourhood summary

demographics / status: supported
demographics / outcome: resolved
demographics / evidence: estimated
demographics / geo level: dissemination_area
demographics / geo code: 47060280
demographics / population: 638
demographics / dwellings: 487
demographics / area km2: 0.5
crime / status: supported
crime / outcome: resolved
crime / evidence: estimated
crime / geography: Regina
crime / reference year: 2025
crime / metrics / crime rate: 6,971.1
crime / metrics / crime severity index: 87.36
crime / metrics / non violent crime severity index: 75.99
crime / metrics / violent crime severity index: 117.65
transit / status: supported
transit / outcome: resolved

transit / evidence: estimated

transit / stops: 20

transit / routes: 16

amenities / status: supported

amenities / outcome: resolved

Demographics

Coverage: supported / resolved | Evidence: estimated | Scope: dissemination area | Basis: published | Publisher date: Unknown | Last checked: 2026-10-07

Census statistics for the small area containing the point; they do not describe this property or its occupants.

name: 47060280

geo code: 47060280

geo level: dissemination_area

csd code: 4706028

cma code: Unknown

population: 638

dwellings: 487

area km2: 0.5

demographics / age groups [1] / total: Unknown

demographics / age groups [1] / name: Population percentage change, 2016 to 2021

demographics / age groups [1] / characteristic id: 3

demographics / age groups [1] / men: Unknown

demographics / age groups [1] / women: Unknown

demographics / age groups [1] / rate: Unknown

demographics / age groups [2] / total: 640

demographics / age groups [2] / name: Total - Age groups of the population - 100% data

demographics / age groups [2] / characteristic id: 8

demographics / age groups [2] / men: 330

Additional fields are in the JSON report.

Area statistics do not describe an individual address or person.

Crime statistics

Coverage: supported / resolved | Evidence: estimated | Scope: region | Basis: mixed | Publisher date: Unknown | Last checked: Unknown

Published statistics for the policing area containing the point; not an address-level risk measure.

geography / name: Regina

geography / geography type: policing_cma

geography / code: 705

geography / boundary label: Regina policing-based Census metropolitan area; this boundary may not match census or municipal boundaries.

years [1] / reference year: 2025

years [1] / metrics [1] / metric: crime_rate

years [1] / metrics [1] / unit: per_100k

years [1] / metrics [1] / value: 6,971.1

years [1] / metrics [1] / source table: 35-10-0177-01

years [1] / metrics [1] / release label: 2026-07-22T08:30

years [1] / metrics [1] / source as of: 2026-07-22

years [1] / metrics [2] / metric: crime_severity_index

years [1] / metrics [2] / unit: index

years [1] / metrics [2] / value: 87.36

years [1] / metrics [2] / source table: 35-10-0026-01

years [1] / metrics [2] / release label: 2026-07-22T08:30

years [1] / metrics [2] / source as of: 2026-07-22

years [1] / metrics [3] / metric: non_violent_crime_severity_index

Additional fields are in the JSON report.

Area statistics do not describe an individual address or person.

Transit

Coverage: supported / resolved | Evidence: estimated | Scope: radius | Basis: derived | Publisher date: Unknown | Last checked: 2026-10-07

Published transit stops within 1 km and their scheduled weekday trips; schedules change.

items [1] / name: Albert St @ Victoria Ave (NB)

items [1] / stop code: Unknown

items [1] / location / lat: 50.45

items [1] / location / lng: -104.62

items [1] / wheelchair boarding: Unknown

items [1] / location type: 0

items [1] / distance / km: 0.13

items [1] / distance / method: straight_line

items [1] / routes [1] / short name: 15

items [1] / routes [1] / long name: HERITAGE WEST - HERITAGE EAST

items [1] / routes [1] / route type: 3

items [1] / routes [1] / weekday trip count: 12

items [1] / routes [2] / short name: 24

items [1] / routes [2] / long name: AIRPORT - DOWNTOWN

items [1] / routes [2] / route type: 3

items [1] / routes [2] / weekday trip count: 56

items [1] / routes [3] / short name: 40

items [1] / routes [3] / long name: ALBERT S EXPRESS - ALBERT N EXPRESS

Additional fields are in the JSON report.

Nearby places

Coverage: supported / resolved | Evidence: estimated | Scope: radius | Basis: derived | Publisher date: 2026-10-21 | Last checked: Unknown

Published places within 1 km; listings may be incomplete or out of date.

items [1] / name: Short Stop Express
items [1] / category: grocery
items [1] / region: SK
items [1] / location / lat: 50.45
items [1] / location / lng: -104.62
items [1] / distance / km: 0.09
items [1] / distance / method: straight_line
items [2] / name: The City of Regina stop 0361
items [2] / category: transit
items [2] / region: SK
items [2] / location / lat: 50.45
items [2] / location / lng: -104.62
items [2] / distance / km: 0.12
items [2] / distance / method: straight_line
items [3] / name: The City of Regina stop 0404
items [3] / category: transit
items [3] / region: SK
items [3] / location / lat: 50.45

Additional fields are in the JSON report.

Parks

Coverage: supported / resolved | Evidence: estimated | Scope: radius | Basis: derived | Publisher date: Unknown | Last checked: 2026-10-07

Published parks near the point; distance is straight-line, not walking distance.

items [1] / name: VICTORIA PARK
items [1] / park type: Unknown
items [1] / source park type: PARK OPEN SPACE
items [1] / area m2: 24,261.86
items [1] / amenities: None returned
items [1] / distance / km: 0.23
items [1] / distance / method: straight_line
items [2] / name: CENTRAL PARK
items [2] / park type: Unknown
items [2] / source park type: PARK OPEN SPACE
items [2] / area m2: 12,526.33
items [2] / amenities: None returned
items [2] / distance / km: 0.58
items [2] / distance / method: straight_line
items [3] / name: Wascana
items [3] / park type: other
items [3] / source park type: Game Preserve
items [3] / area m2: 10,902,939.95

Additional fields are in the JSON report.

Traffic collisions

Coverage: unsupported / no match | Evidence: unavailable | Scope: radius | Basis: derived | Publisher date: Unknown | Last checked: Unknown

Published collision aggregates within 250 m; reported events do not establish risk at this property.

Published collisions by severity and period within the search radius. Publisher scopes and years differ; counts are not a complete safety assessment. Unlocated rows are excluded. Injury without a published grade remains unknown. Overlapping Toronto KSI years use the general collision source.

No data is available for this section; no conclusion can be drawn.

No matching record does not prove that none exists.

The JSON report contains every returned record with its coverage, quality, evidence and lineage. This PDF shows excerpts.