HILLBASE / PROPERTY REPORT

510 Main ST, Winnipeg, MB

Local build lake sample

Report id rpt_9362420af04a339e736bcb7b | Version property.v1

Generated 2026-11-01T12:51:01.740577Z

Data dates: Publisher dates 2026-05-05 to 2026-10-21 | Last checked 2026-10-07 to 2026-10-26

Query point 49.899511, -97.138561 | Location precision civic 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: more than one property or answer matches this location. Confirm the property identifier (PID or roll number) 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: no data is available for this location in this report. Check directly 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. Hazards: no data is available for this location in this report. Check directly with the municipality and provincial hazard mapping.

8. 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.

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

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

11. 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 ambiguous

Land use

zoning / status: unsupported

zoning / outcome: no_match

zoning / evidence: unavailable

zoning / designations: None returned

constraints / status: partial

constraints / outcome: no_match

constraints / evidence: unverified

constraints / at point: None returned

Zoning

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

Published designations intersecting the point; confirm current rules and permitted uses with the municipality.
No loaded municipal zoning covers this point; see /v1/coverage for zoning regions.

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

No matching record does not prove that none exists.

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 WINNIPEG
nearby industrial emitters / data / items [1] / npri id: 6885
nearby industrial emitters / data / items [1] / naics: 311814
nearby industrial emitters / data / items [1] / region: MB
nearby industrial emitters / data / items [1] / location / lat: 49.9
nearby industrial emitters / data / items [1] / location / lng: -97.14
nearby industrial emitters / data / items [1] / distance m: 455.38
nearby industrial emitters / data / items [1] / latest reporting year: 2009
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: 5 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: 90.67
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: 1401
permits / status: supported
permits / outcome: resolved
permits / evidence: estimated
permits / returned: 20
permits / by work type / addition alteration: 14

permits / by work type / new building: 1
permits / by work type / unknown: 5
permits / by status / closed: 12
permits / by status / issued: 8
permits / oldest issue date: 2019-02-11
permits / newest issue date: 2026-05-05
development / status: supported
development / outcome: resolved
development / evidence: estimated
development / returned: 20
development / by type / development permit: 20
development / by status / approved: 20
development / newest date: 2026-08-12

Building permits

Coverage: supported / resolved | Evidence: estimated | Scope: radius | Basis: published | Publisher date: 2026-10-01 | Last checked: 2026-10-26

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: 510 MAIN ST
items [1] / address / street number: 510
items [1] / address / street name: MAIN
items [1] / address / street type: ST
items [1] / address / street direction: Unknown
items [1] / address / unit: Unknown
items [1] / address / city: Winnipeg
items [1] / address / region: MB
items [1] / address / postal code: Unknown
items [1] / address / country: CA
items [1] / address / parsed: Yes
items [1] / address / text: 510 Main ST
items [1] / permit number: 26-152833 EC
items [1] / jurisdiction: ca/mb/winnipeg
items [1] / permit kind: trade
items [1] / source status: Issued
Additional fields are in the JSON report.

Development applications

Coverage: supported / resolved | Evidence: estimated | Scope: radius | Basis: derived | Publisher date: Unknown | Last checked: 2026-10-26

Nearby published applications within 250 m; an application is not an approval or a property match.

items [1] / status: approved
items [1] / application number: 24-278077 DP
items [1] / application type: development_permit
items [1] / country: CA
items [1] / region: MB
items [1] / jurisdiction: ca/mb/winnipeg
items [1] / municipality: Winnipeg
items [1] / submitted date: 2024-12-16
items [1] / status date: Unknown
items [1] / decision date: 2025-01-08
items [1] / proposed units: 0
items [1] / proposed storeys: Unknown
items [1] / proposed gfa m2: Unknown
items [1] / distance m: 63.19
items [2] / status: approved
items [2] / application number: 22-239175 DP
items [2] / application type: development_permit
items [2] / country: CA

Additional fields are in the JSON report.

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: 455.4

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: Winnipeg

design values / reference / region: MB

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

design values / reference / lat: 49.88

design values / reference / lng: -97.15

design values / reference / distance m: 1,766.73

design values / reference / measurements / annual precipitation mm: 500

design values / reference / measurements / annual rain mm: 415

design values / reference / measurements / driving rain wind pressure 1 in 5 pa: 180

design values / reference / measurements / elevation m: 235

design values / reference / measurements / heating degree days below 18 c: 5,670

design values / reference / measurements / hourly wind pressure 1 in 10 kpa: 0.36

design values / reference / measurements / hourly wind pressure 1 in 50 kpa: 0.45

design values / reference / measurements / january design 1 percent c: -35

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 WINNIPEG
items [1] / npri id: 6885
items [1] / naics: 311814
items [1] / region: MB
items [1] / location / lat: 49.9
items [1] / location / lng: -97.14
items [1] / distance m: 455.38
items [1] / latest reporting year: 2009
items [1] / reporting years [1]: 2002
items [1] / reporting years [2]: 2003
items [1] / reporting years [3]: 2004
items [1] / reporting years: 5 additional entries in the JSON report
items [1] / latest year totals [1] / medium: air
items [1] / latest year totals [1] / quantity: 90.67
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: 90.67

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: Victoria-Albert School
assignments / schools [1] / authority: Winnipeg School Division
assignments / schools [1] / level: elementary
assignments / schools [1] / program: English
assignments / schools [1] / school year: Unknown
assignments / schools [2] / school: Victoria-Albert School
assignments / schools [2] / authority: Winnipeg School Division
assignments / schools [2] / level: elementary
assignments / schools [2] / program: French Dual
assignments / schools [2] / school year: Unknown
assignments / schools [3] / school: École Sacré-Coeur
assignments / schools [3] / authority: Winnipeg School Division
assignments / schools [3] / level: elementary
assignments / schools [3] / program: French Milieu
assignments / schools [3] / school year: Unknown

assignments / schools: 5 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: Victoria-Albert School

[1] / school / school type: Unknown

[1] / school / authority / name: Winnipeg School Division

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

[1] / school / authority / external id: MB:Winnipeg School Division

[1] / catchment / level: elementary

[1] / catchment / program: English

[1] / catchment / school year: Unknown

[1] / catchment / grade start: K

[1] / catchment / grade end: 6

[1] / catchment / verification status: unverified

[1] / match method: official_boundary

[1] / confidence: high

[2] / school / name: Victoria-Albert School

[2] / school / school type: Unknown

[2] / school / authority / name: Winnipeg School Division

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

[2] / school / authority / external id: MB:Winnipeg School Division

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: 2026-10-12

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

items [1] / name: Children's House
items [1] / status: unknown
items [1] / address / line1: 150 Pacific Avenue
items [1] / address / line2: Unknown
items [1] / address / city: Winnipeg
items [1] / address / region: MB
items [1] / address / postal code: R3B 3K8
items [1] / address / country: CA
items [1] / country: CA
items [1] / region: MB
items [1] / city: Winnipeg
items [1] / school type: Unknown
items [1] / education level: Unknown
items [1] / authority / name: Independent Schools
items [1] / authority / authority type: school_division
items [1] / authority / external id: MB:Independent Schools
items [1] / location / lat: 49.9
items [1] / location / lng: -97.13

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: 46110668
demographics / population: 508
demographics / dwellings: 216
demographics / area km2: 0.07
crime / status: supported
crime / outcome: resolved
crime / evidence: estimated
crime / geography: Winnipeg
crime / reference year: 2025
crime / metrics / crime rate: 8,083.5
crime / metrics / crime severity index: 113.42
crime / metrics / non violent crime severity index: 91.74
crime / metrics / violent crime severity index: 170.06
transit / status: supported
transit / outcome: resolved

transit / evidence: estimated

transit / stops: 20

transit / routes: 6

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: 46110668

geo code: 46110668

geo level: dissemination_area

csd code: 4611066

cma code: Unknown

population: 508

dwellings: 216

area km2: 0.07

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: 510

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: 240

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: Winnipeg

geography / geography type: policing_cma

geography / code: 602

geography / boundary label: Winnipeg 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: 8,083.5

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: 113.42

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: Eastbound James at Main

items [1] / stop code: 10788

items [1] / location / lat: 49.9

items [1] / location / lng: -97.14

items [1] / wheelchair boarding: Unknown

items [1] / location type: Unknown

items [1] / distance / km: 0.07

items [1] / distance / method: straight_line

items [1] / routes [1] / short name: D18

items [1] / routes [1] / long name: Notre Dame

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

items [1] / routes [1] / weekday trip count: 130

items [2] / name: Southbound Main at William (City Hall)

items [2] / stop code: 10635

items [2] / location / lat: 49.9

items [2] / location / lng: -97.14

items [2] / wheelchair boarding: Unknown

items [2] / location type: Unknown

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: Winnipeg Transit stop 10635
items [1] / category: transit
items [1] / region: MB
items [1] / location / lat: 49.9
items [1] / location / lng: -97.14
items [1] / distance / km: 0.06
items [1] / distance / method: straight_line
items [2] / name: Old Market Square
items [2] / category: trail
items [2] / region: MB
items [2] / location / lat: 49.9
items [2] / location / lng: -97.14
items [2] / distance / km: 0.12
items [2] / distance / method: straight_line
items [3] / name: Old Market Square
items [3] / category: park
items [3] / region: MB
items [3] / location / lat: 49.9

Additional fields are in the JSON report.

Parks

Coverage: supported / resolved | Evidence: estimated | Scope: radius | Basis: derived | Publisher date: 2026-10-05 | Last checked: 2026-10-26

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

items [1] / name: Old Market Square
items [1] / park type: park_natural_area
items [1] / source park type: Park and Open Space
items [1] / area m2: 4,003.78
items [1] / amenities: None returned
items [1] / distance / km: 0.11
items [1] / distance / method: straight_line
items [2] / name: Chinese Gardens
items [2] / park type: park_natural_area
items [2] / source park type: Park and Open Space
items [2] / area m2: 1,254.85
items [2] / amenities: None returned
items [2] / distance / km: 0.14
items [2] / distance / method: straight_line
items [3] / name: McDermot Lane Park
items [3] / park type: park_natural_area
items [3] / source park type: Park and Open Space
items [3] / area m2: 452.38

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.